

**Appendix 8: Statement of Representations; Core
Strategy Issues and Options Consultation
Responses Report**

**Core Strategy Issues and Options
Consultation Responses**

October 2010

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I INTRODUCTION

I.1 The Purpose of this Report

- I.1.1 This report presents and analyses the questionnaire responses received as part of the Core Strategy Issues and Options consultation.
- I.1.2 The questionnaire comprised 24 questions in relation to the future development of the Borough and sought to determine the needs, priorities and preferences of those with an interest in the Borough.
- I.1.3 The answers provided in the questionnaires have been collated and the results for each question are summarised in section 2. The results of the consultation have informed and helped develop the Draft Core Strategy.

1.2 Overview of the Consultation

- 1.2.1 The Core Strategy Issues and Options consultation took place for a six week period between 25th February and 7th April 2008. A total of 999 consultation letters were mailed out to stakeholders including general consultation bodies representing local interest groups, developers, residents groups and statutory consultees as well as individuals who had expressed an interest in previous planning policy consultations.
- 1.2.2 The Issues and Options document, Initial Sustainability Appraisal, summary leaflets and questionnaires were available at all 13 libraries across the Borough, as well as at the former Planning Reception at Peggy Middleton House. Posters were also placed in the libraries, Peggy Middleton House reception area and on the notice board at the town hall.
- 1.2.3 Public notices were published in the “Mercury” Newspaper on the 20th and 27th of February 2008. An article was also published on the 20th February 2008 in the Greenwich Time, which is a free newspaper delivered to all households within the Borough.
- 1.2.4 A number of public consultation events were held in several locations within the Borough. These were held over a two week period between the 26th February and 4th March 2008. The exhibitions were held at the following locations, dates and times:
- Riverside House, Woolwich - Tuesday 26th February 10am – 4pm
 - The Forum @ Greenwich, East Greenwich - Monday 3rd March 10am – 3pm
 - Eltham Centre, Eltham - Tuesday 4th March 2pm – 7pm
- 1.2.5 Exhibition boards were displayed at each of the consultation events, with summary leaflets, questionnaires and copies of the Core Strategy Issues and Options document available for all attendees to take away with them.
- 1.2.6 The range of different exhibition venues, days of the week and exhibition times sought to ensure a full cross-section of the community had an equal opportunity to be involved in the process. The exhibitions consisted of a series of panels explaining different aspects of the Core Strategy.
- 1.2.7 An Initial Sustainability Appraisal (SA) was prepared alongside the Issues and Options document which assessed the social, economic and environmental impacts of all the options listed to establish those which are the most sustainable. The SA was consulted on at the same time as the Core Strategy Issues and Options.

I.3 Summary of Respondents

- I.3.1 A total of 127 responses were received from various organisations, community groups and individuals. 42 of these responses were anonymous. 58 were received from organisations and 27 from individuals.
- I.3.2 The organisations and individuals are listed in Appendices A and B.
- I.3.3 Individuals responded from across the Borough providing a good representation of different areas, although a significant number were from Blackheath.

Postcode	Number of Respondents
SE3 (Blackheath)	9
SE9 (Eltham)	4
SE10 (Greenwich)	5
SE2 (Abbey Wood)	1
DA15 (Dartford)	2
SE18 (Woolwich/Plumstead)	2
Unknown	4
TOTAL	27

I.4 Overview of Responses

- I.4.1 Respondents could choose to answer as many or as few questions as they liked and consequently the number of responses received to each question varies and does not necessarily match the number of people who responded to the consultation as a whole.
- I.4.2 Some questions enabled respondents to choose more than one answer and where respondents were asked to only provide one answer they often ticked more than one box. Consequently the number of responses shown in the tables throughout this report do not necessarily represent the number of people/organisations who responded to each question.
- I.4.3 The questionnaire also gave the opportunity for the respondents to provide comments relating to each of the questions. The additional comments received and our responses are set out in Appendix C.

2 ANALYSIS OF RESPONSES

2.1 Spatial Vision

2.1.1 QUESTION: Do you agree with the Spatial Vision for Greenwich?

2.1.2 72 comments were received in response to this question.

2.1.3 The responses were generally supportive and there were useful comments that have informed the revised vision, including:

- Make reference to the use of the Thames as a means of transport;
- Greenwich will be a safe place;
- The multi ethnic nature of the Borough will be celebrated; and
- The importance of the Peninsula and the regeneration occurring there should be clearly emphasised.

2.1.4 Some comments sought detailed and specific information to be included in the vision. This is thought to be generally inappropriate as the vision is intended to look at the Borough as a whole and provide an overview of how it will have developed in 15 years. It was clear from the comments that some respondents were unclear as to what a vision is, therefore the Draft Core Strategy now better explains its purpose. Detailed comments have been taken into account in either the spatial strategy or the policy sections.

2.2 Spatial Objectives

- 2.2.1 QUESTION: Do you agree with the Spatial Objectives for Greenwich?
- 2.2.2 19 respondents agreed with the Spatial Objectives for Greenwich. 51 respondents provided an in-depth answer.
- 2.2.3 Respondents were largely supportive of the spatial objectives. Some respondents raised detailed issues that are too specific to be included in the spatial objectives and have been considered in either the spatial strategy or policy sections.
- 2.2.4 The omission of an objective relating to the economy of the Borough was raised by respondents and this has now been included in the Draft Core Strategy.

2.3 Critical Spatial Issues

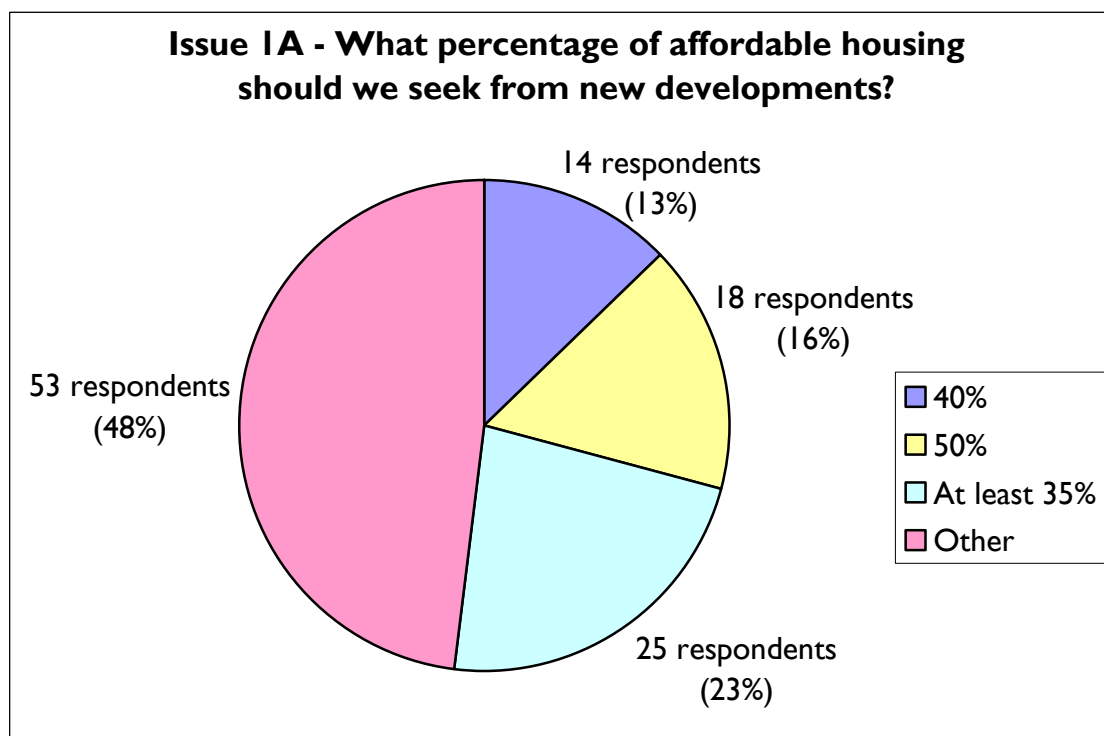
- 2.3.1 QUESTION: Do you consider 'Growing Greenwich' and 'Enhancing Greenwich' to be the two most critical spatial issues facing the Borough?
- 2.3.2 16 respondents agreed that Growing Greenwich and Enhancing Greenwich are the two most critical spatial issues. 50 respondents provided in-depth answers. The comments are largely supportive, however, Growing Greenwich and Enhancing Greenwich are intended to be the two themes that underpin the Core Strategy and most of the comments made were very specific and have been considered in either the spatial strategy or policy sections which are more detailed.

2.4 Issue I - Housing

Issue IA – Affordable housing

2.4.1 QUESTION: What percentage of affordable housing should we seek from new housing developments?

Answer	Number of respondents	Percentage (%)
At least 35%	25	23%
40%	14	13%
50%	18	16%
Other	53	48%
TOTAL	110	100%



2.4.2 29 comments were made in relation to this question. A range of percentages were proposed by respondents from 0% to 100%. A number of the additional comments expressed concern regarding the impact that a rigid requirement for affordable housing can have on the viability of a development and requested that affordable housing targets be applied flexibly taking into account the constraints that operate at individual sites.

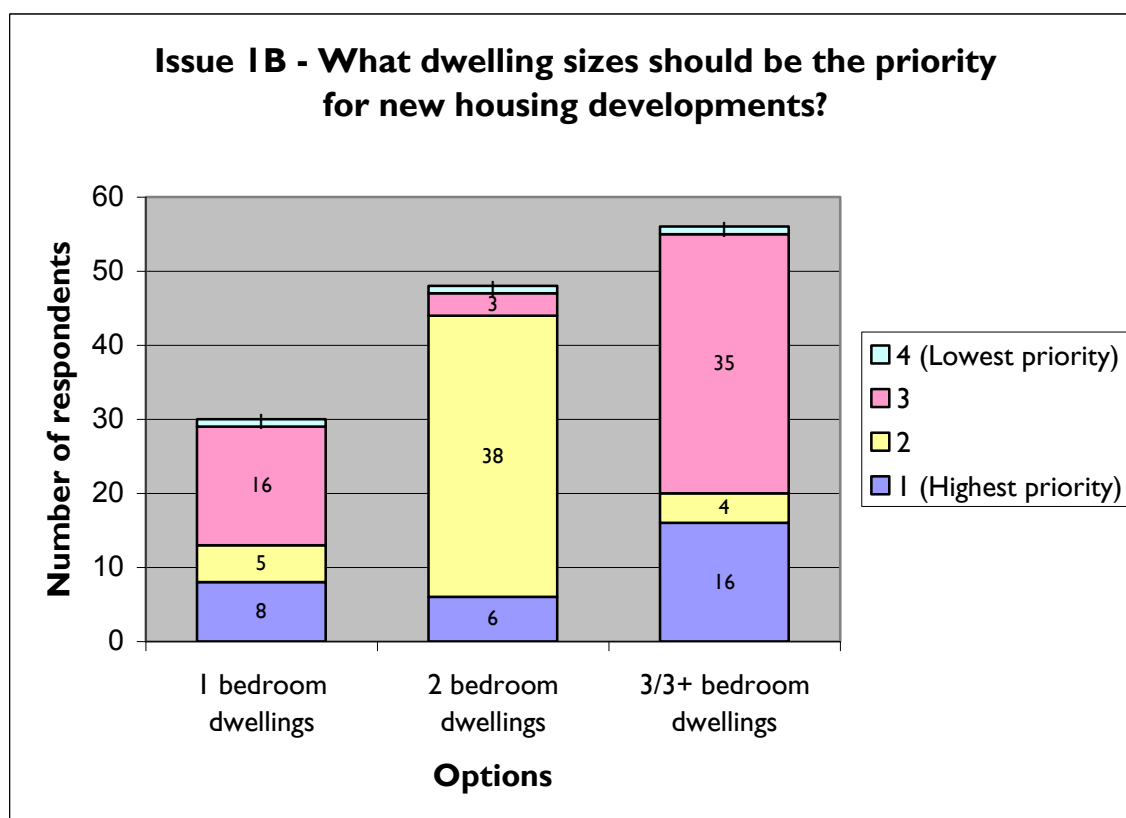
2.4.3 The Council has subsequently produced a Strategic Housing Market Assessment (SHMA) to assess the specific level and type of affordable housing that is required in the Borough and is currently producing an Affordable Housing Viability Assessment to consider what levels of affordable housing are

viable. Both of these documents will influence the final levels of affordable housing proposed.

Issue 1B – Dwelling sizes

2.4.4 QUESTION: What dwelling sizes should be the priority for new housing developments?

	1 bed dwellings	2 bed dwellings	3/3+ bed dwellings	Other please specify	None
1 (highest priority)	8	6	16	32	3
2	5	38	4		
3	16	3	35		
4 (lowest priority)	1	1	1		



2.4.5 44 comments were made in relation to this question.

2.4.6 A significant number of respondents proposed that a mix of dwelling sizes should be provided to cater for all sections of the community. There was also support for the provision of family size accommodation.

2.4.7 Several respondents highlighted the importance of flexible and adaptable housing and the Lifetime Homes Standard.

2.4.8 The Council has subsequently produced its Strategic Housing Market Assessment, which provides further evidence for the housing need in the

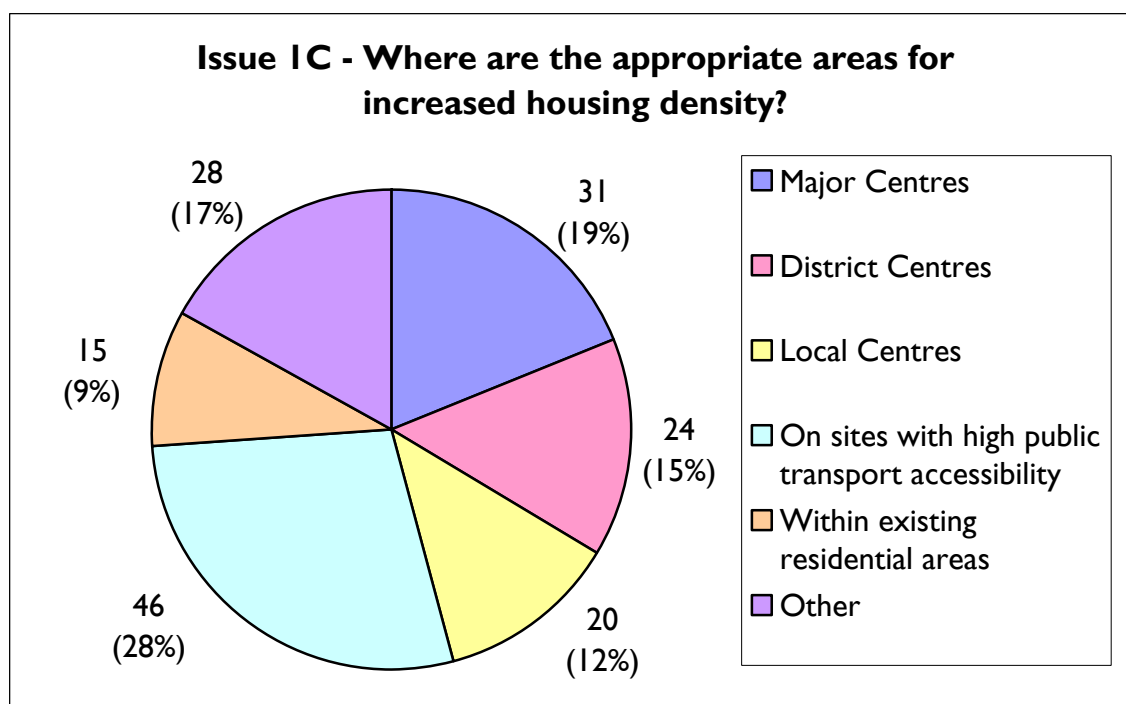
Borough and that has influenced the development of the Core Strategy policies.

- 2.4.9 The Draft Core Strategy seeks a mix of housing types depending on the location and surrounding area but a significant proportion should be 3 and 4+ bedroom units. This is to ensure that there is sufficient housing for families.

Issue 1C – Density

2.4.10 QUESTION: Where are the appropriate areas for increased housing density?

Answer	Number of responses	Percentage (%)
Major Centres	31	19%
District Centres	24	15%
Local Centres	20	12%
On sites with high public transport accessibility	46	28%
Within existing residential areas	15	9%
Other please specify	28	17%
TOTAL	164	100%



2.4.11 The graph above shows that the two most popular choices for areas of increased housing density are sites with high public transport accessibility and Major centres.

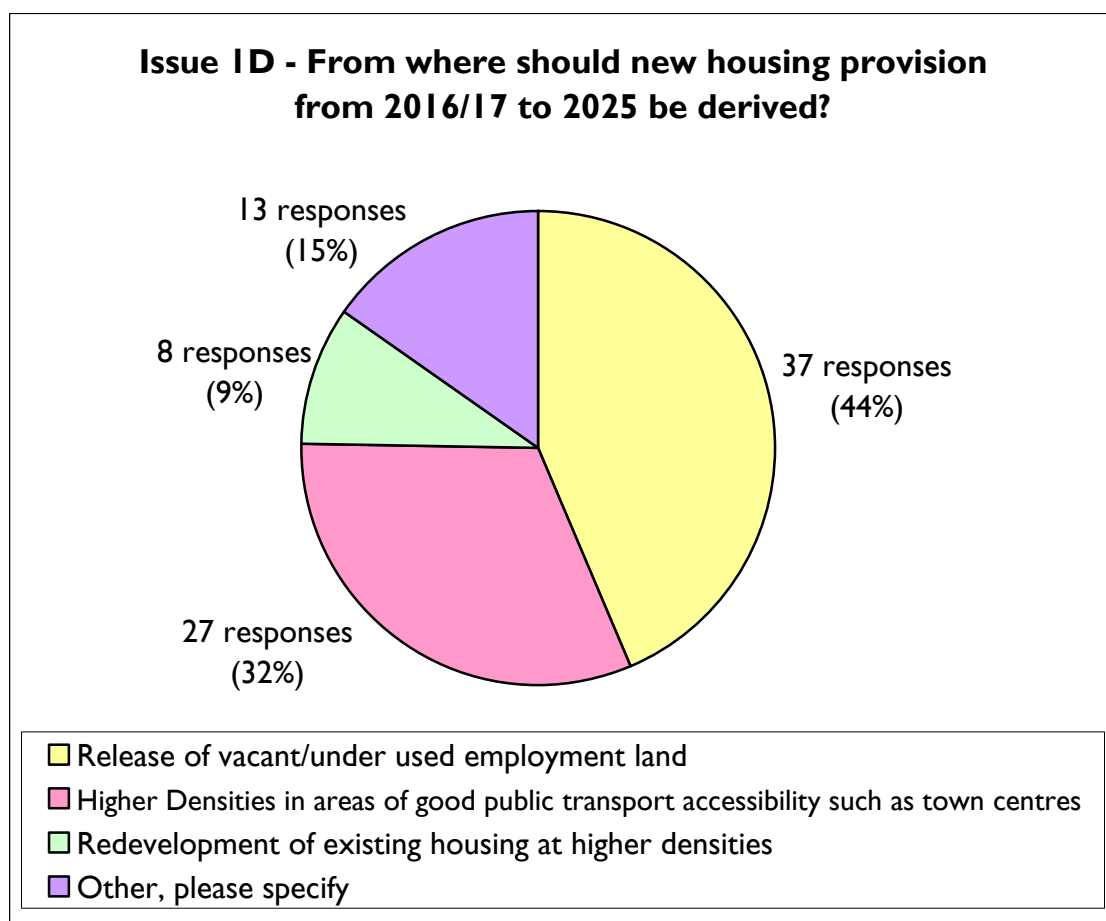
2.4.12 49 comments were made in relation to this question. Several respondents suggested considering all options as they are not necessarily mutually exclusive. Respondents also felt that brownfield sites including previous industrial sites were the best place for higher densities.

2.4.13 These comments have been reflected in the Draft Core Strategy and in the Strategic Development Locations that have been proposed.

Issue 1D – Location of new housing provision

2.4.14 QUESTION: From where should new housing provision from 2016/17 to 2025 be derived?

Answer	Number of respondents	Percentage (%)
Release of vacant/under used employment land	37	44%
Higher densities in areas of good public transport accessibility such as town centres	27	32%
Redevelopment of existing housing at higher densities	8	9%
Other	13	15%
TOTAL	85	100%



2.4.15 This graph clearly shows that respondents largely feel that vacant/under used employment land should be released in order to provide new housing.

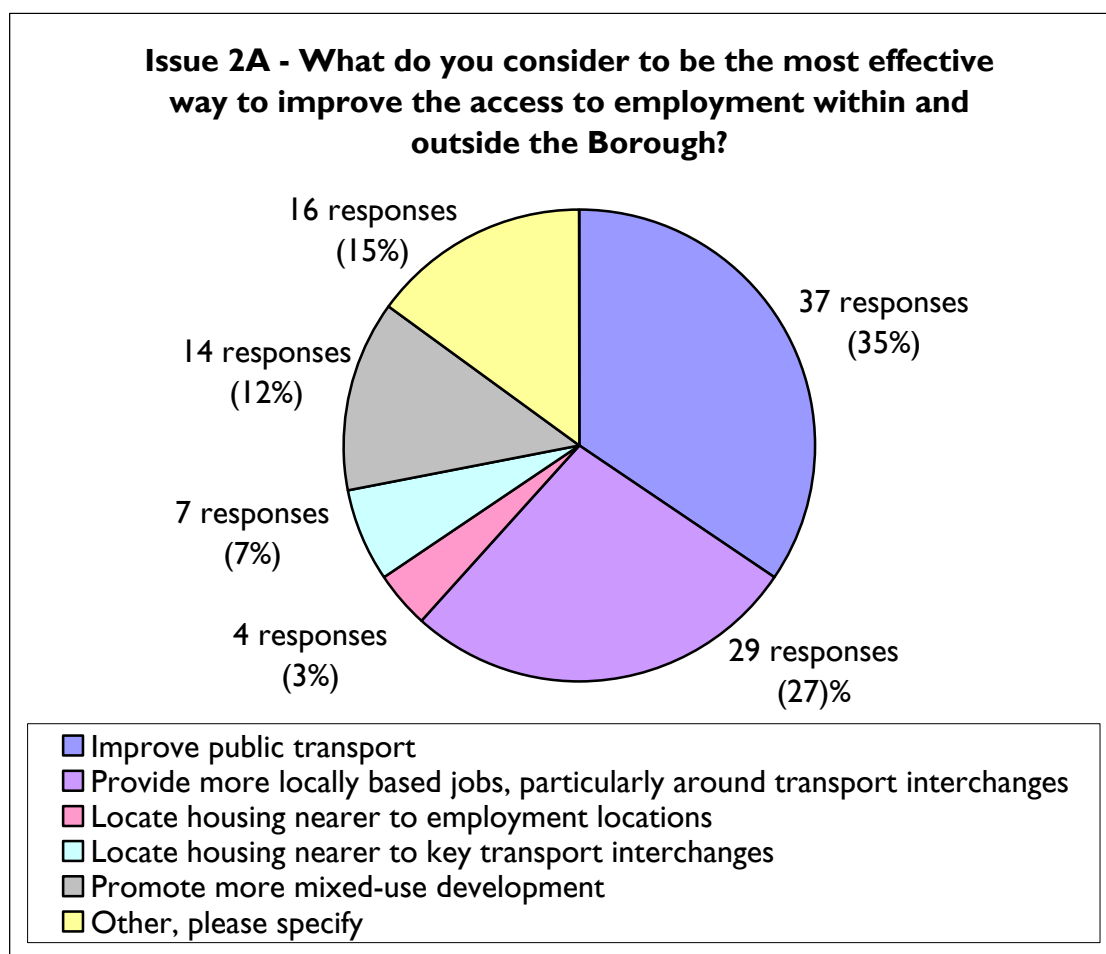
- 2.4.16 33 comments were made in relation to this question. Many of the additional comments suggested that new housing provision should be derived from a combination of these options rather than relying on one in isolation.
- 2.4.17 The Draft Core Strategy aims to reflect these comments and proposes a range of locations for the provision of new homes in the Borough.

2.5 Issue 2 – Employment and the Economy

Issue 2A – Access to employment

2.5.1 QUESTION: What do you consider to be the most effective way to improve the access to employment within and outside the Borough?

Answer	Number of respondents	Percentage (%)
Improve public transport	37	35%
Provide more locally based jobs, particularly around transport interchanges	29	27%
Locate housing nearer to employment locations	4	4%
Locate housing nearer to key transport interchanges	7	7%
Promote more mixed- use development	14	12%
Other, please specify	16	15%
TOTAL	107	100%

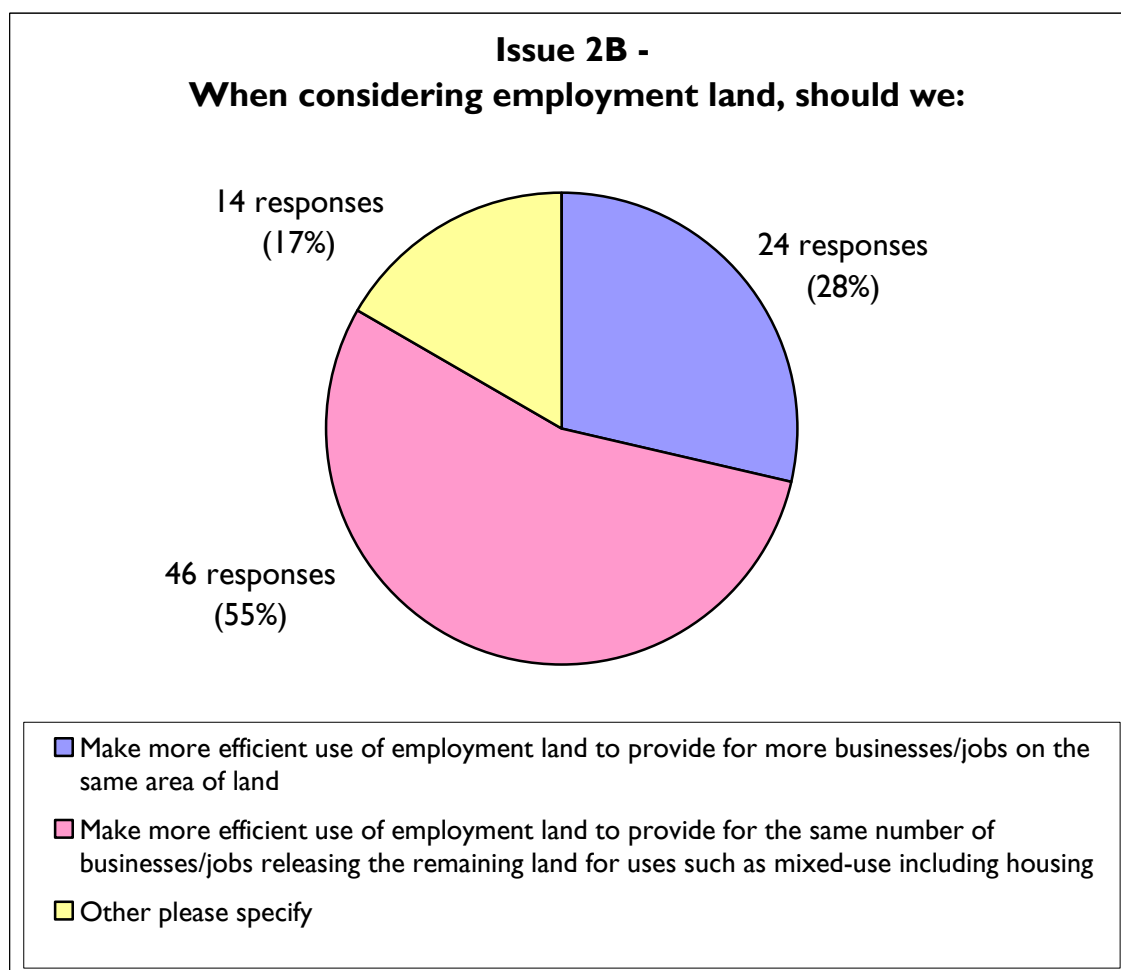


- 2.5.2 This graph clearly shows that respondents feel that the best way to improve access to employment is to improve public transport and provide more locally based jobs, particularly around transport interchanges.
- 2.5.3 34 comments were made in relation to this question. The comments largely support the results above. Respondents believe that transport should be improved and that jobs should be provided locally. Several respondents feel that a combination of all the options should be pursued.
- 2.5.4 The Draft Core Strategy seeks to improve public transport, provide more local jobs and to promote a mix of uses in new development.

Issue 2B – Employment land

2.5.5 QUESTION: When considering employment land, should we:

Answer	Number of respondents	Percentage (%)
Make more efficient use of land to provide for more businesses/jobs on the same area of land	24	28%
Make more efficient use of employment land to provide for the same number of businesses/jobs releasing the remaining land for other uses such as mixed-use including housing	46	55%
Other (please specify)	14	17%
TOTAL	84	100%



2.5.6 27 comments were made in relation to this question. The majority of respondents stated a preference for making more efficient use of employment land to provide for the same number of businesses/jobs whilst promoting mixed use development on the land remaining.

- 2.5.7 The strategic development locations within our Core Strategy reflect this approach, and aim to protect the level of jobs in the Borough whilst creating new mixed urban quarters.

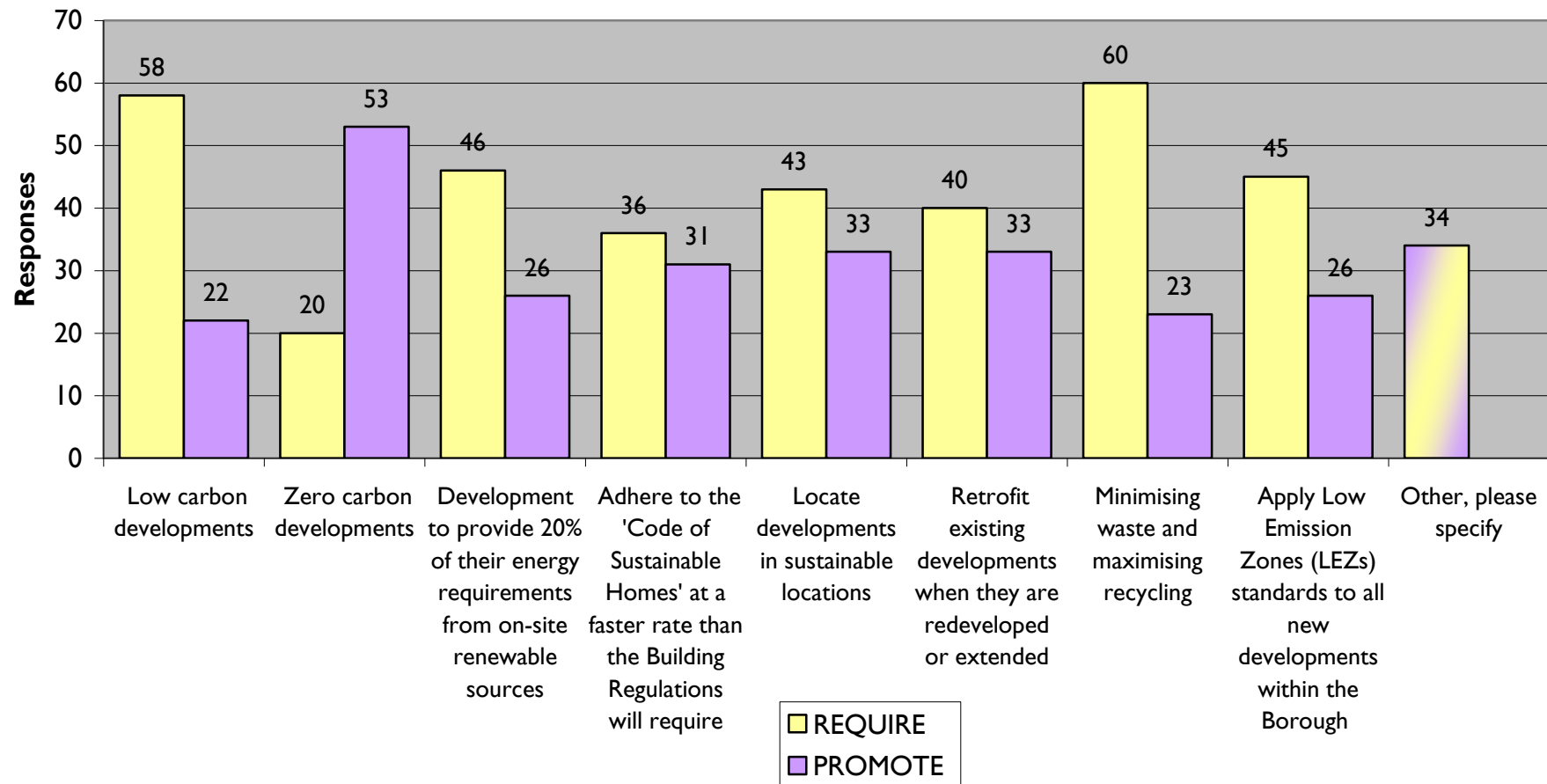
2.6 Issue 3 – Environment and Climate Change

Issue 3A – Carbon Emissions

2.6.1 QUESTION: How best should we reduce our carbon emissions to reach the targets set by the London Plan?

Answer	Require	Promote
Low Carbon Developments	58	22
Zero Carbon Developments	20	53
Development to provide 20% of their energy requirements from on-site renewable sources	46	26
Adhere to the 'Code for Sustainable Homes' at a faster rate than the building regulations will require	36	31
Locate developments in sustainable locations	43	33
Retrofit existing developments when they are redeveloped or extended	40	33
Minimising waste and maximising recycling	60	23
Apply Low Emission Zones (LEZ's) standards to all new development within the borough, in relation to car and motorcycling parking	45	26
Other	34	
TOTAL	127	

Issue 3A - How best should we reduce our carbon emissions to reach the targets set by the London Plan?

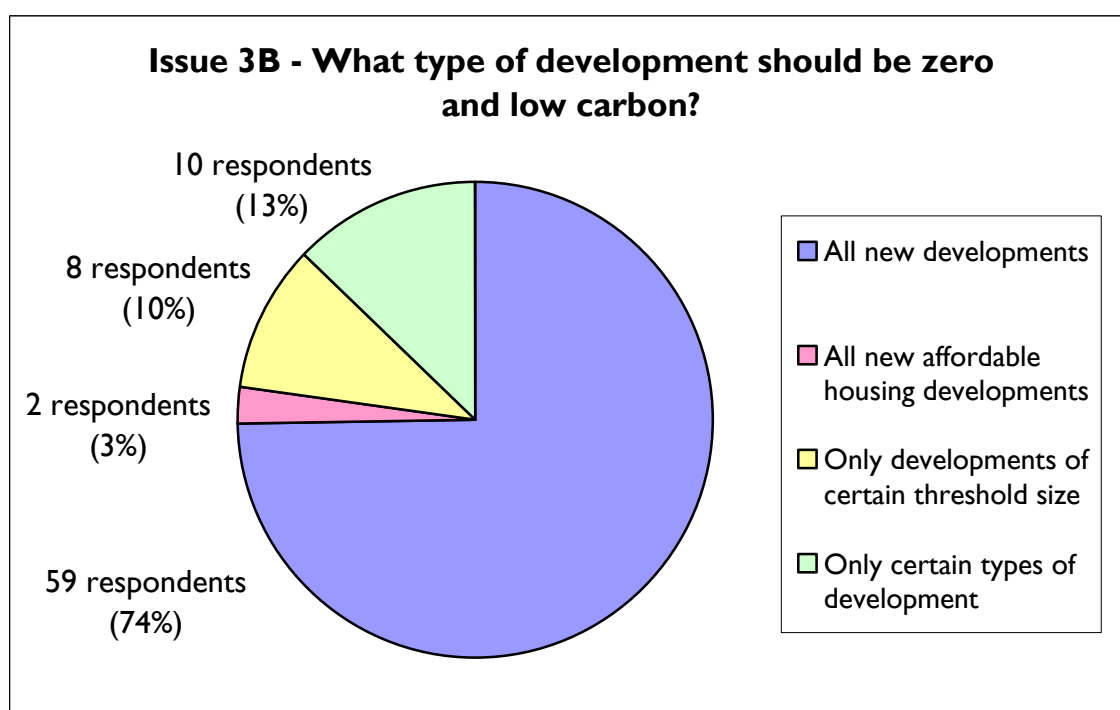


- 2.6.2 The graph above shows that there is considerable support for requiring minimising waste and maximising recycling. Respondents believe that low carbon developments should be required whereas zero carbon developments should only be promoted. There is also support for requiring developments to provide 20% of their energy requirements from on-site renewable sources and requiring Low Emission Zones standards to be applied to all new developments.
- 2.6.3 27 comments were made in relation to this question. Several respondents raised concern regarding the viability of developments if these methods of reducing carbon emissions are made mandatory.

Issue 3B – Zero and low carbon developments

2.6.4 QUESTION: What type of development should be zero and low carbon?

Answer	Number of respondents	Percentage (%)
All new developments	59	74%
All new affordable housing developments	2	3%
Only developments of certain threshold size	8	10%
Only certain types of development	10	13%
TOTAL	79	100%



2.6.5 The graph demonstrates that the majority of respondents believe that all new developments should be low and zero carbon.

2.6.6 19 Comments were made in relation to this question. The comments are largely supportive of the results set out above.

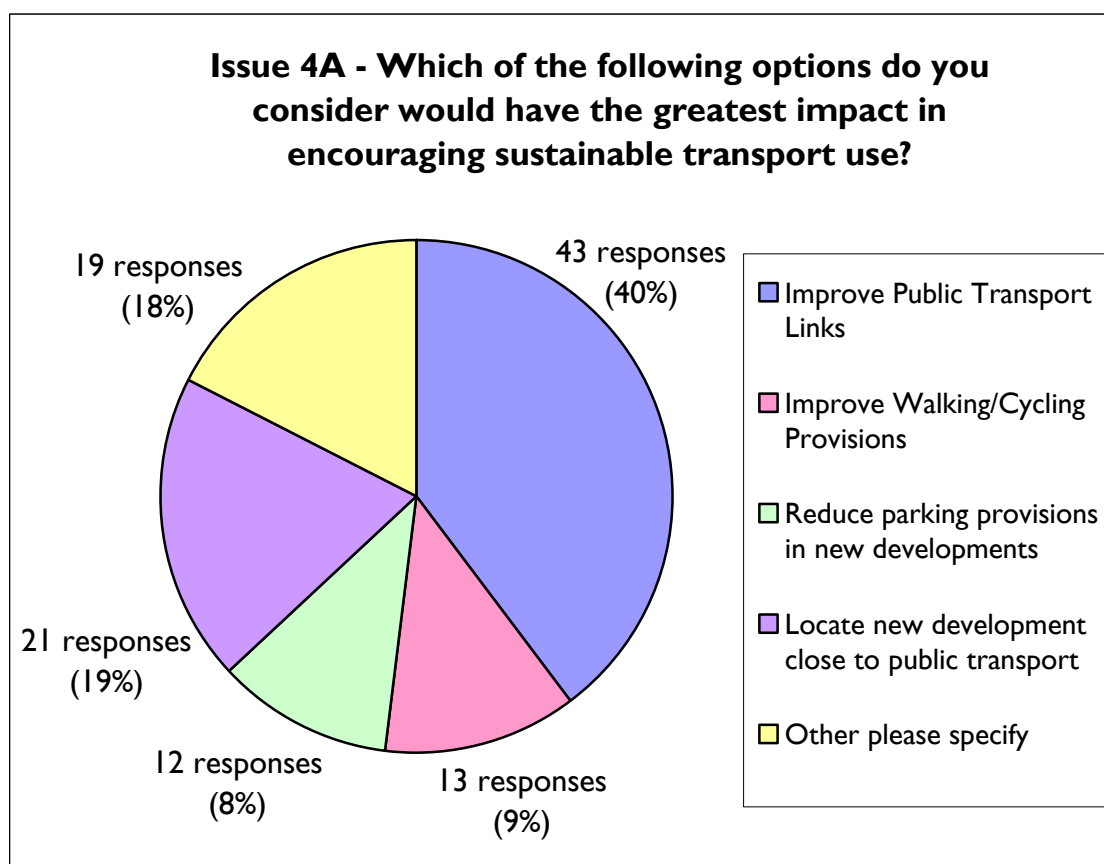
2.6.7 The Draft Core Strategy sets out a range of measures to reduce carbon emissions within the Borough.

2.7 Issue 4 - Transport

Issue 4A – Sustainable transport use

2.7.1 QUESTION: Which of the following options do you consider would have the greatest impact in encouraging sustainable transport use?

Answer	Number of responses	Percentage (%)
Improve public transport links	43	40%
Improve walking/cycling provisions	13	12%
Reduce parking requirements in new developments	12	11%
Locate new development close to public transport	21	19%
Other	19	18%
TOTAL	108	100%



2.7.2 This graph shows that 40% of respondents believe that improving public transport links will have the greatest impact on encouraging sustainable transport.

2.7.3 37 comments were made in relation to this question. Some respondents suggested reducing parking requirements to discourage use of the private car,

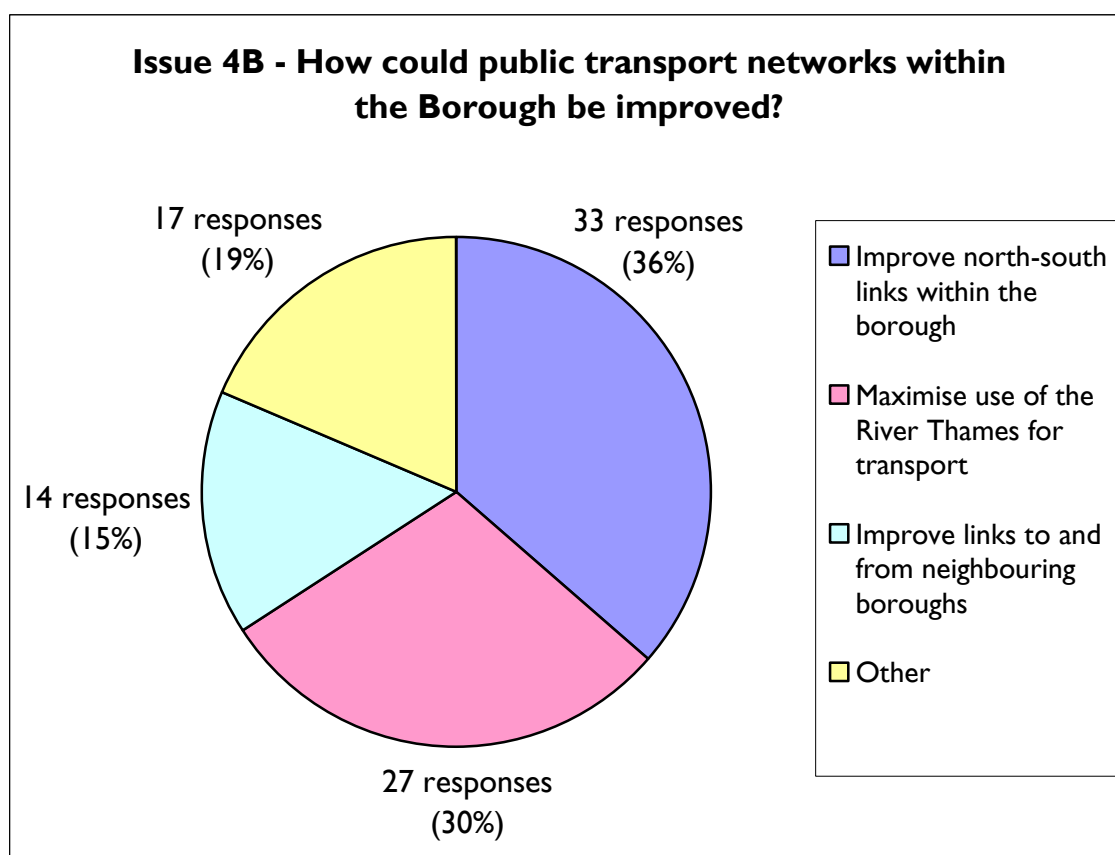
car clubs were also recommended by several respondents. Respondents also suggested a combination of measures should be pursued.

- 2.7.4 Within the Draft Core Strategy, improvements to public transport within the Borough are a key priority. Other priorities include promoting more sustainable modes of travel such as walking and cycling and discouraging the use of the private car.

Issue 4B – Transport networks

2.7.5 QUESTION: How could public transport networks within the Borough be improved?

Answer	Number of responses	Percentage (%)
Improve north - south links within the Borough	33	36%
Maximise use of the River Thames for transport	27	30%
Improve links to and from neighbouring boroughs	14	15%
Other	17	19%
TOTAL	91	100%



2.7.6 The graph demonstrates the majority of respondents feel that north south links should be improved within the Borough and the use of the River Thames should be maximised.

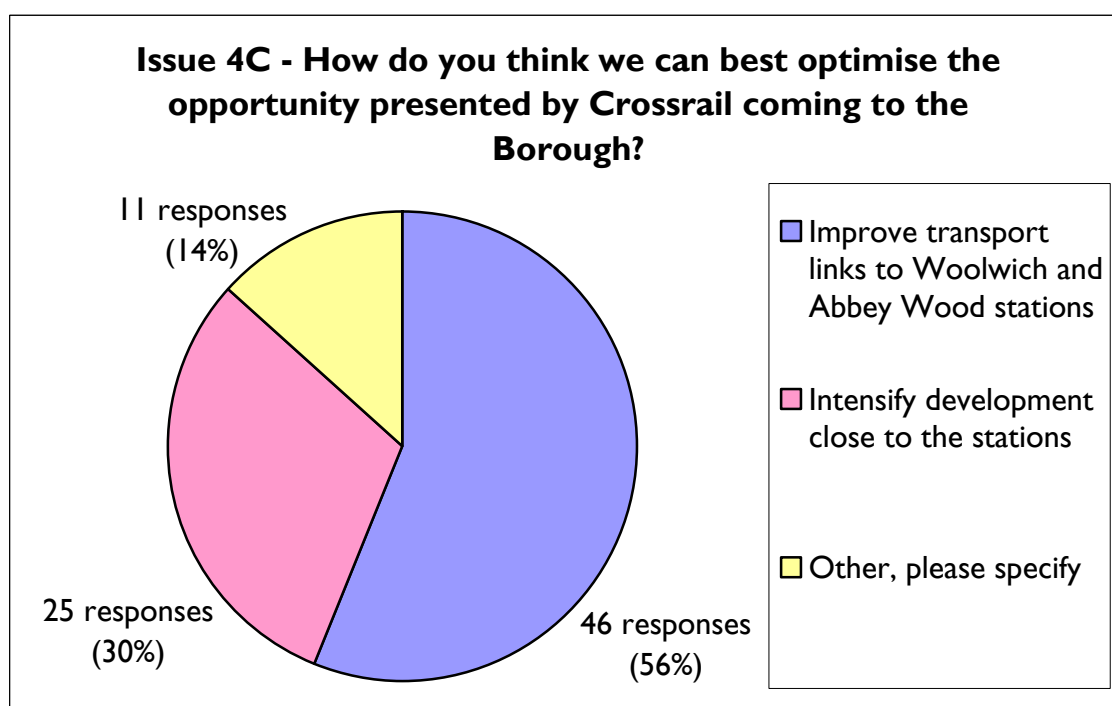
2.7.7 37 comments were made in relation to this question. Several respondents suggested a combination of all of the options and there is also support for an additional river crossing.

- 2.7.8 The Core Strategy supports a range of improvements to public transport in the Borough, including supporting a package of new river crossings, improved north-south links and increased use of the river for transport purposes.

Issue 4C – Crossrail

2.7.9 QUESTION: How do you think we can best optimise the opportunity presented by Crossrail coming to the Borough?

Answer	Number of respondents	Percentage (%)
Improve transport links to Woolwich and Abbey Wood stations	46	56%
Intensify development close to the stations	25	30%
Other	11	14%
TOTAL	82	100%



2.7.10 This graph shows that majority of respondents feel that the opportunities offered by Crossrail can be optimised by improving transport links to Woolwich and Abbey Wood stations. However, intensifying development close to stations also received support.

2.7.11 17 comments were made in relation to this question. They largely reflect the results set out above.

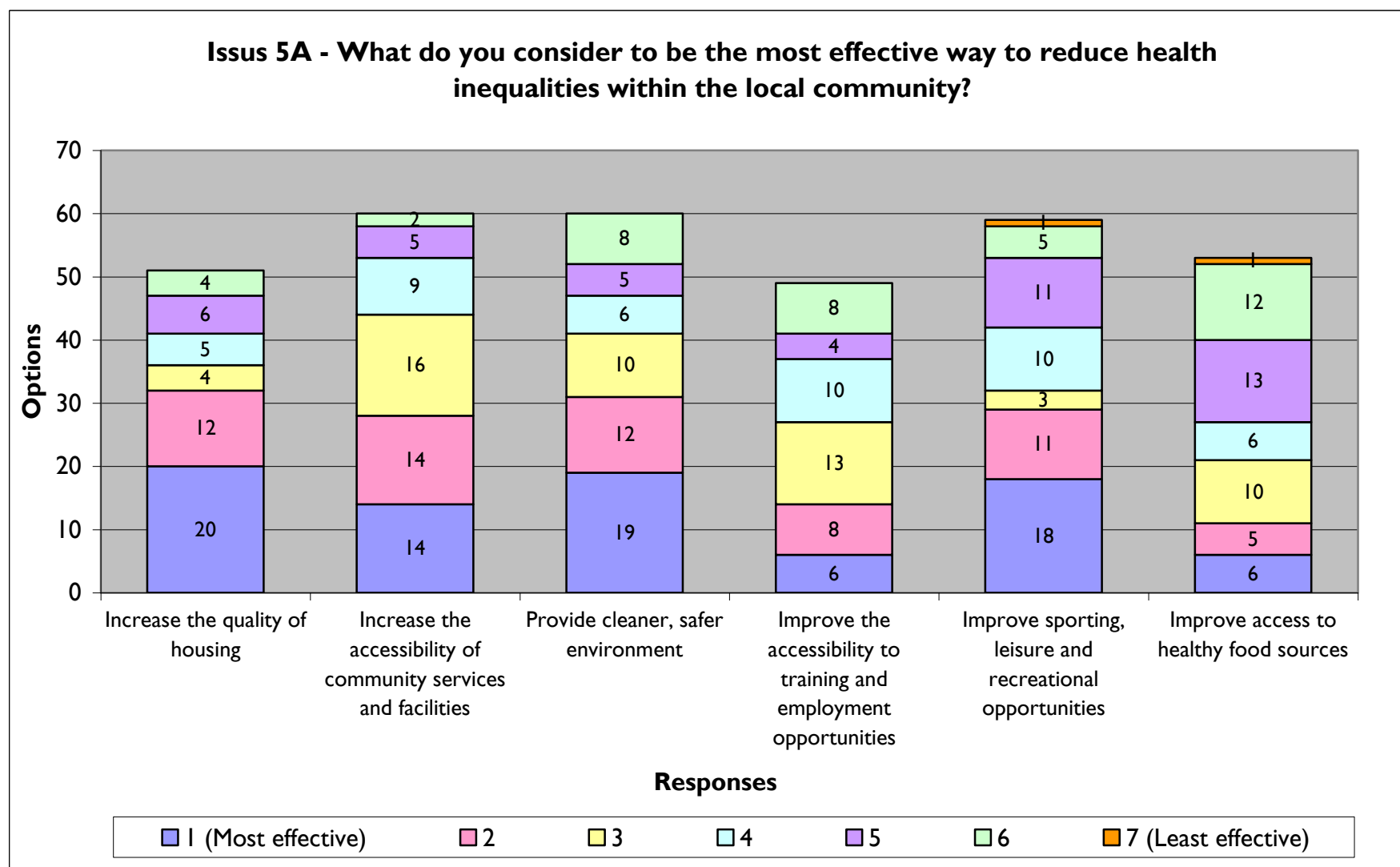
2.7.12 The Draft Core Strategy recognises that transport links have already been improved at Woolwich, with the opening of Woolwich Arsenal DLR and also supports further improved transport links through Woolwich. The areas around both Woolwich and Abbey Wood Crossrail stations are proposed for some intensification of use.

2.8 Issue 5 – Health and Well-Being

Issue 5A – Health Inequalities

2.8.1 QUESTION: What do you consider to be the most effective way to reduce the health inequalities within the local community?

	Increase the quality of housing	Increase the accessibility of community services and facilities	Provide cleaner, safer environment	Improve the accessibility to training and employment opportunities	Improve sporting, leisure and recreational opportunities	Improve access to healthy food sources	Other, please specify
1	20	14	19	6	18	6	19
2	12	14	12	8	11	5	
3	4	16	10	13	3	10	
4	5	9	6	10	10	6	
5	6	5	5	4	11	13	
6	4	2	8	8	5	12	
7	0	0	0	0	1	1	



2.8.2 33 comments were made in relation to this question. One of the key issues raised by respondents is the importance of education in reducing health inequalities.

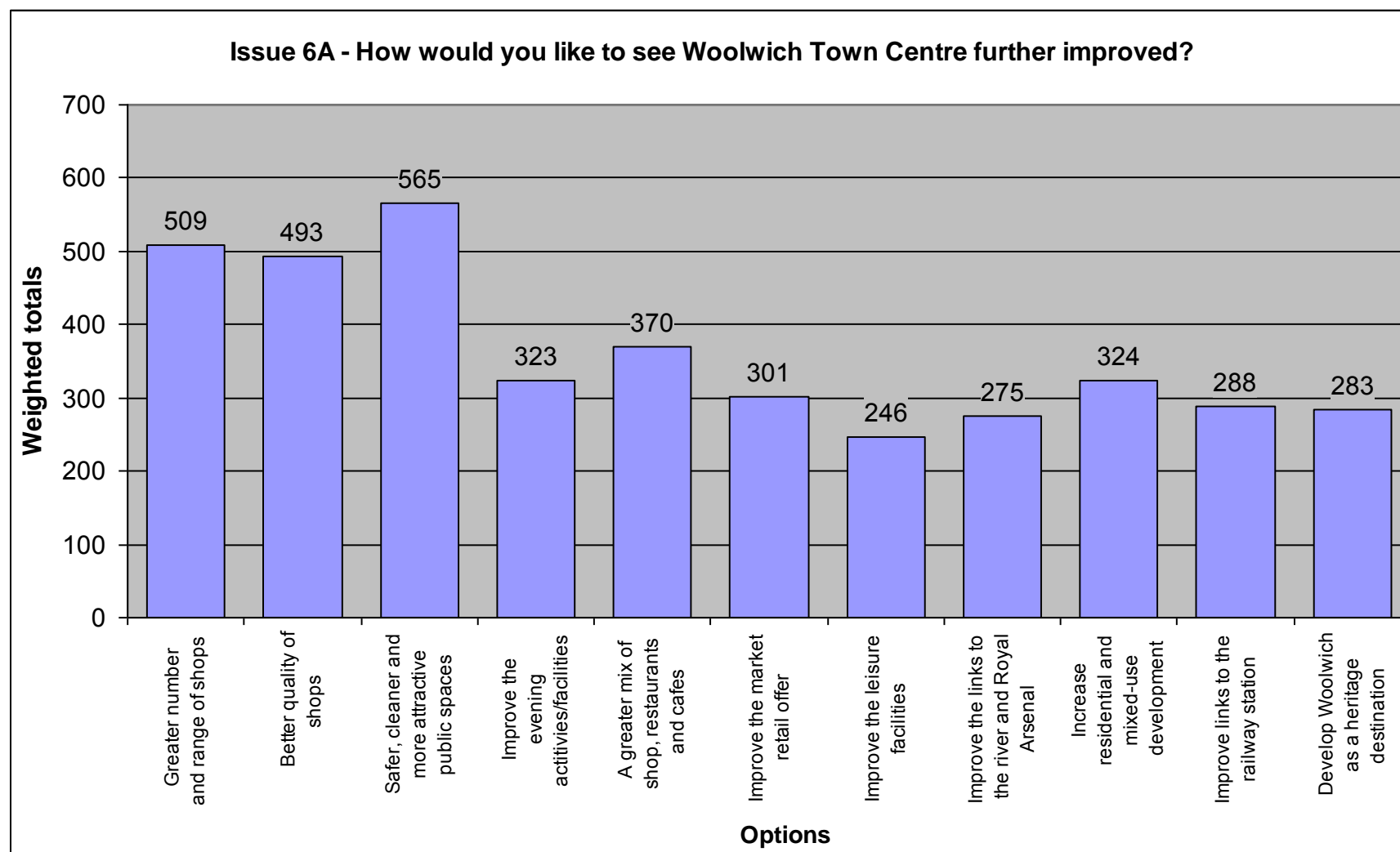
2.8.3 The Core Strategy supports healthy communities and includes a range of measures to help achieve this. Proposals within the Core Strategy include measures to improve housing quality, increase the accessibility of community services and facilities, and improve access to healthy food. The importance of education is also recognised.

2.9 Issue 6 – Town Centres

Issue 6A – Woolwich Town Centre

2.9.1 QUESTION: How would you like to see Woolwich Town Centre further improved?

	Greater number and range of shops	Better quality of shops	Safer, cleaner and more attractive public spaces	Improve the evening activities/facilities	Greater mix of shops, restaurants and cafes	Improve the market retail offer	Improve the leisure facilities	Improve the links to the river and Royal Arsenal	Increase residential and mixed-use development	Improve links to the railway station	Develop Woolwich as a heritage destination
1	16	14	20	4	6	3	5	5	6	5	6
2	10	16	5	2	7	3	1	4	3	3	1
3	5	4	11	11	8	3	3	3	3	3	2
4	7	3	6	6	5	7	0	3	4	4	5
5	7	3	7	1	2	4	2	3	10	2	3
6	1	5	2	3	6	6	4	1	1	5	7
7	2	2	3	4	0	4	7	2	4	7	4
8	0	0	2	1	5	4	6	6	2	2	3
9	4	0	1	5	2	2	2	5	3	3	2
10	0	2	1	2	1	1	4	7	2	4	4
11	1	2	0	2	1	5	4	0	7	1	1
12	1	1	1	1	0	0	1	0	0	0	1

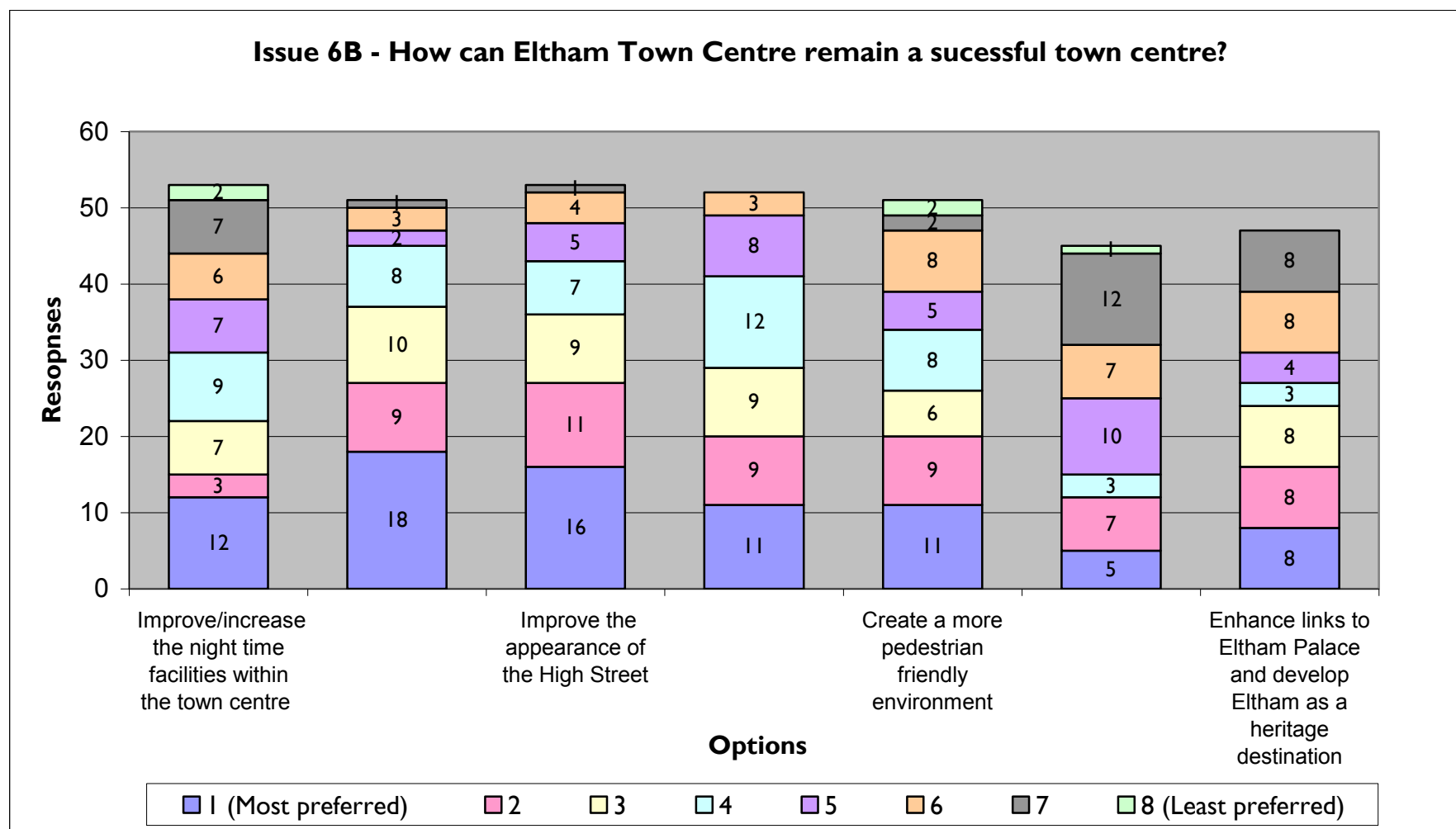


- 2.9.2 This graph shows that respondents would like to see a greater number and range of shops as well as safer, cleaner and more attractive public spaces.
- 2.9.3 21 comments were made in relation to this question. They are largely supportive of the results set out above. Several respondents wish to see improvements to the safety of Powis Street as well as seeking an increased retail offer. Others suggested that a mix of retailers should be encouraged because it is believed that it would bring in a variety of people into the town centre.
- 2.9.4 The Draft Core Strategy recognises the importance of Woolwich Town Centres and seeks to re-assert Woolwich as a Major Centre in South East London.

Issue 6B – Eltham Town Centre

2.9.5 QUESTION: How can Eltham Town Centre remain a successful town centre?

	Improve/increase the night time facilities within the town centre such as restaurants	Improve the quality and quantity of the shops	Improve the appearance of the High Street	Improve safety and security within the Town Centre	Create a more pedestrian friendly environment	Introduce more mixed-use and residential development	Enhance links to Eltham Palace and develop Eltham as a heritage destination
1	12	18	16	11	11	5	8
2	3	9	11	9	9	7	8
3	7	10	9	9	6	0	8
4	9	8	7	12	8	3	3
5	7	2	5	8	5	10	4
6	6	3	4	3	8	7	8
7	7	1	1	0	2	12	8
8	2	0	0	0	2	1	0

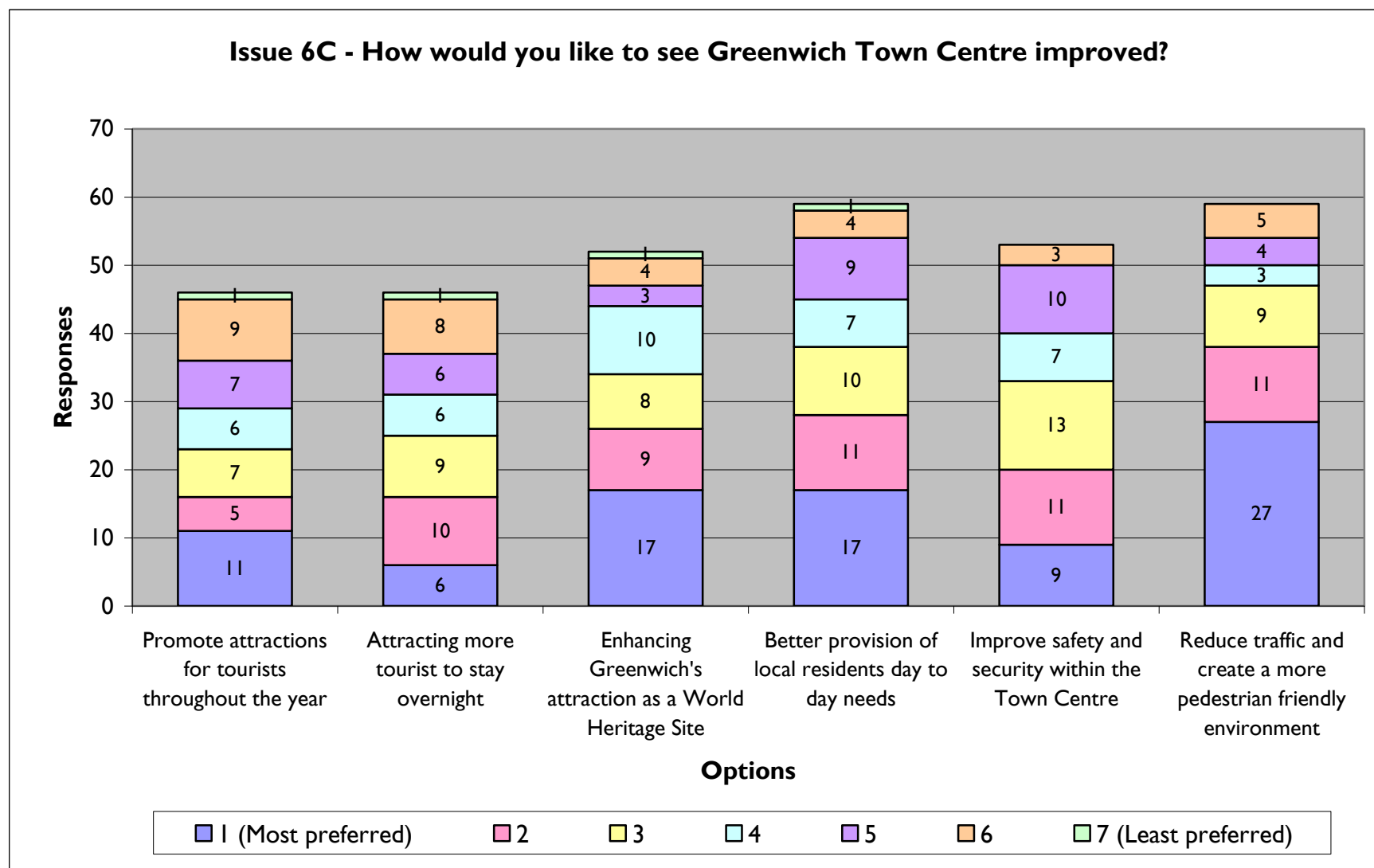


- 2.9.6 12 comments were made in relation to this question. A variety of suggestions came forward for the improvement of Eltham, such as making the High Street free of transport for one day each week and encouraging a street market. Other suggestions for improvement included improving the road crossings, reducing the number of fast food sellers, improving access for pedestrians, and improving the retail offer.
- 2.9.7 The Draft Core Strategy sets out a range of measures to improve Eltham Town Centre and ensure that it grows in its role as the pre-eminent town centre in the south of the Borough.

Issue 6C – Greenwich Town Centre

2.9.8 QUESTION: How would you like to see Greenwich Town Centre improved?

	Promote attractions for tourists throughout the year	Attracting more tourist to stay overnight	Enhancing Greenwich's attraction as a World Heritage Site	Better provision of local residents day to day needs	Improve safety and security within the Town Centre	Reduce traffic and create a more pedestrian friendly environment	Other, please specify
1 (Most preferred)	11	6	17	17	9	27	21
2	5	10	9	11	11	11	
3	7	9	8	10	13	9	
4	6	6	10	7	7	3	
5	7	6	3	9	10	4	
6	9	8	4	4	3	5	
7 (Least preferred)	1	1	1	1	0	0	



- 2.9.9 The graph shows that the option with the most support was reducing traffic and create a more pedestrian friendly environment. Providing better provision of local residents' day to day needs was also highly supported. Some of the least support was shown to be around increasing the tourist offer in the town centre (options 1 and 2).
- 2.9.10 27 comments were made in relation to this question. Several responses highlighted concerns over the amount of traffic in the town centre while others encouraged more housing to stimulate the town centre. Other comments suggested improvements such as covered bicycle parking, more independent retailers rather than chains, an annual arts festival and closer links with the military heritage of the area.
- 2.9.11 The Draft Core Strategy seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of the Centre.

Issue 6D – Other Centres

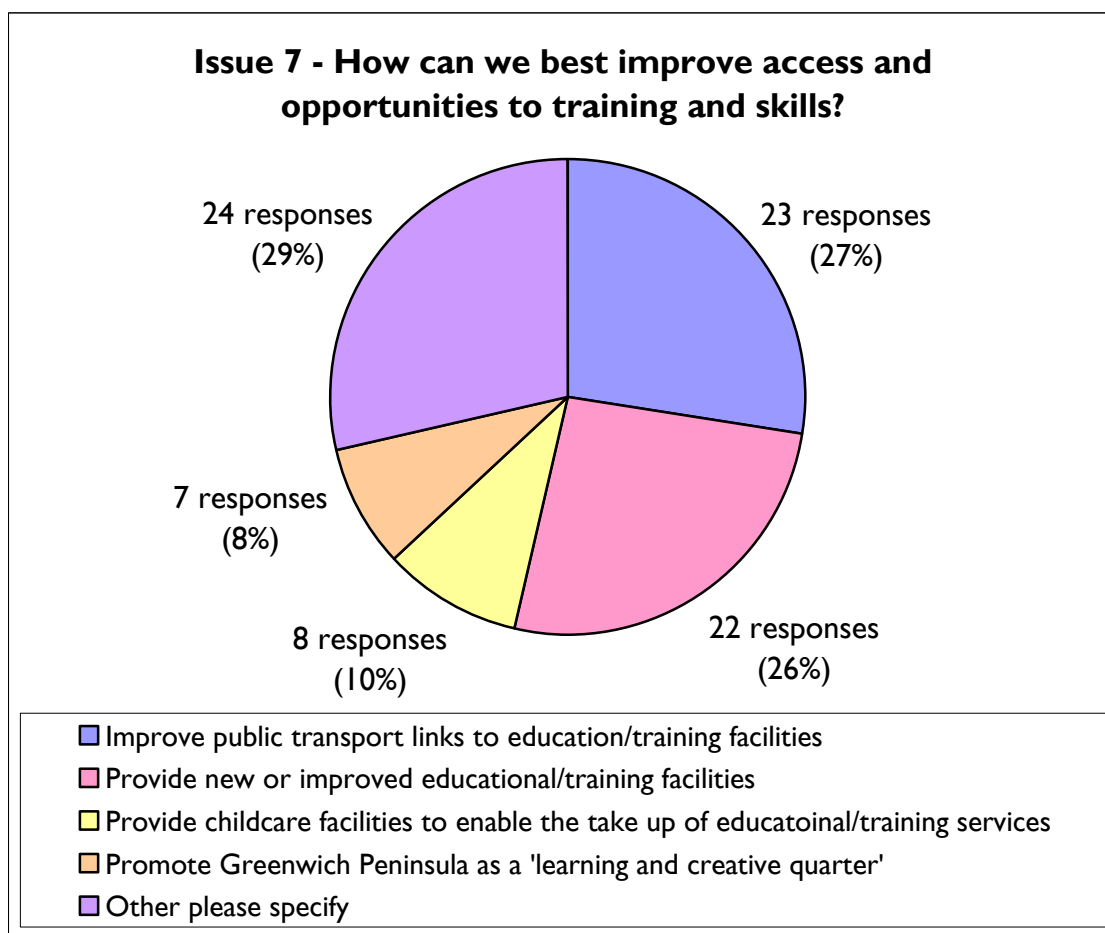
- 2.9.12 QUESTION: Should any other centres in the Borough be identified for improvement?
- 2.9.13 Issues 6A, B and C investigated options for improvements to Woolwich, Eltham and Greenwich Town Centres. Issue 6D was an open question that provided respondents an opportunity to put forward centres in the Borough where improvements are needed and the kind of improvement that should take place.
- 2.9.14 45 comments were made in relation to this question and a variety of different centres were highlighted. Thamesmead was mentioned in several responses as being an area in need of improved local services such as buses. Several other centres in the Borough were also identified including Charlton Village, Plumstead, Kidbrooke and Blackheath Standard. The provision of local services and amenities as well as access to public transport were identified for improvement in different centres.
- 2.9.15 The Draft Core Strategy seeks to improve the Boroughs District Centres and is supportive of retail developments that are of an appropriate scale to serve the population of their catchment area.

2.10 Issue 7 – Education and Training

Issue 7a – Training and skills

2.10.1 QUESTION: How can we best improve access and opportunities to training and skills?

Answer	Number of responses	Percentage (%)
Improve public transport links to educational/training facilities	23	27%
Provide new or improved educational/training facilities	22	26%
Provide childcare facilities to enable the take up of educational/training services	8	10%
Promote Greenwich Peninsular as a 'learning and creative quarter'	7	8%
Other	24	29%
TOTAL	84	100%



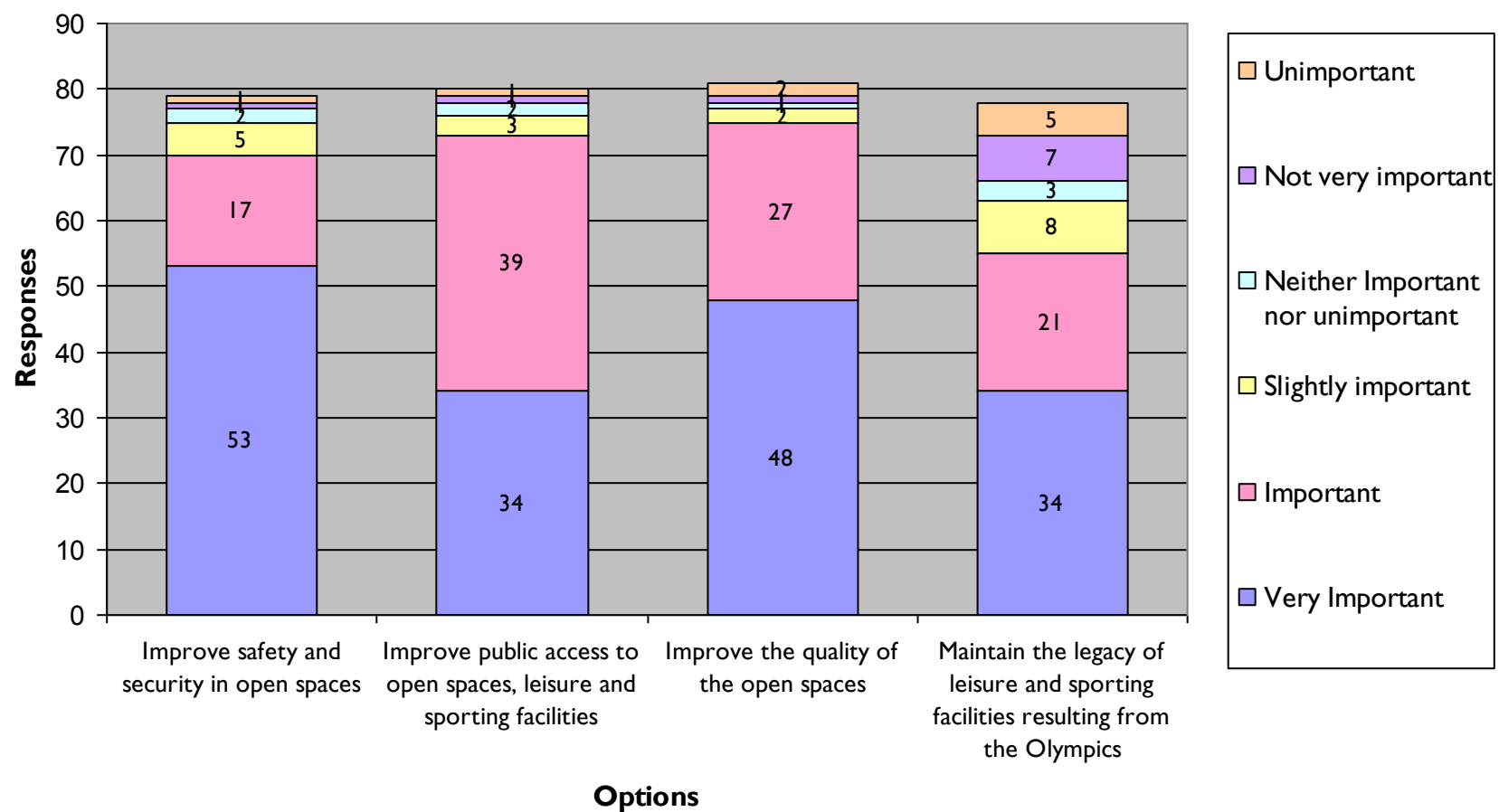
- 2.10.2 The graph above shows that improving the links to training facilities and providing new and improved training facilities were the two most popular options for respondents.
- 2.10.3 29 comments were made in relation to this question. Some respondents felt that there are already enough training opportunities available to residents and that it is up to the individual to make use of the opportunities. Others wanted to see training take place in workplaces rather than in specialist facilities as a money saving idea. Another idea was to better use town centres for places to locate information centres.
- 2.10.4 The Core Strategy supports new and improved training and education facilities and improved access to these and also seeks contributions towards Greenwich Local Labour and Business Service to provide training and skills opportunities within the Borough.

2.11 Issue 8 – Open Space and Recreation

Issue 8A – Open spaces, leisure and sporting facilities

2.11.1 QUESTION: How should we better use our open spaces, leisure and sporting facilities? Do you consider the following to be?

	Improve safety & security in open spaces	Improve public access to open spaces, leisure and sporting facilities	Improve the quality of open spaces	Maintain the legacy of leisure and sporting facilities resulting from the Olympics
Very Important	53	34	48	34
Important	17	39	27	21
Slightly important	5	3	2	8
Neither Important nor unimportant	2	2	1	3
Not very important	1	1	1	7
Unimportant	1	1	2	5

Issue 8A - How should we better use our open spaces, leisure and sporting facilities?

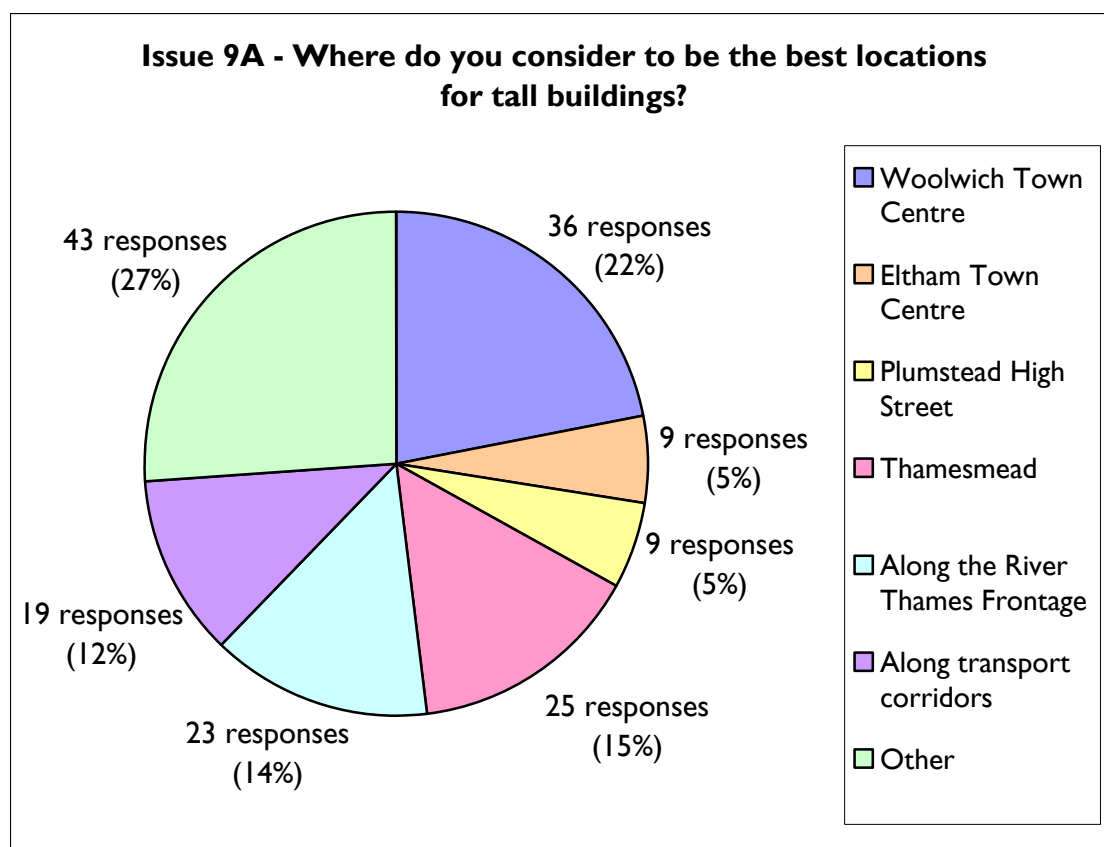
- 2.11.2 As can be seen in the graph above, there was broad support for each of the four options proposed. However, the options with the most support were improve safety and security in open spaces and improve the quality of open spaces.
- 2.11.3 34 comments were made in relation to this question. Suggestions included encouraging use of underused public spaces, improved facilities (change rooms and toilets) at public spaces, more park wardens/ better supervision in parks, and stronger enforcement of regulations.
- 2.11.4 The wealth of open space is an important feature of the Borough and this is reflected throughout the Draft Core Strategy. The Draft Core Strategy set out policies to protect, enhance and improve open spaces as well as seeking to encourage the provision of new open space in areas that are deficient.

2.12 Issue 9 – the Built Environment

Issue 9A – Tall buildings

2.12.1 QUESTION: Where do you consider to be the best location for tall buildings?

Answer	Number of respondents	Percentage (%)
Woolwich Town Centre	36	22%
Eltham Town Centre	9	5%
Plumstead High Street	9	5%
Thamesmead	25	15%
Along the River Thames frontage	23	14%
Along transport corridors	19	12%
Other	43	27%
TOTAL	164	100%



- 2.12.2 45 comments were made in relation to this question. Some respondents expressed considerable concern about the development of tall buildings and feel that they are unsuitable for the Borough, others specify particular areas where they feel tall buildings are acceptable.
- 2.12.3 To ensure that the Draft Core Strategy has an appropriate policy on this matter the Council has prepared a Tall Buildings Assessment. The Assessment determines the appropriateness of tall buildings in the different areas of the Borough. The assessment was prepared in keeping with the guidance provided from CABI and English Heritage.

Issue 9B – Character

2.12.4 QUESTION: What are the three things that you like the most about the character of where you live? (Please state where you live in the Borough)

Area	Buildings /architecture	Green spaces	Local facilities	Transport links available	Urban/ suburban style of development	Other
Abbey wood	1	1		1		
Blackheath	9	12	6	5	2	2
Blackheath Standard	5	6	1	2	4	2
Charlton	3	1		1		
East Greenwich	2	3	1	2		1
Eltham	5	9	4	6	3	1
Greenwich	6	6	3	3		
Greenwich Peninsula	1			1	1	
Horn Park		1		1		
Lee SE12		2	1	1	1	
New Eltham	2	5	4	4	1	
Plumstead	1	3	2	3	1	2
Shooters Hill	1	2		2		2
South of the Borough		1			1	1
Westcombe Park Road	1	1	1			
West Thamesmead					1	
Woolwich			1			
Borough wide	5	10	4	3	3	1

19 comments were received on this issue and responses varied significantly. It highlighted that the Borough means different things to different people across the Borough. The responses reinforced the important task facing the Council in maintaining all the positive aspects of Greenwich's character.

In response, the Draft Core Strategy includes policies that protect the Borough's rich heritage and abundant open spaces while encouraging high quality new developments.

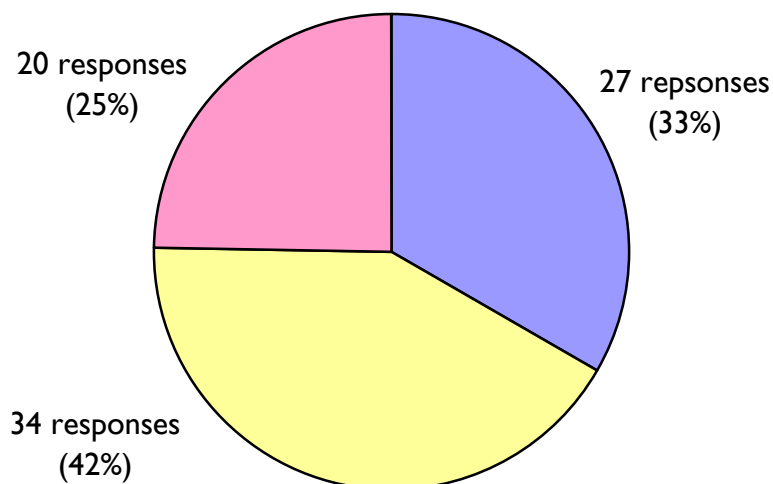
2.13 Issue 10 - Infrastructure

ISSUE 10A - Infrastructure for new developments

2.13.1 QUESTION: What do you consider to be the best way to ensure that infrastructure is provided for new developments in Greenwich?

Answer	Number of respondents	Percentage (%)
Use planning obligations to provide for infrastructure needs	27	33%
Developments should provide all infrastructure requirements of the development, prior to the completion of the development	34	42%
Increase measures to reduce the overall demand on infrastructure within Greenwich	20	25%
TOTAL	81	100%

Issue 10 - What do you consider to be the best way to ensure that infrastructure is provided for new developments in Greenwich?



- Use planning obligations to provide for infrastructure needs
- Developments should provide all infrastructure requirements of the development prior to completion
- Introduce measures to reduce the overall demand on infrastructure within Greenwich

- 2.13.2 The graph demonstrates respondents feel that developments should provide all infrastructure requirements of the development prior to completion.
- 2.13.3 34 comments were made in relation to this question. The Core Strategy requires developments to provide for the infrastructure necessary to support and service it, through the use of conditions and planning obligations. It is considered that it is not always viable or appropriate for a development to provide all infrastructure prior to completion.

3 APPENDIX A – Organisations that responded

Abbey Wood Wildlife Group
Axa Investments/Co-operative Insurance society Ltd
Barclays Bank Plc
Bellway Homes
Berkeley Homes
Blackheath Park Conservation Group
Blackheath Society
Cathedral Group
Co-Operative Group
Costco Wholesale
Eltham Society
Eltham Town Centre Partnership
Eltham Town Centre Partnership
English Heritage – London Region
Environment Agency
Gardenia Leisure
Government Office for London
Greater London Authority
Greenwich College
Greenwich Community College
Greenwich Conservation Group
Greenwich Cycling Campaign
Greenwich Hospital
Greenwich Millennium Village Residents Association
Greenwich Parks Forum
Greenwich Peninsula Chaplaincy
Greenwich Peninsula Regeneration Ltd
Greenwich Society
Greenwich Teaching Primary Care Trust
Greenwich Teaching Primary Care Trust
Greenwich Town Centre Agency
Greenwich TPCT
Highways Agency
House Builders Federation
James Wolfe Primary School
London Fire Brigade
Maritime Greenwich World Heritage Site
Metropolitan Police Authority
Mobile Operators Association
Morden College
National Maritime Museum
Natural England, London Region
NHS
NHS London Healthy urban Development Unit
Old page Estate Residents Association

Port of London Authority
Raged Residents Association
Sainsbury Supermarket Ltd
St James Urban Living
Tarmac Ltd
Tesco Stores Ltd
Thames Water
The Theatres Trust
Tilfen Land Ltd
West Properties UK Ltd
Westcombe Society
WM Morrison Supermarkets Plc
Woolwich and District Antiquarian Society

4 APPENDIX B – Individual Respondents

Ann Hill
B.C Hammond
David Kerr
Elizabeth Wrigley
Emily Norton
Frank King
John Lawton
John Loder
Jon Taylor
Kevin Buckle
L. Williams
Madeleine Meynell
Maureen Romeril
Michael John
Mick Delap
Mr & Mrs C Peters
Mr & Mrs Oakley
Mr & Mrs Vasquez
Mrs A.E Hart
Mrs M Carr
Rev Derek Clacey
Richard Dinkeldein
Roy (Unknown Surname)
Saleem Wadee
Seb Venus
Susan Proudfoot
The Thomas Family

5 APPENDIX C – Comments and Responses

Vision – Do you agree with this vision for Greenwich? If not, with what aspects do you not agree? What would you alter or add.

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO63			ANON I		Each item sounds laudable but they are prone to conflict. Unless adequate forecasting is done and unless a holistic view is taken on proposals, there can be no sound basis for decisions. Already there are sustainability problems with neglected social housing built to Parker Morris standards being replaced with rubbish, sub-standard spatially, housing, what about the environmental waste in energy materials rather than refit?	The vision is to be supported by a spatial strategy, strategic policies and an evidence base. They should not be considered in isolation and are considered to provide a sound basis for decisions. The existing UDP has effective policies covering housing, environment and design issues and the core strategy will also have policies on these areas that ensure good quality sustainable housing comes forward in Greenwich.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	None of this vision can be proven. Woolwich has already been destroyed and its local town centre history, many buildings obliterated. Legacy from 2012 Olympics not proven. Woolwich is always neglected as a heritage centre as are Charlton Village and Eltham.	The vision outlines how the Council envisages the Borough looking in 15 years. Whether the vision has been realised or not can only be determined in time but progress will be monitored and actions reviewed if necessary. The regeneration of Woolwich Town Centre is a key feature of the Strategy and will take into account its heritage assets, as has been achieved at the

						<p>Royal Arsenal.</p> <p>The Council is working with partners to ensure that the Olympic Games will have a lasting positive legacy for the Borough.</p> <p>All of the Conservation Areas in the Borough are afforded an equal level of protection, including the Royal Arsenal Conservation Area in Woolwich.</p>
CSIO13			ANON 1		<p>1. Improve transport links in + around Charlton/Blackheath 2. Implement congestion charging, especially for Blackwall tunnel 3. DLR westward extension from Woolwich Arsenal to Westcombe Park and connect with Greenwich and East London line 4. Improve efficiency of public transport through Blackheath Standard.</p>	<p>The provision of public transport infrastructure is a key issue for the Core Strategy and the Council is and will continue to work with partners in Regional and Central Government to ensure there is sufficient transport infrastructure in the Borough.</p>
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	Agree	Support noted, no action required
CSIO64			ANON 1		<p>Agree for need significant increase in single person households i.e. children born and bred in Greenwich who are low paid need housing.</p>	Noted, no action required
CSIO48	Mr	David	Kerr		<p>Agree, broadly. Projected population growth will require additional hospital provision. This additional provision should be added to the requirements for new infrastructure.</p>	<p>The Council is currently and will continue to work with the NHS and local partners to ensure that adequate health care is provided throughout the Borough.</p>

CSIO88				Greenwich Peninsula Regeneration Ltd	Any future Spatial Visions should clearly emphasise the importance of the development of the Greenwich Peninsula. The existing Spatial Vision on page 16 does not convey the fact that, by 2025, there will be a major new centre on the Peninsula, with well over 10,000 residents living in a striking new urban quarter with an iconic leisure destination of international repute and a significant amount of retail and leisure floorspace. This is already committed development. The result of this will be a centre that stands alongside the World Heritage Site of Maritime Greenwich in both external perceptions of the borough and in economic significance. The Spatial Vision at present fails to convey the significance of what has been and will continue to be delivered on the Peninsula.	Comment noted and changes have been made to the vision to highlight the changes on the Peninsula.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	Are these practical aims, or merely expressions of hope? Why is it an aim for Greenwich to make a leading contribution to the housing requirements for London. How can one reduce waste/water/power consumption and achieve zero carbon and low carbon developments against a backdrop of such high increases in population (demanding increased	<p>The vision outlines how the Council envisages the Borough looking in 15 years.</p> <p>Housing targets for the Borough are set out in the London Plan and the Core Strategy is legally required to be in general conformity with that Plan.</p> <p>By implementing policies in the Core</p>

					consumption/production of these factors) and single occupancy housing (being very inefficient/wasteful of these factors)?	Strategy to guide development in the Borough the vision can be realised.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	As a new resident in Greenwich, I have read your Core Strategy with great interest. It is a very informative document as a current portrait of Greenwich, and it describes a compelling vision of what the Borough might be 2025. The National Maritime Museum shares the aspiration to achieve 'quality and enhancement'. I appreciate that the Borough has been innovative in creating forums which can help, by fostering various local partnerships, including with institutions that have high standard in relevant areas. It is obvious that a tourist destination like Greenwich needs to set extremely high standards of development and maintenance in order to maximize potential in visitor and cultural economy terms.	Support noted, no action required
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Axa support the overall for the borough to a deliver vibrant mix of communities supported by high quality, transport links, open space and a prosperous local economy. It is acknowledged by our client that the river is a suitable location to focus	Noted, no action required

					residential development, and on this basis for focusing in the waterfront area is supported.	
CSIO140	Mr	Philip	Binns	Greenwich Conservation Group	Broadly speaking yes, but insufficient prominence has been given to: 3rd Blackwall crossing, East London River Crossing. Spatial portrait should include reference to Greenwich Waterfront Transit and Crossrail at page 10. Built environment is one of the most important aspects of delivering a successful ambience within the Borough during the next twenty-year period. Infrastructure should be given greater prominence as none of the stated aims and objectives will be possible without improvements to infrastructure.	<p>The vision includes references to new infrastructure and improved transport links within the Borough.</p> <p>The Spatial Portrait has been altered and does now refer to Crossrail.</p>
CSIO77	Ms	Wendy	Shelton	Blackheath Society	Broadly Yes, Although uncertain as to how all the development being planned for in the next 20 years will be supported by infrastructure which will have been approved in a co-ordinated and timely manner. It is significant that infrastructure (key issue 10) warrants only one topic within the options. The issue of infrastructure should be given a much higher profile.	<p>Infrastructure provision is certainly a priority for the Council. The Planning Obligations SPD is utilised to secure financial contributions from applicants to build the necessary infrastructure associated with the proposed development. An Infrastructure Delivery Plan is being prepared to identify the infrastructure needs.</p> <p>The list of key issues are not set out in order of priority.</p>
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich	Generally the vision appears to the expected arrival of new development	The vision outlines how the Council envisages the Borough looking in 15

				World Heritage Site	and services. This does not appear to constitute a vision. This is most important as the vision should be the fundamental starting point from which objective derive. There is no reference to the nature of place or its quality. It is disappointing that heritage and design are not higher up the list. The legacy of the past needs full recognition and interpretation.	years. The list of strategic objectives is not prioritised so heritage and design are every bit as important as the objectives higher on the list. The historic value of the World Heritage Site and the conservation areas are specifically mentioned in the vision.
CSIO54				Gardenia Leisure	Generally yes; too many green spaces are not accessible or contribute sufficiently to the lives of residents; their improvement should be a priority.	Support noted
CSIO93				Greenwich Hospital	Greenwich Hospital broadly supports the Council's overarching Spatial Vision for the Borough, and notes that a number of spatial objectives are proposed to deliver this vision. Greenwich Hospital supports the emphasis placed on protecting the Borough's Town Centres, with the objective that by 2025 Greenwich's town centres will be vibrant places of culture, retailing employment, living and business that are accessible to residents and assist in establishing a strong community identity. Greenwich Hospital considers that the proposed regeneration of the Greenwich Market site will help to deliver the Council's	Support noted, no action required

					spatial vision by enhancing the vibrancy and retailing and employment offer within Greenwich Town Centre. The proposals seek to achieve this with high quality architecture, whilst continuing to protect the historic setting of the Market within the World Heritage Site, Conservation Area and in close proximity to a number of listed buildings.	
CSIO62	Mr	Mick	Delap		I agree broadly but: 1) I am concerned that the Waterfront Transit will damage riverside views, amenities, and heritage (including industrial heritage) 2) It is crucial to defend Oxleas Wood from direct damage and intrusive fringe development. 3) Cycle provision is also important.	Noted
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	I agree with the spatial vision for Greenwich except I was disappointed that the LB Maritime Greenwich did not make mention of the use of the Thames as a means of transport and leisure which is already happening through development of piers and river services such as Thames Clippers etc. I think Greenwich should not only have static tourism attractions such as the Cutty Sark but encourage sailing and become the London hub for tall ships etc to attract tourists and encourage	Agree that the River Thames should be mentioned specifically in relation to transport Amendment made to vision in latest draft.

					employment and investment in river services such as The new QEII pier and The O ₂ Clippers.	
CSIO89	Dr	Hilary	Guite	Greenwich TPCT	<p>I agree with the vision but would like to see the following added: 1. Greenwich will be a vibrant and a friendly place with residents enjoying where they live throughout the borough and feeling part of their local community. 2. All neighbourhoods, particularly where there is high density housing, will be supported to develop and implement local noise policies. 3. Better walking and cycling provision could be strengthened to: walking and cycling provision is so good that it is the preferred mode of transport for local journeys. 4. Within the Olympic legacy emphasise the social legacy from bringing people together. 5. Greenwich estates and neighbourhoods will feel safe and friendly for all age groups. 6. Residents will be proud of the facilities for entertainment, leisure and culture. 7. Throughout the borough the healthy choice will be the easiest choice particularly in relation to physical activity and healthy food. 8. Greenwich will be a borough where the multi-ethnic nature of its residents is celebrated.</p>	<p>Support for vision noted.</p> <p>Additional wording included in revised vision to more clearly point to the vibrant and mixed communities that are envisaged in the Borough in 15 years.</p>

CSIO38	Rev	Derek	Clacey		I am in agreement of the spatial vision borough wide. However, as a resident of East Greenwich I would like to see more included in the strategy for improving and establishing the profile and identity of this area. The need is particularly highlighted by the struggling retail are in Trafalgar Road, areas of deprivation, and traffic congestion.	Support for vision noted The East Greenwich District centre has relevant policies on it included in the Draft Core Strategy.
CSIO33			ANON I		IF this is all possible it is difficult not to agree. However there are plenty of hopeful statements with little evidence that they can happen.	Noted, no action required
CSIO91				St James Urban Living	In addition to the emphasis on the redevelopment of the Waterfront area, the Spatial Vision should also refer generally to prioritising the re-use and regeneration of previously developed land in sustainable locations for mixed-use and residential led uses to encourage sustainable patterns of development. The finding in the Spatial Portrait that the car is the most common mode of transport to work is contrary to the sustainable transport objectives in national guidance and the London Plan. The Spatial Vision should make specific reference to achieving reduced travel by less sustainable methods of transport, especially by car.	Reference to sustainable growth has been included in the revised vision. Also, there is now more reference to public transport and the use of the Thames as a transport option in the vision.
CSIO97				Berkeley	In addition to the emphasis on the	Reference to sustainable growth has

				Homes (Urban Developments) Ltd	<p>redevelopment of the Waterfront area, the Spatial Vision should also refer generally to prioritising the re-use and regeneration of previously developed land in sustainable locations for mixed-use and residential led uses to encourage sustainable patterns of development. The finding in the Spatial Portrait that the car is the most common mode of transport to work is contrary to the sustainable transport objectives in national guidance and the London Plan. The Spatial Vision should make specific reference to achieving reduced travel by less sustainable methods of transport, especially by car.</p>	<p>been included in the revised vision. Also, there is now more reference to public transport and the use of the Thames as a transport option in the vision.</p>
CSIO21	Mr	John	Loder		<p>In general YES. There is no valid analytical basis for the assertion that there will be a beneficial legacy from the 2012 Olympics and Paralympic games instead it is more likely that Greenwich will be disadvantaged from a general London long term financial support obligation to extinguish a major financial deficit from the Games - that is likely to impose heavily on Greenwich Council Tax Levies. 2. Insufficient commitment is given to the Historic Sites. Tourist and other potential from the totally unique existence and history of the Royal, Military and Naval events and</p>	<p>General support for vision noted.</p> <p>Disagree that Greenwich will be disadvantaged by the Olympic Games. The Council is working hard with partners to ensure a lasting legacy from the 2012 Olympic and Paralympic Games.</p> <p>The vision specifically mentions protecting and enhancing the Maritime Greenwich World Heritage Site and the conservation areas.</p>

					buildings in Eltham, Woolwich, Greenwich and Deptford - the basis for an international world-best tourist centre. In the U.S.A. it would be preserved and developed to international fame and tourism use. In Greenwich it is being destroyed.	
CSIO100	Mr	Patrick	Blake	Highways Agency	It is noted that the spatial vision proposes that 'strong links will be created between housing and employment locations to ensure that employment opportunities are accessible for Greenwich residents'. The HA welcomes this approach (subject to other comments re retail/office also being in locations with high PT accessibility). In addition it is recommended that the Plan should seek to balance the overall level of housing and employment within the Borough in order to reduce need to travel. This would be inline with PPG13, paragraph 30 and would help to ensure that the Plan meets with PPS12 (paragraph 4.24) Test of Soundness 4.	Comments noted
CSIO44			ANON 1		Keep Eltham as a small town which should have affordable shops to rent to maintain area. Green space for sports, walking, and clean environment to offset traffic pollution.	Comments noted, no action required
CSIO14			ANON 1		MORE TRANSPORT LINKS FOR	Comments noted

					CHARLTON suggestions: 1. NEW TUBE TRAIN LINE from NORTH GREENWICH stopping at Sainsburys car park, Blackheath Standard, Blackheath etc. 2. DLR Westward extension from Woolwich Arsenal through Westcombe Park to connect with Greenwich and East London Line. 3. CONGESTION CHARGING/ CAR TAX INCREASES /TOLLS on BLACKWALL TUNNEL	
CSIO67	The		Thomas Family		Most of improvements to public transport seem to be to the north of the borough. Eltham only features in one sentence and doesn't seem to have any benefit for the residents in the south of the borough.	The growth in housing and employment in the north of the Borough means that there is a focus on public transport and infrastructure associated with the growth. Eltham is however one of only two Major Centres in the Borough and is a priority of the Council. It will be covered in the spatial strategy of the draft Core Strategy
CSIO52	Mrs	M	Carr		Mostly I agree, as long as green belt land and green chain walkways are not lost forever	Noted
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	Need to be improved to include housing development in the south of the borough e.g. Kidbrooke and other smaller potential development in Eltham. Should also aim for extension of DLR to Eltham as the best way of improving north /south public transport in a reliable way (i.e. time table, as	The Vision has been amended to include reference to improving north-south links.

					buses even with bus lane are not sufficiently reliable.	
CSIO55			ANON I		No, I don't like these obscure words (Council jargon)	Disagree that the words used are obscure but wording has been revisited for clarity for the next draft.
CSIO35	Mr	Frank	King		NO. I am very much opposed to the government dictating that Greenwich must build so many homes. It is an established fact that high rise housing does not work. It destroys any community ties and increases crime. Low rise housing is the key with maisonettes and two bedroom and three bedroom houses with gardens being the best possible options. There may well be a case for providing one bedroom properties, but only in proportion to the present population needs, even these one bedroom properties should not be high rise. Eight to ten stories at the very most. A 35% increase in homes within an eighteen year period cannot be achieved without long term damage to Greenwich, nor should it be considered. This rate of development will destroy the whole ethos of Greenwich and all that is good about it.	<p>There is a need for additional housing across London and Greenwich.</p> <p>The Draft Core Strategy will include a policy on tall buildings supported by evidence in the Borough's Tall Building Assessment.</p> <p>The Council will ensure that the housing mix provided reflects the needs of the local community and that the growth is supported by appropriate improvements to infrastructure.</p>
CSIO28			ANON I		No. It's too limited. In some ways it's too political follows the 'Labour/Livingstone/ Green' anti-car	Noted, no action required

					policies, seen as the only solution, instead of looking into other solutions.	
CSIO47		A	Bradford		No. You have not taken adequately into account the debt incurred from paying for the Olympic Games. You do not adequately develop special historic interest, e.g. Dockyards.	Noted, no action required
CSIO123	Ms	Adina	Brown	English Heritage - London Region	Overall English Heritage agrees with the vision for Greenwich, although we would like to see the historic environment play a much stronger role in all areas of the Borough i.e. this need not be limited to the Maritime Greenwich World Heritage Site. Local heritage has a vital role to play in providing sense of place and identity, and enhancement of this resource is a key component of maintaining local character/ distinctiveness in the Borough, particularly in those areas undergoing substantial change. For example the historic features of Woolwich town centre and the Royal Arsenal heritage quarter individually and collectively define the areas sense of place. LB of Greenwich should seek to maximise these opportunities in the emerging LDF policies so that the Boroughs local heritage can contribute to the vibrancy and vitality of the area as a whole.	Support noted. It could make the vision overly long to list many more of the heritage features of the Borough and as Maritime Greenwich is a World Heritage Site it is a prime example to point to in the vision. Heritage features prominently throughout the revised Draft Core Strategy, including the spatial strategy and the policies.

CSIO58	Mr	Saleem	Wadee		<p>The current vision is extremely limited or myopic on how it will deliver on economic prosperity (jobs) to sustain the significant expansion of housing. The borough has a unique opportunity to integrate the Greenwich Peninsula with the only significant high value sector for many a mile (Canary Wharf). The Peninsula could not only provide a spill over option for the Wharf (which can only expand in an east-west axis) but also (or alternatively) provide an ideal opportunity for the growth in support services for the Wharf's financial district (e.g. IT sector, hospitality and conferencing along the River; tertiary education, alternative energy etc). With expanded housing you need jobs and learning and development centres. The Peninsula is ideally placed for this.</p> <p>Instead our Council seems incapable of seeing beyond (now defunct mercifully) super casinos and bauhaus constructions. None of the objectives to meet the Vision mention the development of enterprise zones or centres of economic activity (beyond the rather limited view of what local town centres should represent) or how the housing sprawl and one parent families can aspire to something beyond the 1 or 2</p>	<p>Further reference to the Council's vision for Greenwich Peninsula has now been included in this section.</p> <p>The housing mix that comes forward in the Borough will be guided by an assessment of the needs of the local community and will include appropriate levels of family housing.</p>
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					bed flat. A vision statement and strategy which fails to integrate high value enterprise activity, health, education, environment etc is bound to fail.	
CSIO137	Mr	Charles	Muriithi	Environment Agency	<p>The Environment Agency supports growth that can be supported by the necessary environmental infrastructure (for water resources, wastewater, waste and flood risk management), provided in a co-ordinated and timely manner to meet the physical and social needs of both new development and existing communities. Early investment and careful planning may be required to ensure expanded or improved infrastructure will have the capacity to cope with additional demands, particularly with climate change. See our report 'Hidden Infrastructure: The Pressures on Environmental infrastructure'. The report can be downloaded at http://publications.environment-agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf</p> <p>We support the council's commitment to delivering accessible high quality open space, conserving biodiversity value and improving connectivity between sites. Objective P: physical infrastructure must include</p>	<p>Support noted.</p> <p>The Council is working to ensure that sufficient infrastructure is in place to provide for the expected growth in the Borough. The Core Strategy will contain policies on infrastructure and an Infrastructure Delivery Plan is being prepared as part of the evidence base.</p>

					<p>environmental infrastructure for water resources, waste water, waste and flood risk management. ISSUE 10 INFRASTRUCTURE This section correctly identifies the importance of timely and planned provision of environmental infrastructure alongside growth and regeneration. The borough's infrastructure for flood protection (tidal defences, river flood defences) must also be considered. Climate change could exacerbate the impacts of growth on environmental infrastructure. SUSTAINABILITY APPRAISAL Matrix I indicates that negative effects assessed against sustainability objectives are mainly from new development proposals (Spatial Objective A). We therefore recommend that Preferred Options stage demonstrates how core policy will address this incompatibility with the Sustainability Appraisal. For example, by requiring higher standards in new development and DPD policies that ensures environmental outcomes. In the informative below, we set out what those environmental outcomes should be:- VISION FOR AN ECO-BOROUGH Sustainable development of the Thames Gateway provides the</p>	
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					<p>opportunity through valuing our environment to help drive economic growth and improve the quality of life for those that live and work in the Thames Gateway. At the same time as providing access to new skills and jobs and providing the right social and transport infrastructure we need to ensure we live within our environmental limits. As well as providing the right infrastructure there needs to be shift in the way we go about our daily lives to reduce our ecological footprint. Regeneration must deliver greater resource efficiency, appropriate use of brownfield land and protect and enhance a network of well designed greenspace. It must incorporate the highest standards of flood risk management and contribute to an improved and protected water environment. ENVIRONMENTAL CHARACTERISTICS OF AN ECO_BOROUGH From the perspective of environmental sustainability an Eco borough needs to display the following characteristics: The quality of the environment needs to be protected and improved. The demands on natural resources need to be managed sustainably. Both new and</p>	
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					<p>existing development needs to contribute to a low carbon region and designed to adapt to climate change.</p> <p>The necessary environmental infrastructure to support both new and existing development needs to be in place</p> <p>ENVIRONMENTAL OUTCOMES FOR AN ECO BOROUGH</p> <p>Development in the Thames Gateway should be delivered to ensure the following outcomes are achieved:</p> <p>Water quality is improved, Land quality is improved and Brownfield Land is appropriately developed, Cleaner, healthier air, Biodiversity is protected and enhanced, Access to the environment is improved and promoted, Water is managed wisely and we have enough water for people and the environment, Waste is managed sustainably, Sustainable construction approach is adopted on all developments, Energy resource is used efficiency and carbon emissions reduced, Climate change adaptation plan is in place, The impact of flooding understood and the risks appropriately managed, Appropriate water supply and waste water infrastructure is provided, Appropriate waste infrastructure is in place, A network of green</p>	
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					infrastructure is in place.	
CSIO59	Mr	John	Franklin	Greenwich Society	The Greenwich Society welcomes the Spatial Vision but urges that Greenwich Town Centre be specifically incorporated. This is an area of specific importance within the Maritime World Heritage Site, and the vision should include an improved pedestrian environment for residents, shoppers and tourists.	West Greenwich is now specifically referred to in the vision.
CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	The last point of Greenwich's spatial vision is that 'new development within Greenwich will have provided high quality architecture and urban design to create an enhanced and more sustainable urban environment'. The MPA welcome this spatial vision, however would like to suggest additional wording 'safe' be added to this spatial vision at read as: "New development within Greenwich will have provided high quality architecture and urban design to create an enhanced, more sustainable and safe environment"	Agreed to include reference to safety in the vision. "New development within Greenwich will have provided high quality architecture and urban design to achieve increased levels of safety and create an enhanced and more sustainable urban environment."
CSIO144	Ms	Alison	Fairhurst	Government Office for London	The spatial vision for the borough is welcomed. Within this vision you refer to Greenwich accommodating a high level of growth which will have a positive and enhancing impact on the existing environment and community. However, it does not appear to set out	Noted. The existing areas of Eltham, Greenwich Town Centre and the Maritime Greenwich World Heritage Site are now all specifically mentioned in the vision as having their existing

					a vision for existing areas within the borough, including how you will overcome current issues and any arising from the expected growth.	roles retained.
CSIO71				Bellway Homes (Thames Gateway South)	The spatial vision to accommodate a high level of growth accompanied by a prosperous economy and improved transport links is supported. However, whilst the importance of addressing climate change is recognised, the statement that zero carbon development will be the norm is not supported as this may be unachievable. The ability to provide zero carbon development will be largely dependent on emerging technologies and individual site characteristics. A statement that such development will be the norm is therefore unsubstantiated at this stage, and is overly prescriptive.	Support for high level of growth is noted The vision outlines how the Council envisages the Borough looking in 15 years. Low and zero carbon developments are being encouraged at all levels of government and with Code for Sustainable Homes having increasing targets in the coming years, it is believed to be realistic to include the statement in the vision. There is a policy on carbon emissions within the Core Strategy that will be used in assessing development applications.
CSIO136	Ms	Rose	Freeman	The Theatres Trust	The Vision includes 'strong cultural attractions' on page 15 and although conservation areas and listed buildings have their own section under The Built Environment this does not include your many cultural and leisure attractions such as theatres which do not appear in this document and we recommend their inclusion.	Reference to cultural attractions is made in Draft Core Strategy Policy CHI.

CSIO42	Mr	Jon	Taylor		There appears a number of strategies and policies that are designed ~ and then amended ~ and then adjusted ~ and ultimately ignored.	Noted, no action required
CSIO60	Mrs	A.E.	Hart		There is a need to make a contribution to the quality of life in Greenwich by:- 1) To retain the use of a valuable open space like Hervey Road Sports Field. It is in a residential area where there is a local park deficiency. Although designated "COS" it is fenced off from local people. People here including the elderly, the mentally ill, disabled, children and residents from all economic and ethnic groups have too far to go to another open space! 2) To retain some part of Hervey Road Sports Field as an area of biodiversity. This area of SE3 is an area deficient in access to wildlife. If some part of this field is conserved as a wildlife habitat for trees, acid grassland, etc. then insects, birds, bats, etc. could use it as a link between the other open and wildlife spaces in Greenwich.	Noted The Open Space Strategy will identify the level of need for open spaces in the different parts of the Borough and propose how to improve access. Also, policies are in place in the Draft Core Strategy protecting open spaces in the Borough.
CSIO121	Mr	James	Stevens	House Builders Federation	This section is clear and set well the desired direction for the spatial development of the borough.	Support noted, no action required
CSIO115			ANON 1		Too "modern". Cancels out too much heritage. Considers all that has gone before to be bad.	The vision includes the protection and enhancement of Greenwich's rich historic heritage. Also, there are

						policies in the core strategy protecting the many heritage values in the Borough.
CSIO87				West Properties UK Ltd	We agree with the spatial Vision, particularly the emphasis on the importance of the Waterside Area.	Support noted – no action required
CSIO141	Ms	Amanda	O'Brien	Greenwich Teaching Primary Care Trust	We are delighted to see that Health and Wellbeing is one of the spatial issues that is included within the Core Strategy and that addressing the health inequalities in the borough is recognised as a key area that must be addressed through successful healthy planning. The inclusion of health benefits within the other issues is also vital and we are also pleased to see this considered.	Support noted. It is worth noting that the Health and Wellbeing section has since been renamed Cohesive and Healthy Communities.
CSIO120				Morden College	We believe the Strategy should place greater emphasis on the strategy importance of Greenwich Peninsula area. The Peninsula has been identified as being an area for a significant regeneration that is to be implemented during the emerging plan period, and within the time scale referred to in the Issues and OPTION PAPER, UP TO 2025.	Greenwich Peninsula is of strategic importance to the Borough. In the Draft Core Strategy the Peninsula is identified in the spatial strategy and in specific policy that it will be an important centre for growth over the plan period.
CSIO80				Tesco Stores Ltd	We welcome the proposal that Greenwich will accommodate a high level of growth by 2025. We agree that it is important that Greenwich's town centres become vibrant places that are	Noted The vision supports the growth of Woolwich Town Centre and there are specific policies in the Core Strategy to

					<p>accessible to residents and assist in establishing a strong community identity. We concur with the Council's view that, although identified as Major Centre in strategic and policy terms, Woolwich town centre has long been under-performing. Significant plans for reinvigorating the centre are already being prepared and we would suggest that the Vision should encourage these to be brought forward at the earliest opportunity, to assist in the re-establishment of Woolwich as a major centre in the South East and Thames Gateway in terms of its performance. The importance of retail and mixed use developments in achieving this and the ambitions for all other centres, should be emphasized. We also support the provision of housing which will contribute both to the housing requirements of London and the needs of Greenwich's communities.</p>	<p>help facilitate the growth. As the vision is an expression of what the Borough will look like in 15 years, it is not necessary to insert additional text about bringing forward changes to Woolwich at the earliest possible opportunity.</p>
CSIO78				Cathedral Group	<p>We welcome the proposal that Greenwich will accommodate a high level of growth by 2025. We also support the provision of housing which will contribute growth to the housing requirements of London and the needs of Greenwich's community. We agree that it is important that Greenwich's</p>	<p>Support noted , no action required</p>

					town centres become vibrant places that are accessible to residents and assist in establishing a strong community identity	
CSIO40			ANON I		Would add: increase usage of the river as means of transport. Would also add: promote local markets, especially Greenwich market which is currently under threat as an important tourist attraction within the borough. With regards new builds, would underline the importance of them being sympathetic with historic size + existing architecture. (Currently not being observed in East Greenwich area).	Agree, additional text has been added to the vision in the Draft Core Strategy.
CSIO2	Mr	John	Lawton		Yes	Support noted, no action required
CSIO7			ANON I		Yes	Support noted, no action required
CSIO9			ANON I		Yes	Support noted, no action required
CSIO50	Mr	Kevin	Buckle		Yes	Support noted, no action required
CSIO39			ANON I		Yes	Support noted, no action required
CSIO36			ANON I		Yes	Support noted, no action required
CSIO32			ANON I		Yes	Support noted, no action required
CSIO76	Mr & Mrs		Oakley		Yes	Support noted, no action required
CSIO68	Mr	J	Kennett	Eltham Society	Yes	Support noted, no action required
CSIO65	Mr	Terry	Powley	Greenwich Parks Forum	Yes	Support noted, no action required
CSIO69	Mr	Lawrence	Smith	Westcombe Society	Yes	Support noted, no action required
CSIO70	Ms	Emily	Norton		Yes	Support noted, no action required
CSIO94	Ms	Ann	Hill		Yes	Support noted, no action required

CSIO74	Mr	Richard	Cowley	James Wolfe Primary School	Yes	Support noted, no action required
CSIO41	Mr	Richard	Dinkeldein		Yes especially the part about Greenwich being a tourist and sporting destination with 2012 Olympic legacy	Support noted, no action required
CSIO34			ANON 1		Yes I have read the core strategy and consider it a very well written document. However, I think issues such as a public transport, cleaner streets, better healthcare from 4.12 should not be used as criteria for planning. The Council appears to be doing as much as it can to improve all these external aspects of our lives.	Support noted Policies in the Draft Core Strategy include reference to public transport, cleaner streets and better healthcare.
CSIO51	Ms	Susan	Proudfoot		Yes on the whole. Would like to see more prominence given to education in the borough. Education impacts all three key principles, inclusion, sustainability and prosperity. It needs more focus and prominence in order to raise current low level of achievement and encourage more families to stay in the borough.	Support noted. Schools and training facilities are important and are mentioned in policy in the Draft Core Strategy.
CSIO49			ANON 1		Yes The use of spatial (meaning simply space) is silly + erroneous.	Noted, no action required
CSIO6			ANON 1		Yes.	Support noted, no action required
CSIO61		Madeleine	Meynell		Yes. Concerned that Greenwich Council tax payers will contribute more to 2012 Olympics and not receive enough of their legacy in years to come.	Support noted, no action required The Council is working with partners to ensure that the Olympic Games will have a lasting positive legacy for the

						Borough
CSIO20	Mr	Roy	Unknown		You should explain what spatial vision is: NOT everyone understands what it is. I, for one do not.	Definitions and background information on the spatial vision is set out on page 15 of the Issues and Options document

Spatial Objectives – Do you agree with these spatial objectives for Greenwich? If not, what would you alter or add?

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	Not only should the protected views from Greenwich Park be protected but emphasis should also focus on the views From the river, particularly around the WHS. The riverside architecture, massing and articulation should be of the highest standard to preserve the visual amenity and attractiveness for visitors, residents and tourists and river users.	The World Heritage Site is protected in the Draft Core Strategy.
CSIO2	Mr	John	Lawton		Yes	Support noted, no action required
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	A) Do not agree housing should be focussed on the waterfront, the south has major capacity at Kidbrooke. C) Must have better proposals for transport i.e. DLR. J) Should include provision for young people out of school (covering evenings and weekends, holidays. P) Is not sufficient to ensure community facilities i.e. above are developed to support new housing and expenses to date (i.e. Arsenal, Woolwich Town Centre) Should we have still not learnt lesson.	A) Kidbrooke is an important site in growing the Borough and meeting Objective A. Wording has been changed to say that development will be focussed 'primarily' in the waterfront areas to remove the perception that it is only the waterfront where growth will occur. C) Objective reworded J) Objective revised and now extends to cover worklessness and the creation of sustainable jobs (K) P) Disagree that it is not sufficient, community facilities are a type of social infrastructure which is explicit in the objective.

CSIO6			ANON I		Yes	Support noted, no action required
CSIO7			ANON I		Yes	Support noted, no action required
CSIO9			ANON I		Yes	Support noted, no action required
CSIO13			ANON I		As above	Noted
CSIO14			ANON I		As above	Noted
CSIO21	Mr	John	Loder		YES but see (1) above. 2. See (2) above 'redevelopment of Woolwich Arsenal seems to pay little attention to History and Architecture' now being subordinated to commercial housing development. 3. The same applies to the destruction of Woolwich and Deptford Naval Dockyards which is also beginning in Royal Artillery Woolwich Common and Barracks and especially in the Royal Military Academy.	Noted
CSIO28			ANON I		No. Same as above. Yes, we need more green spaces, developed + customer-friendly, + aggressive education for all especially under-twenties. But this doesn't have to be anti-car, anti-motorist	Noted
CSIO32			ANON I		Yes	Support noted, no action required
CSIO33			ANON I		The objectives are good. Obj M assumes there is already a role as a 'sporting destination' but I don't think we are a very sporty borough and certainly not one you visit for sport. Also there is a huge omission - no mention of roads. It is unrealistic to	The abundant open spaces and playing fields in the Borough do make it a sporting destination. Roads are included under the umbrella of physical infrastructure, which is mentioned in both the Issues and

					ignore cars and the borough is in a terrible mess concerning roads at the moment.	Options document and the Draft Core Strategy
CSIO35	Mr	Frank	King		<p>NO. PLEASE TELL THE GOVERNMENT TO BUILD NEW TOWNS ELSEWHERE IF THEY NEED THE INCREASE IN HOUSING AND LEAVE GREENWICH ALONE.</p> <p>Greenwich should aim to expand it's housing provision by an absolute maximum of 1% per annum, and 25% of this should be reserved for the housing of the people now living within the borough who do not have a hope of being housed under the present points system. The reason that we have such a high unemployment rate and deprived population is that the Greenwich population has increased so much over the last twenty years without new employment opportunities being provided. Greenwich needs to develop new businesses to increase employment within the borough, not bring in another sixty thousand people without jobs for them.</p>	<p>Disagree. A growth rate of 1% is unrealistic in the context of meeting housing need and the housing targets in the Draft London Plan.</p> <p>The Council is working to ensure that the growth in housing and population that is expected over the plan period is matched with appropriate improvements to local business opportunities and improvements to local infrastructure.</p>
CSIO36			ANON I		Yes	Support noted, no action required
CSIO38	Rev	Derek	Clacey		I agree with A-P. Objective H should include East Greenwich by name.	<p>Support noted, no action required</p> <p>Objective H only named Woolwich and Eltham as they are the Borough's two</p>

						Major Centres. To name East Greenwich would not improve the objective and is unnecessary.
CSIO39			ANON I		Yes	Support noted, no action required
CSIO40			ANON I		There is no recognition of fact that increasing houses = increased traffic. No strategy to deal with this issue.	Disagree that there is no recognition. Objective P addresses the need for infrastructure to support the planned growth.
CSIO41	Mr	Richard	Dinkeldein		Yes but please include Greenwich Town Centre for 'support' it needs a better A1/A3 balance and a co-ordinated 'look'. Greenwich as a sporting destination - YES PLEASE	Noted Greenwich Town Centre has a specific policy in the Draft Core Strategy to ensure that it is enhanced over the plan period. The Council is working with partners to ensure that there is a lasting and positive legacy from the 2012 Olympic Games
CSIO42	Mr	Jon	Taylor		There should be more private sector involvement. There should be less use of consultants.	Noted
CSIO44			ANON I		Greenwich should stay as a visitor's joy, clean and free of its litter and not be spoilt by poor buildings.	Noted
CSIO46			ANON I		Vision and objectives are important but depend on implementation	Noted
CSIO47		A	Bradford	NHS	Yes	Support noted, no action required
CSIO48	Mr	David	Kerr		Agree, broadly. Believe increased need for hospital and care home provision merits a specific objective. Current	Support noted There is an additional objective in the

					proposals which will require some residents to be treated outside the borough are inconsistent with the spatial vision	Draft Core Strategy which covers reducing deprivation and health inequalities. There is also a specific policy chapter on Cohesive and Healthy Communities
CSIO49			ANON I		Yes ??? About the new bridge? This should be included to enhance working N. of the Thames.	Noted
CSIO50	Mr	Kevin	Buckle		Yes	Support noted, no action required
CSIO51	Ms	Susan	Proudfoot		Yes but why only encourage modern education and training facilities? why not provide them. Good that Greenwich will be a sporting location.	Support noted, no action required
CSIO52	Mrs	M	Carr		Yes, a lot of regeneration is needed in a lot of areas	Support noted, no action required
CSIO53			ANON I		No. Woolwich has not been thought problem Regarding the lay out of the local are. It good for a change, but they are no provide shop in the local area expect for pub place to gambling more positive mean socializing which is affordable and in tune with the community.	Noted, no action required
CSIO54				Gardenia Leisure	Generally yes	Support noted, no action required
CSIO58	Mr	Saleem	Wadee		Add a specific objective to enhance the nature and value of economic activity in the borough to take advantage of the growth in the adjacent Wharf; to create new enterprise and education zones in other parts of the Borough. li)	Comments noted Objective C has been revised and expanded for the Draft Core Strategy

					Objective C should also include east-west (and south of the river) improvements in public transport. iii) The legacy from the Olympics is being overstated. There are no significant permanent facilities being created in the borough from 2012 so let us not deceive ourselves (most events are being held in temporary facilities)	
CSIO59	Mr	John	Franklin	Greenwich Society	The stated objectives are aspirations rather than specific objectives. We would hope that particular aims could be indicated which would promote a bench-mark against which progress can be measured. We do not understand why Greenwich Town Centre is omitted from the Borough's network of Town Centres. It should be included.	Greenwich Town Centre is certainly important to the Borough's network of town centres. Woolwich and Eltham have been mentioned in the objective as they are the Borough's two Major Centres.
CSIO60	Mrs	A.E.	Hart		I particularly agree with D,E,G,I,J,K,L,M,N,O,P K) To protect and enhance Hervey Road Sports Field as an open space, recreation area and wildlife habitat to ensure its preservation beyond 2025. P) To ensure that Hervey Road Sports Field stays as a green space for fresh air, wildlife and exercise when so much development is going on and more is planned. J) To ensure Willowdene is not rebuilt on a sports field in SE3 8BU but on a more appropriate site or on its	Support noted. It is not necessary to have such specific objectives in the Core Strategy but the comments are noted.

					present site.	
CSIO61		Madeleine	Meynell		Ensure Crossrail goes ahead at Woolwich Arsenal. Make Woolwich Arsenal a transport hub for easy interchange. Extend and improve river transport e.g. Thames Clippers. Fully fun Thames Clippers so they are available on Travelcard/Oyster without paying a supplement. Ensure all historical sites are preserved. Not just Greenwich but also Eltham, Woolwich and Deptford. Also Severndroog Castle is neglected.	<p>The Council is working to ensure that Crossrail goes ahead with stations at both Woolwich Arsenal and Abbey Wood.</p> <p>The use of the river has been included in the revised objective C for the Draft Core Strategy</p> <p>Objective N already refers to the entire borough</p>
CSIO62	Mr	Mick	Delap		Agree but (B - appropriate mix of dwelling sizes) must be more sensitive to need for family housing. Existing areas of family housing need intelligent development plans to retain family housing stock and add affordable family units. Regarding 'N', the 19th Century industrial heritage needs specific protection.	<p>Support noted.</p> <p>Objective B has been revised to include additional wording about fostering sustainable and cohesive communities. Also, there is specific mention of family housing in the policies.</p> <p>It is felt that the 19th Century industrial heritage is afforded enough protection through the existing objective wording and in the relevant policies.</p>
CSIO63			ANON 1		How can (M) be achieved, what does this actually mean? How will the demands of L,N,P be met/ balanced. What are the resource implications in terms of calibre and numbers? How will these be achieved by 2025 through the	The Council is working with partners to ensure that there is a lasting legacy from the Olympics and Paralympics in 2012. Various projects for additional training facilities are being investigated and the tourism offer of Greenwich will

					development process? Item (J); given that the population is soaring and the aspirations of (H) - why is there no secondary school in Greenwich Town Centre?	be heavily marketed in the build up to 2012. The objectives set out how the spatial vision will be delivered. The different objectives will be met through the implementation of the spatial strategy and the various policies.
CSIO64			ANON I		Yes	Support noted, no change required
CSIO65	Mr	Terry	Powley	Greenwich Parks Forum	Yes	Support noted, no change required
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	1) No mention of encouraging water transport along the Thames. 2) Open spaces are often neglected and not cared for. 3) Architecture in new developments is often poor.	Objective C has now been revised to include reference to increasing the use of the river. Disagree that open spaces are often neglected and not cared for. Around 30% of the land area in the Borough is open space, which is one of the highest proportions in London. Additionally, an Open Space Strategy is being prepared as part of the evidence base for the LDF. It will work to provide the Borough's residents with access to good quality open spaces. Disagree that architecture is poor. In recent years the Borough has won a number of design awards. Also, there are design policies included in the core strategy that will ensure a high standard

						of design.
CSIO68	Mr	J	Kennett	Eltham Society	Yes	Support noted, no action required
CSIO69	Mr	Lawrence	Smith	Westcombe Society	Yes	Support noted, no action required
CSIO70	Ms	Emily	Norton		Yes	Support noted, no action required
CSIO71				Bellway Homes (Thames Gateway South)	The following spatial objectives should be included in order to be consistent with the London Plan and Planning Policy Statement 1: Delivering Sustainable Development. -There should be a spatial objective to maximise the development potential of sites, as sought by Policy 3A.3 of the London Plan; -There should be a spatial objective to exceed the housing targets in the London Plan in order to meet the future needs of the borough and as required by policies 3A.1 and 3A.2 of the London Plan; and -There should be a spatial objective to actively seek to bring vacant and underused previously developed land and buildings back into beneficial use, as set out in Planning Policy Statement 1: Delivering Sustainable Development.	Noted It is felt that the objectives in the Issues and Options Core Strategy are in line with the London Plan. It is also worth noting that the Draft London Plan was published in 2009 which now speaks of optimising the development potential of sites rather than maximise.
CSIO74	Mr	Richard	Cowley	James Wolfe Primary School	Yes	Support noted, no action required
CSIO76	Mr & Mrs		Oakley		Yes	Support noted, no action required
CSIO77	Ms	Wendy	Shelton	Blackheath	Broadly Yes, But shouldn't there be	Support noted

				Society	some mention of the third Blackwall crossing either at Bullet point C or I. Similarly some reference to the proposed East London River Crossing on the Borough's eastern fringe.	Objective C has been revised to mention 'developing new river crossings'.
CSIO78				Cathedral Group	We agree that high quality housing should be provided in the Borough to at least meet the targets set out in the London Plan. Development should be focussed in existing urban areas which are highly accessible by public transport and close to employment and services. B. We support the provision of an appropriate mix of dwelling sizes and tenures in the Borough over the plan period, recognising the need for increased numbers of smaller units in view of long-term market conditions. F. We support measures to reduce water and power consumption within Greenwich by 2025. J. We agree that modern education and training facilities at appropriate locations in the Borough should be encouraged. O. High quality architecture and urban design is supported for all developments in Greenwich.	Support noted, no action required
CSIO80				Tesco Stores Ltd	We would generally support the Spatial Objectives of the Core Strategy. We support 'To support the Borough's network of town centres, particularly	Woolwich and Eltham have been referred to as they are the Borough's two Major Centres. There are town centre policies in the Core Strategy but

					Woolwich and Eltham' but would suggest the importance of all centres in the retail hierarchy is noted.	it is not felt necessary to have any more details in the objective.
CSIO87				West Properties UK Ltd	We agree with the Spatial Objectives, although we would add a further objective which would acknowledge the need for a flexible response to changing employment type so that there is not rigid protection of Strategic Industrial Sites.	Support noted. An objective has been added to the list regarding the creation of sustainable jobs within the Borough and making the most efficient use of land.
CSIO88				Greenwich Peninsula Regeneration Ltd	Supporting the continued development of the Peninsula is clearly therefore crucial to delivering the objectives of the Core Strategy. Failure to deliver on the Peninsula will prejudice the delivery of the wider Core Strategy. We support Spatial Objective A set out on page 18, which seeks to provide high quality housing by focusing development in the Waterfront area. We agree that the Waterfront is an appropriate location for higher density housing of excellent design quality. However this in itself does not place sufficient weight on the importance of the Greenwich Peninsula itself. We therefore suggest that a specific Spatial Objective be introduced to support the ongoing delivery of the Peninsula: To underpin the delivery of the new urban quarter on the Greenwich Peninsula which is	Support noted. The Peninsula is certainly important to the delivery of the Core Strategy. There are sections of the spatial strategy, vision and strategic policies that relate to Greenwich Peninsula but it is sufficiently covered in the objectives without specific reference.

					providing housing and mixed use development contributing to the regeneration and sustainable development of the Borough.	
CSIO89	Dr	Hilary	Guite	Greenwich TPCT	<p>Agree with the current objectives but would like to see d amended to read: d. To make walking and cycling so attractive and safe that a significantly greater proportion of people use these modes of transport for local journeys I would like to see the following added: q. To promote the development of a cohesive community spirit within local neighbourhoods through the provision of appropriate buildings, spaces and support. r. To develop jointly with residents, particularly in areas of high density, local noise policies with support for their implementation. s. To promote measures to improve the sense of safety for residents of all ages on the streets of Greenwich t. To promote the development of high quality facilities and venues accessible to all neighbourhoods for leisure, fitness and culture u. To ensure that the healthy choice for transport, and food is the easiest and most attractive choice.</p>	<p>Support noted</p> <p>Objective D has been removed but it is felt that other objectives now sufficiently address the points raised about sustainable transport options and safety.</p> <p>The other suggestions for additional objectives to cover matters such as cohesive communities, perceptions of safety and high quality facilities are all covered in objectives that are now included in the Draft Core Strategy.</p> <p>The policy sections of the Core Strategy further strengthen the safety, health and cohesion matters raised in the objectives.</p>
CSIO91				St James Urban Living	Development in the Waterfront area is supported, but should not be the sole focus for development. In keeping with	Development will be primarily in the Waterfront but Objective A has been amended to clarify that it will not solely

					the above comments, the following spatial objectives should be added: - To focus development to make best use of previously developed land in sustainable locations with existing public transport accessibility or planned future transport improvements, or where developer contributions could be sought to support the level of development proposed. - To reduce travel by less sustainable modes of transport and especially by car.	<p>be in the Waterfront area.</p> <p>The objectives have been revised to strengthen the sustainable transport aspects and highlights the use of the river and the possibility of river crossings.</p> <p>Additional amendments to the objectives are not thought to be required as there are now relevant policies on transport and infrastructure and they are also mentioned in the spatial strategy.</p>
CSIO93				Greenwich Hospital	Greenwich Hospital also supports the spatial objective to enhance Greenwich's rich historic environment and to promote high quality architecture and urban design in all development to create an enhanced and more sustainable urban environment.	Support noted, no action required
CSIO94	Ms	Ann	Hill		Yes	Support noted, no action required
CSIO97				Berkeley Homes (Urban Developments) Ltd	Development in the Waterfront area is supported, but should not be the sole focus for development. In keeping with the above comments, the following spatial objectives should be added: - To focus development to make best use of previously developed land in sustainable locations with existing public transport accessibility or planned future transport	<p>Development will be primarily in the Waterfront but Objective A has been amended to clarify that it will not solely be in the Waterfront area.</p> <p>The objectives have been revised to strengthen the sustainable transport aspects and highlights the use of the river and the possibility of river</p>

					improvements, or where developer contributions could be sought to support the level of development proposed. - To reduce travel by less sustainable modes of transport and especially by car	crossings. Additional amendments to the objectives are not thought to be required as there are now relevant policies on transport and infrastructure and they are also mentioned in the spatial strategy.
CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	The MPA suggest the Council to add an additional objective read as "to promote a safe and secure urban environment"	It is not thought necessary to add an additional objective specifically on safety. However, safety and security are now mentioned as part of the objective seeking a high quality of architecture and urban design.
CSIO105	Mr	David	Hammond	Natural England, London Region	There are sixteen Spatial Objective listed which can be broadly supported, in particular: C, D, G, K, L & P FURTHER ABOUT OBJECTIVE (D) - The Council will also need to be aware of the Thames Path which is a designated National Walking Trail which follows the Thames until the Thames Barrier. Natural England welcome the provision of walking and cycling facilities, however, we would normally recommend that combined walking and cycling routes along the	Support noted Objective D has been removed as it is felt that it is covered by other objectives in the revised Draft Core Strategy. Comments about Objective L are noted. Greenwich has around 30% of the land area designated as open space, which is already an extremely strong position. Additionally an Open Space Strategy is being prepared to ensure

					<p>Thames Path are six metres wide with a clearly demarcated, segregated landscape strip, allowing for the enjoyment of both walkers and cyclists. Any development or enhancements to the Thames Path should also give serious consideration to the amelioration of the Path, so that it is contiguous with the River itself. This would include proposals for new developments along the waterside. Further information and contact details for National Trails Officer can be found at the following web site: www.nationaltrails.gov.uk</p> <p>FURTHER ABOUT OBJECTIVE (L): In respect of open space provision within new developments and to help alleviate open spaces deficiencies the Council may find the following comments with regards to Accessible Natural Greenspace standards (ANGST) of use. Natural England believes that local authorities should consider the provision of natural areas as part of a balanced policy to ensure that local communities have access to an appropriate mix of green spaces providing for a range of recreational needs, of at least 2 hectares of accessible natural green-space per 1,000 population. This can be</p>	<p>that a sufficient amount of good quality open space is provided for all Borough residents.</p>
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					<p>broken down by the following system:</p> <p>*No person should live more than 300m from the nearest area of natural green-space; *There should be at least one accessible 20 hectare site within 2 kilometres; *There should be one accessible 100 hectare site within 5 kilometres; *There should be one accessible 500 hectare site within 10 kilometres This is recommended as a starting point for consideration by local authorities and can be used to assist with the identification of local targets and standards. Whilst this may be more difficult for some urban areas/authorities than others, Natural England would encourage local authorities to identify the most appropriate policy and response applicable to their Borough. This can assist the Council with identifying the needs of the local community and increase awareness of the value of accessible natural Greenspace, along with the levels of existing green-space provision, resources and constraints.</p>	
CSIO112				Greenwich College	<p>Support is given to Strategic Objective J as it aims to ensure that modern education and training facilities are encouraged in suitable locations in the Borough.</p>	Support noted, no change required

CSIO115			ANON 1		Bring Environmental/ Consumption-level earlier than 2025. Stopping construction of all houses, flats, accommodation, offices over 5 - 7 storeys.	Noted, no change required
CSIO120				Morden College	This does not place any significant emphasis upon the important of the Peninsula has been identified as being an area for a significant regeneration that is to be implement in during the emerging plan period. We consider that this emphasis should be increased to provide a framework for further, site specific, policy to be prepared downstream	The Peninsula is certainly important to the delivery of the Core Strategy. There are sections of the spatial strategy, vision and strategic policies that relate to Greenwich Peninsula but it is sufficiently covered in the objectives without specific reference.
CSIO121	Mr	James	Stevens	House Builders Federation	While this section describes well the spatial objective it does not set out how these will be delivered (contrary to what the header might say). Although the issues and option stage may be too early to begin addressing this question in detail, this would need to addressed at the preferred options stage. One of the weakness of this document is the lack of detail as to how the Council will achieve its vision and objectives - e.g. who will be the lead body for delivery in specific locations and how they will be assisted? The Core Strategy will work in partnership with key delivery agencies and private developers to	Support noted The Draft Core Strategy now includes a detailed spatial strategy, as well as strategic and development management policies. These combine with the strategic objectives to help the Core Strategy be effective in delivering the vision.

					achieve its spatial vision.	
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	<p>Following on from the spatial vision the objective are consequently limited by the scope of that vision. Heritage is 14th in the list of 16 with "promote high quality architecture and urban design" 15th. Heritage is stated as being "protected and enhanced...to ensure preservation..." although it would be more appropriate to consider conservation than preservation. The historic environment needs to be treated as a resource which can play a central part in the future of the Borough. This will involve adaptation and new uses where appropriate. (Greenwich has one of the finest examples of conservation, that of the change of use of the Old Royal Naval College University Campus). Objective on quality of architecture and design urban design can sound hollow where there is a reference to what is actually meant, what standards that are to be achieved and how these are to be achieved. There are a number of established publications that can be quoted here and criteria established through advisory bodies.</p>	<p>Comments noted.</p> <p>The objectives are not prioritised so it is not the case that heritage is being de-prioritised by being lower on the list.</p> <p>Amendments have been made to both of the objectives referred to in these comments.</p> <p>The heritage of Greenwich is extremely valuable and is protected throughout the Draft Core Strategy, not just in the strategic objectives but also in the spatial strategy and the policies.</p>
CSIO123	Ms	Adina	Brown	English Heritage -	English Heritage welcomes inclusion of Spatial Objective on the historic	Support noted

				London Region	<p>environment. In terms of delivery we would like to draw your attention to the many heritage assets currently at risk from neglect, decay, under-use or redundancy. Each year English Heritage publishes a Register of Buildings at Risk in London, which comprises information on all Listed Buildings and Scheduled Ancient Monuments that are vulnerable due to disrepair (www.english-heritage.org.uk/BAR). There are a number of examples in the LB of Greenwich and the LDF Core Strategy should support bringing these important features of the built environment back into use through the use of good conservation practices. However there are also many other historic buildings of local significance in a state of disrepair. In the case of buildings within conservation areas, we would suggest up to date Conservation Area Management Plans should be completed. This will provide clear guidance on how vacant buildings and sites should be appropriately re-used or developed. English Heritage would also encourage LB of Greenwich to make improvements and provide better access to historic assets for leisure, cultural and educational activities. In all</p>	<p>The heritage of Greenwich is extremely valuable and is protected throughout the Draft Core Strategy, not just in the strategic objectives but also in the spatial strategy and the policies.</p>
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					cases the principles of good design should be promoted through the LDF Core Strategy. This should be based upon a good understanding of the character of the site and its surroundings, as well as a thorough assessment of potential impact on heritage assets and their setting. We would advise characterisation of the Borough to inform how future change can be managed in the historic environment, such as provision for new housing.	
CSIO125	Mr	David	Wilson	Thames Water	A key sustainability objective for the preparation of the new Local Development Framework should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 4.9 of the new PPS12, 2004 states: "LPAs should ensure that delivery of housing and other strategic and regional requirements is not compromised by unrealistic expectation about the future availability of infrastructure, transportation and resources. Annex B sets out further guidance on resources, utilities and infrastructure provision". Thames Water support Spatial Objective P in particular. Thames	Support noted, no change required. It is worth noting that an Infrastructure Delivery Plan is being prepared as part of the evidence base for the LDF. Also, infrastructure is a priority throughout the Draft Core Strategy, including a designated policy chapter.

					Water also support Spatial Objective E as we promote the efficient use of water and the recognition of its value as a precious natural resource.	
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	Agree	Support noted, no change required
CSIO136	Ms	Rose	Freeman	The Theatres Trust	We expected your Objectives to reflect the Vision but there is no mention of 'cultural attractions'.	Comment noted.
CSIO137	Mr	Charles	Muriithi	Environment Agency	Objective G: we recommend that to ensure that energy is used efficiency and carbon emissions reduced; core policy should require rather than promote low and zero carbon developments throughout the Borough. The London plan states that London boroughs should in their DPDs require all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions (Policy 4A.6). The London Plan also states that boroughs should ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in DPD policies. Boroughs should require all applications for major developments to include a statement on the potential implications of the development on sustainable	<p>Comments noted.</p> <p>The Core Strategy is being prepared in general conformity with the Draft London Plan which was published in 2009.</p> <p>Addressing environmental issues including climate change is important to the Council. There are now strong policies on environment and carbon emissions in the Draft Core Strategy.</p>

					<p>design and construction principles (Policy 4A.3). Regarding renewable energy on site, the London Plan states that boroughs should in their DPDs adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. Boroughs in their DPDs should identify broad areas where the development of specific renewable energy technologies is appropriate. Policy 4A.7) We therefore recommend that all of the options (excluding option 2) are required unless it can be demonstrated that high environmental standards are not feasible. We also recommend that the DPD should identify broad areas where zero carbon development is appropriate.</p>	
CSIO140	Mr	Philip	Binns	Greenwich Conservation Group	<p>Broadly speaking yes, but believe that *At objective C there should be reference to the 3rd Blackwall crossing. This will be important in addressing Objective I - creating strong transport links. *There should also be reference to the East London River Crossing at the extreme eastern end of the</p>	<p>Support noted</p> <p>Objective C has been amended and now includes reference to new river crossings and increasing use of the river. It is not felt necessary to refer to specific crossings.</p>

					Borough.	
CSIO144	Ms	Alison	Fairhurst	Government Office for London	The spatial objectives for the borough are set out on page 18. How were these objectives developed and are they linked to the documents Sustainability Appraisal?	<p>The strategic objectives were drafted as they are important in delivering the spatial vision.</p> <p>The initial sustainability appraisal helped to review the objectives contained in the Issues and Options document and influenced the preparation of the Draft Core Strategy</p>
CSIO149		Jabed	Rahman	NHS London Healthy Urban Development Unit	The key health aspects for the LDF core strategy to address are: Health and well being in the borough and the potential of spatial planning to intervene to improve health and reduce inequality; The need to ensure, in the light of housing growth and population change that health facilities are available to the population in the right place and at the right time.	<p>This comment does not wholly relate to the Strategic Objectives section. Health issues are included in the Objectives section and throughout the Draft Core Strategy including specific policies on cohesive and healthy communities.</p> <p>It is worth noting that a new objective has been added to this section to reduce deprivation and health inequalities within the Borough.</p>

Critical Spatial issues – Do you consider ‘Growing Greenwich and ‘Enhancing Greenwich’ to be the two most critical spatial issues facing the Borough? If not, what do you consider to be the critical spatial issues?

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO38	Rev	Derek	Clacey		I agree. Housing growth. Impact needs to include issues of creating communities which are stable i.e. places where people can put down their roots.	Support welcomed, no action required.
CSIO60	Mrs	A.E.	Hart		1) Greenwich has many good qualities but increasing the population density any more will not be to the benefit of existing residents. 2) It is important to maintain and enhance the remaining green spaces in the Borough. A green space like Hervey Road Sports Field should be retained and improved for use by residents now and beyond 2025, even in perpetuity.	We must meet the housing targets set by the Mayor of London, which will lead to both an increased number of people and homes in the Borough. Density will not increase in all areas, however, under-utilised brownfield land will be used as much as possible. A priority of the Draft Core Strategy is to protect existing open spaces.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	1) People in the new waterfront developments often have no local loyalties, merely using their properties as week-end locations. 2) There will be little mixing between old and new communities, which is already evident.	Although planning cannot control whether a person lives in their property at the weekend, the Core Strategy now aims to encourage community cohesiveness and ensure that developments are mixed-use, providing for a range of needs.
CSIO42	Mr	Jon	Taylor		1/ Shifting post-industrial land use into residential / employment use 2/ Developing built environment with sympathy to existing environment 3/ Improve transport ~ movement ~	Existing industrial land at Greenwich Peninsula West and Charlton Riverside is proposed for new mixed-use development. A priority of the Draft Core Strategy is

					through the borough 4/ Ensure appropriate residential mixes	to protect existing open space. The Core Strategy also requires that development should consider its historic context. We recognise the importance of improved transport infrastructure in the Borough and the Core Strategy supports this. The Core Strategy will aim to ensure appropriate residential mixes, in terms of tenure and size of property. We have completed background studies to help inform us of the need.
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	6:1 Need to be more specific, positive about infrastructure, both physical and social as otherwise too easily forgotten. 6:2 Again, more impact to the need to improve facilities, i.e. Community health and transport in/on large isolated estate.	The final Core Strategy will be specific about the infrastructure that is required and delivery mechanisms for this. We are still in the process of sourcing information from infrastructure providers, and will include this in the Infrastructure Delivery Plan which is being prepared. The Core Strategy now contains a policy on Healthy Communities in order to help to address health concerns. Transport improvements are also proposed.
CSIO59	Mr	John	Franklin	Greenwich Society	A weakness of the Core Strategy is that it does not discuss or quantify the implications of growth in population or specify what new infrastructure would be required to meet this growth. The	The final Core Strategy will be specific about the infrastructure that is required and delivery mechanisms for this. We are still in the process of sourcing information from some infrastructure

					Society accepts that the 2 questions posed on are crucial but would ask that detailed analysis is required along the lines of the enclosed Note	providers, and will include this in the Infrastructure Delivery Plan which is being prepared.
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	Quality of life is an issue that needs to be included as a critical issue, encompassing health inequality, noise, congestion, safety, policing.	A number of policies within the Core Strategy aim to address these issues. In particular, policies on Healthy Communities and Cohesive Communities will help to address health inequality and safety concerns.
CSIO48	Mr	David	Kerr		Agree Development decisions sometimes erode Conservation Areas. There is an urgent need to expedite the production of conservation area management plans and then to enforce the policies within the plans. Some draft plans are excellent but until they are approved and enforced the quality of the built environment will continue to reduce albeit little by little.	Support noted Since the Issues and Options document was consulted on in February 2008, four Conservation Area Management Strategies have been adopted by Council. Ashburnham Triangle was adopted in December 2008 and Rectory Fields, Westcombe Park and Plumstead Common were all adopted in March 2010. The Draft Core Strategy includes design and heritage policies that ensure the ongoing protection of all of the Borough's conservation areas.
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	Agree	Support noted, no action required.
CSIO62	Mr	Mick	Delap		Agree Regarding 6.1, development so far has been commercially led with	Policy C1 of the Core Strategy now requires developers to ensure that their

					infrastructure lagging far behind, and negligible “social gain”. This must be avoided in future. Regarding 6.2, enhancement of settled communities to maintain balanced social mix is important.	development provides for the necessary infrastructure needs. We have considered requiring developers to provide all infrastructure prior to completion of development, but this is not our preferred approach as the necessity for this will depend on the infrastructure to be provided and this should be determined on a site by site basis. Comment noted regarding 6.2.
CSIO142	Mr	Ken	Hobday	Abbey Wood Wildlife Group	Along with for example energy conservation, recycling, the ecological improvement of all open spaces within in the Borough should be one of the key principles of sustainability and should in my view be one of the key principles of the Core Strategy.	A priority of the Draft Core Strategy has always been to protect existing open space and to protect biodiversity and the environment. This is now reflected in the Core Strategy vision and objectives and in the policies relating to open spaces and the environment.
CSIO14			ANON 1		As above	No action required.
CSIO44			ANON 1		Do not grow Greenwich which will increase traffic, overload all services which are at full to breaking point during certain times during week	We must meet the housing targets set by the Mayor of London, which will lead to both an increased number of people and homes in the Borough. However, the Core Strategy aims to ensure that these new homes are supported by the necessary infrastructure, such as improved transport and other services.
CSIO123	Ms	Adina	Brown	English Heritage – London	English Heritage supports ‘Enhancing Greenwich as a critical spatial issue facing the borough, but we are	‘Enhancing Greenwich’ now makes note of conserving the Borough’s unique heritage.

				Region	disappointed enhancement of the historic environment was not identified as an underpinning issue. As well as an entity of intrinsic value in its own right, the historic environment has much to offer in achieving the issues and options set out in this consultation. We hope LB of Greenwich will take advantage of these opportunities in the emerging LDF Core Strategy and also take note of any potential issues, some of which are outlined below:	The Draft Core Strategy's vision and objectives reflect the need to enhance and protect the Borough's historic environment and this is also reflected in the design and heritage policies.
CSIO33			ANON I		Enhancing is the most critical issue. Growing confuses me. I would be surprised by as few as 60,000 new residents by 2026 but must trust the research. The ambitions stated in 6. I seem sound and believable nonetheless.	Comment noted. The Draft Core Strategy currently proposes approximately 32,235 new homes in the Borough by 2026, and contains updated demographic projections from the GLA.
CSIO20	Mr	Roy	Unknown		Explain as above.	Noted
CSIO54				Gardenia Leisure	Generally yes./ there may well be a need to secure environmental objectives through enabling development.	Support noted, no action required.
CSIO63			ANON I		Going for bust in terms of numbers and density and the demands of K,N,L,P would seem overly ambitious. The infrastructure is already creaking and "settled" communities strained by the existing growth pattern, especially tourism and traffic in the Greenwich Town Centre.	We must meet the housing targets set by the Mayor of London (currently 25,950 new homes over ten years), which will lead to both an increased number of people and homes in the Borough. The Draft Core Strategy aims to ensure that infrastructure will be delivered to support any new

						development. It is also intended that this improved infrastructure will benefit existing, as well as new, residents. Actions to reduced congestion in Greenwich Town Centre are being considered, including pedestrianisation of parts of it.
CSIO61		Madeleine	Meynell		Greenwich should grow gradually to maintain standards of living. Most new developments are for one and two bedroom flats. This has caused a real shortage of family sized accommodation. Families prefer houses with enclosed gardens where children can play safely. Single occupancy households may be increasing, but there are many families in housing need.	It is intended that new development in the Borough will occur gradually over the next 15-20 years, as set out in the Core Strategy. We have now completed a housing study, which has provided data for us on what size of homes are needed in the Borough. This recognises the need for more family housing in the Borough, and policy H2 aims to achieve this.
CSIO67	The		Thomas Family		Growing Greenwich is OK but turning family homes into flats puts pressure on services. Unless increase local jobs public transport will be not be able to cope with growing numbers commuting into central London. Waterfront development shouldn't just be for the rich people who can afford to pay high housing costs as this will cause more division within Borough.	The Core Strategy does not intend to see family homes turned into flats. We are aware that there is a need for more family housing in the Borough and policy H2 aims to achieve this. Policy H(b) also aims to protect small, family homes. Policy C1 of the Core Strategy now requires developers to ensure that their development provides for the necessary infrastructure needs. Waterfront development will not only be for rich people and we will aim to ensure that all development contains a

						mix of tenures and therefore creates mixed communities.
CSIO91				St James Urban Living	Growing Greenwich should have more emphasis to the role of new development on sites outside of the Waterfront Area in delivering new homes and jobs and to act as a catalyst for the regeneration of the locality. The last sentence of Enhancing Greenwich should have however removed from the start because it is not contrary to the text which precedes it. The quotations at the start of the section places exclusive emphasis on the Waterfront area. This should be revised to reflect that housing will also be provided elsewhere in the Borough.	Comments noted – the wording of this section has now been revised.
CSIO97				Berkeley Homes (Urban Developments) Ltd	Growing Greenwich should have more emphasis to the role of new development on sites outside of the Waterfront Area in delivering new homes and jobs and to act as a catalyst for the regeneration of the locality. The last sentence of Enhancing Greenwich should have however removed from the start because it is not contrary to the text which precedes it. The quotations at the start of the section places exclusive emphasis on the Waterfront area. This should be revised to reflect that housing will also be provided	Comments noted – the wording of this section has now been revised.

					elsewhere in the Borough.	
CSIO46			ANON I		Growth is not critical. Enhancement if not superficial is more important.	Comment noted
CSIO55			ANON I		I believe you should keep the population of this borough under control. IT should be in line with the capacity of transport, housing, open spaces for recreation, and government directives (as promulgated I am quite sure more will come as this country over-expands.) Buses are now over-used, especially the No 53 route which covers about 20 schools in term time.	We must meet the housing targets set by the Mayor of London, which will lead to both an increased number of people and homes in the Borough. However, the Core Strategy aims to ensure that these new homes are supported by the necessary infrastructure, such as improved transport and other services.
CSIO89	Dr	Hilary	Guite	Greenwich TPCT	I think the two that you have listed are right but the following objective whilst part of growing Greenwich needs to be pulled out as a separate critical issue. The ethnic mix of Greenwich is changing and the proportion of non-white people particularly from Africa will be doubling. This provides an exciting opportunity for cultural diversity but a lot of support will be needed for these new communities to integrate and access services and for clear demonstrable benefits of the new communities and the new developments to be felt by existing residents. Additional efforts need to be made to ensure that existing residents gain improved access to jobs, facilities and	We recognise that there will be increasing diversity in the Borough and have prepared policies to support mixed communities and develop community cohesion. Policy CHI specifically relates to community cohesiveness. Policy H3 also supports mixed tenure development. It is the aim of the Core Strategy that any new infrastructure delivered via new development will also support existing communities in the Borough.

					the development of their neighbourhood alongside new residents. This will require innovative approaches and additional support from developers to ensure that the Greenwich we have in 2025 is not a divided place but a friendly and vibrant place.	
CSIO144	Ms	Alison	Fairhurst	Government Office for London	It would have been helpful at paragraph 6.1 to say that the target for at least 20,100 additional dwellings by 2016/2017 is set out in the London Plan. This paragraph goes on to say that the predicted housing growth will not be spread evenly throughout the borough but predominantly in the waterfront area. How have you come to this conclusion and will there be any issues arising from this, including for existing communities across the borough and risks of flooding?	Reference to targets have now been removed from this section but are now referred to in section 3 where the requirements of the London Plan are made clear. Areas for development are now detailed within the spatial strategy in section 3.
CSIO30			ANON 1		London is at risk of flooding due to climate change and current and future land use in Greenwich should address this as a priority.	We are aware of the existing risks and potential future risks of flooding in the Borough. We are currently finalising a Strategic Flood Risk Assessment, which will provide more detailed information to inform the Core Strategy.
CSIO40			ANON 1		More emphasis should be place on in sympathy with existing environment to ensure that the very essence of Greenwich's historic past is not compromised.	This section has now been rewored and it is felt that sufficient weight is given to this.

CSIO52	Mrs	M	Carr		No – I consider providing care for the elderly and safe play areas for the young people should play a bigger part on your strategy.	The wording of this section now makes clear that it is relevant to all residents and visitors in the Borough. Section I of the Core Strategy highlights the issue of a changing population in the Borough, with particular reference to age, and this has been taken into account within the policies prepared.
CSIO47		A	Bradford	NHS	No Employment is more important and employment training	Reference to employment is included within the themes of growing and enhancing Greenwich, particularly the issue of increasing access to jobs.
CSIO35	Mr	Frank	King		NO. Greenwich councillors are elected to represent the people of Greenwich, not to submit to Central Governments demands without question. Tell central government NOW that until employment has improved in Greenwich we do not have the land or the will to increase the population of Greenwich. If Greenwich council accepts the Governments demands now for a sixty thousand population increase, they will make the same, or greater, demands in future plans. Before long Greenwich will be one huge dormitory town for central London and be forced to give up all, of its green spaces.	The Council believes that we have sufficient land to deliver the housing targets set by the Mayor of London. Delivering these new homes will also allow the Borough to see improved infrastructure, such as in transport and services, which will benefit both new and existing residents and help to enhance the Borough as a whole. A priority of the Core Strategy has always been to protect existing open spaces. We will make use of under-utilised brownfield land for new development.
CSIO115			ANON I		Protecting the HISTORY of the	'Enhancing Greenwich' reflects the fact

					borough. By NOT modernising too fast please. Don't be politics-guided, but people guided	that we wish to see the Borough's unique heritage protected and this is supported in the policies of the Core Strategy.
CSIO148	Mr	Neil	Morkunas	Greenwich Town Centre Agency	The document does not take into account the existing conflict between residents of and visitors to Greenwich town centre. There is no acknowledgement of the role the historic assets and open spaces play in the local economy.	This section does not go into this level of detail, but does show support for the protection of the Borough's unique heritage. Section 3 describes our spatial vision for all parts of the Borough, including Greenwich Town Centre, where we recognise there is a need to improve the pedestrian environment to improve usability for all. This is also reflected in Policy TC4 on Greenwich Town Centre.
CSIO71				Bellway Homes (Thames Gateway South)	The need to accommodate the borough's housing target, in a sustainable manner, is the most critical issue facing the borough. Achieving housing targets through sustainable development is a key objective of the London Plan and is fundamental to meeting the needs of London's existing and future population.	The Core Strategy aims to deliver the housing numbers set out in the London Plan, as detailed in our spatial strategy in section 3.
CSIO136	Ms	Rose	Freeman	The Theatres Trust	The role of the Core Strategy is to set out the scale of development envisaged with an AAP focussing on how any particular proposal will be delivered. We suggest that your town centres are dealt with by general policies in the Core Strategy document with criteria	Section 3 of the Core Strategy sets out our spatial strategy for the Borough, including Strategic Development Locations, where we envisage the majority of growth taking place. Town centres are now dealt with in separate town centre policies.

					to steer development to the most sustainable locations. Essentially, the Core Strategy should deal with key policy areas and strategic development opportunities and we would like to see a section on the protection and promotion of existing leisure and cultural facilities including development of new, as distinct from open space (sport and recreation), health and well-being (community facilities), and the built environment (heritage and listed buildings). The Trust requests that the document provides sufficient protection to ensure continued theatre use within the area, particularly where buildings for performance arts, may not be covered by listing or conservation area designations, or may be affected by proposals which come forward for development sites. This should include performing arts facilities that stand-alone, are part of other facilities, or are contained within educational or community buildings.	Policy CHI now refers to Cohesive Communities and, within this, gives support for new and improved community facilities, encouragement for arts and culture projects and the shared use of community facilities.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	There should be proper analytical consideration of putting a brake on the present surge of commercially driven property development and moving instead towards a low or zero growth strategy for future years. Unless the	We must meet the housing targets set by the Mayor of London, in order to help to accommodate both the predicted organic population growth within the Borough and a growth in people moving to the Borough.

					pros and cons of this are studied, the planning process is simply taking a ride on the coat-tails of the building industry, and meaningful opportunity for community input is being denied. Until such time as this work is carried out and presented for public comment, we think it is completely mistaken to set out an overall vision based on major growth.	The Core Strategy aims to ensure that infrastructure will be delivered to support any new development and it is intended that this improved infrastructure will benefit existing, as well as new residents.
CSIO120				Morden College	This identifies the importance for waterfront areas and the need to focus high quality housing on such areas. We consider that the waterfront within Greenwich is a unique and valuable asset and future land planning should aim to maximise the development opportunities on the waterfront. We agree with the statement made in paragraph 6:1, page 19. We consider that the waterfront should be a focus for growth and redevelopment. We support the minimum housing target set out in paragraph 6.1 and acknowledge that this growth will be predominantly in the Waterfront area. We suggest that in future version the equivalent paragraph be amended to make it clear that the Waterfront includes the Greenwich Peninsula, to add clarity to the plan.	Comment noted – Greenwich Peninsula is specified within the theme of 'Growing Greenwich.' Further detail on our proposed locations for growth are now set out in our spatial strategy in section 3.

CSIO80				Tesco Stores Ltd	We agree that Growing Greenwich and Enhancing Greenwich are the two main issues facing the Borough, but would suggest that greater emphasis needs to be given to the need to regenerate areas of deprivation and ensuring that the infrastructure, including retail, required to support the increase in population is provided.	Emphasis is given to improving deprived communities within the theme of 'Enhancing Greenwich.' We do not consider retail within critical infrastructure. However, we do support the development of retail within the policies in section 4 – Town Centres, which our Retail Capacity Study has informed.
CSIO78				Cathedral Group	We agree that Enhancing Greenwich and Growing Greenwich are the most critical spatial issues facing the Borough. There is a pressing need to regenerate areas of deprivation within the Borough, strengthen the existing economy and address the inequalities within Greenwich. This will involve areas of Greenwich accommodating a wider socio-economic range of residents, including students, to increase values and encourage much-needed new investment. It is recognised that Greenwich will experience high levels of housing growth over the plan period and that such growth should have a positive impact on the existing environment.	Support noted, no action required.
CSIO87				West Properties UK Ltd	We agree with broad division into two issues, but would suggest that the approach to the development of the Waterfront for housing and mixed use	Comment noted. We make clear within the Core Strategy now, that development is often an enabler, particularly in enhancing the Borough

					should be an “enabling approach”	for existing residents.
CSIO140	Mr	Philip	Binns	Greenwich Conservation Group	We consider that ‘Growing Greenwich’ and ‘Enhancing Greenwich’ are the two most critical Spatial Issues facing the Borough, although, in respect of figures provided at section 6.1, we question their veracity.	Comment noted. The number of new homes required in the Borough is set out in the London Plan and more detail is now provided on these in section 3 of the Core Strategy.
CSIO137	Mr	Charles	Muriithi	Environment Agency	We note with concern that although the Borough has a 13 Kilometre frontage to the River Thames, the longest single sided river frontage of all London boroughs, flood risk has not been identified as one of the 21 core strategy key issues. This is notwithstanding the fact that sustainability objective 5 is to reduce fluvial and surface water flooding.	We recognise the importance of considering flood risk in the Borough. This is highlighted within the ‘Environment and Climate Change’ section of the spatial strategy. Our Strategic Flood Risk Assessment is still being finalised and once complete, will further inform our flood risk policies.
CSIO121	Mr	James	Stevens	House Builders Federation	We welcome this section since the issues described here will have a bearing on the achievement of the aforementioned spatial objectives. The Core Strategy must be flexible enough to accommodate a change in emphasis, or allow for the alteration to the spatial direction of development, should problems such as the delivery of physical social infrastructure be encountered. In-built flexibility to respond to new challenges would be in accordance with PPS12 soundness test vii.	Support noted, no action required.

CSIO21	Mr	John	Loder		WHY the most critical? I the growth advantageous or inevitable even if not desired? It must not be taken as automatic, especially in view of the Scoping Report comment i.e. The Borough is the 10 th most deprived local authority in London. Unemployment rates (now higher than both London & national trends) must not be worsened by increased housing out of balance with current employment opportunities. The overall economy must be in continual balance at any given time otherwise the Spatial Portrait will be invalidated.	We must meet the housing targets set by the Mayor of London, in order to help to accommodate both the predicted organic population growth within the Borough and a growth in people moving to the Borough. The Core Strategy aims to ensure that infrastructure will be delivered to support any new development and it is intended that this improved infrastructure will benefit existing, as well as new residents.
CSIO2	Mr	John	Lawton		Yes	Support noted, no action required.
CSIO6			ANON I		Yes	Support noted, no action required.
CSIO7			ANON I		Yes	Support noted, no action required.
CSIO9			ANON I		Yes	Support noted, no action required.
CSIO39			ANON I		Yes	Support noted, no action required.
CSIO36			ANON I		Yes	Support noted, no action required.
CSIO32			ANON I		Yes	Support noted, no action required.
CSIO76	Mr & Mrs		Oakley		Yes	Support noted, no action required.
CSIO68	Mr	J	Kennett	Eltham Society	Yes	Support noted, no action required.
CSIO65	Mr	Terry	Powley	Greenwich Parks Forum	Yes	Support noted, no action required.
CSIO69	Mr	Lawrence	Smith	Westcombe Society	Yes	Support noted, no action required.
CSIO70	Ms	Emily	Norton		Yes	Support noted, no action required.
CSIO94	Ms	Ann	Hill		Yes	Support noted, no action required.

CSIO74	Mr	Richard	Cowley	James Wolfe Primary School	Yes	Support noted, no action required.
CSIO50	Mr	Kevin	Buckle		Yes it is important to improve and strengthen the economy within Greenwich borough. Inequalities within Greenwich should be addressed and be put into action.	Support noted, no action required.
CSIO49			ANON I		Yes Better schools teaching respect & civility.	Support noted, no action required.
CSIO64			ANON I		Yes Greenwich needs cleaning it is so dirty especially in areas not seen by main roads. To enhance Greenwich, the route A2 and A102 need cleaning.	Support noted, no action required.
CSIO77	Ms	Wendy	Shelton	Blackheath Society	Yes Question the figure of 60,000 new residents in the period up to 2025/26. Consider that this may be an under estimate given the number of dwelling units already approved on in the planning process – plus future natural growth over the period.	60,000 new residents is an estimate based on the predicted future number of residents per dwelling. This will depend on the exact mix and type of homes delivered. The Draft Core Strategy contains updated demographic projections from the GLA.
CSIO28			ANON I		Yes to both, but not at the exclusion of other programmes. People 'all people' of Greenwich esp. 'new arrivals' or 'temp visitors' all need to be educated (not forced) into respecting all that Greenwich was + is, environmentally, culturally, historically.	The 'Growing Greenwich' theme makes clear that this is for <i>all</i> residents and visitors to the Borough.
CSIO51	Ms	Susan	Proudfoot		Yes we need to do both. But a key strength/feature of Greenwich is its open spaces please do not build on any	A priority of the Core Strategy has always been to protect existing open spaces. We will make use of under-

					existing green open space retain it all for future generations.	utilised brownfield land as much as possible for new development.
CSIO53			ANON I		Yes, agree that they should be a change to housing in Greenwich but also to improve, old property also it seem it vision to change the area but not dealing with the current issue The Greenwich are dealing with. Such as existing resident, alcohol problem housing development, young people, and drug in the local area it seem the In the regeneration of the local area is bring more crime.	The reason we have the theme of 'enhancing Greenwich' is to ensure that we consider these existing issues as well as accommodating new development.
CSIO41	Mr	Richard	Dinkeldein		Yes. But please do not build on existing green open space wherever it is – USE BROWN LAND	A priority of the Core Strategy has always been to protect existing open spaces. Over 99% of residential development will be on brownfield land.

Issue 1A - What percentage of affordable housing should we seek from new housing developments?

- Option 1. At Least 35%
- Option 2. 40%
- Option 3. 50%
- Option 4. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO9			ANON 1		5%	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO64			ANON 1		75%	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO45			ANON 1		0% - affordable housing is a short term solution. Provide more council rented accommodation.	Housing affordability is a long term issue that needs addressing by the Council

CSIO30			ANON I		100% with a mixture of social, HA & co-operatives. There is no excuse for excluding people from housing in a crisis.	Noted, no action required 100% would be an unfeasible amount of affordable housing in any developments as it would prevent sites coming forward for development.
CSIO21	Mr	John	Loder		25%. The balance must be determined at any time by employment levels and the specific economic conditions. Affordable housing is an ambiguous term. It has to be paid for by somebody – the Council Taxpayer?	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO33			ANON I		25-30%	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO46			ANON I		As much as infrastructure can support, but what is affordable?	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment

						and the Strategic Housing Market Assessment (SHMA).
CSIO76	Mr & Mrs		Oakley		As paragraph 8.3 of your notes, based on outgoing experience of property costs, earnings and overall availability.	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	Asking the consultee to choose one of four affordable housing options is meaningless without more information on demand. This question needs to be linked to data on employment patterns. What are the implications for including affordable housing in the design of new development?	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Axa object to any policy which requires all sites to be capable of providing a set amount of affordable housing. Instead, any emerging policy should be in line with Policy 39.A: Affordable housing of the adopted London Plan (consolidated with changes since 2004) (2008), which states that DPD policies should set an overall target for the amount of affordable housing provision over the plan period in their area, based on a	It is extremely valuable to the Core Strategy to have an affordable housing policy. The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).

					<p>assessment of all housing needs and a realistic assessment of supply.</p> <p>Therefore, any figure established in the preferred option must be considered on the basis of an up to date Housing Needs Survey. Furthermore, any such requirement could inhibit some sites coming forward for residential development, where delivery costs affect the viability of the scheme. In such cases, a lower proportion of affordable housing should be accepted. Any policy should therefore, provide flexibility in line with the adopted Greater London Authority's Supplementary Planning Document relating to housing, which states that there is a need to encourage rather than restrain residential development...</p> <p>Targets should applied with flexibility, taking into account individual sites costs and other requirements'. Similar words are found in the London Plan. Axa support the use of an open book approach to demonstrate the level of affordable housing that can be delivered on a development site, but the policy must allow flexibility for this. Affordable housing must reconcile the two objectives of a continuing supply of affordable housing, with the need to</p>	
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					<p>avoid concentrated pockets of housing tenures, Provision should be made within any affordable housing policy to allow for different types of affordable housing tenures, including equity housing, discounted sales and other types of arrangements, to provide flexibility. Axa request reference to the preferred methodology for calculating affordable housing provision. Axa advise that affordable housing calculation should be made on the basis of habitable rooms or floorspace, as opposed to dwelling numbers, as recommended in the GLA'S Housing SPG. Axa would object to be the principles of pepper-potting of affordable housing being referred to within any affordable housing policy, if it were not adopted in a sensible and pragmatic way taking into account financial and management issues. In other words, Axa accept a broad spread of affordable housing across a large site with blocks of flats but not a 'sprinkling' OF flats within individual blocks. From previous experiences of developers and Registered Social Landlords, it has been demonstrated that pepper-potting give rise to management difficulties in assigning</p>	
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					associated management/maintenance costs.	
CSIO2	Mr	John	Lawton		Each development should be judged alone. Higher or lower will be correct in differing circumstances	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO123	Ms	Adina	Brown	English Heritage – London Region	English Heritage recommends the emerging LDF Core Strategy should seek to promote good design principles and this should be applied when proposing new homes. All successful design solutions depend on allowing time for a thorough site analysis and careful character appraisal of the context. English Heritage believes the right approach is to be found in examining the historic context for any proposed development in detail and relating the new building to its surroundings through an informed character appraisal. This does not imply that any one architectural approach is, by its nature, more likely to succeed than any other and the best results are often achieved through creative pre-application discussions. This includes	Noted, the Draft Core Strategy with Development Management Policies includes strategic and detailed policies on design and specifically housing design.

					consideration of how the development will relate to any heritage assets, their setting and the wider historic environment, in terms of design quality, location, scale, form and materials. Where the conversion of an existing heritage asset is proposed, such as a listed building, then principles of good conservation should be applied. High-density housing does not necessarily involve building high or disrupting the urban grain, alternative design solutions that respect the local character of an area can also be commercially successful.	
CSIO71				Bellway Homes (Thames Gateway South)	In order to be in general conformity with the London Plan Policy 3A.10 any affordable housing target needs to be applied flexibly so that it encourages rather than restrains residential development. A target of 35%, subject to assessment of individual site costs, the availability of public subsidy and other scheme requirements, is considered to represent an appropriate policy position for this borough.	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 1A suggests a range of options for the provision of affordable housing from at least 35% to 50%. Your document recognises the London Plan strategic target of 50% affordable housing but	Noted The affordable housing policy in the Core Strategy will be in general Conformity with the Draft London Plan.

					also states that an appropriate balance needs to be sought that will provide sufficient affordable housing whilst maintaining its feasibility through private developments. At examination, should your submitted Core Strategy contain an affordable housing policy that was considered out of general conformity with the London Plan, you would have to provide robust evidence why this was the most appropriate policy for your Borough.	Also, the affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment.
CSIO87				West Properties UK Ltd	Issue 1A. We consider 35% to be a maximum provision as required by Strategic Policy. Account should be taken of difficult market conditions and we do not consider there should be an arbitrary minimum, as the level of affordable provision that is required can make the difference between a scheme going ahead or not. In addition we believe there is a case to be made for off-site provision as this can lead to better value for money.	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO80				Tesco Stores Ltd	Issue 1A: Whilst the London-wide target for affordable housing is 50%, the London Plan recognises that Boroughs should set their own targets in order to take account of local factors. This is evidenced by the existence of housing developments in London consisting	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment

					<p>wholly of affordable housing, suggesting that the 50% target is not appropriate for every individual development. Thus, whilst Tesco consider that a 35% target is an appropriate borough-wide target for Greenwich, this target must be flexible with regard to local circumstances and site specific issues, as well as the overall cost of development, particularly given the need to achieve other policy requirements. Thus, whilst Tesco support the inclusion of affordable housing we would suggest any policy should emphasize the importance of determining the % affordable housing having regard to the other development specific benefits and costs. Consideration should also be given to the need to create more mixed and sustainable communities where there currently existing high concentrations of affordable housing.</p>	<p>and the Strategic Housing Market Assessment (SHMA).</p>
CSIO57				Tilfen Land Ltd	<p>No more than 35% in Thames given the Aspiration to create sustainable mixed Communities.</p>	<p>Noted</p> <p>The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).</p>

CSIO41	Mr	Richard	Dinkeldein		Not more than 35% as you may build 1960s ghettos all over again – and always if you are building council housing always mix with private in any scheme	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	Option 4: Simply to specify an overall percentage is inadequate. If 35% remains the general baseline as at present or a higher one is decided on, it should be taken as a general target, lower in some places and higher in others. Thus where high or high-density building is going to damage existing historic or natural environments/ visitor assets and strategic or local views it should be lower, compensated for where high quality but also high-density brown-field redevelopment is possible.	Noted The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment.
CSIO120				Morden College	The commentary to Issue 1A states “an appropriate balance needs to be sought that will provide sufficient affordable housing whilst maintaining a feasibility of providing affordable housing through private developments “We agree with this statement. We are concerned to ensure that the level of affordable	Noted The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment.

					housing provision has a regard to the overall feasibility and viability of specific development projects. Development costs can often be a constraint to development and this matter should be acknowledged with emerging policy when considering affordable housing provision. We agree with this statement. We concerned to ensure the level of the affordable housing provision has a regard to overall feasibility and viability of specific development project. Development costs can often be a constraint to development and this matter should be acknowledged within emerging policy when considering affordable housing provision.	
CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	The MPA support Option 3 – 50% affordable housing – which is consistent with the London Plan affordable housing target and suggest that police officers should be identified as key workers. This is based on the understanding that the MPA have a shortage of suitable available residential accommodation for young officers. The MPA are therefore keen to see a quantum of intermediate housing suitable for key workers and therefore police officers, maximised by the Council's LDF policies and thus be	Noted, The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment. The Council would expect a 70/30 split of social rented and intermediate affordable housing.

					consistent with national and London Plan Guidance. The MPA support a definition of affordable housing which is consistent with the London Plan and includes intermediate housing.	
CSIO37			ANON I		The percentage should depend on the size of the development + its location relative to other affordable housing	Noted The affordable housing policy including the percentage of affordable housing to be provided in the Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment (SHMA).
CSIO97				Berkeley Homes (Urban Developments) Ltd	The quotations at the start of the section places exclusive emphasis on the Waterfront area. This should be revised to reflect that housing will also be provided elsewhere in the Borough. We consider that the Council's current 35% affordable housing target should be maintained but when this cannot be met through other site specific costs, a financial appraisal mechanism should be used to assess the viability of the UDP requirement of 35% affordable housing, as we consider that each site should be assessed on its own merits with regard to the level of affordable housing the scheme can support. There is the risk that a policy requiring a greater	Noted The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment.

					provision of affordable housing will make some development unviable and will therefore stifle residential and mixed-use developments, discourage regeneration and the delivery of jobs and new homes. This is particularly true of the redevelopment of brownfield sites which can have substantial costs for enabling and infrastructure works.	
CSIO108				Greater London Authority	This issue is assessing the target for delivery of affordable housing. The target for the borough should be in general conformity with the London Plan strategic target of 50%. Following both the Redbridge and Havering Core Strategy EIPs, the inspector recommended that both the site specific and borough wide targets be 50%. On a site-by-site basis the borough should seek the maximum reasonable amount of affordable housing, having regard to the boroughs strategic target of 50% and the London Plan tenure split of 70% social rented and 30% intermediate, and local needs.	Noted The Draft Core Strategy is being prepared in general conformity with the Draft London Plan which no longer has a 50% target. The actual target will be based on an Affordable Housing Viability Assessment and Strategic Housing Market Assessment.
CSIO91				St James Urban Living	We consider that the Council's current 35% affordable housing target should be maintained but when this cannot be met through other site specific costs, a financial appraisal mechanism should be used to assess the viability of the UDP	Noted The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the

					requirement of 35% affordable housing, as we consider that each site should be assessed on its own merits with regard to the level of affordable housing the scheme can support. There is the risk that a policy requiring a greater provision of affordable housing will make some development unviable and will therefore stifle residential and mixed-use developments, discourage regeneration and the delivery of jobs and new homes. This is particularly true of the redevelopment of brownfield sites which can have substantial costs for enabling and infrastructure works.	Strategic Housing Market Assessment.
CSIO20	Mr	Roy	Unknown		We have been talking too much about key workers like nurses, firemen, etc. What about others? Aren't they workers? We need to get our priorities right we talked about Millennium, where are we now? Nowhere.	Noted
CSIO88				Greenwich Peninsula Regeneration Ltd	We suggest that it is too prescriptive and too simplistic to suggest a fixed minimum percentage of affordable housing. The strategic, London Plan target is liable to change over the lifetime of the Core Strategy, whilst we are also concerned that the Core Strategy is not the appropriate place for detailed policies of this nature. The Borough should set out an overall	Noted The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment.

					target for the delivery of affordable housing and then seek the maximum reasonable affordable housing from individual developments, having regard to London Plan 2008 Policy 3A.10.	
CSIO42	Mr	Jon	Taylor		What is affordable housing? Who defines it? Who decides? Development should not be tied to rigid, politically defined targets?	Noted, no action required The Draft Core Strategy combined with the Draft London Plan includes more information about affordable housing
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	With no analysis of the costs and consequences of these three options, there seems to be little or no basis for commenting. Moreover, we note that the distinction between “at least 35%” (option 1) and “40%” (option 2) is rather small, since if 35% is a minimum the average percentage will be much closer to 40% (option 2) than 40% is to 50% (option 3). Yet the only four sustainability ratings which differ between the options show more difference between option 1 and 2 than between option 2 and 3. This leads us to doubt the meaningfulness of the SRs.	Noted The affordable housing policy in the Draft Core Strategy will be based on evidence including an Affordable Housing Viability Assessment and the Strategic Housing Market Assessment. The Council uses the evidence to ensure that the most appropriate figure is included in the Core Strategy.

Issue 1B – What Dwelling Sizes should be the priority for new housing developments? List in order of priority with 1 being the highest?

- Option 1. 1 bedroom dwellings
- Option 2. 2 bedroom dwellings
- Option 3. 3/3+ bedroom dwellings
- Option 4. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO15			ANON 1		A mix is the most important thing	Policy H2 expects a mix of housing types to be provided in development.
CSIO94	Ms	Ann	Hill		A mix of sizes with a predominance of 1- and 2-bedroom dwellings to meet the expected increase in single person households.	Policy H2 expects a mix of housing types to be provided in development. It requires a significant proportion of 3+ bedroom properties as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO48	Mr	David	Kerr		A mix to enable flexibility. Flats could have communal gardens Houses should have individual gardens	Policy H2 expects a mix of housing types to be provided in development. Policy H5 requires flats to provide a balcony or communal garden and for family housing to provide a private garden.
CSIO38	Rev	Derek	Clacey		Family homes @ affordable prices.	Policy H2 expects a mix of housing types to be provided in development. It requires a significant proportion of 3+ bedroom properties for families, as shown in the Strategic Housing Market Assessment.

						Policy H3 requires at least 35% affordable housing in residential developments.
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	Again it is meaningless to ask a specific question on bedroom numbers without reference to the implications of the choices. Does more 1 bedroom dwellings mean tower blocks?	Comment noted.
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Axa object to any policy specifying a preferred mix, on the basis that this would make it difficult for developers to respond to changes in market demands. Furthermore specific sites by way of their location and other factors may particularly lead to different housing mix. For example, higher density schemes may lead themselves to developments with smaller sized dwellings, as opposed to sites close to amenity facilities which may lead themselves more towards developments with a greater proportion of family sized dwellings. Such an approach is consistent with policy 3A.5: Housing Choice of the London Plan, where Boroughs are required to take step to identify the full range of housing and ensure that new developments offer a range of housing choices, in terms of the mix of housing sizes and taking account of the housing	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.

					requirements of different groups. It is considered, therefore, that there should be no policy guiding the specific size of units within the Preferred Options paper.	
CSIO46			ANON I		Depends on estimates of nature of existing and likely future population	Comment noted and policy H2 on housing mix reflects this.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Does the options at Issue 1B, relating to dwelling sizes, relate to private and affordable housing? London Plan Policy 3A.5 says that DPD policies should seek to ensure that new developments offer a range of housing choices, in terms of the mix of housing sizes and types.	Policy H2 now relates to the mix of housing in relation to dwelling sizes. Policy H3 relates to the mix of tenure and levels of affordable housing in developments.
CSIO55			ANON I		Enough space to allow families to work from home if they need to.	Although there is no specific policy on home working, the housing design policy (H5) should help to ensure there is sufficient space within dwellings for this.
CSIO30			ANON I		Families are a priority.	Comment noted. Policy H2 requires a significant proportion of 3+ bedroom properties as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO60	Mrs	A.E.	Hart		Fewer developments and a lower density	The number of houses the Council must provide and the density levels for these are set out in the London Plan. Paragraph 4.1.33 clarifies how densities should be considered within the Borough.
CSIO3	Ms	Judy	Smith	Old Page	Flexibility is important, but in spite of	Policy H2 expects a mix of housing

				Estate Residents Association	the projected increase in single person households, we need larger dwellings – the borough already has ample new build 1 + 2 bed apartments. Support lifetime homes. We also need Older People's Extra Care homes are needed but policy is to keep people at home as long as possible	types to be provided in development. It requires a significant proportion of 3+ bedroom properties as there is a larger need for these, as shown in the Strategic Housing Market Assessment. Policy H5 supports Lifetime Homes standards. Policy H(d) states that supported housing, including residential care homes, will be given sympathetic consideration.
CSIO121	Mr	James	Stevens	House Builders Federation	Flexibility is key. The HBF would therefore favour option 4 which would allow developers to respond to market significant growth in single person households so it will need to be able to respond to this. Some such household may want to settle in flats in town centre and on the Peninsula, and some may seek housing in suburban locations in the borough (Blackheath, Charlton etc). It is difficult to predict where exactly the balance of demand might arise (although a SHMA will help), so the Core Strategy must be flexible enough to respond to such preference and not seek to overly-engineer housing preference in terms of size, type and location in any one particular location.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO37			ANON 1		Housing needs to be mixed in order to promote social cohesion and balanced	Policy H2 expects a mix of housing types to be provided in development,

					community	dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need Strategic Housing Market Assessment.
CSIO50	Mr	Kevin	Buckle		Improved accessibility for disabled and deaf people	Policy H5 supports Lifetime Homes standards and requires 10% of dwellings to be built to wheelchair standard in larger developments.
CSIO77	Ms	Wendy	Shelton	Blackheath Society	In approvals already given there is a preference in favour of 1 bed dwellings. This should be varied to achieve a balanced community.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO53			ANON I		Issue 1A: Also to make improvement to local area housing already built.	The Core Strategy sets out proposals for renewal of estates in both Thamesmead and Woolwich and enhancement to other areas as appropriate.
CSIO51	Ms	Susan	Proudfoot		Issue 1A: Try to mix social housing with private in all schemes	Policy H3 requires developers to provide a mix of tenure in development, with at least 35% affordable housing.
CSIO78				Cathedral Group	Issue 1B: We consider that dwelling sizes should be provided in accordance with the local need but emphasising smaller units to attract new incomers	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area.

					from a London context. Increased provision of student accommodation in the Borough should also be encouraged.	It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these. In the Draft Core Strategy, student accommodation will be developed on Greenwich Peninsula in support of the Ravensbourne and it will continue to be an appropriate housing type in Greenwich Town Centre.
CSIO138	Mr	Michael	John		It is important that large size families are accommodated as well as single persons, single person families and couples. Let density be proportionate to the Council's estimate of need and demand and not the needs of the profiteering owner/developer.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment. The density levels required are set out in the London Plan. Paragraph 4.1.33 clarifies how densities should be considered within the Borough.
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	It is not just size, but adaptability of homes to encourage stable communities including 'lifetime' homes and accessible housing for disabled and elderly persons to live independent, safe and comfortable lives in their own homes.	Policy H5 requires the provision of new housing to Lifetime Homes standards and at least 10% of dwellings to be suitable for wheelchair users in larger developments.
CSIO45			ANON 1		Mixed sizes, no development only 1,2,	Policy H2 expects a mix of housing

					or 3+. Family accommodation with gardens.	types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties as there is a larger need for these, as shown in the Strategic Housing Market Assessment. Policy H5 expects family housing to provide direct access to a garden.
CSIO59	Mr	John	Franklin	Greenwich Society	More family accommodation is crucial. There is already an over-supply of 1/2 bedroom dwellings	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	MPA suggest that council specify their preferred mix of sizes and types of homes and that should reflect the level of demand for both small and larger size homes. This approach will ensure that the needs of key workers, including police officers, would be met.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO35	Mr	Frank	King		No high rise at all.	The density levels required are set out in the London Plan. Paragraph 4.1.33 clarifies how densities should be considered within the Borough. Policy DH2 considers tall buildings and

						the specific locations where these are considered appropriate.
CSIO76	Mr & Mrs		Oakley		Option 1 but keep under review in case requirements alter over such a long period.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO21	Mr	John	Loder		Option 2 chosen. A mix of 1 and 2 bedroom units is essential for flexibility in the demand especially in new development areas. NOTE: SPATIAL PORTRAIT Item 2 Greenwich is 3 rd largest contributor to housing in London. Future provision must be related to employment not just to people who choose to live here affordable or otherwise. The GREENWICH STRATEGY provides the correct guidance.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment. Policy EA1 supports new high quality jobs to meet the needs and skills of local people.
CSIO75		L.	Williams		Option 3 may help to reduce commuting...and family problems!	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market

						Assessment.
CSIO140	Mr	Philip	Binns	Greenwich Conservation Group	<p>P9 refers to a further 60,000 people living in the Borough – a 26% increase. This establishes that in 2006 population was in order of 230,770. Number of households in 2006 was 102,724 representing an average occupancy of 2.25 persons per unit. In 2026 there will be 290,770 people in 138,688 households – an average occupancy of just over 2 persons per unit. This trend of an increase in single and two person households should be halted to achieve a more balanced community. We also consider that the assessment of an additional 35,964 households between 2006 and 2026 has been underestimated. Planning consents have been given or are in process along riverfront and hinterland for approx 21,220 new homes and an additional 2,500 units at the former Ferrier Estate. Using GLA statistic of 2.38 persons per unit these developments will account for in excess of 56,000 people. This does not allow for other smaller developments and natural growth. We believe that the 60,000 population increase should be questioned.</p>	Household formation rates are not within the control of the Council. The numbers of dwellings to be provided is set out in the Draft London Plan with which the Core Strategy must be in general conformity. Updated population projections have been prepared by the GLA.
CSIO2	Mr	John	Lawton		Perhaps we should concentrate more upon solving the increase in single	It is not the role of the Core Strategy and the LDF to consider issues such as

					parents, single person households which bring additional social and mental health problems.	an increase in single parent families. It is worth noting that the policies in the housing section of the Draft Core Strategy cover social rented housing, housing mix and the protection of existing housing.
CSIO42	Mr	Jon	Taylor		Release land for private developers. Allow them to build suitable properties for the demand that exists. Free up petty planning regulations which will speed up brownfield recovery. There should be zones of preferred housing types.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment. The spatial strategy sets out preferred locations for growth in the Borough and more site specific detail will be provided within the Site Specific Allocations DPD.
CSIO33			ANON I		Surely a mixture is best.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO91				St James	The delivery of new housing should be	Policy H2 expects a mix of housing

				Urban Living	<p>monitored on a Borough wide basis to provide a balanced mix of units. The mix should be dictated by firm evidence of the Housing Market Assessment of the Borough or Sub-Region. Where appropriate, larger sites in less central locations can deliver a mix of units, including both smaller and family units, in accordance with the Housing Market Assessment to provide balanced and sustainable communities. Sites in more central locations with good accessibility to public transport and local services are often more suited to high density schemes and smaller units. These locations can have limited access to parks and amenity space and are less suitable for families. More suburban locations on the other hand are typically better suited to providing lower density family units. By bringing forward a variety of schemes which individually make best use of the particular circumstances it will still be possible to achieve an overall sustainable balance. The housing policy should reflect this and allow for flexibility on a site by site basis.</p>	<p>types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.</p>
CSIO97				Berkeley Homes (Urban Developments	<p>The delivery of new housing should be monitored on a Borough wide basis to provide a balanced mix of units. The</p>	<p>Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the</p>

) Ltd	<p>mix should be dictated by firm evidence of the Housing Market Assessment of the Borough or Sub-Region. Where appropriate, larger sites in less central locations can deliver a mix of units, including both smaller and family units, in accordance with the Housing Market Assessment to provide balanced and sustainable communities. Sites in more central locations with good accessibility to public transport and local services are often more suited to high density schemes and smaller units. These locations can have limited access to parks and amenity space and are less suitable for families. More suburban locations on the other hand are typically better suited to providing lower density family units. By bringing forward a variety of schemes which individually make best use of the particular circumstances it will still be possible to achieve an overall sustainable balance. The housing policy should reflect this and allow for flexibility on a site by site basis.</p>	<p>development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.</p>
CSIO108				Greater London Authority	<p>The guidelines laid out in the Mayors Draft housing strategy for the Housing Corporation to deliver are: Social rented : 42% with three bedrooms or more Intermediate: 8% 3+ beds over</p>	<p>Policy H3 currently expects at least 35% of dwellings within development to be affordable and this will further be informed by our Affordable Housing Viability Study. Within this, a mix of</p>

					2008/09 12% 3+ beds over 2009/10 16% 3+ beds by 2010/11 In prioritising dwelling sizes, Greenwich Council should have regard to the strategic aspiration and balance this with local need. Greenwich Council should conduct a housing needs assessment before considering options on dwelling sizes, and demonstrate how this links to the options in the supporting text. OMISSION: Housing policy in the Core strategy should contain some reference to Lifetime Homes. Failing this, the Core Strategy should at least contain something that subsequent policies relating to Lifetime Homes, contained within a Development Control DPD, can link to.	70% social housing and 30% intermediate housing is proposed. Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger local need for these, as shown in the Strategic Housing Market Assessment. The policy supporting text provides further detail on the requirements for housing size with regard to tenure and the linking further to the findings from the Strategic Housing Market Assessment. Policy H5 expects developments to be built to Lifetime Homes standards.
CSIO71				Bellway Homes (Thames Gateway South)	The priority should be to seek an appropriate mix of units taking into account demand, as well as location factors and constraints. Such an approach would be consistent with PPS3, which states that developers should bring forward proposals for market housing which reflect demand.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in our SHMA.
CSIO20	Mr	Roy	Unknown		There are more families with children than those without. Again priorities should be given with those with kids. Those that give ASBO's should be evicted without any hesitation.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+

						bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	This question seems to be incapable of being answered as asked. How can any individual or group possibly make a sensible choice about prioritising one bedroom, two bedroom and larger units? It would appear to be self evident that one would need to know something about the relative demands and needs for various sizes of dwelling. The proper job for planning is to seek as far as possible to match the supply to the demand/need, and to permit or provide dwelling sizes which complement the existing stock in providing that match. The SRs show option 3 is a hands down winner – but what methodology leads to those ratings?	Comment noted. The Council has now completed its Strategic Housing Market Assessment (SHMA) which provides further evidence on housing need in the Borough. Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the SHMA.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	This, of course, depends on the demand.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.

CSIO63			ANON I		Use former space standards of Parker Morris Encourage families and settled communities rather than short stayers.	Policy H5 refers to the London Housing Design Guide, which sets space standards for development.
CSIO120				Morden College	We consider the mix of unit sizes within new developments should have regard to and balance the housing needs of the borough, market demand and the viability of any specific redevelopment proposal insofar as this may be affected by the mix of unit sizes.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	We have no view, but any housing should be prioritised towards likely need with the provision that it should not encourage, or reward, socially irresponsible behaviour.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO88				Greenwich Peninsula Regeneration Ltd	We suggest that setting a specific bedroom mix or target is too prescriptive and too simplistic and we therefore suggest that this policy seeks an appropriate mix of housing having regard to PPS3, the population structure of the Borough, and the needs of the Borough as identified through a Strategic Housing Market Assessment. Again, we are concerned that the Core	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment. Reference is made to the role that

					Strategy is not the appropriate place for detailed policies of this nature. We note the second key fact which notes that nearly 90% of the housing target to 2016 can be met from sites under construction and with planning permission or resolution to grant. We suggest that the development at Greenwich Peninsula which has been granted planning permission and has the potential to deliver at least 10,010 new homes, be referred to in this respect as it accounts for a significant proportion of the projected housing supply.	Greenwich Peninsula has in providing new housing within the spatial strategy.
CSIO8			ANON I		What ever you have highest demand for.	Policy H2 expects a mix of housing types to be provided in development, dependent on the location of the development and character of the area. It requires a significant proportion of 3+ bedroom properties however as there is a larger need for these, as shown in the Strategic Housing Market Assessment.
CSIO89	Dr	Hilary	Guite	Greenwich TPCT	It is mentioned here but the mix of size of accommodation is very important. Our communities will become unbalanced and there will be more over-crowding if the current planned number of 1 bedroom flats continues	The Draft Core Strategy promotes cohesive and healthy communities and the Council acknowledges that a housing mix is important. There is a specific policy on housing mix, requiring appropriately levels of family housing in developments to cater for the local need.

CSIO139	Mr	Malcolm	Bond	Raged Residents Association	<p>Housing 'High rise structures (i.e. over three storey dwellings) are not acceptable in relation to affordable housing and families with young children. Flood plains are not suitable for future housing unless the prospective occupants are informed of the risks they take in relation to occupancy. Cost of repairs and alternative accommodation should not fall upon the council tax payer in relation to flood plain damage. It is important that large size families are accommodated as well as single persons, single person families and couples. Let density be proportionate to the Council's estimate of need and demand and not the needs of the profiteering owner/developer. Building on open space is to be avoided until the Council decides that it has reached a saturation point in relation to the building on brown field sites</p>	<p>There is a specific policy on housing mix in the Draft Core Strategy, requiring appropriately levels of family housing in developments to cater for the local need.</p> <p>Density levels are set out in the Draft London Plan, set by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Core Strategy provides further clarification of how these should be applied within the Borough.</p> <p>There is a specific policy addressing flood risk in the Draft Core Strategy.</p>
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Issue 1C- Where are the appropriate areas for increased housing density?

- Option 1. Major Centres (i.e. Woolwich, Eltham)
- Option 2. District Centres (i.e. East Greenwich, Blackheath, Lee Green, Plumstead High Street, Thamesmead)
- Option 3. Local Centres (i.e. Charlton Village, Mottingham, New Eltham, Royal Standard, Well Hall)
- Option 4. On sites with high public transport accessibility
- Option 5. Within Existing Residential areas
- Option 6. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO2	Mr	John	Lawton		Only in areas where to increase the housing density will not impact significantly upon the existing residents	Density levels are set out in the Draft London Plan, set by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	No mention of Kidbrooke. Major centres are ideal for older people + South urgently needs mixed tenure older people's housing near shops + transport	Policy H (d) of the Draft Core Strategy relates to supported housing and states that sympathetic consideration should be given to this, with particular regard given to its location and access to essential services. Kidbrooke is specifically referred to in the Draft Core Strategy.

CSIO8			ANON I		Areas which have highest demand and lacks environmental impact	Density levels are set out in the Draft London Plan, set by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO20	Mr	Roy	Unknown		We must not overcrowd the city. Centre of Woolwich with residential housing. We must spread them around. Woolwich is too overcrowded at present. Transport is a problem for them.	Density levels are set out in the Draft London Plan, set by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO21	Mr	John	Loder		1 st option 1. 2 nd option 4. The appropriate areas are those with related employment opportunities and related commercial activity for social purposes e.g. Shops. Transport is essential for both.	Density levels are set out in the Draft London Plan, set by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO28			ANON I		Derelict sites, Brown-field. NOT any natural areas.	The Draft Core Strategy recognises the importance of open space and recreation for those who live, work in and visit the Borough. Also, protection

						is given to environmental designations and open space within the environment policies. The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield sites.
CSIO17			ANON I		Only on Brown site!	The supporting text to policy H1 of the Draft Core Strategy states that it is expected that at least 99% of development will be on brownfield sites.
CSIO54				Gardenia Leisure	These represent a hierarchy of priorities, nor priorities. Under Option 6, add enabling developments.	Comment noted.
CSIO52	Mrs	M	Carr		Only on brown site.	The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield sites.
CSIO47		A	Bradford	NHS	Leave green areas alone.	The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield sites. Protection is given to environmental designations and open space within the environment policies.
CSIO48	Mr	David	Kerr		Vacant/ underused employment land. Waterfront development.	Our spatial strategy sets out preferred locations for development, which includes underused employment land and locations along the waterfront.
CSIO62	Mr	Mick	Delap		Regarding option 4, in theory, yes. But	Density levels are set out in the Draft

					in practice, case-by-case decisions, based on reality of transport available, not some bureaucrats illusion!	London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO42	Mr	Jon	Taylor		Greenwich peninsular Woolwich docks Greenwich / Deptford dock ~ predominantly waterfront, brownfield sites Thamesmead needs low density ~ large garden property to counter high density property Areas should be developed sympathetically to current environment	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO57				Tilfen Land Ltd	Thamesmead is an appropriate location for increased housing density	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility and these will be applied in Thamesmead..
CSIO38	Rev	Derek	Clacey		The Peninsula	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough. Also,

						planning permission has already been granted for significant development on the Peninsula.
CSIO60	Mrs	A.E.	Hart		Nowhere. We have already too high a density.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO35	Mr	Frank	King		No high density housing, no high rise at all.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough. Policy DH2 details locations in the Borough where tall buildings are considered appropriate.
CSIO41	Mr	Richard	Dinkeldein		North Greenwich	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further

						<p>clarification of how these should be applied within the Borough.</p> <p>Planning permission has already been granted for significant development on the Peninsula.</p>
CSIO37			ANON I		All options valid; focussing on one option creates imbalance	<p>Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and paragraph 4.1.33 of the Core Strategy provides further clarification of how these should be applied within the Borough.</p>
CSIO33			ANON I		Option 4 seems like the best option but can our roads sustain this?	<p>Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.</p>
CSIO34			ANON I		Public transport links should not be a major factor in increasing density of housing	<p>The accessibility of a location is important in determining the density that it can support.</p> <p>Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility.</p>

						However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO49			ANON I		Ex industrial Land	Our spatial strategy sets out preferred locations for development, which includes underused employment land. The supporting text to policy HI states that it is expected that at least 99% of development will be on brownfield sites.
CSIO44			ANON I		Building on old factory and waste areas, which will clean up these areas	Our spatial strategy sets out preferred locations for development, which includes underused employment land. The supporting text to policy HI states that it is expected that at least 99% of development will be on brownfield sites.
CSIO45			ANON I		There has to be a limit on the number of people any area can hold. Over increased density damages communities and neighbourhoods.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO46			ANON I		Depends on analysis of areas and scope for development.	Density levels are set out in the Draft London Plan, determined by the existing

						building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO55			ANON I		All of the above are already full to bursting, except for Thamesmead.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO63			ANON I		Too simplistic a choice, each has virtues.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO76	Mr & Mrs		Oakley		Any site which has or will create better economy/transport for the area. Not in Major centres e.g. Eltham	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the

						Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO67			The Thomas Family		Brownfield site	The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield sites.
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	It is considered that many types of location offer opportunities for high density developments which includes town centres (as recognised by the London Plan (par 2.32), Riverside locations and sites served by good transport infrastructure. Axa, therefore, object to the identification of solely one option, on the basis that this would be inappropriate as it would not allow for the full range of suitable sites to be developed efficiently. Planning Policy Statement 3 (PPS3) – Housing (2006), sets out the national planning policy framework for delivery the Government's housing objective of this PPS is to provide a flexible and responsive supply of land that is managed in a way that makes efficient and effective use of land, including the re-use of previously developed land(paragraph 10 and 40). The Government's policy is ensure that housing is developed in suitable location	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough. Our spatial strategy sets out preferred locations for development, which includes underused employment land. The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield sites.

					<p>which offer a range of community facilities with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land with the priority for development being previously development land (paragraph36). Option for accommodating new housing growth should therefore include the re-use of vacant, under used and derelict sites or industrial and commercial sites (paragraph). Axa seek a degree of flexibility with the emerging policy to allow the scope for all sites to be considered in terms of their suitability for high density developments.</p>	
CSIO7I				Bellway Homes (Thames Gateway South)	<p>All of options above should be considered appropriate for increased housing density. Failure to do so would be contrary to PPS3, which seeks the efficient and effective use of all previously-developed land, as well as being contrary to Policy 3A.3 of the London Plan, which seems to maximise the potential of all development sites. It is recognised that a large proportion of the Borough's housing target will be met through new housing in town centres, but this should not prevent well-designed infill development at higher densities coming forward. This is</p>	<p>Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough. Our spatial strategy sets out preferred locations for development, which includes underused employment land. The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield</p>

					supported by PPS3 which seeks a wide variety of households in all areas and not just on larger strategic sites.	sites.
CSIO138	Mr	Michael	John		High rise structures (i.e. over three storey dwellings) are not acceptable in relation to affordable housing and families with young children. Flood plains are not suitable for future housing unless the prospective occupants are informed of the risks they take in relation to occupancy.	Policy DH2 sets out appropriate locations for tall buildings and policy and policy H5 expects that family housing should normally have direct access to a garden. We are currently in the process of completing our Strategic Flood Risk Assessment, which will inform our approach to development in flood risk areas.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	We have no view other than that, where views and visual appearances are concerned these should be taken into greater account in overall planning than they currently are.	Policy DH1 requires development to consider views and skylines and policy DH (g) details those local views that should be protected. Protection of views of strategic importance to London are considered in the Draft London Plan and the London View Management Framework.
CSIO121	Mr	James	Stevens	House Builders Federation	We believe that it is premature at the issues and Option stage to be laying down tightly-drawn for where housing should be located for the reasons already stated above. Until it has carried out its SHMA to establish market preference and also a SHLAA to identify land as well as assembled more evidence regarding the viability of preferred location with regard to	Comment noted. Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.

					<p>considerations such as providing decentralised energy supply, transport accessibility, flood risk, community infrastructure (and cost of all these considerations and their impact on viability if it is necessary to make a good deficit) it cannot be so prescriptive about where development should be concentrated. We recognise that the Council will want to indicate preferred locations to generate debate, and also that some key location have underpinned by previous research that went into the formation of the London Plan, but the Council should not rely overly on these as the only sites, but will need be more open minded when assessing the contribution that other locations could make to increasing the supply of housing in Greenwich.</p>	<p>The Draft Core Strategy identifies the key locations for housing development based on the Draft London Plan and the London wide SHLAA.</p>
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	<p>Again to ask for choices of residential density in this case, is hard without explanation of what densities represent. This is a technical matter. It would be helpful to link the options with built forms. Is this net residential density, or gross, including amenity space etc.? Higher densities are not always efficient and effective as stated as the tower blocks from the past have proved.</p>	<p>Comment noted. Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough. Policy DH2 also provide specific</p>

						guidance on tall buildings and where these are considered appropriate in the Borough.
CSIO69	Mr	Lawrence	Smith	Westcombe Society	Some District and some Local Centre with good transport Link.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough, particularly in proximity to District Centres.
CSIO70	Ms	Emily	Norton		Some District and some Local Centres with good transport links	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough, particularly in relation to District Centres.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We do not accept that there is any need for increases in the density of housing. The case for this needs to be argued, not merely asserted. We certainly do not approve of any general intensification of density within existing housing areas, and therefore particularly	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further

					oppose Option 5. We consider increased density should only occur when life-expired housing has to be demolished, or when housing is built on empty land.	clarification of how these should be applied within the Borough. A significant proportion of the new housing is not on existing residential land.
CSIO77	Ms	Wendy	Shelton	Blackheath Society	In option 2 – Shouldn't there be reference to West Greenwich as well as East Greenwich – given that key facts page 33 tells us that "Greenwich is the most significant of the Borough's district centres.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban(including District Centres)/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO91				St James Urban Living	In accordance with the principles of sustainable development, high density residential developments which make the best use of land should be focused in centres and on sites where there is good accessibility to public transport or planned infrastructure improvements and local services and amenities.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO115			ANON 1		NO MORE in Areas 1 5. More on Brown sites, old industrial sites.	The draft spatial strategy sets out preferred locations for development, which includes underused industrial land. The supporting text to policy H1 states that it is expected that at least 99% of development will be on brownfield

						sites.
CSIO87				West Properties UK Ltd	Waterfront locations.	The draft spatial strategy sets out preferred locations for development, which includes waterfront locations.
CSIO97				Berkeley Homes (Urban Developments) Ltd	In accordance with the principles of sustainable development, high density residential developments which make the best use of land should be focused in centres and on sites where there is good accessibility to public transport or planned infrastructure improvements and local services and amenities.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban – these include town centres) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO80				Tesco Stores Ltd	Re Options 1 and 2 but with the appropriate housing density depending on each centre's urban context. Re Option 6 –Within existing residential areas that are in need of regeneration.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough.
CSIO78				Cathedral Group	We consider that increased housing density is necessary and most appropriate on sites with high public transport accessibility and within existing residential areas. Development within existing residential areas makes efficient and effective use of housing	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further

					land. It is clear that current density levels in Greenwich will have to increased substantially to cater for the changing demographics, including a growing population, an increasing number of households and an increasing student population. Higher densities will allow this growing population to be accommodated in amore sustainable way.	clarification of how these should be applied within the Borough. Most residential development will not be on former residential land, e.g. Greenwich Peninsula.
CSIO88				Greenwich Peninsula Regeneration Ltd	We suggest that the Peninsula be identified as an area where high density housing is appropriate to properly reflect the amount of residential development that is proposed is this area. We have also suggested that the Peninsula be identified as a Major Centre (see below); if this is included then Option I would support high density development in this location.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Draft Core Strategy provides further clarification of how these should be applied within the Borough. North Greenwich has been proposed as a District Centre within the Core Strategy featuring leisure led mixed use development. It is not felt that the proposed size of the town centre would warrant becoming a Major Centre.
CSIO120				Morden College	We consider the waterfront area to be an appropriate location for high density housing to make the most of this valuable characteristic.	Density levels are set out in the Draft London Plan, determined by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the

						Draft Core Strategy provides further clarification of how these should be applied within the Borough. The spatial strategy sets out preferred locations for development, which includes waterfront locations.
CSIO61		Madeleine	Meynell		When constructing new housing it is important to consider the living conditions. Flats built at high density are not suitable for families. Most families aspire to live in a house with a private garden. Flats are good for working singles and couples. Look at your housing lists if you want to see the kind of people in housing need. The relationship between high density housing and antisocial behaviour has been long established.	Density levels are set out in the Draft London Plan, set by the existing building form (central/urban/suburban) and public transport accessibility. However, it is not felt that these should be applied rigidly and section 4.1 of the Core Strategy provides further clarification of how these should be applied within the Borough. The Draft Core Strategy includes policies on housing mix, requiring appropriately levels of family housing in developments.
CSIO100	Mr	Patrick	Blake	Highways Agency	It is understood from issue 1 that the majority of new development is to be focused on the waterfront to the north of the Borough where PT accessibility is currently poor. Proposals to improve public transport in this area, notably the introduction of Crossrail, extension of the DLR to Greenwich and the introduction of GWT will greatly improve & promote travel by sustainable modes and are therefore	The Core Strategy will reflect the London Plan's guidance in relation to densities and public transport accessibility. Policy C3 supports the provision of critical transport infrastructure within the Borough and policy C4 supports sustainable travel modes such as walking and cycling and reducing the use of the private car.

					supported by the HA. However if travel demand is to be successfully managed, it must also be ensured that public transport interchanges in this area are accessible to non-motorised modes such as cyclists and pedestrians. This would be inline with paragraph 74 of PPG13. In order to support the creation of sustainable communities, as proposed under issue 1, it is suggested that new development is focused at or near to the new public transport interchanges. It is also recommended that housing densities should be dependent on PT accessibility, and should be in line with Table 3A.2 of the London Plan. This would ensure that the plan is in line with PPS12 test of soundness 4.	
CSIO108			The Mayor of London	Greater London Authority	These options are not mutually exclusive; therefore respondents should not be limited to one option. Public transport accessibility and setting, based on proximity to town centres (within 800m of Major and District) generally drive the most appropriate locations for higher densities of housing. Density policies should be in general conformity with the London Plan and its SRQ Density Matrix. Furthermore, Opportunity Areas (OAs) and Areas for	The Draft Core Strategy now refers to the density matrix within the London Plan, particularly in relation to PTAL. However, it is considered that the definitions of central, urban and suburban should not be applied rigidly, as stated at section 4.1 of the Draft Core Strategy. Densities within the Strategic Development Locations identified in the Core Strategy will be determined in line with the London Plan guidance. Planning

					Intensification (AIs) are key spatial policies of the London Plan that identify areas deemed appropriate for increased housing density. Deptford Creek/ Greenwich Riverside, Greenwich Peninsula and Charlton Riverside West, Woolwich, Thamesmead and Charlton Riverside East (OAs) and Kidbrooke (AI) should also be considered as appropriate for increased housing density.	permission in many instances has already been granted in these locations.
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	For both large and small new developments there needs to be a cap on the number of properties which any individual or corporate body can purchase. Greenwich Council and Greenwich Millennium Village Ltd have recognised this as an important issue on the Greenwich Peninsula, and the policies applied there need to be rolled out across the borough. For an individual or a corporate body to be able to buy more than one or two properties in any development means large numbers of short term tenants with no investment in the community in which they live. Sustainable communities require residents who own their properties or who can rent them long term, and only a cap on buy to let activity can achieve that	Noted but controlling which groups buy properties in housing developments is not within the remit of the Core Strategy.

Issue 1D – From where should new housing provision from 2016/17 to 2025 be derived?

- Option 1. Release of vacant/underused employment land
- Option 2. Higher densities in areas of good public transport accessibility such as town centres
- Option 3. Redevelopment of existing housing as higher densities
- Option 4. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO21	Mr	John	Loder		Ist Option 2 But see ISSUES 1A & 1C. They are the specific determinants. The type and demand for housing must determine the associated location between Options (1) & (2).	Noted There are specific policies now in the Draft Core Strategy relating to housing mix, and affordable housing requirements.
CSIO47		A	Bradford	NHS	Develop employment opportunities to match housing provisions.	The Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans /Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO98	Mr	Sam	Chisholm	Metropolitan Police	MPA support option 2 and suggest Council adopt a flexible approach to the	Noted

				Authority	reuse of employment land, to allow the development of policing facilities on suitable surplus employment land.	
CSIO78				Cathedral Group	New housing provision should be sought wherever a satisfactory balance can be achieved without material planning harm.	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission. The Draft London Plan also identifies the key locations for growth in housing.
CSIO42	Mr	Jon	Taylor		All 4. 1 / river side / peninsular ~ and post industrial sites - ample size 2/ sympathetic development along new parks like Sutcliffe 3/ Kidbrooke / ferrier redevelopment 4/ more townhouses	Noted The Draft Core Strategy supports new housing primarily in the north of the Borough along the riverfront. Also, the redevelopment of the former Ferrier Estate will continue.
CSIO115			ANON 1		Brown, old-industrial sites.	It is expected that at least 99% of housing development will be on brownfield sites
CSIO57				Tilfen Land Ltd	Combination of all three option	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available

						land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission. The Draft London Plan also identifies the key locations for growth in housing.
CSIO91				St James Urban Living	Housing provision can be effectively delivered by utilising all of the above sources which are in accordance with national planning policies and the London Plan.	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission. The Draft London Plan also identifies the key locations for growth in housing.
CSIO97				Berkeley Homes (Urban Developments) Ltd	Housing provision can be effectively delivered by utilising all of the above sources which are in accordance with national planning policies and the London Plan.	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission. The Draft London Plan also identifies the key locations for growth in housing.
CSIO71				Bellway	It is inappropriate to select only one of	Noted

				Homes (Thames Gateway South)	these options for the new housing provision. Such an approach would be inconsistent with national and regional planning policy. As set out in Policy 3A.2 of the London Plan, Boroughs should identify new sources of housing supply across a range of sites, which include all of the above options.	<p>The Draft Core Strategy is consistent with National Policy and in general conformity with the Draft London Plan.</p> <p>In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan.</p>
CSIO60	Mrs	A.E.	Hart		Nowhere. We already have more than enough new housing.	<p>There is a need for additional housing across London and Greenwich</p> <p>The Draft Core Strategy works towards the growth and enhancement of the Borough and this includes new housing</p>
CSIO20	Mr	Roy	Unknown		Prioritise where housing are more demanding or required. Do not forget to renovate or modernise old + dilapidated council homes around anywhere.	<p>In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. Over 70% of the supply needed to meet the target has planning permission.</p> <p>The housing target includes new build housing and vacant properties returning to use.</p>
CSIO63			ANON I		See above observation - all have some validity.	Noted

CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	To ask where new housing should be derived is a big issue to explore without adequate information being made available. The options offered each carry implications that need to be explained.	<p>In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission.</p> <p>The Draft London Plan also identifies the key locations for growth in housing.</p>
CSIO37			ANON I		Use a combination of all 3 options to avoid creation of ghettos	<p>Noted</p> <p>There are policies in the Draft Core Strategy on housing mix, affordable housing and housing design to ensure that there will be both a growth and enhancement to the Borough.</p>
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We do not accept that a case for greatly increased population has been made. This is a matter which should itself be an important part of consultation.	<p>There is a need for additional housing across London and Greenwich</p> <p>The Council is required to be in general conformity with the London Plan and the target for new housing set out in the Draft London Plan is 25,950 net additional dwellings from 2011 – 2021.</p>
CSIO35	Mr	Frank	King		Build low rise on present enclosed land little plots everywhere in the borough are empty	<p>Noted</p> <p>In 2008/09 Greenwich participated in the London-wide Strategic Housing</p>

						Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough.
CSIO75		L.	Williams		But public transport accessibility is very important.	Noted, housing development will be concentrated in areas with higher Public Transport Accessibility Levels (PTALs) and there will be improvements to public transport secured to support any increase in housing.
CSIO28			ANON I		Many old ex-industrial land especially along the Thames. Derelict sites and Brownfield, NOT any natural areas.	The Council's policies protect open spaces and Metropolitan Open Land from inappropriate development. It is expected that at least 99% of housing will be on brownfield sites.
CSIO44			ANON I		Military land not in use.	Noted, surplus military land has been used, e.g. at the Royal Military Academy.
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	No one option is ideal! South has virtually no Option I. Eltham + New Eltham do not suit high density being low rise centres. Breaking up existing estates would be detrimental to community cohesion.	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target has planning permission.
CSIO8			ANON I		All the above	Noted
CSIO108				Greater London	These options are not mutually exclusive and should all be considered	In 2008/09 Greenwich participated in the London-wide Strategic Housing

				Authority	as good choices for new housing provision. It is not therefore considered appropriate to limit respondents to once choice. By limiting its focus to one of these choices, Greenwich Council would seriously impede its ability to deliver the borough housing targets identified in the London Plan.	Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target has planning permission.
CSIO46			ANON I		Anywhere with good public transport accessibility and no planning or proposed development except Greenfield site	Noted The Council's policies protect open spaces and Metropolitan Open Land from inappropriate development.
CSIO138	Mr	Michael	John		Building on open space is to be avoided until the Council decides that it has reached a saturation point in relation to the building on brown field sites	The Council's policies protect open spaces and Metropolitan Open Land from inappropriate development. The Draft Core Strategy recognises the importance of open space and recreation for those who live, work in and visit the Borough.
CSIO140	Mr	Philip	Binns	Greenwich Conservation Group	Consider that growth forecasts have been underestimated	There is a need for additional housing across London and Greenwich The Council is required to be in general conformity with the London Plan and the target for new housing set out in the Draft London Plan is 25,950 net additional dwellings from 2011 – 2021.
CSIO120				Morden College	In respect of ID, we consider that it is not appropriate to adopt a singular	The Core Strategy proposes two new mixed use urban quarters to be

					<p>approach to the provision of housing land. A balanced approach should be considered that includes each of the options 1, 2,3 stated. In respect of option 1 (release of vacant/underused employment land) we consider that this is most appropriate on employment sites that: - are constrained as a result of their previous employment use - under utilise the waterfront location and - where their retention creates isolated pockets of employment that undermine the objectives for sustainable communities and integrated communities.</p>	<p>developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans /Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development</p>
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	<p>In terms of delivery a policy which compiles with the provisions of London Plan, it should be noted that Policy 3A.2: Borough Housing Targets, states that DPD policies should identify new sources of supply having regard to the redevelopment of low density commercial site to secure mixed use residential development: and the change of use of surplus industrial or commercial land to residential or mixed use development. Therefore, Axa consider Option 2, which promotes the release of vacant/underused employment land, as the most appropriate option.</p>	<p>The Draft Core Strategy is in general conformity with the Draft London Plan, including the housing targets proposed.</p> <p>Also, the Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans /Opportunity Area Planning Frameworks will be developed for both of these areas to guide future</p>

						development.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 1D asks from where should new housing be delivered between 2016/2017 - 2025. However, it does not address housing delivery prior to this. The commentary text adjoining this issue states that your borough has achieved nearly 90% of the London Plan housing target until 2016/2017 through planning permissions so you know where this will be delivered. However, there is no guarantee that all of the schemes given planning permission will be delivered. There is currently a downturn in the housing market and we are as yet unaware of the consequences of this on future housing delivery. Furthermore, where will the remaining 10% of the London Plan target come from?	<p>In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough with a methodology approved by GOL.</p> <p>As the Draft Core Strategy covers a 15 year period it is expected that it is sufficiently long term to cope with the current economic downturn.</p>
CSIO88				Greenwich Peninsula Regeneration Ltd	Looking at housing provision beyond 2016/17 we suggest that higher density development in areas of good transport accessibility would be appropriate, in combination with other approaches such as those suggested in Options 1, 3 and 4 in certain circumstances.	Housing development will be concentrated in areas with higher Public Transport Accessibility Levels (PTALs) and there will be improvements to public transport secured to support any increase in housing.
CSIO105	Mr	David	Hammond	Natural England, London Region	Natural England does not wish to offer any formal representations to this issue, other than to refer to our previous comments in respect of ANGST and	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional

					access to Green/Open spaces with regards to new developments. Option 1D: Where Should New Housing Provision be derived? Given the need for variety in housing types and size and for sustainable communities (PPS 1 - Sustainable Development). The Council should give consideration to using a variety of option where appropriate, e.g. Brownfield sites, higher densities and or redevelopment of existing housing stocks.	<p>housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission.</p> <p>The Draft London Plan also identifies the key locations for growth in housing.</p> <p>It is anticipated that at least 99% of housing development will be on brownfield sites</p>
CSIO121	Mr	James	Stevens	House Builders Federation	Option 4 - consideration of all the above types of sites will need to be considered as part of the SHLAA. This will include a vigorous review of the suitability of green field sites in the borough and the possibility of transferring of metropolitan open land into residential use.	<p>In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target has planning permission.</p> <p>However, the Council's policies protect open spaces and Metropolitan Open Land (MOL) from inappropriate development. The SHLAA target does not include any provision from MOL or designated open space.</p>
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	There are arguments for a combination of these options depending on local circumstance.	In 2008/09 Greenwich participated in the London-wide Strategic Housing Land Availability Assessment which

						<p>helped to set the target for additional housing set out in the Draft London Plan. The assessment looked at available land throughout the Borough. Over 70% of the supply needed to meet the target already has planning permission.</p> <p>The Draft London Plan also identifies the key locations for growth in housing.</p>
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Issue 2A - What do you consider to be the most effective way to improve the access to employment with and outside the Borough?

- Option 1. Improve public transport
- Option 2. Provide more locally based jobs, particularly around transport interchanges
- Option 3. Locate housing nearer to employment locations
- Option 4. Location housing nearer to key transport interchanges
- Option 5. Promote more mixed-use development
- Option 6. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO21	Mr	John	Loder		Employment is the pressing requirement and transport must be the prime supporting factor. The Transport paragraph under 'Core Strategy' incorrectly refers to capacity problem on the North Kent rail line and also being well served by overland train services to central London and Kent that is the same rail line that serves both!	Policy EAI sets out how new, high quality jobs that will meet the needs and skills of local people will be created. Policy C3 sets out the transport infrastructure that is required to support the strategy for the Borough. Reference to capacity problems on the north Kent rail line has now been removed.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	"Prosperous economy" where are the jobs coming from? Education is emphasised but not job opportunities More emphasis needs to be placed on the creation of employment to support the non-productive sectors of the projected demographic increase	The largest sectors of the economy – public services, retail, business services and the caring and personal services sectors will continue to provide the majority of jobs, but skill needs will change. Leisure, hospitality and tourism and the digital and creative sectors will grow, and new job opportunities will

						develop in the low carbon sector, advanced manufacturing and life sciences. Policy EA(d) supports training and skills development to enable local people to access the employment opportunities that are created.
CSIO138	Mr	Michael	John		As industry within the Councils area is unable to accommodate the needs of all working people within the same area, it is essential that the use of transport links are continually considered through consultation with other Council areas and providers to ensure that adequate links exist. Business owners in their planning applications may be requested to estimate the availability of the types of jobs and the nature of job applicants required so that a fair estimate may be made of the take up from within the community. Council tax to be levied on businesses profits at diminishing rates as the job places to local residents get higher.	The Council seeks to ensure that there is sufficient infrastructure, including transport, in place to support existing and new development. Policy C3 sets out the transport infrastructure that is required to support the strategy for the Borough.
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Axa support Option 3 as being the most appropriate means of improving access to employment, through the siting of housing closer to employment locations. This approach accords with PPS 3 (paragraph 36) which states that local planning authorities should: 'Ensure that housing is developed in	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or

					suitable locations which offer a range of community facilities and with good access to jobs, key services infrastructure.'	existing transport infrastructure
CSIO57				Tilfen Land Ltd	Combination of all five options	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport infrastructure.
CSIO37			ANON I		Continue to work on up skilling residents that lead to real jobs, with flexible working for parents/ carers	Policy EA(d) supports the training and skills development of residents to enable them to compete for jobs locally and within the London wide labour market.
CSIO4			ANON I		Education and transport which is efficient and cheap.	Policy EA(d) supports the training and skills development of residents to enable them to compete for jobs locally and within the London wide labour market. Policy CH1 supports the development of community facilities, including education facilities and schools. Policy C3 sets out the transport infrastructure that is required to support the strategy for the Borough. The cost of public transport is not

						within the remit of the Core Strategy.
CSIO60	Mrs	A.E.	Hart		Have less housing development and let people move around more in a less congested environment.	The Borough's housing target it set by the Mayor of London though the London Plan. The Draft Core Strategy seeks to ensure that there is sufficient infrastructure (including transport) to support new housing development and enable residents to access employment and other services and facilities via public transport.
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	Help increase river transport by reducing its cost to users by introducing the use of Oyster Cards on river transport	Policy C3 Transport infrastructure supports the use of the river for transport purposes. Oyster Cards are now accepted on the Thames Clipper services which serve Greenwich, the Peninsula and Woolwich.
CSIO35	Mr	Frank	King		Housing and light industry and small businesses should be mixed wherever possible	The Draft Core Strategy supports the concept of mixed use development and the accessible employment opportunities that these developments can provide.
CSIO20	Mr	Roy	Unknown		If you are serious, you'll do my option 2. It'll solve transport. Trains will not be packed like Sardines tins. Why do people have to travel to and from London? Provide jobs locally if you can.	Policy EA(d) supports the training and skills development of residents to enable them to compete for jobs locally as well as within the London wide labour market
CSIO120				Morden College	In respect of Issue 2A we do not consider Options 1-5 to be mutually exclusive. Each of these should be considered as being methods of promoting better access to	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities,

					employment. However, Option 5 (promoting more mixed use development) should be a key objective. Isolated pockets of industrial and employment land should be avoided as they conflict with adjoining uses and give rise to a need to travel due to poor integration.	promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport infrastructure.
CSIO71				Bellway Homes (Thames Gateway South)	It is inappropriate to select only one of these options as they all represent ways to improve access to employment. The best approach is therefore considered to be one that recognised the benefits of all of these options.	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport infrastructure.
CSIO42	Mr	Jon	Taylor		Its not the councils job to provide employment The question is what kind of firms could be encouraged to move to the borough. Either attract overflow financial / legal business from Canary Wharf or attract distribution business Retail business will develop around transport hubs Leisure / tourist opportunities can be encouraged riverside / historic sites	21,000 jobs will be created in the Borough in the period up to 2027. The largest sectors of the economy – public services, retail, business services, and the caring and personal services sectors will continue to provide the majority of jobs. Leisure, hospitality and tourism and the digital and creative sectors will grow and new job opportunities will develop in the low carbon sector, advanced manufacturing and life sciences. The Council is currently preparing a Local Economic Assessment

						which will form part of the evidence base for the Core Strategy. The Draft Core Strategy seeks to enhance public transportation within and into the Borough. This will make the Borough more attractive to business investment.
CSIO17			ANON I		More apprenticeship for school leavers	Policy EA(d) supports the training and skills development of residents to enable them to compete for jobs locally and within the London wide labour market.
CSIO52	Mrs	M	Carr		More apprenticeships for school leaves.	Policy EA(d) supports the training and skills development of residents to enable them to compete for jobs locally and within the London wide labour market.
CSIO105	Mr	David	Hammond	Natural England, London Region	Natural England does not wish to offer any formal representations to this issue. However, schemes and developments which help to improve and enhance public transport are to be welcomed and encouraged.	Noted. Policies C3 and C(a) seek to improve public transport accessibility.
CSIO48	Mr	David	Kerr		Option 1, but only if providers of transport can deliver. The current places for the Kidbrooke development assume more people will use a railway line which cannot carry more on longer trains. This situation should not be replicated.	The Draft Core Strategy seeks to enhance public transport within and into the Borough. Policy C3 sets out the transport infrastructure that is required to support the strategy for the Borough.
CSIO121	Mr	James	Stevens	House	Option 6 Given that the Council's own	The Draft Core Strategy sets out a

				Builders Federation	evidence shows that the majority of residents have to travel outside the Borough to their place of work this would suggest that the priority should be to locate housing development along transport routes, though housing development along transport routes, though not necessarily key transport interchanges like Blackheath and Shooters Hill That could accommodate more housing. Combined with investment to improve public transport many more housing. Combined with investment to improve public transport many more areas of the borough can be opened up for new development.	range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport infrastructure. Policy C3 sets out the transport infrastructure that is required to support the strategy for the Borough
CSIO75		L.	Williams		Options 2, 3 and 4 are also very important	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport infrastructure.
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	Partic n/s transport + new for Olympics jobs + FUTURE for Canary Wharf + redevelopment on Olympic sites. Option 3 also important (Kidbrooke will meet that)	The Draft Core Strategy supports and seeks the improvement of north/south transport links and sustaining the Olympics Legacy. It identifies Kidbrooke as a Strategic Development

						Location.
CSIO34			ANON I		Promote Greenwich as a base for large employers civil service etc.	The Greenwich Peninsula with planning permission for 325,000 square metres of office, research and development floorspace provides a location for such employers.
CSIO30			ANON I		Provide housing suited to working from home.	The Draft Core Strategy seeks the delivery of high quality housing which if the occupants so desired could be used for low key working from home.
CSIO80				Tesco Stores Ltd	Tesco do not wish to comment directly on the accessibility to employment issue, but would request that the Council reflects the importance and provision of all types of employment in its Core Strategy. In particular the importance of retail employment as consistent with draft PPS4 (paragraph 13) should be noted, as it provides an ideal introduction to employment for people starting work or returning to work.	The Draft Core Strategy recognises that retail is important for both the economy provides employment opportunities. Retail development is supported within the Town Centre Policies set out in section 4.3.
CSIO108			The Mayor of London	Greater London Authority	The London Development Agency supports all 5 options set out in Issue 2A, and would encourage the borough to consider ways all to incorporate all options as part of the strategy to encourage access to employment. The London Development Agency welcomes consideration of the ways of promoting sustainable modes of	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport

					<p>transport (Option 1), as a means of tackling barriers to employment. Policies 3B.2 and 3B.4 of the London Plan (2008) state that boroughs should consider accessibility issues with respect to office and industrial areas, and Policy 3A.26 requires DPDs to consider relating all forms of development to improvement in public transport accessibility. With respect to the location and provision of jobs (Option 2), Policy 3B.4 of the London Plan (2008) encourages the promotion, management and where appropriate, protection of Strategic Industrial Locations (of which there are three identified in Greenwich), and encourages local policies to manage Locally Significant and other smaller industrial sites, taking account of, among others, the local demand to justify retention and inform release to achieve efficient use of land. The Annual Monitoring Report and the Employment Land Study will therefore play a pivotal role in assessing the needs, demand, and the suitability of existing employment land which will assist the spatial decisions to emerge from the Core Strategy. In planning for the spatial needs of housing, employment and</p>	<p>infrastructure. Strategic Industrial Locations (SILs) are designated and protected in Policy E4. Locally significant employment sites are protected for continued employment use in Policy EA(a). Policy EA(d) sets out how training and skills development will be promoted in the Borough. This includes seeking contributions towards Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people as set out in the Planning Obligations SPD 2008.</p>
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					<p>transport (Options 3-5) the Core Strategy should ensure that development secures the right social, environmental and economic objectives as set out in Policy 2A.1 of the London Plan (2008). The Employment Land Study can also play a key role in informing the Core Strategy and other DPDs on the appropriate locational choices available for the allocation or reallocation of employment land. Additionally to the options identified under Issue 2A, The London Development Agency would encourage the Council to also consider initiatives to create training and employment opportunities and to utilise the goods and services of SMEs and local businesses, and how this could be formalised through s106 agreements between developers and the LB Greenwich. The delivery of such initiatives will help to ensure that the regenerative benefits of development is maximised for local residents, and tackle barriers to employment as set out in the Economic Development Strategy (EDS). Policy 3A.18 states that DPDs should consider the provision of childcare facilities, and The London Development Agency would encourage</p>	
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					<p>greater consideration of the issue in the context of tackling barriers to employment. Improving childcare facilities can help to enable better participation, particularly for women competing in the labour market. In conclusion, The London Development Agency supports a holistic approach to improving access to employment which considers improvements to public transport as well as examining current and future employment needs, addresses other barriers to employment including provision of childcare facilities and training and employment opportunities, and considers sustainability objectives in planning for jobs, housing and transport. From an air quality perspective, options 1 to 5 all support a potential reduction in distance travelled. A further option may be for the provision of employee incentives to encourage a modal shift to public transport, car-sharing, car-pooling etc., rather than simply improving the public transport system with no guarantee of increased patronage. This section outlines a number of options to improve access to improvements, which include better public transport, locating housing closer</p>	
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					to employment to reduce the need to travel. TfL support the measures outlined as they would help improve access between employment and housing and encourage more sustainable travel behaviour. However, it is likely that not just one measure will achieve this objective but a combination of all the measures.	
CSIO136	Ms	Rose	Freeman	The Theatres Trust	The Theatres Trust welcomes the recognition within the consultation document that the cultural and creative economy is an important contributor to Greenwich's economy and urges the Core Strategy document to include measures that will promote and stimulate this economy. As suggested by The London Plan at 3.234, we support the designation, development and management of cultural quarters to help address the need for affordable workspace for creative industries by providing flexible live/work space and encouraging clusters of activity that provide a trigger for local regeneration. Where they contribute to wider regeneration and mixed-use policies, they should be sustained by the planning system and supported by wider economic and cultural development initiatives. Cultural facilities, attractions	The Draft Core Strategy recognise the importance of the cultural and creative sectors. Policy EAI seeks to increase employment opportunities in the creative and digital sectors particularly in Greenwich and Woolwich Town Centres and on the Peninsula.

					and tourism are inter-dependent, with tourists attracted by museums, theatres, heritage sites, arts, sport, entertainment venues, festivals and events. A concentration of cultural facilities and activities can act as a magnet for visitors and provide a significant boost to the local economy.	
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	There are arguments for a combination of these options depending on local circumstance.	The Draft Core Strategy sets out a range of policy approaches to improve access to employment including seeking to improve public transport, creating more local employment opportunities, promoting mixed use developments as well as ensuring that new developments are supported by appropriate new or existing infrastructure transport infrastructure.
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	There is a presumption that new employment land is needed for future jobs. This appears to contradict the figures that are quoted.-The major sectors are listed as public administration, education, health, distribution leisure and hospitality, creative and cultural industries. The majority of jobs in these sectors are in established institutions, some are carried out in a BI location .Without new manufacturing arriving what is the case for providing extensive new	The largest sectors of the economy – public services, retail, business services, and the caring and personal services sectors will continue to provide the majority of jobs. Leisure, hospitality and tourism and the digital and creative sectors will grow and new job opportunities will develop in the low carbon sector, advanced manufacturing and life sciences. The Council is currently preparing a Local Economic Assessment which will form part of the evidence base for the Core Strategy.

					employment land?	
CSIO100	Mr	Patrick	Blake	Highways Agency	<p>Travel intensive uses such as supermarkets, shopping centres, offices and businesses should be located in town and district centres and near PT hubs, where the level of PT provision available is capable of supporting an increase in travel demand and development can benefit from enhanced accessibility. This would be in line with national policy set out in PPG13. The HA would also be supportive of policies which promote mixed use development, as proposed under issue 2A. It should also be noted that mixed use development alone will not necessarily reduce the need to travel and travel by car. In order to ensure the Plan promotes alternatives to the private car it is recommended that travel intensive mixed use development should be located in town centres and district centres, close to public transport hubs where a range of travel options are available. This would be in line with PPG13, paragraph 30 and would help to ensure that the plan meets with PPG12 Test of Soundness 4. It is noted that paragraph 9.4 of the Core Strategy states that; "The critical issue is to ensure that residents have</p>	<p>Travel intensive land uses are supported with the Borough's town centres and in areas with good transport accessibility such as Greenwich Peninsula.</p> <p>The Draft Core Strategy supports the concept of mixed use development and the accessible employment opportunities that these developments can provide.</p> <p>Policy C3 sets out the critical public transport schemes that are needed to support the proposed levels of growth.</p>

					<p>enhanced access to transport, which links to significant generators, whether they are within or outside the Borough". The HA would be supportive of this approach, provided that these improvements are targeted towards supporting travel by non-car modes. The HA would not support the implementation of costly highway improvements that would merely increase capacity on the local highway network which could in turn create a residual impact to traffic on the SRN. Furthermore, Special workplace statistic from the 2001 Census indicate that employment development within the borough of Greenwich contributes towards the generation of traffic on the A2 and M20 as employees travel between Greenwich and the Medway towns. Paragraph 4.2 of the Core Strategy highlighted a number of issues regarding existing transport provision within the borough. Amongst these issues was a concern regarding capacity restrictions on the train routes that run through the borough, in particular the North Kent Line. If the level of impact of new development is to be managed to ensure nil-detriment impact to the SRN, in line with the requirements of</p>	
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					<p>DfT Circular 02/2007, targeted improvements must be formulated to support commuter trips between the Medway towns and Greenwich. If rail improvements are not feasible due to capacity constraints on the North Kent Line, the HA suggests consideration is given to improving/implementing coach services that run between Greenwich and the Medway Towns as a means of supporting commuter trips. In addition it is suggested that efforts should be focused on managing demand at the source through intelligent planning. The provision of Workplace Travel Plans containing strategies to reduce single occupancy car trips and increase sustainable travel should be stipulated as a requirements for all new employment developments which are above the threshold in TFL guidance on 'Workplace Travel Planning' and policy 3C.2 of the London Plan.</p>	
CSIO93				Greenwich Hospital	<p>We note that the Council wishes to ensure that the right balance (number and type) of jobs are provided locally to meet the needs of both the existing and new community members, and that town centres are important for employment. Greenwich Hospital considers that the most effective way to</p>	<p>The Draft Core Strategy supports the concept of mixed use development and the accessible employment opportunities that these developments can provide.</p>

					achieve the right balance of jobs and improve the access to employment within the Borough is through mixed use developments, and considers that the proposals to regenerate Greenwich Market will provide accessible and flexible office space in Greenwich Town Centre to meet local need for jobs and business space. The inclusion of a hotel on the site could also provide new employment opportunities for local people.	
CSIO88				Greenwich Peninsula Regeneration Ltd	We suggest that Option 6 be adopted to allow for an alternate approach to those listed to promote employment generating uses in sustainable locations in close proximity to residential development, such as on the Greenwich Peninsula. This will provide additional employment within the borough whilst reducing resident's need to travel so promoting sustainable development. On the Greenwich Peninsula permission has been granted for up to 343,600sqm of employment (BI(a)and/orBI(b) and BI(c)).	Greenwich Peninsula is identified within the Draft Core Strategy as a Strategic Development Location due to the significant amount of retail and commercial development that will take place. The Peninsula has good transport links that will enable residents to access employment opportunities that are created in this area.
CSIO78				Cathedral Group	We support the provision of more mixed-use development as a means of improving access to employment. Such schemes are inherently sustainable, promoting job creation and reducing	The Draft Core Strategy supports the concept of mixed use development and the accessible employment opportunities that these developments can provide.

					the need for local residents to travel, especially by car. Reduced commuting times, to work and places of education/training, will also have appositve impact on the lives of residents.	
CSIO123	Ms	Adina	Brown	English Heritage - London Region	When considering the release of employment land for other uses (such as new homes) in the LDF core strategy, the heritage significance should be assessed, prior to the determination of how the land/site will be developed or used. It is useful to remember employment as an activity and its manifestation in the built form (i.e. industrial units, warehouse, docks etc.) can make a positive contribution to the character and appearance of an area. Hatton Gardens is a good example where one particular industrial activity and its impact upon building design has been a major reason for its designation as a conservation area. Where alternative uses or conversion is being proposed for an existing building or site, good design principles should be applied. This includes consideration of how the development will relate to any heritage assets, their setting and the wider historic environment, in terms of design quality, location, existing and/or prevailing uses, scale, form and	It is appropriate for the Draft Core Strategy to identify the new key locations where significant land use is proposed. The allocation of uses and the how the development will relate to any heritage assets are more appropriate to be examined though proposed Area Action Plans.

					materials. This approach should also be applied to town centres (as set out below).	
CSIO139	Mr	Malcolm	Bond	Raged Residents Association	As industry within the Council's area is unable to accommodate the needs of all working people within the same area, it is essential that the use of transport links are continually considered through consultation with other Council areas and providers to ensure that adequate links exist. Business owners in their planning applications may be requested to estimate the availability of the types of jobs and the nature of job applicants required so that a fair estimate may be made of the take up from within the community. Council tax to be levied on business profits at diminishing rates as the job places to local residents get higher.	Policy C3 in the draft Core Strategy sets out the public transport schemes that are critical to the Borough's development. Policy C(a) specifically relates to transport provision for large developments. Council tax is not within the remit of the Core Strategy.

Issue 2B – When considering employment land, should we...

- Option 1. Make more efficient use of employment land to provide for more business/jobs on the same area of land
- Option 2. Make more efficient use of employment land to provide for the same number of business/jobs, releasing the remaining land for other uses such as mixed use, including housing
- Option 3. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO21	Mr	John	Loder		This can only be a very general answer it all depends on the specific circumstances.	Noted
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Axa considers that Option 2 which provides for the release of remaining land for mixed use development should be the preferred option of the Council. This option is supported on the basis its accordance with Policy 2A. 19 Strategy Industrial Location London of the Plan, it is acknowledged that Boroughs should continue to develop detailed frameworks to manage the appropriate release of efficient or underused land. The London Plan (paragraph. 2.39) recognizes that "there is scope for an average annual net release of 41 hectares and social infrastructure'. Furthermore, whilst it is acknowledged that there may be grants available to assist in redeveloping old industrial sites, there are occasions when it	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development.

					requires more than a grant contribution to kick-start the redevelopment of an outworn employment site. This can be important to enable the Borough to have the quality employment facilities and accommodation that this requires.	
CSIO94	Ms	Ann	Hill		Both options are needed depending on the site.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of underused industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development.
CSIO70	Ms	Emily	Norton		Both options depending on site	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of underused industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans / Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development.
CSIO69	Mr	Lawrence	Smith	Westcombe	Both options depending on site.	The Draft Core Strategy proposes two

				Society		new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans /Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development.
CSIO60	Mrs	A.E.	Hart		Consider having more recreation areas and more green spaces and local parks.	The Draft Core Strategy recognises the importance of open space and recreation for those who live, work in and visit the Borough. Policy OSI safeguards existing open space and seeks additional open space to be provided in areas that are currently deficient.
CSIO8			ANON I		Find a realistic balance	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of underused industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these

						areas to guide future development
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	However, if redevelopment puts business rents at an unachievable level, the redevelopment will have failed.	Whilst there needs to be awareness of the consequences of options the Core Strategy needs to focus on those that fall within the spatial planning remit.
CSIO99				Costco Wholesale	In the preparation of the Core Strategy, Greenwich should consider Option 3 for other suggestions. A definition of uses appropriate on employment land should also be included within the Greenwich Core Strategy that recognises sui generis uses in accordance with the Mayor's SPG on Industrial Land (March 2008). The following definition of uses suitable for employment land is considered appropriate: "All buildings and land which are used or designated for purposes within the Use Class B1, B2 and B8 and closely related uses not falling within a use class, i.e. sui generis (such as warehouse clubs, cash and carry businesses and builders merchants) but which are commonly found in industrial estates "This definition will assist the Council by providing additional clarity for both the council and developers by which to assess proposals. This representation is submitted on behalf of Costco Wholesale UK Ltd (Costco) who	The Draft Core Strategy does not define suitable uses on employment land. Suitable uses in Strategic Industrial Locations are set out with the Draft London Plan and include general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities. Strategic Industrial Locations are designated and protected in Policy EA4.

					<p>operate a number of wholesale warehouse clubs throughout the country, typically located on employment land. Costco operates sui generis membership warehouses and was created to serve the wholesaling needs of the small to medium sized business owner. At Costco businesses can purchase products at wholesale prices, which are significantly lower than those of traditional sources of distribution. Businesses can obtain most of their inventory needs from under one roof. Each warehouse sells a wide range of products although the variety within each product range is limited. This enables Costco Wholesale to serve a wide range of businesses, providing a core range of products at low prices. Costco is a reputable employer and would assist Greenwich in achieving their Economic Prosperity objectives. The level of jobs provided by Costco compares favourably in employment density levels to traditional B Class Uses. The company provides local people with a broad range of quality jobs that reflect the unique nature of Costco's operations. In addition there would be indirect job creation through the support given to</p>	
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					<p>small local businesses. Overall in the UK, over 90% of the jobs created by a new Costco are filled by locally recruited staff. Throughout the company, staff are encouraged to undertake training and improve their positions. Positions range from craft and operative jobs for which specialist training is given, to managerial and supervisory jobs unskilled jobs which provide a point of entry for those who have little or no qualifications or training. The benefits of a warehouse club such as Costco are that the positive impacts spread throughout the local economy. Costco's target customer is the small and medium businesses and many of these can be found in town centres. They include - Independent Retailers -Food and drink outlets such as restaurants and sandwich shops -Service outlets such as small estate agents, accountants, garages and professional firms -Independently owned hotels, guest houses etc Costco can therefore make a significant contribution to the health of the local economy and, particularly to small businesses that are otherwise forced to pay a premium for small purchases from traditional wholesale sources. Costco's</p>	
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					<p>prices and its range of products are unique in this respect. The potential positive benefits of a Costco were the subject of an independent report by CB Hillier Parker of October 2000 "Costco Warehouse Clubs: An assessment of Economic Impacts". This report, confirmed the substantial cost savings potentially available to local businesses as well as the significant penetration, which Costco achieves of local business memberships. 78% of members questioned in the study agreed that Costco's low prices help them remain competitive and the study drew the conclusion that "significant positive impacts would benefit local economies from the development of a Costco warehouse' The possible construction of a Costco in Greenwich would bring a number of benefits to small businesses and the wider economy in terms of employment generation for both a skilled and unskilled workforce. It is therefore important that provision is made with the Core Strategy Development Plan Document for a policy by which an application for a warehouse club and other sui generis uses acceptable on employment land could be assessed, this</p>	
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					would be in accordance with guidance issued by the Mayor in his Industrial Land SPG (March 2008)	
CSIO20	Mr	Roy	Unknown		It makes sense if you pick option 2 provided there is employment here. You must allow Sunday business around. Like China, India, this has flourished. Look where they are today.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of underused industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO57				Tilfen Land Ltd	It will depend on the particular circumstance of the land in question.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of underused industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO55			ANON I		Look more closely at underused areas, not pressurise further those which already have enough. No one likes constant change + rebuilding.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will

						involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Framework will be developed for both of these areas to guide future development
CSIO71				Bellway Homes (Thames Gateway South)	Option 2 is the best option to enable new development to meet the dual strategic objectives of retaining employment land and delivering housing. It is also consistent with the strategic objectives to make the best and most efficient use of land.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO35	Mr	Frank	King		Option 2 yes, by far the best option	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these

						areas to guide future development.
CSIO108			The Mayor of London	Greater London Authority	<p>Policy 3B.2 of the London Plan (2008) requires a significant increment to current stock of office supply. Table 3B.1 sets out the demand for jobs and floorspace for the South East sub-region. The Employment Land Review currently being prepared by the borough will assist in identifying the right amount and type of employment land required within the Plan period. Given the high levels of small businesses (SMEs) in the borough identified in the Greenwich Annual Monitoring Report 2006-07 (AMR), it is also important to consider the spatial needs of SMEs which are identified as having the greatest growth potential. Additionally, in accordance with Policy 3B.5 of the London Plan, The London Development Agency would encourage the borough to assess the supply of incubator units to encourage the relationship between business, research and academic institutions. From an air quality perspective, option 2 offers the greatest potential for reductions in distances travelled for employment purposes. The London Development Agency would also encourage the borough to consider issues relating to industrial capacity,</p>	<p>The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans will be developed for both of these areas to guide future development.</p>

					particularly in the context of the Industrial Capacity SPG (March 2008), and the borough's inclusion within the Limited Transfer category, which encourages boroughs to manage and where possible, reconfigure their portfolio of industrial land, safeguarding the best quality sites and phasing release. Therefore The London Development Agency feels it is important that the work to identify supply and demand through the Employment Land Review is carried out before options can be explored.	
CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	Policy 3B.4 of the London Plan recognises the potential of surplus employment land for alternative uses such as housing and social infrastructure, which definition includes policing facilities. Accordingly the MPA support option 2 and suggest the Council adopt a flexible approach to the reuse of employment land, to allow the development of policing facilities on suitable surplus employment land.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development. The Core Strategy does not include specific detail of the employment that will be included within these areas.
CSIO58	Mr	Saleem	Wadee		See comments above re-use of Peninsula to leverage of Canary Wharf.	Greenwich Peninsula is identified within the Draft Core Strategy as a Strategic

						Development Location due to the significant amount of leisure and commercial development that will take place.
CSIO84				Co-Operative Group	The Co-operative Group support the recognition that there may be opportunities for land currently in employment use which is either inefficient or no longer suitable for employment use to be redeveloped for alternative uses, including mixed use and housing. In some instance, option 2 may be appropriate, i.e. to retain some employment use on site, however the Council should also allow for sites to be completely redeveloped for alternative uses where appropriate.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO120				Morden College	The introductory quotations states: "new business districts will be created to accommodate the needs of businesses with the growth sectors of the economy" This statement is not however reflected in the commentary that follows and we consider that employment land provision should be periodically reviewed to ensure the nature of the employment land provision reflects the nature of the employment demand and the changing face of the economy away from traditional manufacturing towards	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plan/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development.

					<p>higher value employment uses. Greenwich Peninsula West area is identified as being a key industrial employment area. This has historically been the case although flexibility within emerging policy must provide opportunity for the future of the site. Having regard to the changing nature of its surroundings on the Peninsula. We furthermore consider that the emphasis should be placed upon mixed use to ensure that employment uses are integrated with housing. In respect of Issue 2B we again do not consider these options to be mutually exclusive. We consider that more efficient use should be made of employment land to provide better quality jobs. Consideration should be given to releasing land for other uses including housing. Viability and feasibility are key issues that must be considered when reviewing the re-provision of employment uses on former employment sites.</p>	
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	<p>There are arguments for a combination of these options depending on local circumstance</p>	<p>The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront</p>

						area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO42	Mr	Jon	Taylor		there is significant development land already available	To meet the Draft London Plan housing targets more development land needs to be made available.
CSIO53			ANON I		To make jobs more accessible for local people to improve skill rather than short term vacancy a long job for better pay.	Policy EA(d) supports the training and skills development of residents to enable them to compete for jobs locally and within the London wide labour market.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We do not see these as meaningful options. The objective should be to secure an ample supply of land for the types of employment foreseen. This requires analysis of future employment possibilities which does not seem to be provided.	The largest sectors of the local economy – public services, retail, business services, and the caring and personal services sectors will continue to provide the majority of jobs. Leisure, hospitality and tourism and the digital and creative sectors will grow and new job opportunities will develop in the low carbon sector, advanced manufacturing and life sciences. The Council is currently preparing a Local Economic Assessment which will form part of the evidence base for the Core Strategy.
CSIO88				Greenwich Peninsula Regeneration Ltd	We suggest adopting the approach set out in Option 2, to promote the more intensive and efficient use of employment land.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will

						involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
CSIO121	Mr	James	Stevens	House Builders Federation	We would support option 2 since the council have regard to the Mayor's recent SPG on the release of surplus industrial land. In accordance with this guidance Greenwich should plan, monitor and manage the release of surplus industrial land to support strategy and town centre renewal schemes. Greenwich is listed as a borough where a limited release of surplus land can be considered.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Are Planning Frameworks will be developed for both of these areas to guide future development
CSIO37			ANON I		What about housing that combines work places/studios suitable for consultants and small business people.	The Draft Core Strategy supports new housing development in appropriate locations and does not restrict the development of live/work units.
CSIO78				Cathedral Group	Where necessary, we would consider that mixed-use development on employment land would be more efficient. The co-location of jobs, housing, retail, education and services is inherently sustainable, minimising the need for local residents to travel.	The Draft Core Strategy proposes two new mixed use urban quarters to be developed at Charlton Riverside and Greenwich Peninsula West. This will involve the release of under used industrial land and the intensification of employment uses across the waterfront

						area to ensure that there is no net loss of jobs. Area Action Plans/ Opportunity Area Planning Frameworks will be developed for both of these areas to guide future development
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Issue 3A – How best should we reduce our carbon emissions to reach the targets set by the London Plan? Which of the following methods do you consider should be **REQUIRED and which should be **PROMOTED**?**

- Option 1. Low Carbon Developments
- Option 2. Zero Carbon Developments
- Option 3. Developments to provide 20% of their energy requirements from on site renewable sources
- Option 4. Adhere to the 'Code for Sustainable Homes' at a faster rate than the building regulations will require
- Option 5. Locate developments in sustainable locations
- Option 6. Retrofit existing developments when they are redeveloped or extended
- Option 7. Minimising waste and maximising recycling
- Option 8. Apply Low Emission Zones (LEZs) standards to all new developments within the Borough, in relation to car and motorcycle parking provision
- Option 9. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Achieving zero carbon emissions on new development will require extensive use of on -site electrical generation to offset energy from appliance use. This will be technically challenging on many sites, the basis of site specific characteristic and may some developments unfeasible or unviable. Therefore, Axa consider that there should be any threshold for types of sites on which zero and low carbon developments should be delivered.	<p>Policy H5 in the Draft Core Strategy requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers</p> <p>Policy E1 requires all developments</p>

						with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.
CSIO52	Mrs	M	Carr		All council staff to use electric cars.	The Draft Core Strategy seeks to encourage the use of electric cars. Policy C(c) Parking Standards seeks the provision of electric charging points as part of any car parking provision, following the minimum standards set out in the Draft London Plan.
CSIO125	Mr	David	Wilson	Thames Water	Climate Change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water firmly supports the objective to take account of water conservation. Thames Water also support and promote the efficient use of water and the recognition of its value as a precious natural resource. Thames Water adopts the twin track approach to dealing with water supply, by implementing measures to reduce the demand for water while also making provision to develop new resources, should further supply be required.	The London Plan forms part of the development Plan for the Borough. Policy 5.15 of the Draft London Plan seeks to protect and conserve water supplies and resources.

					Thames Water's comments regarding water and sewerage infrastructure are made in relation to Issue 10.	
CSIO8			ANON I		Consider impact of rising sea levels and the availability of water supplies	The London Plan forms part of the Development Plan for the Borough. Policy 5.15 of the Draft London Plan seeks to protect and conserve water supplies and resources.
CSIO28			ANON I		Educate	The Core Strategy can help to raise awareness of climate change and impacts that this will have in the future as well as actions that can be taken to mitigate and adapt to climate change.
CSIO138	Mr	Michael	John		Education is necessary for all to understand the implications. Being made aware of the basic element of keeping the streets clean helps. The Council may take a lead in this respect. Encouraging and assisting people to recycle more will assist. Businesses must learn how to package goods with recyclable products. The simple inconvenience to customers of removing plastic bags from their use is insufficient.	The Core Strategy can help to raise awareness of climate change and impacts that this will have in the future as well as actions that can be taken to mitigate and adapt to climate change. Draft London Plan Policy 5.17 Waste Capacity requires suitable waste and recycling storage facilities in all new developments. The London Plan forms part of the Development Plan for the Borough. However, the Core Strategy is not the appropriate mechanism to educate businesses about packaging.
CSIO88				Greenwich Peninsula Regeneration Ltd	However we object to the consultation method used in respect of Issue 3A. The table as presented invites stakeholders to simply suggest all the	The Issues and Options consultation sought to determine the needs, priorities and preferences of those with an interest in the Borough. The findings

					carbon efficiency measures be made mandatory without giving any consideration to the effect of doing so on the viability of the development proposals the Core Strategy will be reliant on if its objectives are to be met. This approach is vastly over-simplistic and could lead to a policy being imposed that would prejudice the delivery of the Strategy. Any policy on carbon efficiency should take into consideration the constraints faced by individual schemes and not impose a blanket approach. Furthermore, this early stage of the Core Strategy is not the appropriate place for detailed consideration of which type of technologies should be made mandatory and which should be encouraged. Such detailed consideration should be left to a separate Development Plan Document.	<p>of the consultation influence the Core Strategy along with a range of other factors including the evidence base and viability considerations.</p> <p>Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers</p>
CSIO11			ANON 1		Improve insulation + sound proofing for homes' it is pointless losing heat through draughty homes + noise blights quality of life.	Insulation is primarily a matter for building regulations.
CSIO93				Greenwich Hospital	In order to reduce carbon emissions and reach the targets set in the London Plan, we consider that the methods set out on page 26 of the paper should be promoted. Seeking to make any of the	Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:

					<p>methods mandatory could render some developments unviable which will undermine the spatial aims of the Plan. The plan should recognise that it is not appropriate to require all developments to be zero carbon as there are very few examples of where this has been achieved successfully. In particular balancing renewable energy technology and energy efficiency measures in historic building and sensitive areas can be complex. Instead sites and developments should be assessed on an individual basis and the emphasis should be on improving energy efficiency, before relying on renewable energy.</p>	<ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers</p> <p>Policy E1 requires all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.</p>
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	Introduce congestion charging	Congestion charging is not currently considered an appropriate option. It is considered that other policies aimed at encouraging alternative modes of transport to the car, will be more successful in reducing congestion.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 3 relates to the environment and climate change. However, there is no reference within this section on how you will be taking forward flooding issues within the borough, particularly given that the borough has a 13 km frontage to the River Thames. Issue 3A sets out a range of options (required or promote) on how best to reduce	The Council is currently preparing a Strategic Flood Risk Assessment (SFRA) which will form part of the evidence base for the Core Strategy. Policy E2 of the Draft Core Strategy specifically covers Flood Risk. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:

					<p>carbon emissions within the borough. Our comments on these are as follows:</p> <ul style="list-style-type: none"> - Option 3 relates to requiring or promoting development to provide 20% of their energy requirements from on-site renewable sources. London Plan Policy 4A.7 says that in their DPDs boroughs should adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation. - Option 4 relates to requiring or promoting the adherence to the 'Code for Sustainable Homes' at a faster rate than Building Regulations will require. Should your submitted Core Strategy contain a policy that will be in advance of national guidance you will need to provide a robust evidence base at Examination justifying that this is the most appropriate and achievable for the borough. - In Option 5 what is meant by 'sustainable locations'? - Option 7 relates to minimising waste and maximising recycling. How are you proposing to take forward waste issues within the borough, including the safeguarding of existing sites and the possible need for future facilities given the predicted increase in population within the borough? - Option 8 suggests 	<ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers.</p> <p>Policy E1 requires all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.</p> <p>Policy C2 Waste Apportionment sets out the waste sites that will be safeguarded in the Borough. Policy C(e) specifically covers waste recycling. The Core Strategy will not conflict with any London-wide low emissions zone. Policy E(c) requires major developments to reduce emissions from transport using measures such as those set out in DEFRA guidance: Low Emissions Strategies.</p>
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					that Low Emission Zones standards are applied to all new developments within the borough in relation to car and motorcycle parking provision. Will this duplicate or conflict in any way with the Mayor's Low Emission Zone for London?	
CSIO131				WM Morrison Supermarkets Plc	Option 3A(3) which states that developments should be required to produce 20% of their energy requirements from on-site renewable sources, fails to comply with government guidance contained within PPS 22. Paragraph 8 of PPS22 states that LPAs may include policies that require a % of energy requirements to come from onsite renewable energy generation, however this guidance is subject to the caveat that such policies: (i) should ensure that a requirement to generate on-site renewable energy is only applied to development where the installation of renewable energy generation equipment is viable given the type of development proposed, its location and design; (ii) should not be framed in a way as to place an undue burden on developers, for example by specifying that all energy to be used in a development should come from on-site renewable generation. In accordance	Policy EI requires all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.

					with PPS 22 WM Morrison therefore requests that any such policies on renewable energy include text to confirm that the % requirements will be subject to the tests of viability and suitability.	
CSIO42	Mr	Jon	Taylor		Option 7: reduce waste is a good thing. Option 8: Build more car parks and parking spaces would reduce traffic circling, so would be good. Option 9 (Other) The standards will be changed within 5 years.	Policy C2 Waste Apportionment sets out the waste sites that will be safeguarded in the Borough. Policy C(e) specifically covers waste recycling. Option 8 does not propose to build more car parks but to apply stricter standards for their development. Standards for parking are included at policy C (c). Public parking provision will be dealt with via the transport team and the Council's parking policy.
CSIO121	Mr	James	Stevens	House Builders Federation	Option 9 - Other. Some of these are not proper options. For example, options 2 (zero carbon) and option 4 (Code for Sustainable Homes) cannot be enforced - they are optional and not mandatory. All the options will have an impact on viability and it would be more sensible the Council adhere to the nationally agreed timetable for the code for Sustainable Homes as set out in Building a Greener Future. This is the most sensible means of achieving greater energy efficiency and improved building performance while also	Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements: <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 This applies to both housing associations and private developers.

					<p>allowing the construction industry to gradually re - orientate its business operation (materials development, products and processes, supply - issues etc) to respond to climate change with risking viability. For the time being, never the less, the code remains voluntary, and the Council cannot stipulate compliance at any level. Only recipients of housing Corporation subsidy or those bidding to develop on EP sites are required to build to Code Level 3. Instead the Council should adopt a more flexible, and dare we say encouraging, stance, by working with developers to identify where and when energy saving option are viable or where higher levels of the code might be achievable, taking into account other critical strategy Objectives in Greenwich such the delivery for affordable housing and transport infrastructure and reflecting on what impact this will have on development viability. This would then reflect paragraph 33 of the Supplement to PPS1 which states that local authorities should have regard to the overall cost of bringing sites to the market. Developers can only be encouraged to meet any carbon reduction benchmarks</p>	
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					set, although we emphasise once, again, that compliance with any level of the code is still not yet mandatory. Setting simple, achievable benchmarks and working with developers to find ways to reach or exceed these benchmarks would be a more constructive way forward To do otherwise would mean that the Core Strategy would not be in compliance with national policy and would therefore fail PPS 12 testify.	
CSIO37			ANON 1		Promote use of green products in the council + not just the cheapest products	Noted
CSIO60	Mrs	A.E.	Hart		Put a cap on new developments. Stop any further building.	The Borough's housing target it set by the Mayor of London though the London Plan. The Draft London Plan sets a minimum housing target of 25,950 homes in the Borough between 2011 and 2021.
CSIO115			ANON 1		Solar heating on all new buildings + 10 yrs for it to be added to all existing buildings. Tidal Thames generation of electricity.	Policy EI sets out how Carbon Emissions will be reduced. This includes: requiring all developments to with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. Supporting opportunities for large scale decentralised energy networks and requiring all development, including

						redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system.
CSIO108			The Mayor of London	Greater London Authority	Supported: Greenwich's initial SA has identified the need to minimise waste generation and maximise re-use and recycling of waste as one of its Spatial Objectives. This approach is in line with the Mayor's waste hierarchy in Rethinking Rubbish in London, The Mayor's Municipal Waste Management Strategy (MMWMS), September 2003. Omission: As existing waste management sites have the potential to make a significant contribution to self sufficiency through re-orientation it is important that Greenwich's core strategy includes a policy to safeguard all existing waste management sites (unless appropriate compensatory provision is made). It should also require, where feasible, the reuse of surplus waste transfer sites for other waste uses. Omission: Greenwich's Core strategy should include a commitment to meeting the apportionment and to identifying land to provide capacity to manage the apportioned tonnage of waste as set	Policy C2 Waste Apportionment safeguards existing transfer and management sites and sets out the Borough's commitment to meeting the Draft London Plan waste apportionment figure. As the Council has already identified sufficient waste sites to meet the apportionment figure, no additional policies relating to determining planning applications or identifying suitable locations have been included. The SE London Borough Waste Technical Paper provides further detail on waste provision within the Borough. Policy E (d) refers to hazardous materials and the storage and handling of these Policy C(f) specifically relates to waste recycling and states that developments should set aside land during construction to facilitate the sorting and storing of waste. The Draft Core Strategy seeks to address climate change through mitigation and adaptation. Chapters 4.6

					<p>out in Table 4a.6. Omission: Greenwich will need to set out its criteria for determining planning applications whilst development control or waste development plan documents are prepared. Omission: However, the Core Strategy (Issues and Options) mentions waste issues very briefly and doesn't propose any specific waste policies or Options that outlines how it will achieve its waste objective. The Core Strategy needs to include policies and proposals for waste management in line with the London Plan and ensure sufficient opportunities for the provision of waste management facilities in appropriate locations including for waste disposal. Omission: The Core Strategy should identify broad locations suitable for recycling and waste treatment based on those identified in Policy 4A.27. Strategic Industrial Locations (Preferred Industrial Locations and Industrial Business Parks), Local Employment Areas and existing waste management sites. Table 4A.8 identifies Plumstead industrial area and North Charlton employment area in Greenwich borough. Omission: In Line with Policy 4A.29 Greenwich's Core Strategy should also establish</p>	<p>and 5.6 of the draft Core Strategy include policies relating to the environment and climate change. The Council is currently preparing a Strategic Flood Risk Assessment (SFRA) which will form part of the evidence base for the Core Strategy. Policy E2 covers flood risk.</p>
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					<p>frameworks for the storage, treatment and reprocessing of certain hazardous waste streams. It should also identify sites for the temporary storage, treatment and remediation of contaminated soils and demolition waste during major developments. Omission: Greenwich needs to set targets by waste stream: Recycle or compost at least 35% of municipal waste by 2010 and at least 45% by 2015. Achieving recycling or composting levels in commercial and industrial waste of 70% by 2020. Achieving recycling and re-use levels in construction, excavation and demolition waste of 95% by 2020. Omission: London Plan Policies 4A.9-4A.16 deal with Climate Change adaptation, specifically through: Minimising overheating and contribution to urban heat island effects Minimising solar gain in summer Containing or reducing flood risk and applying principles of sustainable urban drainage Minimising water use Protecting and enhancing green infrastructure Although briefly mentioned in the scoping section, climate change adaptation is a key policy area of the London Plan Consolidated With Changes Since 2004, yet is absent</p>	
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					<p>from the Greenwich Core Strategy Issues and Options. Options relating to climate change adaptation should be included, as well as an explanation of how climate change adaptation will be addressed within the LDF. Omission: Although linked to climate change adaptation, flooding is a particular issue of Greenwich borough, as identified in the scoping section, yet no options referred specifically to flooding.</p> <p>Omission: Given Greenwich's housing targets the core strategy should include a requirement for developers to minimise the level of waste generated, in accordance with Chapter 4B of the Mayor's Municipal Waste Management Strategy, and by following the principles in the Sustainable Design and Construction SPG. Omission: Provision of suitable waste and recycling storage facilities in all new developments. Storage capacity should be capable of meeting and exceeding the London Plan municipal recycling targets of 35% recycling by 2010 and 45% by 2015. The design of new developments also needs to ensure waste storage areas are adaptable so that they are capable of meeting future higher recycling standards. Omission: Greenwich's Core</p>	
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					<p>Strategy should require developers to produce Site Waste Management Plans (SWMPs) to arrange for efficient materials and waste handling, and require waste to be removed from the site, and materials to be brought to the site, by water, or rail transport wherever that is practicable. Omission: Where possible, opportunities should be taken to include provision for Combined Heat and Power derived from waste treatment infrastructure using Advanced Conversion Technologies. The introduction to Environment and Climate Change includes the following paragraph, which is welcomed: the high level of development growth anticipated within the Borough should go one step further than just ensuring it does not adversely impact the environment. Development growth should improve the environment, through the availability of new and emerging technologies. However, the requirement to improve the state of the environment should not only be the responsibility of new developments but should also be applied to existing developments that are not environmentally sustainable. There is a reference to the mechanisms</p>	
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					in place to reduce greenhouse gas emissions across the Borough, such as Air Quality Management Plans (AQMPs) and waste recycling, but more can always be done. This could have provided an opportunity to make reference to the need to reduce air pollutant concentrations, as this is the main objective of the specific plan mentioned. The AQMP is referenced only in relation to greenhouse gas emissions. Omission: This Option should be broaden to include minimising the amount of energy used, the transports impacts from, collection, treatment and disposal of waste in line with the Mayors target of reducing Carbon dioxide emissions. Omission: Where waste cannot be recycled, energy should be produced using new and emerging advanced conversion technologies that have the potential to produce renewal energy and hydrogen from waste.	
CSIO14			ANON 1		TAX POLLUTORS equally commuters in PRIVATE CARS from outside Greenwich BOROUGH, i.e. Blackwall Tunnel	Tax is not within the remit of the Core Strategy.
CSIO84				Co-Operative Group	The Co-Operative Group support the encouragement of energy demand to be provided from renewable sources, in	Policy EI requires all developments with a gross floor area greater than 500sqm, or residential developments of

					line with national and regional Government objectives. However, we consider that this requirement should be up to 20% as it may not always be feasible and/or viable to achieve this, as identified in the London Plan (policy 4A.7). It should also be recognised that it is not always possible or practical for renewable energy sources to be located on-site, as such an onerous requirement might prejudice sites coming forward for development. Furthermore, development sites might not always be the best location for such facilities.	5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.
CSIO105	Mr	David	Hammond	Natural England, London Region	The Council may also wish to give consideration to car clubs as well as limited parking allowances and the requirement for new large scale developments, commercial and residential to provide Green Travel Plans as part of their planning application together with the promotion of Green Travel Plans with Schools within the Borough.	Policy C(c) encourages contributions to car clubs. Transport assessments and travel plans will be required for developments as set out in the Draft London Plan.
CSIO100	Mr	Patrick	Blake	Highways Agency	The HA supports effort to reduce the Air Quality impacts of development in the Borough. In order to support the introduction of low emission zones (LEZ) it is the view of the HA that the LDF should seek to promote car free and permit free development in all areas	The Draft Core Strategy applies the car parking standards that are set out in the Draft London Plan.

					of good public transport accessibility. This will also help to reduce travel by the private car in line with PPG13 and should therefore reduce air quality impacts on the SRN.	
CSIO123	Ms	Adina	Brown	English Heritage - London Region	<p>The LDF Core Strategy should seek to ensure that the Boroughs heritage assets, their setting and the wider historic environment are given equal consideration and appreciation when exploring environmentally appropriate design and construction solutions, carbon use, renewable energy and efficiency, the re-use of materials, and transport modes. For example it is possible to achieve greater energy efficiency and environmental performance in historic buildings, as long as the interventions proposed, works with their character, construction, and materials.</p> <p>Nonetheless other measures such as the introduction of micro renewable energy may cause demonstrable harm to the historic environment unless careful consideration is given to their design, location and overall impacts. It should also be recognised that the historic environment is a finite resource and a non-renewable environmental resource in its own right. In addition</p>	The totality of policies, both those protecting historic assets and those promoting/requiring climate change measures will be taken into account in responding to the issues raised in these comments

					the historic environment has embodied environmental capital, which should not be wasted. These guiding principles should be carefully considered in the development of waste and aggregates policies, especially when understanding the environmental implications of minimizing the growth in waste and recycling materials. Further guidance on climate change and the historic environment is available at http://www.helm.org.uk/upload/pdf/Climate-change.pdf .	
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	There is full agreement to the need to manage the built environment to help address climate change. An issue that is not covered is the carbon generated by the construction of new building. There is a strong case for conserving existing building fabric to avoid the costs of new development. As at least two thirds of the Borough was built pre 1939 a key issue for climate change is the improvements to existing buildings. This is not however mentioned.	Policy EI in the Draft Core Strategy sets out how Carbon Emissions will be reduced. This includes: Requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. Supporting opportunities for large scale decentralised energy networks and requiring all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. The Draft Core Strategy recognises

						that improvements to existing buildings would contribute substantially to the reduction of carbon emissions. However, retrofitting is difficult to manage through the planning system.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We note the SRs make little distinction between the various cited measures, save for poor rating of retrofit. How would our uninformed guesses be of any additional help on these technical issues ?	Noted
CSIO35	Mr	Frank	King		One issue which I think should be considered, although I have no personal expertise in this area, is the question of energy from the sun. As Greenwich is a national leader in re-cycling and is doing as much as it can in this field. Would it be possible to insist that all new buildings, both residential and commercial, must be fitted with solar panels sufficient to provide (as far as practical) all of the electricity needed for that building and more than that required for the building if possible, with the surplus being transferred to the national grid. It might also be worth considering, if grants from national government and/or the E.U., building a waste burning unit which could be very profitable as we could then take rubbish for burning from other local authorities,	Policy EI in the Draft Core Strategy requires all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.

					charging them of course. I know that Lewisham already has an incinerator, but this is near capacity and is an older type which, by the time that Greenwich has build its own modern incinerator, may be near the end of its life. Besides which, if it was built on the River front, many other local authorities could send their rubbish for burning by barge	
CSIO139	Mr	Malcolm	Bond	Raged Residents Association	Environment and Climate Change - Education is necessary for all to understand the implications. Being made aware of the basic element of keeping the streets clean helps. The Council may take a lead in this respect. Encouraging and assisting people to recycle more will assist. Businesses must learn how to package goods with recyclable products. The simple inconvenience to customers of removing plastic bags from their use is insufficient.	The Core Strategy can help to raise awareness of climate change and environmental issues and impacts that this will have in the future as well as actions that can be taken to mitigate and adapt to climate change and improve our environment.

Issue 3B – What type of developments should be zero and low carbon?

- Option 1. All new developments
- Option 2. All new affordable housing developments
- Option 3. Only developments of certain threshold size
- Option 4. Only certain types of developments (please state which type of development you consider appropriate)

Reference No.	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO21	Mr	John	Loder		Ist option 3 All new developments for individual ownership	<p>Policy E1 in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <p>- Code level 4 by 2011</p>

						<ul style="list-style-type: none"> - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO37			ANON I		<p>All developments low carbon; larger developments should have the critical mass for more carbon savings</p>	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system.</p> <p>Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011

						<ul style="list-style-type: none"> - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO56	Mr	Paul	McQuillen	Greenwich Cycling Campaign	All developments should be low carbon and major developments above a certain threshold to be zero carbon where best practice evidence demonstrates that this can be economically viable.	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system.</p> <p>Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011

						<ul style="list-style-type: none"> - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO44			ANON 1		All new school buildings i.e. Crown Woods	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO48	Mr	David	Kerr		Any industrial development. Any major infrastructure development. Only residential developments in which unit cost of zero carbon/low carbon	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or</p>

					standards of housing can be kept affordably low.	<p>residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system.</p> <p>Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO121	Mr	James	Stevens	House Builders Federation	As above, the industry is destined to gradually reduce carbon emissions in new housing unit it achieves Code level 6 zero - carbon' from 2016 onwards.	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or

					<p>The Council should support the industry in making this gradual transition. To do otherwise would have a seriously detrimental impact on development viability and consequently housing supply. We would therefore favour a variation on option4 - that the Council could consider, via discussion with sympathetic developers, where it may be feasible to deliver zero-carbon homes(e.g. this may need to be on subsidised, former public sector land)</p>	<p>residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO45			ANON 1		Commercial	<p>Policy E1 in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide</p>

						<p>emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system.</p> <p>Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 3B has options around what type of development should be zero or low carbon. The Code for Sustainable Homes applies to all new homes.	<p>Policy H5 in the Draft Core Strategy requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO20	Mr	Roy	Unknown		It makes sense to go for option 2. You may disagree. That is my choice.	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross

						<p>floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO59	Mr	John	Franklin	Greenwich Society	New developments of certain threshold size (variation of Option 3)	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more

						<p>units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO108			The Mayor of London	Greater London Authority	Option 1 offers the opportunity to maximise reductions in air pollution concentrations whilst reducing carbon emissions, although it is probably the least feasible in terms of implementation. Option 3 may be a more feasible or practicable option. The GLA supports the adoption of the Code	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation.

					for Sustainable Homes, stepping up to zero carbon development where feasible. In order to achieve general conformity with the London Plan, Greenwich Council should propose the following hierarchy for assessing applications, in line with London Plan policy 4A.1: Using less energy, in particular by adopting sustainable design and construction measures Supplying energy efficiently, in particular by prioritising decentralised energy. Using renewable energy - Greenwich Council should also identify and safeguard existing heating and cooling networks and maximise the opportunity to provide new networks that are supplied by decentralised energy, in line with London Plan policy 4A.5.	The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.
CSIO93				Greenwich Hospital	Sites and developments should be assessed on an individual basis and the emphasis should be on improving energy efficiency before relying on renewable energy.	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions

						to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system.
CSIO7I				Bellway Homes (Thames Gateway South)	The ability to provide zero and low carbon development is largely is dependent on emerging technologies and individual site characteristics. A policy requiring such development may therefore be unachievable in many instances and may serve to blight the development of some sites. Therefore, any such policy needs to be applied flexibly and needs to take into account the feasibility of various technologies to achieve zero and low carbon development.	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential</p>

						buildings.
CSIO88				Greenwich Peninsula Regeneration Ltd	We support making low carbon and zero carbon development but only where such development is both financially and technically feasible.	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO55			ANON 1		Whatever is done cost will be a major factor. Both for those building and	Noted

					those buying or renting, if this country continues in a semi-economic crisis as at present (Winter Spring 2008)	
CSIO78				Cathedral Group	<p>Whilst the principle of low carbon development is supported, it is important that the attainment of low/zero carbon targets is not at the cost of achieving other benefits, such as regeneration or the provision of public transport facilities. Each development should be assessed on its merits to determine whether low/zero carbon is appropriate, given the circumstances of the development and the range of other benefits it will bring.</p>	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>

CSIO80				Tesco Stores Ltd	Whilst the principle of low carbon development is supported, it is important that the attainment of low/zero carbon targets is not at the cost of achieving other benefits, such as regeneration. Each development should be assessed on its merits, with consideration given to the circumstances of the development and the range of other benefits it can bring.	<p>Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO91				St James Urban Living	Zero and low carbon developments should be based on the individual site or development characteristics and only	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross

					required where it is appropriate, feasible and practicable to deliver.	<p>floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
CSIO97				Berkeley Homes (Urban Developments) Ltd	Zero and low carbon developments should be based on the individual site or development characteristics and only required where it is appropriate, feasible and practicable to deliver.	Policy EI in the Draft Core Strategy seeks to reduce carbon emissions by requiring all developments with a gross floor area greater than 500sqm, or residential developments of 5 or more units, to reduce carbon dioxide

						<p>emissions by at least 20% through the use of renewable energy generation. The policy also supports opportunities for large scale decentralised energy networks and requires all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. Policy H5 requires residential developments to achieve the following Code for Sustainable Homes code level improvements:</p> <ul style="list-style-type: none"> - Code level 4 by 2011 - Code level 5 by 2013 - Code level 6 by 2016 <p>This applies to both housing associations and private developers. Policy DH1 expects a BREEAM rating of 'Outstanding' for non residential buildings.</p>
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Issue 4A - Which of the following options do you consider would have the greatest impact in encouraging sustainable transport use?

- Option 1. Improve public transport links
- Option 2. Improve walking/cycling provision
- Option 3. Reduce parking requirements in new developments
- Option 4. Locate new development close to public transport
- Option 5. Other, please specify

Reference Number.	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO56	Mr	Paul	McQuillen	Greenwich Cycling Campaign	A combination of measures is required to influence change according to location and type of development. Given that such a high proportion of journeys are less than five miles the promotion walking and cycling as preferable travel modes should be given greater prominence.	A balance of transport methods is proposed in the Core Strategy, with a focus on walking and cycling in policies C4 and C(b).
CSIO69	Mr	Lawrence	Smith	Westcombe Society	All of the above	Comment noted
CSIO70	Ms	Emily	Norton		All of the above	Comment noted
CSIO8			ANON I		All the above	Comment noted
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	CAR CLUBS. Option 4 also important. Option 3 is a lovely idea but in practise will merely push more cars on to our already over parked residential road	Policy C(c) encourages the provision of car clubs and car pool schemes in place of private parking. It also includes proposals to limit car parking in new developments, but will ensure that measures are also included so that on-street parking does not increase.

CSIO52	Mrs	M	Carr		Cheaper Fares	The price of public transport is not within the control of the Council or the remit of the Core Strategy
CSIO60	Mrs	A.E.	Hart		Choose to rebuild Willowdene School on its own site or somewhere where public transport is good; not near Hervey Road where transport is poor and open space is need!	The Core Strategy does not review individual sites. This comment will be reviewed when the Site Specific Allocations document is prepared.
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	Congestion charging	Congestion charging is not currently considered an appropriate option. It is considered that other policies aimed at encouraging alternative modes of transport to the car, will be more successful in reducing congestion.
CSIO29			ANON 1		Congestion Charging in Town centre	<p>Congestion charging is not currently considered an appropriate option. It is considered that other policies aimed at encouraging alternative modes of transport to the car, will be more successful in reducing congestion.</p> <p>The preferred approach to reducing congestion in Greenwich Town Centre is to pedestrianise a part of this and encourage alternative modes of transport to the car.</p>
CSIO91				St James Urban Living	Controlling the use of the car will help reduce traffic and encourage people to rely on more sustainable methods of transport instead. This will include public transport and increase demand	Support noted

					and revenue which lead to improved services.	
CSIO97				Berkeley Homes (Urban Developments) Ltd	Controlling the use of the car will help reduce traffic and encourage people to rely on more sustainable methods of transport instead. This will include public transport and increase demand and revenue which lead to improved services.	Support noted
CSIO93				Greenwich Hospital	Greenwich Hospital supports the options proposed by the Council to encourage sustainable transport use in the Borough. In particular, Greenwich Hospital endorses the option to locate new development close to existing public transport links and reduce parking requirements in new developments. The regeneration of Greenwich Market would improve the servicing and parking arrangements that exist on the site at present, and encourage visitors to use the nearby DLR station by increasing permeability and visibility of the Market. In the longer term Greenwich Hospital would support any measures to reduce the traffic congestion in and around Greenwich Town Centre and we request to be kept informed of any future proposals in this regard.	Support noted

CSIO76	Mr & Mrs		Oakley		Improve public transport where needed but also re-educate people to use it/cycling/walking in favour of cars.	Policy C3 supports the growing use of public transport. Policies C4 and C(b) encourage walking and cycling.
CSIO47		A	Bradford	NHS	Improve road traffic throughout / bypass option.	Policy C3 supports alternative transport modes to the car and key transport infrastructure projects, to reduce congestion. A bypass is not feasible or sustainable option
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	Improve transport choices linked coupled with road charging, increased parking charges and safe and attractive pedestrian walking / cycling routes.	A balance of transport methods is proposed in the Core Strategy, with a focus on walking and cycling in policies C4 and C(b). It is not for the Core Strategy to determine parking charges but parking in new development will be discouraged, as set out at policy C(c). Congestion charging is not currently considered an appropriate option. It is considered that other policies aimed at encouraging alternative modes of transport to the car, will be more successful in reducing congestion.
CSIO57				Tilfen Land Ltd	Is not possible to choose one option in isolation.	Comment noted
CSIO71				Bellway Homes (Thames Gateway South)	It is inappropriate to select only one of these options as they all represent ways to encourage sustainable transport use. The best approach is therefore considered to be one that recognises the benefits of all these options.	Comment noted
CSIO138	Mr	Michael	John		Make sure that public transport runs on	The running of public transport is not

					time. Cancellations and delays ensure more use of private transport. Cycle lanes are to be clearly marked and well maintained if cycling is to be encouraged. Users of private and goods vehicles are to learn that it is imperative to conform to speed limits. Speeding is an offence. It is justifiable to fine law breakers. Control of public transport to be brought under the control of central or local government. A multi-mix of ownerships does not bode well for the user.	within the control of the Council, but we will work with transport providers to try to make it run as smoothly as possible. Speeding is dealt with by the Police and is not within the remit of the Core Strategy, although policy C(a) does encourage reduced speed limits in residential areas. Policies C4 and C(b) encourage walking and cycling and providing appropriate provision for these.
CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	MPA suggest that council recognise the special parking requirements of policing facilities which is wholly dependent on operational needs.	Car parking standards follow those in the Draft London Plan
CSIO108				Greater London Authority	Omission: There is no mention of transport policies with regards to waste. The Core Strategy should ensure that where waste cannot be dealt with locally, waste facilities that have good access to rail transport or the Blue Ribbon Network in Accordance with Policy 4C.8 are promoted. Introductory text provides context for the proposals for the transport network over the next 20 years, which includes proposals for the extended DLR service to Woolwich, Greenwich Waterfront Transit and Crossrail links at both	The Council has sufficient waste sites locally and therefore does not believe it is necessary to specify how transportation to alternative sites will be dealt with. More detail has now been provided within policy C3 on transport infrastructure improvements and this is further supported by more detailed transport policies within the Development Management policies section, including cycling, walking, cycle parking, car pooling/clubs. Delivery of transport infrastructure is included in

					Woolwich and Abbey Wood, a completed Thames-side walkway and improved transport links within the Borough. All proposals are welcomed from a local air quality perspective if they encourage a reduction in private car-use. Core strategy should link to detailed transport policies in DPD covering: *cycling walking and public transport *travel plans *transport assessments *cycle parking *car pooling/clubs *delivery and service issues	section 6. Travel plans and transport assessments are covered by the Draft London Plan but are nonetheless mentioned in the support text.
CSIO33			ANON I		Option 2 is unrealistic. Also why no option concerning roads?	It is believed that it is possible to improve walking and cycling provision and this is covered now in policies C4 and C (b)
CSIO21	Mr	John	Loder		Option 4 This is probably the overriding factor but in a balanced overall analysis.	Comment noted. As much as possible, we aim to locate new development close to public transport.
CSIO121	Mr	James	Stevens	House Builders Federation	Option 5 - Other. The Council's transport strategy is likely to need to be a combination of options I - i.e. improving public transport through public and private investment which has been costed and planned by the Council. While in the short to medium term prioritising development close to existing public transport services and routes.	The Core Strategy now sets out a range of measures to improve accessibility, incorporating all of the options. Section 4.8 and 5.8 provide full detail of these.
CSIO88				Greenwich	OVERALL COMMENTS ON	The Core Strategy shows clear support

				Peninsula Regeneration Ltd	TRANSPORT (Covers 4A, 4B, & 4C) Land has been safeguarded on the Peninsula for the provision of the Greenwich-Silvertown link, to improve the Borough's connection with the north of the Thames and to alleviate congestion caused by local traffic in the Blackwall Tunnel. A significant area of the Peninsula is safeguarded for the crossing. Uncertainty in respect of the form and nature of the crossing is having a real impact on the delivery of development on the Peninsula. We support the principle of links to other Borough's including Newham and Tower Hamlets (in response to issue 4B) However, the uncertainty in respect of the crossing cannot be allowed to inhibit the delivery of development on the Peninsula. The Core Strategy should therefore make a very clear statement on the Council's support or otherwise for the Blackwall-Silvertown Crossing.	for the Silvertown Crossing as well as for development on the Greenwich Peninsula. Planning permission has been granted for significant development on the Peninsula, whilst still safeguarding land for the Silvertown Crossing.
CSIO55			ANON I		Particularly overcrowded buses (most of the day now + eve)	Comment noted.
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	Perhaps the biggest environmental issue regarding transport is the use of the Borough as a through route to other destinations. This traffic of cars and coaches brings no benefit. This issue	The Core Strategy supports a range of transport options other than the car, which are intended to help alleviate congestion on the Borough's roads. Through traffic is an issue which is

					should be included and measures to deal with it developed. It is hard to disagree with the options for transport that are offered. It is however meaningless to be asked to choose one option over another.	more appropriately tackled through sub-regional or London-wide initiatives.
CSIO42	Mr	Jon	Taylor		Public transport needs to be redesigned based on hub and spoke system Public transport should be shifted to electric provision ~ DLR, Tram, Trolley Bus Cycling the incomplete nature of cycle lanes “ where they appear and disappear are symptomatic of a delivery system that is based on targets ~ not on user requirements. Cycle lanes should be separated from road traffic ~ expand from pavements on key busy routes INCREASE parking in new developments, other wise cars will be parked on the street. People have cars ~ and use them. Accept and get on with it. Buses - redefine bus routes to optimise flow for buses and cars. Currently many bus lanes pinch the flow of bus and car traffic in many places ~ e.g. lights, bus stops Red Routes ~ make them proper clear routes, no parking spots, no bus stops ~ proper clearways	The Core Strategy does not set out the details of public transport design but does support improved provision of public transport in the Borough, although this will ultimately be delivered in partnership with TfL. Cycling in the Borough is supported, as covered in policies C4 and C(b), as is an integrated network of cycle routes. It is felt that it is important to try to reduce levels of car usage, so as to combat problems with congestion and air pollution within the Borough. The Core Strategy includes proposals to limit car parking in new developments, but will ensure that measures are also included so that on-street parking does not increase. Specific highways comments have been passed to our transport team.
CSIO11			ANON 1		Reduce cost of public transport, more of it, encourage walking by making it pleasant with short cuts; well lit, plants	Walking and cycling are encouraged in policies C4 and C(b).

					and away from traffic fumes + no under passes for people.	
CSIO90	Ms	Lucy	Owen	Port of London Authority	Should be aware that proposal to complete the Thameside walkway needs to recognise that direct riverside access will not always be possible for safety reasons – e.g. aggregates wharf.	Comment noted. Where there is any redevelopment within any of the areas along the riverside, we would still expect a riverside walkway to be provided if possible, as set out in policy C3.
CSIO100	Mr	Patrick	Blake	Highways Agency	The HA is supportive of the significant improvements identified for the north of the borough and suggests that development is intensified close to new and existing stations. However, in instances where development is to be located in areas of existing low public transport accessibility, it is suggested that targeted improvements should be identified and funding secured to ensure that improvements are deliverable. This would be in line with recommendations set out in the recent Planning Inspectorate guidance document 'Lessons Learnt Examining Development Plan Documents' (PINS 2007) and would help to ensure that the Plan meets with Test of Soundness 7. Furthermore, as noted above the HA suggests consideration is given to improving/implementing coach services that run between Greenwich and the Medway towns to support commuter	The focus on development throughout the Borough will be in locations where accessibility is good or where improvements are planned. Key transport infrastructure projects required to support future development are set out at policy C3. It is not the role of the Core Strategy to promote specific coach routes, particularly those that run outside of the Borough. However, we do support general improvements to transport infrastructure along the riverside as set out in policy C3. Policies C4 and C(b) promote walking and cycling within the Borough and the integration of these. Travel plans and transport assessments are covered by the Draft London Plan but are nonetheless mentioned in the support text. Reduced levels of parking are supported within policy C(c), going below some of

					<p>trips between the Medway Towns and Greenwich. The HA welcomes proposals to improve conditions for walking and cycling across the borough. In particular the HA would be supportive of plans to integrate walking and cycling improvements with the sustainable transport network as a whole. Improving links to public transport interchanges for pedestrians and cyclists will promote use of support use of and support sustainable modes in line with PPG13. Further details on these improvements should be included at the preferred options stage. The HA expects the LDF to incorporate policy mechanisms to minimise demand at the source. The need for such measures is emphasised by the existing capacity restrictions on train routes through the borough. It is therefore recommended that the Core Strategy should include policy stating that development proposals must set out their predicted impacts and associated mitigation measures in Transport Assessments. The HA therefore recommends that the Core Strategy include thresholds above which Transport Assessments will be required. These should be inline with the standards given in Appendix B</p>	<p>the measures set out in the Draft London Plan and also supporting 'car capping.'</p>
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					of DfT Circular 02/2007, Guidance on Transport Assessment. The HA would also recommend that policy should make Travel Plans a requirement for all types of development, including residential development. Travel Plans should be produced in line with TfL Travel Guidance on Workplace Travel Planning and TfL Travel Guidance on residential Travel Planning, as required by policy 3C.2 of the London Plan. In addition the HA would support a reduction in parking requirements for new development as proposed under Issue 4A. Parking standards for all types of development should not exceed those outlined in the London Plan. To this end it is recommended that clear guidance should be given to developers on appropriate levels of parking for the different areas and land uses of the borough. This would be inline with the recommendations of PPG13, paragraph 49 and would help to ensure that the Plan was in line with PPS12 Test of Soundness 4.	
CSIO120				Morden College	The opening quotations of the Transport section refer to improvements in the DLR, Greenwich Waterfront Transit and Crossrail links. The statement also refers to improving	Land is safeguarded within the Core Strategy for river crossings at Silvertown and Gallions Reach and for Crossrail. None of the other transport schemes supported require safeguarding

					transport links within the borough by creating better north - south and orbital connections. Where designation or reservation of land occurs as part of a proposal for redevelopment to meet the transport objective, this may well give rise to cost, value and viability implications in respect for development projects. Where transport initiatives impact upon redevelopment schemes, additional flexibility should be provided such that the contribution and benefits are reflected in any other planning gain package arising from the scheme and the mix of land uses proposed. The proposed route for transport initiatives, such as the Greenwich Waterside Transit, should have regard to the wider spatial planning objectives and opportunities and should not prejudice the feasibility for potential redevelopment of key sites along its proposed route.	of land, including improved transportation along the riverside.
CSIO78				Cathedral Group	The reduction of parking requirements for new developments would encourage greater use of more sustainable forms of transport, including cycling, walking and public transport. The use of car clubs in residential developments is also supported, further reducing the need for individual car ownership. We also	Car parking standards are set out in policy C(c) and are below those in the Draft London Plan to encourage use of alternative transport modes. Car clubs and car pooling are also supported.

					support the location of new development in highly accessible locations, which minimises the need to travel. Not only is this a sustainable approach, but it will reduce commuting times for employees and students, improving quality of life for local residents.	
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	There are arguments for a combination of these options depending on local circumstance	Policy C3 and C4 support a range of transport options.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	This is a question whose answer requires technical study. Asking for uninformed guesses is meaningless.	Comment noted
CSIO75		L.	Williams		Through option 2,3. and 4 are equally important	Comment noted
CSIO20	Mr	Roy	Unknown		WE MUST CREATE jobs locally TO PREVENT people travelling to London. They are causing unnecessary, unwanted problem by going to and from London. I have said that quite a lot time now on all paper. Nobody has contacted me about it.	The Core Strategy supports an increase in jobs locally in order to reduce the need to travel. Details of the employment policies are set out in section 4.2.
CSIO63			ANON I		Why not ask us to rank!	Comment noted
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	. TRANSPORT - I am sure that careful evaluations have been carried out in relation to each of the new developments around East Greenwich (and particularly the Greenwich Peninsula, Lovell's Wharf and the Heart	The Core Strategy requires all new developments to provide a transport assessment to demonstrate the impact that the development will have on the network. Policy C3 also supports improved transport infrastructure in the

					of East Greenwich) in order to determine the impact which these developments will have on road traffic volumes. My concern is that when the impacts of all of these developments are added together, along with such new factors as the loss of the Blackwall Tunnel contraflow, 2+2 will equal 5 and gridlock will result, to the detriment of public as well as private transport. It won't be long before a severe congestion charging regime will be the only solution to the problem, and the Borough Council needs to be clear with the borough's community about the considerable traffic implications of new developments and the solutions needed to tackle them.	Borough and policy C4 supports sustainable travel, including cycling and walking and measures to reduce the use of the private car.
CSIO139	Mr	Malcolm	Bond	Raged Residents Association	Make sure that public transport runs on time. Cancellations and delays ensure more use of private transport. Cycle lanes are to be clearly marked and well maintained if cycling is to be encouraged. Users of private and goods vehicles are to learn that it is imperative to conform to speed limits. Speeding is an offence. It is justifiable to fine law breakers. Control of public transport to be brought under the control of central or local government. A multi-mix of ownerships does not bode well for the	Policy C4 supports sustainable transport, including cycling and policy C (c) sets out further requirements for cycling provision within the Borough. Although the Council is not directly responsible for public transport, policy C3 supports improvements to transport infrastructure in the Borough.

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Issue 4B – How could public transport networks within the Borough be improved?

- Option 1. Improve north-south links within the Borough
- Option 2. Maximise use of the River Thames
- Option 3. Improve links to and from neighbouring boroughs (specify which boroughs you consider need better links)
- Option 4. Other, please specify

Reference Number.	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO34			ANON I		New At Blackwall Tunnel contra-flow to be reinstated (if safe) make sure it is safe	This is an issue for our transport team.
CSIO21	Mr	John	Loder		1st option I A marginal factor of no great importance.	Comment noted.
CSIO61		Madeleine	Meynell		Additional river crossing to take pressure off Blackwall Tunnel.	Policy C3 gives support for a package of improved river crossings within the Borough.
CSIO63			ANON I		Again it would be better to rank	Comment noted.
CSIO8			ANON I		All the above	Comment noted.
CSIO71				Bellway Homes (Thames Gateway South)	All three options have merit and none should be discounted or promoted over another at this stage.	Comment noted – all three options have now been taken forward within the Core Strategy including promoting increased use of the river.
CSIO42	Mr	Jon	Taylor		All. Public transport networks need a complete overhaul HUB and SPOKE Avoid long trails for local journeys Create long trails for cross town journeys Link Lewisham, Woolwich and Greenwich on DLR via the peninsula r Connect Woolwich ~ Lewisham ~	The Council supports a number of public transport improvements to help support planned new development in the Borough, including improved north-south links, improved links along the riverside and the introduction of Crossrail to improve links to central

					Dulwich ~ Clapham (DLR or tram) ~ the into Croydon tram network Must build a north south crossing at Blackwall that allows non-local traffic to flow	London. Routes towards Clapham are at present not considered a priority. Policy C3 gives support for a package of improved river crossings within the Borough, including towards Silvertown.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	As 4A. Maximizing use of the river, for example, only serve east -west flows: moreover it only becomes fully effective if north-south feeds to and from the river are improved. This is another case where there is no single answer.	Comment noted – all three options have now been taken forward within the Core Strategy.
CSIO45			ANON I		Better bus services to every bus stop required to have information on local bus links	Comment noted. Bus services in the Borough are managed by TfL but the Council will continue to work with them to try to improve services where possible.
CSIO12			ANON I		Bexley: specifically improve bus services into Woolwich, Introduce express commuter bus services to encourage bus, as opposed to car use.	Comment noted. Bus services in the Borough are managed by TfL but the Council will continue to work with them to try to improve services where possible.
CSIO26			ANON I		Blackheath Village and central Greenwich	It is felt that Blackheath and central Greenwich already have reasonable accessibility. Given the limited levels of development planned within Blackheath village, no significant transport improvements are currently planned here.
CSIO57				Tilfen Land Ltd	Combination of all three options	Comment noted – all three options have now been taken forward within

						the Core Strategy.
CSIO137	Mr	Charles	Muriithi	Environment Agency	Council should examine the possibility of making fuller use of river transport potential working closely with the Port of London Authority, London River Authority and other organisations to this effect, including identification of suitable sites for safeguarding. The Council should seek to protect existing river related uses such as working wharves and piers and in addition promote the development of such uses on the Greenwich river front where these do not conflict with other policies proposed in the emerging Core Strategy DPD. The Council recognises that the use of the river for freight offers an environmentally attractive alternative to road transport, and would divert heavy freight traffic from the road network, reducing congestion and bringing amenity and environmental benefits. Issue 4A should include another option: To maximise use of the river Thames for transport	Policy C3 supports the increased use of the river for transport purposes, including safeguarding for a new pier at Thamesmead and supporting a ferry service at Gallions Reach and supporting upgrades to the Woolwich ferry service. Safeguarded wharves will continue to be protected and policy C (d) also safeguards those sites in the Borough that enable the transfer of freight to water.
CSIO2	Mr	John	Lawton		Eltham & Bromley. Two buses needed. Takes an hour to travel 5 6 miles.	Comment noted. The Core Strategy supports improved north-south links from Eltham to the north of the Borough. Bus services in the Borough are managed by TfL but the Council will

						continue to work with them to try to improve services where possible.
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	Eltham + New Eltham urgently need better direct, fast, n/s transport. DLR extension to Eltham should be investigated. Support bus priority on borough roads + on RWRR + S. circular	The Core Strategy supports improved north-south links from Eltham to the north of the Borough. Comment on bus priority is not covered by the Core Strategy and would be dealt with within the transport team.
CSIO52	Mrs	M	Carr		Eltham and North Greenwich	The Core Strategy supports improved north-south links from Eltham to the north of the Borough.
CSIO35	Mr	Frank	King		Express buses between town centres	The Core Strategy supports improved north-south links from Eltham to the north of the Borough and also improved links along the riverside between Greenwich and Thamesmead via Woolwich.
CSIO60	Mrs	A.E.	Hart		Have a new station on the line Blackheath to Charlton at Blackheath Standard. Extend the Jubilee Line	Neither proposal is included in TfL or Network Rail transport plans and their feasibility is consequently limited.
CSIO20	Mr	Roy	Unknown		I have a bit file about the 386 Stagecoach. from Liv (?) Stagecoach-TfL-Secretary of State for Transport, local bus garage. This bus supposed to serve residents on Herbert Road to travel to and from the QEH. Today they are the worst bus in Plumstead. Nobody is taking any notice about the customers.	Comment noted. Bus services in the Borough are managed by TfL but the Council will continue to work with them to try to improve services where possible.
CSIO130	Mr	Seb	Venus		I would like to add my opinion on the	A new river crossing is supported to

					<p>subject of transport within the borough, in particular the connection of Greenwich with the north of the river. I have heard nothing up to now of any proposal to improve the means of travelling between Greenwich with the Isle of Dogs and the rest of the Docklands area. The development of Greenwich and the simultaneous development of the Canary Wharf estate and surrounding areas points to an increased dependence of transport links between the two. My suggestion is to construct a pedestrian tunnel between the North Greenwich peninsular, and the Canary Wharf estate. My reasons for this are the following: - many people who live in Greenwich and in particular the peninsular, including myself, commute daily to Canary Wharf, via the Jubilee Line. As a result, the underground has become very crowded and often will involve waiting for several trains to pass by at the busiest times before being able to board. Whilst this is nothing out of the ordinary in London, the regeneration of the peninsular including the development of Greenwich Millennium village and construction of many hundreds of new</p>	<p>cross the river between North Greenwich and Silvertown and a cable car has also been proposed to link these two areas for pedestrians and cyclists. This is considered to be a more viable option than to the Isle of Dogs and will link with the redevelopment proposed for Silvertown. The existing Greenwich foot tunnel is felt to be a sufficient link to the Isle of Dogs for pedestrians and is currently being refurbished to improve quality and reliability.</p>
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					<p>homes will surely push the over crowdedness to an extreme level. I should also mention that the development of Stratford, and other areas along the Thames estuary will increase passenger numbers along this route. - The O2 (formerly the Dome) has become a popular and successful venue for entertainment for many people in East London. I have heard that there are further plans to develop the entertainments on offer in the area, which is great news. But once again, this means that passenger numbers will increase. - The traffic around Greenwich and especially the area around the Blackwall tunnel entrance is extremely congested. Extra connections to the north of the river would no doubt convince more people to walk or cycle to work. The congestion is also bad news for commuters who use the bus. - There is currently no convenient way for cyclists to get to Canary Wharf. The best way for them is to go through the Greenwich foot tunnel, but this does not permit cycling, which is frustrating for cyclists who have to walk through with their bikes. Moreover, if the elevators in the tunnel are not</p>	
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					operating, or if one of the operators needs to take a toilet break, then cyclist need to carry their bikes up the tall staircase. If there was a means for cyclists to pass through without walking or carrying their bikes, then I am confident that more people would take this up. Please consider my proposal in your plans. I enjoy living in Greenwich, but I feel that if we rely solely on London Underground and a 100+ year old foot tunnel to get to work, then the incentives for living here are limited. If not a foot tunnel, the perhaps an alternative: a ferry shuttle service, enlargement and improvement of the existing foot tunnel with a ramp for cyclists, or something else.	
CSIO37			ANON I		If you go for option 2, you need to improve links to get to the piers! Sort out traffic jams e.g. Plumstead High St.	Comment noted.
CSIO58	Mr	Saleem	Wadee		Improve east west links (south of the river) as connections to north-south axis are plenty	Improved links along the riverside, between Greenwich and Thamesmead via Woolwich are supported.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 4B includes improving links within the borough and to neighbouring boroughs. Have you entered into discussions with key stakeholders, including Transport for London and neighbouring boroughs, to determine whether these options are realistic and	Discussions have been had with TfL and other Boroughs and a package of river crossings to support improved links to Newham and the north are supported. Other improvements proposed to transport infrastructure are focussed within the Borough as it is felt that

					achievable?	these are currently the priority.
CSIO100	Mr	Patrick	Blake	Highways Agency	<p>It is noted that Issue 4 of the Plan states that "transport links within the borough will be improved by creating better north-south and orbital connections" Further details on enhancements to transport links between the north and south of the borough as well as orbital connections should be included at the preferred options stage. The HA would support the introduction of priority bus lanes and other initiatives to support travel by sustainable modes. The HA would not be supportive of costly highways improvements which could lead to an increase in travel by the private car. It is also recommended that river transportation via the Thames should be supported where possible. In addition to improvements to passenger services the plan should seek to promote the transportation of freight along the river. This approach should help to alleviate the impacts of HGVs on the SRN. The HA is concerned that the Core Strategy does not identify the need to safeguard sites such as wharves and rail freight interchanges which promote the sustainable movement of freight. PPG13 paragraph 45 specifies</p>	<p>Policy C3 demonstrates continued support for improved north-south links within the Borough. Further detail is not provided at this stage and this is something that our transport team will be working on further.</p> <p>Policy C3 supports the increased use of the river for transport purposes, including safeguarding for a new pier at Thamesmead and supporting a ferry service at Gallions Reach and supporting upgrades to the Woolwich ferry service.</p> <p>Safeguarded wharves will continue to be protected and policy C (d) also safeguards those sites in the Borough that enable the transfer of freight to water.</p>

					that safeguarding of such sites can help to promote sustainable distribution, including where feasible the movement of freight by rail and water. It is therefore recommended that the Core Strategy should identify and safeguard appropriate sites. This will help ensure the document is in line with PPS12 Test of Soundness 4.	
CSIO75		L.	Williams		It is very difficult to get from Charlton to Eltham	Policy C3 demonstrates continued support for improved north-south links within the Borough, in particular from Eltham.
CSIO11			ANON 1		More buses as they are always over crowded with long waits in between.	Comment noted. Bus services in the Borough are managed by TfL but the Council will continue to work with them to try to improve services where possible.
CSIO49			ANON 1		New Bridge	Policy C3 sets out the Council's support for a package of new river crossings, including a link to Silvertown and a bridge at Gallion's Reach.
CSIO108				Greater London Authority	No objections to any the suggested options, subject to there being the business case to support any proposals that may come forward. (Current proposals by TfL are looking to improve the bus link between Eltham and North Greenwich consistent with the S106 agreement for the Peninsula)	Comment noted. Policy C3 demonstrates continued support for improved north-south links within the Borough.
CSIO36			ANON 1		Public transport links seem to be quite	Comment noted.

					good	
CSIO55			ANON I		Quietist, pleasantest way of travelling, make it affordable.	Comment noted.
CSIO69	Mr	Lawrence	Smith	Westcombe Society	River transport should be subsidised to make it affordable to all, should be within the oyster/ travelcard system.	Policy C3 supports the increased use of the river for transport purposes, including safeguarding for a new pier at Thamesmead. River services in the Borough are managed by TfL but the Council will continue to work with them to try to improve services where possible and Oyster can now be used.
CSIO70	Ms	Emily	Norton		River transport should be subsidised to make it affordable to all, should be within the Oyster/travelcard system	Policy C3 supports the increased use of the river for transport purposes, including safeguarding for a new pier at Thamesmead. River services in the Borough are managed by TfL but the Council will continue to work with them to try to improve services where possible and Oyster can now be used.
CSIO105	Mr	David	Hammond	Natural England, London Region	The Council should give consideration to a range of Options in supporting and encouraging public transport. Improvements to public transport links can be encouraged by developments close to existing interchanges and provision. Reduction in parking requirements can encourage public transport take up as well cycle facilities such as secure lockers and paths on developments can also encourage the take up of public and sustainable	Improvements to public transport are supported in policy C3. Parking standards are proposed at policy C(c) and are below those set out in the London Plan. Support is also given to car clubs and 'car capping.' Policy C3 also supports the increased use of the river for transport purposes, including safeguarding for a new pier at Thamesmead.

					transport modes. The potential for increasing the use of River Thames would provide access to other parts off the City without developing significant new infrastructure and is to be commended. Natural England would also refer to our previous comment under the Spatial Objective along the Thames Path. Consideration of priority bus lanes is also to be commended, using existing infrastructure to improve services further, and would also be in line with similar considerations by other London Borough's and the Mayor's Office.	
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	The SRs fail to distinguish between 1 and 3, and so do we. Obviously the Thames is unlikely to be of general importance for the Borough as a whole. Why are east west links within the Borough not mentioned at all? Frankly we can see no point in this question. Everyone knows that congestion is bad and getting worse. What we expect is some technical analysis of the possibilities for transport improvement to which we could address purposeful comments.	Policy C3 of the Core Strategy now refers to both improvements to north-south links within the Borough and to improvements to infrastructure along the riverside, between Greenwich Peninsula and Thamesmead. The River Thames is important to the Borough in that it can provide a further alternative means of transportation. The fact that it divides the Borough from the north is also of significance and is also considered in policy C3. It should be noted that any significant public transport improvements within the Borough will need to be supported by TfL.

CSIO33			ANON I		This is an area that needs some serious consideration	Comment noted.
CSIOI	Mr	Damien	Vaugh	GMV Residents Association	Tower Hamlets, Newham, Lambeth	A package of river crossings is supported within policy C3 to improve links to the north. The development of Crossrail will help to improve links to central London and Borough such as Lambeth.
CSIO123	Ms	Adina	Brown	English Heritage - London Region	When transport schemes are developed, its impact on the historic environment needs to be fully assessed, to avoid or mitigate any adverse effects, and to ensure a high standard of design in any new development. English Heritage fully supports a switch to less damaging forms of transport, as increasing levels of traffic are gradually eroding the quality of the historic environment, directly through construction of new infrastructure, but also traffic blight that detracts from the local heritage. We recommend the emerging LDF Core Strategy should seek to raise the profile of Borough's historic streets and spaces and to introduce positive change, in order to promote walking and cycling. It is also important the LDF Core Strategy recognises the importance of heritage assets in contributing to the character of streets and public spaces. This	Policies C4 and C(b) within the Core Strategy support walking and cycling in the Borough. Section 4.4 refers to design and heritage and all developments, including transport infrastructure, will be expected to adhere to these policies. There are no policies within the Core Strategy specifically on street design but it is anticipated that those relevant design and heritage policies will be sufficient in controlling this.

					<p>includes assets that are key features within the public realm (i.e. street furniture such as historic railings, lights and seats etc.), spaces that are of special character (i.e. registered parks and gardens and London Squares) and assets that relate to the street and other public spaces (i.e. the setting of assets such as listed buildings). Well designed, well ordered and well maintained streets are an expression of a confident and caring community. English Heritages streetscape manual, Streets for All, set out the principles for street management such as reducing clutter, co-ordinating design and reinforcing local character (available at http://www.helm.org.uk/server/show/nav.7740).</p>	
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Issue 4C – How do you think we can best optimise the opportunity presented by Crossrail coming to the Borough?

- Option 1. Improve transport links to Woolwich and Abbey Wood Stations
- Option 2. Intensify development close to the stations
- Option 3. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO57				Tilfen Land Ltd	A combination of both options	Development is planned to be intensified primarily at Woolwich and more limitedly at Abbey Wood. Improved transport links at Woolwich are already in place with the DLR and an improved bus interchange.
CSIO80				Tesco Stores Ltd	As well as bringing many benefits, the introduction of Cross Rail potentially opens up the risk of greater trade leakage from the Greenwich area. The Council should therefore seek to maximise the opportunities for the Borough by encouraging new development, including retail, close to the stations to meet residents needs and encourage others to visit and support Greenwich's centres.	Comment noted. The Council supports appropriate mixed-use development to support the transport improvements. The Draft Core Strategy seeks to improve the quality and quantity of the retail offer in Woolwich Town Centre and claw back trade that has been lost to other centres, this will limit leakage from Woolwich.
CSIO67			The Thomas Family		Create fast link from south of Borough to Woolwich / Abbeywood Station.	Improved transport links are supported between the south of the Borough and north of the Borough
CSIO20	Mr	Roy	Unknown		Create jobs locally, people would not have to travel to and fro London. Likewise Cross (?) won't be a problem.	The Core Strategy supports the creation of local jobs to reduce the need to travel. Further detail on this is

					Pl. consider Sunday businesses, Grant permission on merit- monitor & keep?	provided in section 4.2.
CSIO71				Bellway Homes (Thames Gateway South)	Developing accessible locations with at high densities enables the sustainable benefits of public transport to be maximised.	Comment noted.
CSIO52	Mrs	M	Carr		Having a flat fare.	Comment noted. The fare structure will not be the responsibility of the Council however.
CSIO14			ANON I		Improve transport links to CHARLTON	Policy C3 supports improved links along the riverside from Greenwich to Thamesmead via Charlton.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 4C concerns the development of Crossrail stations at Abbey Wood and Woolwich. Should this development not occur, or occur at a later than planned stage, will your Core Strategy be flexible enough to cope with the consequences? PINS Lessons Leant document says that a plan should address the issues that could arise if the chosen option cannot be delivered when required.	This has now been considered in section 3.5 of the Core Strategy titled 'Contingencies.'
CSIO115			ANON I		Make tram links from Crossrail to all hubs Greenwich, Eltham, Abbey Wood, Plumstead, Charlton, Kidbrooke	The Draft Core Strategy sets out the priority transport improvements required in the Borough which include improve north-south and east-west links.
CSIO16			ANON I		Make transport links quick & accessible	Comment noted.
CSIO108				Greater	No objection to the options subject to	Comment noted. Crossrail stations at

				London Authority	questioning Crossrail station at Woolwich	Woolwich and Abbey Wood are included within the spatial strategy for the Borough.
CSIO58	Mr	Saleem	Wadee		some of us in the west of the borough want better access in a westerly direction and not to Woolwich (only to then go west again!)	The Draft Core Strategy sets out the priority transport improvements required in the Borough.
CSIO105	Mr	David	Hammond	Natural England, London Region	The Council can consider both options proposed for Woolwich and Abbeywood Stations, namely improved transport links and intensified developments, providing consideration of any designated sites for Biodiversity, Geology and Landscape area taken into account.	Comment noted. Development is planned to be intensified primarily at Woolwich and more limitedly at Abbey Wood. Consideration of biodiversity, geology and landscape are included within the policies in sections 4.5 and 5.5.
CSIO55			ANON I		The more development you put close to stations, links, the more traffic chaos, the more overuse of that area. Make guidelines for the number of people permitted in each area. 123 To make it first rate and on time	It is considered that development next to the stations is appropriate due to their higher accessibility levels.
CSIO53			ANON I		To make it first rate and on time	Comment noted.
CSIO78				Cathedral Group	We support the intensification of development in the areas close to the stations, ensuring sustainable growth. Mixed-use development in these locations would be particularly appropriate, enabling local residents to have access to a range of services, employment, education and public transport options.	The Council supports appropriate mixed-use development to support the transport improvements. Development is planned to be intensified primarily at Woolwich and more limitedly at Abbey Wood

CSIO35	Mr	Frank	King		With express buses from all housing centres to the stations	The Core Strategy sets out the priority transport improvements required in the Borough which include improving north-south links.
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Issue 5 – What do you consider to be the most effective way to reduce the health inequalities within the local community?
Rank in order of preference with 1 being the most effective.

- Option 1. Increase the quality of housing
- Option 2. Increase the accessibility of community services and facilities
- Option 3. Provide a cleaner, safer environment
- Option 4. Improve the accessibility to training and employment opportunities
- Option 5. Improve sporting, leisure and recreational opportunities
- Option 6. Improve access to healthy food sources
- Option 7. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO35	Mr	Frank	King		[comment by option 5: there are more than enough of these already] No more high rise housing	A tall buildings assessment has been completed to assess the most appropriate location for tall buildings in the Borough.
CSIO63			ANON 1		1) Control supermarket developments 2) Education	The Draft Core Strategy includes policies which support retail developments within existing town centres. Policy CHI supports the development of community facilities, including education. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO21	Mr	John	Loder		1st option 2, 2nd option 3, 3rd option	Policy CHI supports the development

					5 Emphasise working conditions and provision of ALL SORTS of medical services.	of community facilities, including health. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO37			ANON I		Do more work in schools on all of the above, and at health centres, e.g. free milk + free fruit for all children not just under 5s or those on benefits. More for elderly and other vulnerable people e.g. mental health issues, outreach workers taking a holistic view of service needed. Ensuring people from ESOL community can access health services. Helping people with giving up smoking LOCALLY. Who needs an 0800 number when you don't have a landline phone?	Policies CH1 and CH2 support cohesive and healthy communities and support improving accessibility to community facilities. Reducing smoking, free milk/fruit are not within the remit of the Core Strategy, but it is hoped that policy CH2 will help to promote healthier lifestyles as a whole.
CSIO34			ANON I		Education in life style	Comment noted. Policy CH1 supports the development of community facilities, including education
CSIO15			ANON I		Education is the most important factor, but overall education not just "this food is bad for you/ that food is good"	Although education on health is not within the remit of the Core Strategy, but it is hoped that policy CH2 will help to promote healthier lifestyles as a whole..
CSIO138	Mr	Michael	John		Education on the basic issues reaching out to young persons is imperative. Continuing education on the effects of smoking cigarettes, drinking alcohol and drugs abuse will help to reduce related	Although education on health is not within the remit of the Core Strategy, but it is hoped that policy CH2 will help to promote healthier lifestyles as a whole..

					health problems. More respect must be given to doctors and nurses but likewise doctors must be more patient with their patients. That patients now know more about their ailments must be taken into account when making diagnosis.	
CSIO94	Ms	Ann	Hill		Health inequalities largely stem from inequalities in education and income. So improved quality of education in primary and secondary schools is needed, including smaller classes, better discipline, less truancy. Improved parenting is needed to support these efforts.	Policy CHI supports the development of community facilities, including education. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy..
CSIO30			ANON I		Improve access to mental health services	Policy CHI supports improved accessibility to community facilities, including health.
CSIO60	Mrs	A.E.	Hart		Improve sporting, leisure and recreational opportunities in areas like SE3 8BT where we have Community Open Space that we can not use! Increase the accessibility of community services and facilities. Let the community around Hervey Road Sports Field use the field and share it with sports clubs and local schools! Provide cleaner, safer environment, fresh air and good policing.	Policy CHI supports the development of community facilities and improved accessibility of these.
CSIO47		A	Bradford	NHS	Improve/ develop primary care (health centre, GPs, community ??? services	Policy CHI supports the development of community facilities, including health.

						Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO108			The Mayor of London	Greater London Authority	Issues regarding the provision of health facilities to meet increased demand are outlined in the Introduction (12.3), but have not sufficiently been carried through in the options provided. The Mayor's Economic Development Strategy (EDS) aims to address health inequalities for Londoners, and consider the consequences of growth on the demand on social infrastructure. The London Development Agency supports the aim of policies 3A.18 and 3A.20 of the London Plan (2008) in aiming to ensure that healthcare needs are being met, and that DPD policies aim to improve the health of the local population. Therefore The London Development Agency would encourage the borough to consider the need for healthcare facilities in setting out options to address health inequalities, in addition to the six options set out in Issue 5. The Mayor's Health issues in planning, Best Practice Guidance, July 2007 will assist in the preparation of policy in this area.	Policy CH1 supports the development of community facilities, including health. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy. In addition, it is hoped that policy CH2 on Healthy Communities will help to promote healthier lifestyles as a whole..
CSIO141	Ms	Amanda	O'Brien	Greenwich	It is vital that the Borough develops a	Policy CH1 supports the development

				Teaching Primary Care Trust	shared evidence base with the PCT, linking strategies and outcomes and working together to develop the preferred policy options for the core strategy.	of community facilities, including health. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO143	Ms	Jane	Schofield	Greenwich Teaching Primary Care Trust	Key issues to draw attention to are the inequalities experienced by people in Greenwich. Based on the most up-to-date data, Greenwich men can expect to live till 75.0 years and women till 80.7 years, (2.3 and 0.9 years less than the average for England, respectively). Also a key message from the public health report are that quality of life is as important as life expectancy and the burden of ill health in Greenwich is higher than in other boroughs. There are three priorities to address health inequalities and quality of life: Mental health (specifically depression), Cancers, Coronary Heart Disease Three local priorities which are important for health inequalities: Teenage pregnancy, Fuel poverty, Infectious diseases We have identified four things we need to achieve in Greenwich: Step change in level of provision of health promotion services (stop smoking, diet, physical activity, hypertension and promotion of mental wellbeing), Health needs of men to be	Policies CH1 and CH2 support cohesive and healthy communities and are intended to also aid in reducing some of the existing inequalities in health across the Borough. Further detail on provision of health services will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.

					<p>better addressed, Greater targeting of groups with poor health outcomes (Black African and Irish), Work with Greenwich Council to make the environment one that promotes positive health. As you can see the final bullet point on health priorities specifically identifies environmental issues and the potential for this to have a positive impact on the health of local people. We have been very pleased with the joint work that we have undertaken to develop the Healthy Urban planning framework and would like to ensure that this work is continued and supported via the LDF process. Secondly the section in 4.9 (page 13) which refers to Health and Well Being is welcomed. We would like to see to emphasis on our local health inequalities which include teenage pregnancy (and its relationship with educational achievement), fuel poverty (which can be mitigated by building houses with good fuel efficiency) and infectious diseases (which we could predict from the number of one bedroom flats that will be built with the potential to create overcrowding).</p>	
CSIO55			ANON I		Many of these the Council does well	Comment noted. The type of food that

					already. Consultation with the many major supermarkets in the area regarding the type of food provided and the problems of recycling their packaging is needed.	supermarkets provide cannot be controlled by planning. Policy C(e) encourages more waste recycling in the Borough.
CSIO75		L.	Williams		More farmers markets.	Policy TC(c) provides policy on markets and gives general support for these.
CSIO11			ANON 1		More health hygiene education eg. health risks of dog excreta all over pavements, + sputum	This not within the remit of the Core Strategy.
CSIO80				Tesco Stores Ltd	National retailers can support other initiatives to reduce health inequalities in an area, and thus access to quality food at sensible prices is important. The provision of well located, accessible foodstores is the basis for this, as the stores can provide both the food and the information about healthy living that people require. Such stores can also assist in providing employment which in turn can assist in reducing health inequalities.	Policy CH2 promotes healthy communities including encouraging development that will improve access to local healthy food. It should be noted, however, that the Core Strategy cannot control what specific type of food a food store chooses to sell.
CSIO48	Mr	David	Kerr		Oppose places to require residents to travel out of the borough for hospital treatment. I am not sufficiently knowledgeable to complete this answer fully.	Policy CH1 supports the development of community facilities, including health. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO144	Ms	Alison	Fairhurst	Government Office for	Option 5 asks consultees to rank the 7 options in order of preference as to	Comment noted, no action required.

				London	which will be most effective in reducing health inequalities within the borough. The way this option is written could result in you receiving a wish list of responses, not all of which may be achievable. It will be interesting to see how this is taken forward to preferred options. These comments also apply to other options within the consultation document.	
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	Planning legislation and the LDF are about use of land. Health is primarily a matter dealt with by others. We see the function of the LDF to be to secure appropriate provision of land for health services and health-related land uses. Several of the options are out of the remit of the LDF. This should not be a Core Issue at all. Health equalisation is only marginally a matter for the LDF.	It is considered that part of the role of the Core Strategy is to help to create links with other providers, such as the health service, so that our strategies are appropriately aligned and so that the Core Strategy reflects developments that are happening or planned within the health service. Policy CHI supports the development of community facilities, including health. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO89	Dr	Hilary	Guite	Greenwich TPCT	Promote a sense of belonging within neighbourhoods.	Policy CHI provides policy support for more cohesive communities within the Borough.
CSIO67			The Thomas Family		Provide cheap sporting leisure and recreational opportunities.	Policy CHI supports the development of community facilities, including sport and leisure. Further detail on this will be provided once our Infrastructure

						Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO149		Jabed	Rahman	NHS London Healthy Urban Development Unit	<p>The core strategy should refer to the following health plans and strategies: Department of Health - Choosing Health: Making healthier choices easier, Department of Health - Our Health, Our Care, Our Say, BEH NHS Clinical Strategy - Your health your future, BEH Mental Health Trust Proposed Changes to Mental Health Services, NHS London, Healthcare for London: A framework for Action, Greenwich PCT Primary care strategy/Commissioning Strategy Plan, Greenwich PCT Operating Plan, Greenwich PCT Annual Public Health Report</p> <p>The Council is encouraged to explore with the PCT and the NHS trusts the spatial implications of these plans and strategies, in particular the implications of the emerging primary care strategy. Ideally, the implementation of the core strategy should reflect the health targets and outcomes of the Local Area Agreement. The Council is encouraged to treat health and wellbeing as a cross-cutting theme in the core strategy, but to ensure that the health implications of each policy are explicitly addressed.</p>	Policy CHI supports the development of community facilities, including sport and leisure. Once complete, our Infrastructure Delivery Plan will provide further detail on this and will refer to the relevant health policies and documents. This will be used to inform the Core Strategy.

CSIO98	Mr	Sam	Chisholm	Metropolitan Police Authority	The MPA are pleased to note that the Council recognise that planning has an important role to play in ensuring that the environment people live in healthy and safe and that all residents have access to health care, social and community facilities... population growth must be supported by social and community facilities. The MPA believe that policing facilities are a community facility that will indirectly improve the health and well being of the community. The London Plan makes specific references to policing facilities with regard to social infrastructure. Policy 3A.18 includes 'policing facilities' in the definition of community facilities and Policy 3A.26 makes reference to 'policing facilities' in the range of strategic community related issues. Accordingly the MPA request the Council make specific reference to 'policing facilities' within the definition of community facilities to become a key element of the Borough's social infrastructure provision.	These are included within the definition of community facilities, as referred to in policy CHI on cohesive communities
CSIO42	Mr	Jon	Taylor		There are no major sport facilities The council cannot deliver sports facilities to the standard user require The council builds over playing fields e.g. Sutcliffe park, Thomas Tallis, Hervey	Policies in section 4.5 of the Core Strategy aim to continue to protect open space within the Borough and our Open Space Strategy, once finalised, will be used to inform this in more

					Road. It make have excuses why it does it .. but it does it nonetheless Reducing Health inequality is not a function of local government. Health inequality is a function of many factors out side local / central government influence	detail. Policy CH2 also aims to promote healthy communities in the Borough.
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	There is some concern that this issue should have a place in the core strategy in this form. Whilst the options would all be supported (who would not support a cleaner, safer environment?) it seems again pointless to ask for them to be ranked. In any case it is surely not within the core strategy's locus to improve access to healthy food sources. There are issues that are about land use that are also about health .The early 20th concern for production of good quality food led to the design of allotments in new housing estates. This could be an idea due for return.	Policy CH2 aims to promote healthy communities within the Borough. This includes encouraging development that will improve access to local healthy food, which it is believed can be achieved and safeguarding and encouraging appropriate new allotments.
CSIO20	Mr	Roy	Unknown		Training of people locally for jobs in Greenwich in general - NO need to go to London. It will cut congestion on train, metro etc. pollution. At the moment everyone is smelling everyone armpit on train and underground. That not good for health, does it?	Policy EA(d) supports skills and training within the Borough.
CSIO40			ANON I		Use the Olympics as a means/rallying point for improving health in the	Policy CH2 refers to the fact that the Olympic legacy created has the

					borough	potential to improve health in the Borough.
CSIO58	Mr	Saleem	Wadee		We need local community health centres (one stop for non A&E requirements). Currently we don't even have GP services on a Saturday.	Policy CHI supports the development of community facilities, including health. Further detail on this will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO136	Ms	Rose	Freeman	The Theatres Trust	We note the inclusion of sporting, leisure and recreational opportunities and assume that you would want cultural activities to be here also. Cultural activities are able to play a crucial role in tackling social exclusion, contributing to regeneration and other economic themes, promoting safer communities, encouraging healthier life styles, providing opportunities for voluntary and community activity for minority as well as majority interests, and stimulating life-long learning. There should be an overarching policy to promote and protect your existing leisure and cultural facilities - without a policy to protect such facilities it could become difficult to retain an essential community asset particularly where land values become higher for an alternative use. This policy should also state that the loss of an existing facility will be resisted unless it can be	Policy CHI supports the development of community facilities and protects existing services, including cultural facilities. Policy CH(a) resists the loss of community facilities.

					demonstrated that the facility is no longer needed, or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community.	
CSIO123	Ms	Adina	Brown	English Heritage - London Region	Well maintained historic opens spaces, parks and gardens can encourage general well-being, sense of belonging and provide a place for exercise and recreation.	Policy CH2 refers to healthy communities, including providing access to parks and open spaces.
CSIO78				Cathedral Group	With ten of Greenwich's 36 wards in the 10% most deprived wards in England, there is clear scope to improve the health inequalities within the local community. Key to this is the provision of good quality housing, with good access to community services and facilities, education/ training and employment opportunities. This is most effectively facilitated through mixed-use developments, which not only promote sustainable living but improve the quality of life for local residents.	Policies CH1 and CH2 support cohesive and healthy communities and are intended to also aid in reducing some of the existing inequalities in health across the Borough. Further detail on provision of community facilities will be provided once our Infrastructure Delivery Plan is complete, which will then be used to inform the Core Strategy.
CSIO149		Jabed	Rahman	NHS London Healthy Urban Development Unit	In developing the evidence base and the emerging policy options, the Council is encouraged to focus on the following questions: What are the health issues facing the Borough (and where relevant adjacent boroughs) what is the evidence? What is the spatial	Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation

					<p>distribution of the key aspects of ill health? Which issues are most susceptible to planning interventions? What are the key influencers (or impactors) of health in the borough (the determinants perhaps)? (Focus on the environmental as distinct from the purely social/economic but not exclusively.) How are these distributed? What precisely do we want to achieve - the objectives? What range of spatial planning interventions would be most effective in addressing the health issues? How does the pattern of supply of health services match the pattern of demand? How will supply and demand change over the plan period? What investments or reconfiguration changes are needed to ensure supply and demand is in balance spatially and over time? What are the spatial options for pursuing these interventions (in health and well being and service configuration) Which option(s) are likely to be most effective? Is that option deliverable? If so who and how and where will the resources come from? What would the policies look like? (this may be premature but its very important to get beyond vague statements and to pin down some</p>	<p>of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. The NHS/PCT will be consulted in the preparation of this.</p>
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					<p>specific interventions that can then go into the plan) How does the core strategy measure and monitor the policies? Health evidence is available from a variety of sources such as the PCT's public health report, Joint Strategic Needs Assessment (JSNA) and the London Health Observatory. It will describe the current and future healthcare and well-being needs of the population and the strategic direction of service delivery to meet those needs. HUDU's Delivering Healthier Communities in London is helpful for identifying health evidence for LDFs and developing generic health policies. Other helpful guidance includes: World Health Organisation: Promoting physical activity and active living in urban environments - The role of local governments Department of Health: Healthy Weight, Healthy Lives Department of Health Guidance on Joint Strategic Needs Assessment Sport England: Active Design NICE: Guidance on physical Activity and the Environment Mayor of London: draft Health Inequalities Strategy Living Well in London</p>	
CSIO139	Mr	Malcolm	Bond	Raged Residents	Education on the basic issues reaching out to young persons is imperative.	Policy CH2 supports measures within developments to promote healthier

				Association	<p>Continuing education on the effects of smoking cigarettes, drinking alcohol and drugs abuse will help to reduce related health problems. More respect must be given to doctors and nurses but likewise doctors must be more patient with their patients. That patients now know more about their ailments must be taken into account when making diagnosis.</p> <p>Greenwich Council to continue encouraging young people to use libraries and leisure facilities sensibly</p>	<p>living. The direct management of health services is not within the remit of the Core Strategy.</p> <p>Policy CHI supports new and improved community facilities in the Borough, in line with the Council's strategy for the provision of services.</p>
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Issue 6A – How would you like to see Woolwich Town Centre further improved? Choose the options with which you agree and rank in order of preference, with 1 being the most preferred.

- Option 1. Greater number and range of shops
- Option 2. Better quality of shops
- Option 3. Safer, cleaner and more attractive public spaces
- Option 4. Improve the evening activities/facilities
- Option 5. A greater mix of shops, restaurants and cafes
- Option 6. Improve the market retail offer
- Option 7. Improve leisure facilities
- Option 8. Improve the links to the river and Royal arsenal
- Option 9. Increase/residential and mixed use development
- Option 10. Improve links to the railway station
- Option 11. Develop Woolwich as a heritage destination
- Option 12. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO16			ANON 1		Provide/ build a huge shopping centre (covered like B/heath). It's too "bloody cold" especially for old people to go from one shop to another. Why can't Woolwich have a shopping centre in POWIS STREET??	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to shop.
CSIO55			ANON 1		[Option 5] - If good quality many awful at present [Option 7 Wavelengths was quite good at one time [Option 8] Already being done? [Option 9] Not in the	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit

					Town centre [Option 10] already being done? It has been under construction long enough. [Option 11] Already being done?	and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing. Policy TC2 also seeks to improve links between the town centre, the Royal Arsenal and the River Thames.
CSIO21	Mr	John	Loder		1st-option 2, 2nd-option 1, 3rd-option 3, 4th-option 6, 5th-option 9, and 6th-option 11 The present standard of shops is very low and off-putting. The large high quality shops have been occupied as Council Offices - hardly a useful and encouraging development of the main shopping centre.	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing.
CSIO33			ANON 1		All of the above. Cleaning up streets of litter would be a start. Woolwich is ugly and dangerous, especially at night.	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing. Increasing the level of

						activity in the Town Centre both during the day and in the evening will increase the feeling of safety.
CSIO42	Mr	Jon	Taylor		<p>All. But the vibrancy of a centre cannot be manufactured ~ that must be the lesson planners take away from the Ferrier How to achieve all the II options above</p> <p>Ensure that the centre has a residential base</p> <p>Ensure that there is housing that will encourage people with above average income to move to the area</p> <p>Ensure that leisure / heritage / tourist potential can be maximised to bring income into the area</p> <p>Physically the town centre should be sympathetic to the older buildings that are currently there ~ it should feel classic</p>	<p>The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing.</p>
CSIO52	Mrs	M	Carr		<p>Have more greenery - more outdoor seating areas.</p>	<p>General Gordon Square is currently undergoing improvement works and will provide an area in the Town Centre for residents and visitors to enjoy their leisure time.</p> <p>Policy 7.5 in the Draft London Plan relates to the public realm (including surfaces and furniture) therefore a specific design policy</p>

						on outdoor seating is not required in the Core Strategy.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issues 6A to 6D relate to the promotion of retail centres within the borough, in particular Woolwich, Eltham and Greenwich. Are there any implications for promoting these centres above others within the borough? Also, how will you take these issues forward to develop a spatial strategy for the borough? Furthermore, will the 2 SPDs you are proposing for Woolwich Town Centre have any implications for taking forward the options set out at 6A?	The Draft Core Strategy supports the Boroughs hierarchy of Major, District and Local and its Neighbourhood Parades and supports development in these centres which is appropriate to their function and catchment area. Woolwich, which is designated as a major centre will see majority of the Borough's town centre development over the plan period. The draft London Plan recognises the potential of Woolwich to develop into a Metropolitan Centre and the Draft Core Strategy supports this. The preparation of a Supplementary Planning Document for Woolwich is being considered. This will provide further guidance on the future development of the area.
CSIO39			ANON I		Less street furniture with advertising panels - pavements should be for pedestrians. Powis Street is like a street furniture exhibition & should be 'decluttered' & less oppressive with improvement to sight lines	The design policies in the Draft Core Strategy include policies on 'advertisements' and 'shopfronts and signs'. Policy 7.5 in the Draft London Plan relates to the public realm

						(including surfaces and furniture) therefore a specific design policy on outdoor seating is not required in the Core Strategy.
CSIO14			ANON I		NEW BUSES that are -less noisy - electric ???? (e.g. bus 129) - Avoid central pedestrianised areas	Policy C3 sets out the public transport schemes that are critical to support the proposed level of growth in the Draft Core Strategy. Policy C4 supports an integrated and sustainable transport system for all users that is accessible, safe, promotes public transport and reduces the use of the private car. Any future plans for pedestrianisation would reflect this policy approach as well as the strategies within the Council's Local Implementation Plan for transport.
CSIO35	Mr	Frank	King		Open Powis street one-way for buses	Policy C4 supports an integrated and sustainable transport system for all users, that is accessible, safe, promotes public transport and reduces the use of the private car. Any future changes to Powis Street would reflect this policy approach as well as the strategies within the Council's Local Implementation Plan for transport.
CSIO71				Bellway Homes	Providing more housing in	The Draft Core Strategy sets out

				(Thames Gateway South)	Woolwich Town Centre represents a sustainable form of development that will enhance the vitality and viability of the town centre. However, all of the above options are considered to represent valid ways of improving the town centre.	a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing.
CSIO11			ANON 1		Shops staying open later, closing @ 5.30pm. re grills Â½ down at 5.15pm is a poor way to run a business. Also better toilet facilities, COSTA prevent people using their loo.	Noted.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	Tesco will destroy local shops in Woolwich, as it has in other areas.	Policy TC2 seeks to improve the quality and quantity of Woolwich's retail offer in order to claw back trade that has been lost to other centres. Future developments such as the Tesco at Love Lane which has planning permission can contribute to attracting people back to the centre.
CSIO80				Tesco Stores Ltd	The Core Strategy should seek to ensure that the improvement of Woolwich town centre is progressed as a priority. Moreover there is a need to be	The Draft Core Strategy recognises the importance of Woolwich Town Centre to the Borough. Woolwich, which is designated as a Major Centre will

					flexible about the longer terms requirements of the Centre as the needs of residents and retailers adapt and change in the future.	see majority of the Borough's town centre development over the plan period. The Draft London Plan recognises the potential of Woolwich to develop into a Metropolitan Centre and the Draft Core Strategy supports this.
CSIO108			The Mayor of London	Greater London Authority	The London Development Agency supports the strengthened role of Woolwich Town Centre which is identified as a Major Centre and Opportunity Area in the London Plan (2008). Options 1 to 11 are all of importance in strengthening the role of Woolwich as a retail destination, and should all be considered, preferably in equal weight. However some priorities are likely to be of more relevance than others depending on an individual scheme or project. The Retail Capacity Study should assist in setting out specific opportunities and options to assist the growth of Woolwich Town Centre. Other forms of town centre uses such as leisure and office should also be considered in identifying priorities for Woolwich. The London	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing. Woolwich, which is designated as a Major Centre will see majority of the Borough's town centre development over the plan period. The Draft London Plan recognises the potential of Woolwich to develop into a Metropolitan Centre and the Draft Core Strategy supports this.

					Development Agency would encourage the borough to ensure that an appropriate balance and mix of retailers is achieved, as a means of addressing the Economic Development Strategy (EDS) objective of addressing barriers to enterprise start-up, growth and competitiveness.	
CSIO8			ANON I		The real answer is economic development in the area. The rest is superficial 4 and 5 would help and 11 might work	The Draft Core Strategy recognises the importance of Woolwich Town Centre to the Borough. Woolwich, which is designated as a Major Centre will see majority of the Borough's town centre development over the plan period. The Draft London Plan recognises the potential of Woolwich to develop into a Metropolitan Centre and the Core Strategy supports this. The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and

						housing
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	There should be more description of the Borough's town centres which all have very different characters. Greenwich Town Centre is a major part of Maritime Greenwich World Heritage Site.	Details on the Boroughs Town centres are set out in section 3.3 The Places of Greenwich as well as in section 4.3 Town Centres. Specific details about Greenwich Town Centre are set out in paragraphs 4.3.21- 4.3.26. Paragraph 4.3.1 states 'A significant part of the Centre is located within the Maritime Greenwich World Heritage Site'.
CSIO120				Morden College	We suggest that the Town Centre hierarchy which is set out in the next version of the Core Strategy properly recognises the increasing role the Peninsula will play as a Major Centre as development of the Peninsula progresses.	The Draft Core Strategy identifies Greenwich Peninsula as a Strategic Development Location due to the scale of development that will occur. North Greenwich is designated as a new District Centre in policy TC5.
CSIO123	Ms	Adina	Brown	English Heritage - London Region	We welcome that LB of Greenwich has included enhancement of various heritage assets, creation of heritage destinations and improvement to the appearance and quality of some areas, as an option for the three identified town centres. We look forward to viewing the consultation responses to these and commenting in detail at the Preferred Options stage. The	The town centre policies in the Draft Core Strategy site proper recognition to the heritage contribution the town centres can make. A good example of how a heritage asset can support regeneration of a town centre is the Royal Arsenal and its relationship with Woolwich Town Centre.

					<p>historic environment should be seen as a key driver of regeneration, often acting as a catalyst for both local and external investment. Greenwich's local centres are an important element of the Borough's historic environment. The LDF core strategy should ensure a - balanced approach - to town centre development in Greenwich, which recognises the contribution of the historic environment to the economic, social and environmental well-being of the area. It should also be recognised that heritage assets and the wider historic environment can, when sensitively used, help regenerate and retain the distinctiveness of an area. Changes to these sensitive locations must first consider how the centre has developed, so as to inform how they can each be developed in the future. It is also important to consider the relationship of these centres to the surroundings they seek to serve. Some of the centres may have been planned to coincide</p>	
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					with the development of the surrounding area, yet others may have been more organic in their development. English Heritage has produced guidance on retail development available at http://www.helm.org.uk/upload/pdf/Retail_Development_in_Historic_Areas.pdf .	
CSIO34			ANON I		Wonderful vision - but how?	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and housing.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	Woolwich. We do not have a specific view, but it certainly has unrealized potential as a visitor / heritage destination (Option 11), which requires Option 3 (safer cleaner and more attractive public spaces) and the improvements of commercial 'mix' embodied in others.	The Draft Core Strategy sets out a range of approaches that seek to improve Woolwich Town Centre and make it a vibrant place where people want to live, work, visit and enjoy. Policy TC2 supports a mix of uses in Woolwich Town Centre including additional comparison retail, office, leisure, cultural and tourism uses and

						housing.
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Issue 6B - How can Eltham Town Centre remain a successful town centre? Choose the options with which you agree and rank in order of preference, with 1 being the most preferred.

- Option 1. Improve/increase the night time facilities with the town centre such as restaurants
- Option 2. Improve the quality and quantity of the shops
- Option 3. Improve the appearance of the High Street
- Option 4. Improve safety and security within the Town Centre
- Option 5. Create a more pedestrian friendly environment
- Option 6. Introduce more mixed use and residential development
- Option 7. Enhance links to Eltham Palace and develop Eltham as a heritage destination
- Option 8. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	We need to increase the proportion of A1 retail + reduce fast food, increase restaurants. Option 7 should include other destinations - Tudor Barn, Pleasance Av. Hill Winter Gardens, Tarn	Policy TC3 Eltham Town Centre seeks to increase the retail floorspace and the range of restaurants.
CSIO14			ANON 1		Tax through traffic not local residents	Noted. Tax is not within the remit of the Core Strategy.
CSIO21	Mr	John	Loder		1st-option2, 2nd-option 1, 3rd-option3, 4th-option5, 5th-option6, 6th-option4 Eltham shopping has survived better than Woolwich but the standard has declined and needs to be restored. The	Policy TC3 Eltham Town Centre seeks to increase the retail floorspace and the range of restaurants.

					appearance and pedestrian quality of the High Street is very bad and needs urgent radical improvement	
CSIO35	Mr	Frank	King		Better road crossings	Road crossings are not within the remit of the Core Strategy.
CSIO44			ANON I		Keep Eltham a small clean town and return to past standards	Eltham is designated as a Major Centre in the London Plan. Policy TC3 supports this designation and sets out how Eltham will retain its role as the pre-eminent town centre in the South of the Borough.
CSIO45			ANON I		Signage to the Bob Hope theatre	Signage within the Town Centre is not within the remit of the Core Strategy.
CSIO55			ANON I		not so necessary [Op 2] - Badly needed [Op 3] badly needed [Op 4] badly needed [Op 5] badly needed [Op 6] not in the Centre [Op 7] See below. Eltham Palace + heritage are already widely promoted by English Heritage. Improve the bus services	Policy TC3 Eltham Town Centre seeks to increase the retail floorspace and the range of restaurants and leisure facilities and increase bus priority to reduce traffic congestion and improve public and pedestrian safety and comfort. By increasing use of the centre this will increase the safety and security.
CSIO104	Ms	Sarah	Dean	Eltham Town Centre Partnership	More office accommodation would see more foot traffic	The Draft Core Strategy supports office development primarily on the Peninsula and within Woolwich Town Centre. But

						appropriately scaled office development would also be supported in Eltham Town Centre.
CSIO138	Mr	Michael	John		On at least one day a week, if not more, Eltham High Street, to be free of transport. Street sellers on such days are to be encouraged. Car parking facilities approached from the High Street to be disbarred at all times.	Policy C4 supports an integrated and sustainable transport system for all users that is accessible, safe, promotes public transport and reduces the use of the private car. Any future plans for Eltham High Street would reflect this policy approach as well as the strategies within the Council's Local Implementation Plan for transport.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	Eltham. We would also favour greater realization of Option 7, without having more specific information about other local needs here.	Noted.
CSIO108			The Mayor of London	Greater London Authority	The London Development Agency supports a strategy which would strengthen the role of Eltham Town Centre as an identified Major Centre, as indicated in the London Plan (2008). All options set out reasonable measures to ensure this is delivered. The Retail Capacity Study can assist in setting out priorities for Eltham town centre in addition to identifying other issues which could be	Eltham is designated as a Major Centre in the London Plan. Policy TC3 supports this designation and sets out how Eltham will retain its role as the pre-eminent town centre in the South of the Borough. Policy TC3 Eltham Town Centre seeks to increase the retail floorspace and the range of restaurants and leisure facilities.

					addressed in the Core Strategy, and therefore it is important that the work to assess capacity is undertaken before options can be explored in any detail. As with Woolwich, other forms of town centre uses such as leisure and office should be considered in planning for the growth of Eltham Town Centre.	
CSIO139	Mr	Malcolm	Bond	Raged Residents Association	On at least one day a week, if not more, Eltham High Street, to be free of transport. Street sellers on such days are to be encouraged. Car parking facilities approached from the High Street to be disbarred at all times.	Policy TC3 in the Draft Core Strategy supports the development of Eltham Town Centre and specifically seeks measures for bus priority to reduce traffic congestion and improve public and pedestrian safety.
CSIO67			The Thomas Family		Integrated transport links between rail and buses at Eltham Station.	Policy TC3 supports some improved transport links in Eltham Town Centre.

Issue 6C – How would you like to see Greenwich Town Centre improved? Choose the options with which you agree and rank in order of preference, with 1 being the most preferred.

- Option 1. Promote attractions for tourists throughout the year
- Option 2. Attracting more tourists to stay overnight
- Option 3. Enhancing Greenwich's attraction as a World Heritage Site
- Option 4. Better provision of local residents day to day needs
- Option 5. Improve safety and security within the Town Centre
- Option 6. Reduce traffic and create a more pedestrian friendly environment
- Option 7. Other, please specify

Reference Number	Title	First Name	Surname	Company/ Organisation	Comment	Response
CSIO11			ANON 1		Make things cheaper for locals + have a better supermarket rather than rip-off Tesco Express & Co-Op.	Controlling prices and retailers is not within the remit of the Core Strategy. Planning permission has been granted for a new retail store at Greenwich Reach East.
CSIO15			ANON 1		We have enough tourists, the current attractions just need to be maintained as they are.	Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education.

CSIO21	Mr	John	Loder		<p>1st-option 3, 2nd-option 1, 3rd-option 2, 4th-option 4, 5th-option 6, 6th-option 5 This is a very difficult combination. There is no coherent planning policy now. Urgent and high quality action is essential with emphasis on heritage and presentation. Much present policy and development is low quality. The armed forces and Ministry of Defence must be compelled to be closely and continuously involved not least to prevent further despoliation as in the Royal Military Academy and the Garrison Church. SEE ALSO SPATIAL OBJECTIVES. The Heritage Register of Buildings at risk is a record of scandalous neglect and an indictment of the authorities concerned. The Core Strategy should be used to save them.</p>	<p>The Draft Core Strategy contains two policies on Greenwich Town Centre. Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education. Woolwich Town Centre is covered under Policy TC2 and the importance of the protection of heritage assets under Policy DH3.</p>
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CSIO22			ANON I		Attract more retail and leisure/ restaurants etc. in the increasing number of empty lots in the heart of the town. Get Greenwich Hospital Trust to raise it's game and reduce its short term rent greed for longer term town Centre presentation and development. Preserve and protect local and independent retailers. What's left of them.	Policy TC4 Greenwich Town Centre seeks to increase retail within the Centre and promote developments that will encourage tourists to stay longer.
CSIO30			ANON I		Fewer chain businesses No more hotels Covered bicycle parking	The Draft Core Strategy supports the development of hotels in the Borough in order to encourage tourists to stay longer and helping to maximise the benefits of the Boroughs tourism industry.
CSIO76	Mr & Mrs		Oakley		Better range and quality of shops. Do more to get visitors away from Greenwich Town Centre towards the East.	Policy TC4 Greenwich Town Centre seeks to increase retail within the Centre and promote developments that will encourage tourists to stay longer.
CSIO47		A	Bradford	NHS	Enhance flow of traffic through + reduce volume by improving Blackwall Tunnel flow rate (eg. Restore tunnel contra flow in rush hour periods	Policy C3 continues to safeguard land for a tunnel crossing across the Thames to Silvertown, which is intended to help reduce congestion at the Blackwall Tunnel.

CSIO71				Bellway Homes (Thames Gateway South)	Providing more housing in Greenwich Town Centre represents a sustainable form of development that will enhance the vitality and viability of the town centre. However, all of the above options are considered to represents valid ways of improving the town centre.	There are limited opportunities for residential developments in the core of the Town Centre. However residential led developments such as Greenwich Reach East are occurring in the centre.
CSIO58	Mr	Saleem	Wadee		Greenwich has the Trinity College of Music (and Laban) but no significant annual arts festival. Traffic flow in the Village is a nightmare and there is nothing to discourage motorists. There are not enough park and ride places (there are options with derelict factory land not far away)	The hosting of an annual arts festival is not within the remit of the Core Strategy. However, Policy CH1 encourages community arts and culture projects. Specific comments in relation to traffic flow will be dealt with by the Council's transport team and the Local Implementation Plan for transport.
CSIO42	Mr	Jon	Taylor		Build a grammar school on the Peninsula Keep making sites available for quality housing in east Greenwich Develop Deptford / west Greenwich waterfront Free up land for townhouse square developments	A secondary school is proposed on the Peninsula as part of the Masterplan. The Draft Core Strategy identifies 7 strategic development locations which will accommodate a significant amount of the Boroughs growth, these include much of the riverfront area.

CSIO60	Mrs	A.E.	Hart		Do not allow such a high density of population! Put a cap on new developments, housing and high rise. The pressure put on people, schools, roads, health services and all forms of public transport are unsustainable. Delays, stress, poor air quality, increased tension are the unhappy result.	The housing targets for the Borough are set in the London Plan. The proposed Infrastructure Delivery Plan will set a minimum target of 25,950 new homes between 2011 and 2021. The Core Strategy sets out the supporting infrastructure that will be needed to support this level of growth.
CSIO35	Mr	Frank	King		Reduce traffic queues if possible stop all lorries 0800-1800.	Policy C4 supports sustainable transport and reducing the use of the private car. Specific road management issues are dealt with by our transport team and within the Local Implementation Plan for transport.
CSIO40			ANON I		Retention of Greenwich Market. Great for tourists and locals. Forms heart of Greenwich + draws people to spend money in Greenwich.	The Draft Core Strategy recognises the value of the market offer in Greenwich.
CSIO55			ANON I		No, it's already overcrowded + hyped up more than half the year [Op 2] Sufficient already provided. The world is not always about making money. [Op 3] Ditto above [Op 4] whatever this actually means. [Op 5] not as bad as Eltham/ Woolwich.	Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education.

CSIO73	Ms	Elizabeth	Wrigley		[Options 1 & 2] misunderstanding of tourism function in a world class city. The wheel is a BAD idea as: a) it will discourage walking to the observatory to see the view and thereby b) avoid opportunities to spend on the way. Recognise we are attracting people to LIVE and WORK in a WORLD CLASS CITY not just to look at the Meridian Line. Therefore markets, walks (free of traffic) around the town, cafes etc are VITAL TO LONDONS TOURISM TO ATTRACT WORKERS TO LIVE + VISIT LONDONS KEY SMALL VILLAGES	Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education. The Wheel was granted a temporary planning permission on appeal and is no longer in place.
CSIO87				West Properties UK Ltd	Promote GWT and River Transport	The Draft Core Strategy recognises the importance of improved public transport infrastructure and use of the Thames for transportation. Transport improvements are set out in Policy C3 Transport Infrastructure.
CSIO80				Tesco Stores Ltd	Improve the quality and quantity of the shops	Policy TC4 seeks additional retailing.
CSIO78				Cathedral Group	Increase retailing quality and quantity	Policy TC4 seeks additional retailing.

CSIO93				Greenwich Hospital	<p>Greenwich Hospital's principal commercial interest within the Borough is around Greenwich Town Centre and, thus, it would like to comment specifically on this issue. Greenwich Hospital notes the Council's view that the town centres provide an important social and economic focus for the districts and communities they serve. It also notes that Greenwich is the most significant of the Borough's district centres, particularly for tourists, but that very few of those visitors stay overnight. Greenwich Hospital supports all of the various options proposed in Issue 6C to improve Greenwich Town Centre, but places a particular emphasis on promoting attractions for tourists throughout the year. It considers that a regenerated vibrant Market could serve as one of such attractions. In addition, Greenwich Hospital supports the Council's objectives for the attraction of more tourists to stay overnight, a better provision for existing local residents day to</p>	<p>Policy TC4 Greenwich Town Centre seeks to protect and enhance the multifunctional role of Greenwich, in particular it promotes additional retailing and promotes developments that will encourage tourists to stay longer. The Core Strategy also recognises the value of the market offer in Greenwich.</p>
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					day needs, and an improvement in the safety and security and considers that these aims could be achieved in part through the regeneration proposals for the Market.	
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	Option 3 Enhancing Greenwich's attraction as a world heritage site requires 6, 7, 1, 2, 5 in that probable though debatable order. Option 4 would also be desirable . Option 7 in this case is a major upgrade in public realm expectations and performance - on permitted development and maintenance fronts, and the serious attitudinal changes which these would require. The so far little development potential of this 'centre' also lies in what it can do to help promote other areas of the Borough (inc as visitor attraction). Its difficulties spring from the mismatch between residential and visitor pressures, and the entrenched conservation of the former on matters where changes to resolve that mismatch in mutually beneficial ways, all exacerbated by the intractable 'traffic problem'	Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education.

CSIO121	Mr	James	Stevens	House Builders Federation	Option 7 - additional residential development should be considered in Greenwich Town Centre since it benefits from reasonable good transport accessibility (Greenwich Station)	There are limited opportunities for residential developments in the core of the Town Centre. However residential led developments such as Greenwich Reach East are occurring in the centre
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	The figures quoted are confusing. The Council's Tourism Strategy quotes 6.8 million visitors to the whole borough for 2004(source STEAM), not Greenwich Town Centre. Again the options for Greenwich Town Centre are impossible to rank in a meaningful way. It is disappointing that these options are not linked with the issues and objectives for the Town Centre in the WHS Management Plan Review 2004.This would include additional issues such as reducing traffic signage and extending the public domain. Enhancing Greenwich's attraction as a World Heritage Site seems to miss the point-see the aims and goals for the WHS in the Management Plan. There is concern about the statement (Para. 13.5) that a balance needs	The Draft Core Strategy includes two policies for Greenwich Town Centre. One covers its role and the other specifically relates to its status as a World Heritage Site. This follows the advice in the new WHS circular and in the reason refers to the WHS Management Plan.

					to be struck between the functions operating in the Town centre ,of which the WHS Inscription is considered one function. This again misunderstands the criteria for Inscription (why the Site was inscribed) and the operation of the WHS Management Plan.	
CSIO140	Mr	Philip	Binns	Greenwich Conservation Group	Should refer to Greenwich West - in the same way that the area is categorised in the London Plan - so as to avoid any confusion with 'Greenwich Borough'. The World Heritage site should be given more control over development than that presently offered by the conservation area status the site enjoys.	Greenwich West/ East Greenwich are clearly clarified in the draft Core Strategy. In 2009 the Government issued a new Circular on the protection of World Heritage Sites and this is reflects in the proposed policy in the Draft Core Strategy.

CSIO108			The Mayor of London	Greater London Authority	Greenwich West is identified as a District Centre, having an important cluster of night time activity (Annex I, London Plan 2008). The London Development Agency supports an approach to the growth of Greenwich Town Centre that does not compromise the town centre hierarchy, including the role of Woolwich and Eltham as Major Centres. All options set out under Issue 6C are supported by the London Development Agency, however it is important that strategies to plan for the growth of Greenwich Town Centre are appropriately based on a solid evidence base, and the Retail Capacity Study will be key in identifying issues and setting out priorities for Greenwich Town Centre.	The role of Greenwich Town Centre (Greenwich West) in the town centre hierarchy as District Centre is recognised in the Draft Core Strategy. Policy TC4 seeks to protect and enhance the multi functional role of the Town Centre.
CSIO148	Mr	Neil	Morkunas	Greenwich Town Centre Agency	The option of a car free town centre needs to be considered. The carrying capacity of the town centre needs to be considered.	Policy TC4 supports the improvement of the environment in the town centre for pedestrians. In addition, policy C(c) sets out standards for parking in the Borough, including the requirement for car free developments in those areas of

						good accessibility.
CSIO148	Mr	Neil	Morkunas	Greenwich Town Centre Agency	The document does not take into account the existing conflict between residents of and visitors to Greenwich town centre. There is no acknowledgement of the role the historic assets and open spaces play in the local economy.	Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education.
CSIO72	Ms	Maureen	Romeril		Traffic congestion in West Greenwich	Policy C4 supports sustainable transport and reducing the use of the private car.

Issue 6D – Should any other centres within the Borough be identified for improvement? Please specify the centre(s) and list your reasons.

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	The riverside walks should be continuous, have enhanced accessibility and made safe especially in the evening	Policies C4 and Policy C(b) Walking and Cycling promotes and enhances the Borough's footpaths and cycle ways including a riverside walkway.
CSIO10			ANON 1		New Eltham Village Centre. The area needs cleaning up. A tougher approach on rubbish needs implementing. Cleaning up dog fouling needs urgent attention. Only two of the areas where there are trees have remaining shrubs that were planted years ago. Could we have a replanting where appropriate? More bike parking facilities to encourage cycling to the shops.	Street maintenance and cleaning is not within the remit of the Core Strategy. Policy C (c) sets our parking standards including minimum standards for cycle parking in new development. On-street cycle parking is determined through our transport team and within strategies in the Local Implementation Plan for transport.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	Charlton has notable historic assets and a pleasant scale in a very tight area round Charlton House and park, church and main street. If it had a Blackheath - type population in the surrounding hinterland it would be a major attraction. rather than	Charlton Village is recognised in the Draft Core Strategy as a Local Centre and Policy TC7 supports the enhancement of such centres. Charlton Housie is a key historic asset in the Borough and Policy DH3 provides for the protection of such issues.

					being a seedy (even if locally lively) focus of vast public housing estates The House is a very important and, in London terms, rare historic building. It does good service as a community centre but it if those needs could be otherwise addressed, reuse of the House might help make the area more of a general asset to the Borough and immediate misuse, albeit for quite understandable reasons.	
CSIO108			The Mayor of London	Greater London Authority	The Retail Capacity Study should identify other centres which are locally important to meeting the needs of the community. The assessment of need, capacity and performance of these centres should inform the future strategy. The London Development Agency supports locally important centres which do not compromise the vitality and viability of other Major and District Centres.	The Core Strategy supports the Borough's hierarchy of Major, District and Local Centres, and its Neighbourhood Parades. Development proposed for each town centre is suitable for its classification and catchment area.
CSIO11			ANON 1		Thamesmead and West Thamesmead. The bus service is very poor especially from West Thamesmead with only 2 small infrequent buses which do not	Policy C3 supports improved public transport infrastructure at Thamesmead. Policy TC6 supports improvements to the comparison

					even go into Thamesmead Shopping Centre but stop on dual carriageway so difficult coming shopping. Also poor quality shops, + like a giant car park with huge numbers of people using the area + all in cars @ Thamesmead. At West Thamesmead there are very few facilities, cannot even renew Oyster card, nowhere to buy fresh fruit + very poor quality, expensive Tesco Express.	retail offer in Thamesmead.
CSIO115			ANON 1		Blackheath Standard - clean it up; better security; supervise out-of-control school kids; make schools for local kids only; better shops; more convenient traffic lay-out; more parking.	Charlton Village and Royal Standard are designated in the Draft Core Strategy as Local Centres. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. Some of the suggestions are outside the remit of the Core Strategy.
CSIO13			ANON 1		Blackheath Standard retail area: 1. Decent Coffee "chain" shop urgently required 2. Traffic through flow and speed reduction measured urgently required 3. Get better mix of smaller shops (if necessary knock two/three	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the

					shops into one) 4. Get rid of "Crappy" small retail shops/ restaurants 5. Improve library inside + outside 6. If feasible, knock down + redevelop each side of the road	needs of their local catchment. Specific traffic flow measures will be dealt with by our transport team and strategies for this will be included within the Local Implementation Plan for transport.
CSIO14			ANON I		CHARLTON because this suburb is: 1. Grossly neglected by resource allocation to Eltham, Woolwich, and Greenwich 2. Areas are black holes for poverty taking the whole suburb down. 3. A rat-run for through traffic between A102 and Woolwich Road - TRAFFIC CALMING/ REDUCTION measures 4. Improve local LIBRARY facilities in Charlton & Blackheath Standard 5. REDEVELOP the entire BLACKHEATH STANDARD complex to UPGRADE SERVICES	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. Specific traffic flow measures will be dealt with by our transport team and strategies for this will be included within the Local Implementation Plan for transport.
CSIO143	Ms	Jane	Schofield	Greenwich Teaching Primary Care Trust	Plumstead, Thamesmead, Kidbrooke	Noted
CSIO2	Mr	John	Lawton		From A102 M Junction through to start of Maritime Museum area is very rundown, dismal, dingy & gloomy	East Greenwich is designated as a Local Centre and in the Draft Core Strategy Policy TC7 supports the enhancement of such centres. The Heart of East

						Greenwich Development will make a significant contribution to this.
CSIO21	Mr	John	Loder		This question can only validly be answered by those who know the various areas. There cannot be any general comment.	Noted
CSIO23			ANON I		New Eltham village centre. Clean up rubbish, hanging baskets needed, more policing.	New Eltham is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. However, street cleaning, hanging baskets and policing are outside the remit of the Core Strategy.
CSIO28			ANON I		Blackheath/Charlton border area at the Standard and more open traffic plan letting traffic flow, more parking. More use of green space. Higher quality shops (too many greasy-spoon cafes & charity shops)	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.
CSIO29			ANON I		Lee is undervalued. Abbey Wood is undervalued.	Lee Green is designated as a District Centre in the draft Core Strategy, Policy TC6 supports retail development in town centres that are of an appropriate

						<p>scales to the serve the population of their catchment area., Improvements to the quality of the environment are sought in Lee Green. Abbey Wood is designated in the Draft Core Strategy as a neighbourhood parade. Policy TC7 supports retail and services in neighbourhood parades that appropriately scaled to serve the needs of their local catchment.</p>
CSIO31			ANON I		<p>New Eltham 1, To increase its "local" profile. 2, Currently in danger of neglect. 3, To increase the standard for local residents.</p>	<p>New Eltham is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.</p>
CSIO32			ANON I		<p>Lee Green - Provision of road transport links from Blackheath to Royal Standard i.e. another Bus route or an extension of the existing Bus route from Blackheath Village to Lee Green</p>	<p>Lee Green is designated in the Draft Core Strategy as a District Centre and Policy TC6 supports such centres. The strategy also seeks to improvements in public transport including bus networks in the Borough.</p>
CSIO33			ANON I		<p>Blackheath, Lee as well as those listed all need some sports facilities. Just some places to play sport, there is just so few options</p>	<p>Sports facilities are being assessed as part of the open space strategy which has not yet been published. The findings of the Open Space</p>

					- even Meadowside in Kidbrooke is closing.	Strategy will feed into the next version of the Core Strategy.
CSIO35	Mr	Frank	King		Woolwich - re-draft the bus routes. Green's End should still be the hub for buses - but some routes could go along Powys St. one way from Ferry End to Green's End. And others along John Wilson Street. And route some buses via Ferryview Health Centre to Green's End - Ferry view will probably be one of the new HS polyclinics dealing with many more patients 24 hours a day within the next 4-5 years.	Specific bus route improvement measures will be dealt with by our transport team and strategies for this will be included within the Local Implementation Plan for transport.
CSIO37			ANON I		Plumstead High St: Never mind the hanging baskets + new car park. Where is the community centre? The leisure centre is not very accessible + the range of activities is poor. The new children's centre is too far from the -shopping centre. There are too many takeaway outlets, ramshackle 3rd world looking shops, it all needs sprucing up. Where is the local deli, greengrocer, fishmonger, old fashioned butcher?	Plumstead High Street is designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail development in District Centres that are of an appropriate scale to serve the population of their catchment area. Improvements to the quality of the environment are sought in Plumstead High Street. Policy CHI supports the development of community facilities, including those for leisure and education.
CSIO38	Rev	Derek	Clacey		East Greenwich. Please see my	The Core Strategy clearly

					comments on Spatial Vision on p.2. 1) needs a clearer separate positive identity 2) needs affordable economic regeneration along Trafalgar Road 3) needs to eradicate deprivation 4) needs appropriate economic regeneration 5) needs to have confidence built up again 6) needs to be more sustainable	designated East Greenwich as a separate District Centre to the more well known West Greenwich. Policy TC6 supports retail development in District Centres that are of an appropriate scale to serve the population of their catchment area. Improvements to the quality of the environment are sought in East Greenwich. The 'Heart of East Greenwich' development will make a significant contribution to this.
CSIO40			ANON I		Blackheath Standard: Keep diversity of independent traders (this reducing need to drive) by making a commitment to keep rates/rents affordable.	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. However rates/rents are not within the remit of the Core Strategy.
CSIO42	Mr	Jon	Taylor		Thamesmead, Charlton, Kidbrooke, and Plumstead	Noted.
CSIO44			ANON I		Regeneration of many parts of Plumstead which is old and poor quality.	Plumstead High Street is designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail

						development in District Centres that are of an appropriate scale to serve the population of their catchment area. Improvements to the quality of the environment are sought in Plumstead High Street.
CSIO45			ANON I		All our smaller shopping parades, rents are too high so small independents which promote community e.g. Avery Hill parade in Blackfen Road	Policy TC7 supports the enhancement of local centres and neighbourhood parades and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. However, rents of retail units are not within the remit of the Core Strategy.
CSIO46			ANON I		Kidbrooke/Ferrier was identified years ago. The need for improvement remains.	Kidbrooke is identified in the Draft Core Strategy as a Strategic Development Location. Outline planning permission for 4000 residential and full permission for 449 units was granted in March 2009. Policy TC7 identifies that a new local centre will be created at Kidbrooke to provide for the day to day needs of the local residents, including a supermarket and additional small scale retail, leisure and service units
CSIO49			ANON I		Plumstead - the car park is an	Plumstead High Street is

					improvement; we need the toilets renewed; general tidying up.	designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail development in District Centres that are of an appropriate scale to serve the population of their catchment area. Improvements to the quality of the environment are sought in Plumstead High Street.
CSIO52	Mrs	M	Carr		Charlton Village is a disgrace - dirty - uncared for - an eyesore. Who would want to visit such a place? Also degenerates the beautiful Charlton House!	Charlton Village is designated as a local centre in the Draft Core Strategy. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.
CSIO55			ANON I		Charlton Village - pretty, good for tourism, Grade I listed House (and surrounds) poorish shops, Bugle Horn overflows into street when there are tourists/ football attractions. Good for walks from near of House, with the excellent Ranger Service + therefore healthy. Doesn't need further development in any direction, as there isn't enough space, but does need enhancing. Bus services good, station good, but	Charlton Village is designated as a local centre in the Draft Core Strategy. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.

					bit far away from main street. Former summer house (toilets) in front of House, possibly by Inigo Jonse, needs to be back in use - perhaps in conjunction with the House, or return to a secure, but easy access toilet?	
CSIO57				Tilfen Land Ltd	Thamesmead District centre - To provide better facilities for local residents.	Thamesmead is designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail development in District Centres that are of an appropriate scale to serve the population of their catchment area. In particular the Council will support improvements to the comparison retail offer in Thamesmead.
CSIO58	Mr	Saleem	Wadee		Blackheath Standard has immense opportunity for improvement but instead is being left to wither. Old Dover Rd needs a major facelift (a legacy of some of the most hideous mixed use buildings ever constructed in the borough) if not the surgical removal of some hideous buildings. The Green space at the Standard could be transformed on week-ends and be used (in the summer) as an open air market. Picture a	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.

					<p>bustling market with florists; cheese; fresh bread; potters; artists etc and you have an image of a transformed, creative and above all communal space rather than just a noisy junction with impatient motorists. The area needs more imaginative application of planning laws. We lost a lovely patisserie/cafe (Vienna) which provided a vibrant social space and now have yet another barber shop. There are very few restaurants (not including the few cholesterol inducing cafes), no bookshops or high end or creative retail spaces servicing what is after all a very mixed area (Westcombe Park etc.). The Council's decision and poor consultation on the Woodlands House (Mycenae) development is an indictment of the local planning process and we hope that this process does not follow a similar path or process. If some development on the land is inevitable we could have had something considerably more useful for the community (a local clinic or health/therapy centre or</p>	
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					an extension to the proposed schools facilities). This is an example of decision making which ignores many of the objectives set out in your Vision document.	
CSIO6			ANON I		Areas close to Mottingham Station with it's good train links to central London	Mottingham is designated in Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment
CSIO60	Mrs	A.E.	Hart		Blackheath Royal Standard: an excellent local hub with banks, Post Office, library, buses, family-run services and small retail outlets. We need a wide range of shops and services, not have Greenwich Council putting rents, rates and contracts beyond sustainable levels. Greenwich Council should allow terms and conditions that let these small businesses serve the community and even to thrive. Just aiming to get the highest rent, etc is not what we want of our Council.	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. Rents and rates are not within the remit of the Core Strategy.
CSIO61		Madeleine	Meynell		I am not sure Abbey Wood and Thamesmead are not pleasant environments for the families that	Abbey Wood is designated in the Draft Core Strategy as a neighbourhood parade. Policy

					live there.	TC7 supports retail and services in neighbourhood parades that appropriately scaled to serve the needs of their local catchment. Thamesmead is designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail development in District Centres that are of an appropriate scale to serve the population of their catchment area. In particular the Council will support improvements to the comparison retail offer in Thamesmead Town Centre will be re-modelled to enable it to establish as a fully fledged town centre meeting all of Thamesmead's retail and service needs.
CSIO64			ANON I		Eltham needs major improvements	Eltham is designated as a Major Centre in the Draft Core Strategy. Policy TC3 sets out how Eltham will grow in its role as the pre-eminent town centre in the south of the Borough, this includes additional retail floor space, improving the range of restaurants and leisure facilities, residential units, measures for bus priority and improving

						north/south links.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	Charlton- historic house and church 2) Plumstead - historic parish church 3) Woolwich - historic parish church.	The Draft Core Strategy recognises the importance the importance of the Boroughs historic assets as explained by those in the comment. Policy DC3 provides for their protection.
CSIO67			The Thomas Family		Provide better parking facilities	Public car parking facilities are managed by our transport team and strategies for this will be included within the Local Implementation Plan for transport and our Parking Strategy.
CSIO69	Mr	Lawrence	Smith	Westcombe Society	Blackheath Standard. This is an important district centre for local residents. It has excellent transport links. There is a currently a variety of small businesses which need to be supported and encouraged so more businesses are attracted. Independent retailers need to be encouraged, supported and sustained. The road system could also be improved.	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.
CSIO70	Ms	Emily	Norton		Blackheath Standard. This is an important district centre for local residents. It has excellent transport links. There is a currently a variety of small	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages

					businesses which need to be supported and encouraged so more businesses are attracted. Independent retailers need to be encouraged, supported and sustained. The road system could also be improved.	retail and services that are appropriately scaled to serve the needs of their local catchment.
CSIO76	Mr & Mrs		Oakley		Make more efficient use of the long drag between Greenwich and Woolwich, with varied uses. Make improvements to local shopping parades to remove neglected air and help the local people.	Policy TC7 supports the enhancement of local centres and neighbourhood parades and encourages retail and services that are appropriately scaled to serve the needs of their local catchment.
CSIO77	Ms	Wendy	Shelton	Blackheath Society	Plumstead - A district centre in its own right and clearly Geographically distinct from Woolwich (Major) Centre. It signals the approach to Woolwich from the East and Historically it used to have its own character, but no longer, this should be addressed.	Plumstead High Street is designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail development in District Centres that are of an appropriate scale to serve the population of their catchment area. Improvements to the quality of the environment are sought in Plumstead High Street.
CSIO8			ANON I		Plumstead seems to be a bit left out and could do with attracting more customers	Plumstead High Street is designated in the Draft Core Strategy as a District Centre. Policy TC6 supports retail development in District Centres that are of an appropriate scale to

						serve the population of their catchment area. Improvements to the quality of the environment are sought in Plumstead High Street.
CSIO80				Tesco Stores Ltd	The Council should seek to encourage appropriate improvement and development in all centres and in areas proposed for major regeneration, otherwise a lack of investment now will lead to problems of decline in the future.	The Draft Core Strategy includes policies which support improvements and investment in the Boroughs Town Centres. The Draft Core Strategy also identifies Strategic Development Locations which is where a significant amount of the Boroughs growth will occur over the plan period.
CSIO88				Greenwich Peninsula Regeneration Ltd	OVERALL COMMENTS ON TOWN CENTRES The Greenwich Peninsula represents a new urban quarter for London, and the emerging centre on the Peninsula is recognised in the adopted UDP (Table TC1) which notes that planning permission for over 50,000sqm of retail floorspace has been granted as part of the outline permission. This floorspace will be built out over the lifetime of the LDF and it therefore important that the change this will represent to the town centre structure of the	The Core Strategy identifies a new District Centre at North Greenwich. Policy TC5 sets out that the centre will comprise the O2 Arena, sports, leisure and convenience retail outlets in the vicinity of the O” and new high quality office space.

					Borough is recognised in the LDF. The amount of permitted A1, A2 and A3 floorspace is of the same scale as Woolwich and Eltham and would place the Peninsula in the Major Centre category as defined in the adopted UDP. We therefore suggest that the Town Centre hierarchy which is set out in the next version of the Core Strategy properly recognises the increasing role the Peninsula will play as a Major Centre as the development approaches completion and as the permitted floorspace is built out.	
CSIO94	Ms	Ann	Hill		Blackheath Standard. High rents deter a wider mix of retailers. Independent retailers need to be supported and sustained.	Royal Standard is designated in the Draft Core Strategy as a Local Centre. Policy TC7 supports the enhancement of local centres and encourages retail and services that are appropriately scaled to serve the needs of their local catchment. Rents and rates are not within the remit of the Core Strategy.
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula Chaplaincy	When you ask, under 'issue 6D' whether other centres in the Borough should be identified for improvement, the answer is 'yes' in relation to East Greenwich.	The Draft Core Strategy supports the development and improvement of the Borough's town centres. Policy TC(a) specifically relates to shopping

					<p>Here the Heart of East Greenwich development will have a significant impact. There are though, negative trends which need to be tackled. It's a free country and betting shops, amusement arcades, lap dancing clubs and the like should all be available to consenting adults who wish to spend their time and money in them; but a borough council needs to ask the more strategic question as to whether a concentration of such venues in a single short stretch of high street is likely to improve the area. I suspect not.</p>	<p>frontages. At ground floor level a minimum of 70% of core frontage and 50% of fringe and local frontage would be available for A1 retail use. Policy TC(b) seeks to manage non retail uses in protected shopping frontages.</p>
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Issue 7 - How can we best improve access and opportunities to training and skills?

- Option 1. Improve public transport links to education/training facilities
- Option 2. Provide new or improved educational/training facilities
- Option 3. Provide childcare facilities to enable the take up of educational/training services
- Option 4. Promote Greenwich Peninsula as a learning and creative quarter
- Option 5. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comments	Response
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	To achieve an education cohort of young people who want to achieve it is also necessary to provide good out-of-school provision evenings, weekends, holidays + this requires new build in major housing developments + some town centre use of existing properties.	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO11			ANON 1		Retrain Receptionists/Advisors to be encouraging & provide accurate information since they are the 1st point of contact. English people should not be asked for a passport in order to access training.	Noted but not within the remit of the Core Strategy

CSIO20	Mr	Roy	Unknown		Greenwich should take the lead in training people. It is a historical place. We should do more here really. Other boroughs have been criticising us. It is high time we show them what we are made of. We have the resources to do what we want really. Let's do it now. It is well overdue.	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO21	Mr	John	Loder		1st-option3 Option 3 will only succeed if very strongly and efficiently managed. Otherwise very large sums will be wasted and resentful disappointment will prevail. Option 4 is ridiculous.	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO22			ANON I		Training and skills funding is going to the workplace, not separate facilities: 'Train to gain' + Apprenticeships, for example	The Council will seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and

						skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO28			ANON I		More free education for over 60's not with for violent kids eg Charlton house	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008). The cost of education is not within the remit of the Core Strategy.
CSIO15			ANON I		Everyone already has all the access they need, what they lack is motivation.	Noted
CSIO52	Mrs	M	Carr		Every bus it full of students!	Noted
CSIO51	Ms	Susan	Proudfoot		Provide them near to good transport hubs.	Policy CHI supports the development of new and improved community facilities (including schools, education and training centres) in or on the edge of town and local centres. The Boroughs town centres are accessible locations with transport links.

CSIO47		A	Bradford	NHS	Promote employment attract employers. The training/ skills will follow	The Core Strategy seeks additional employment in the Borough. For example on the Greenwich Peninsula there is planning permission for 325,000 sqm of office, research and development floorspace.
CSIO58	Mr	Saleem	Wadee		The Peninsula must be not be wasted as just another place for blocks of flats. It has wonderful access to the Wharf and the West End so can attract people to a vibrant creative, educational and work space. Moving John Roan school is a waste of time unless the Peninsula becomes just another face bricked or bauhaus residential zone (a real pity if this were to happen)	Greenwich Peninsula is identified in the Draft Core Strategy as a Strategic Development Location. The area will provide a significant proportion of the Borough's new housing, as well as a wide range of jobs and other facilities. There will be 325,000 square metres of office, research and development floorspace. The O2 Areas will continue as an entertainment hub for both national and international visitors. Ravensbourne will support the development of a cluster of similar training and skills facilities in the area and will lead to growth in the creative industries and digital media.
CSIO42	Mr	Jon	Taylor		You have done enough If a person wants to be educated or trained they get there	Noted

CSIO60	Mrs	A.E.	Hart		Provide new or improved educational/training facilities on the existing school sites. Do not sell off more school sites and move the schools elsewhere! (John Roan in SE3 and Wilowdene in SE18)	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The provision of educational facilities is included in Policy CHI
CSIO35	Mr	Frank	King		Provide central information offices in all town centres, informing people what education is available and where and how to contact them and what criteria is required.	The provision of central information offices is not within the remit of the Core Strategy. However, Policy CHI supports the development of new and improved community facilities in or on the edge of town and local centres.
CSIO37			ANON I		Provide long term funding so that providers of training can deliver, eg supporting parents needs good transport links + crèches, courses to fit in with school times, more taster courses run free of charge at local premises.	The Council will seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008). The Draft Core Strategy seeks to improve public transport infrastructure, this will help enable residents to access training provision. Policy CHI supports the development of new and improved community facilities

						which includes crèches, day nurseries and other childcare facilities.
CSIO45			ANON I		Bring back Adult Education leisure classes for many this was an introduction to learning new skills.	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision..
CSIO63			ANON I		a) Encourage adult education rather than rumoured reductions and publicise what's available to every household b) Local secondary schools up to 16 to which local residents can contribute and use the facilities for reduction in truancy. -Better social mix -Improved standard -use community resources	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision.
CSIO147	Mr	Geoff	Pine	Greenwich Community College	It is important that the contribution of Greenwich Community College to this area is recognised since it does recruit almost entirely from within the Borough and offers courses from entry level and basic skills to Foundation Degrees to over 11,000 students.	Greenwich Community College is recognised as one of the main providers of higher and further education providing a range of courses at 16 centres throughout the Borough. (Refer to paragraph 1.5.16)
CSIO112				Greenwich College	Option 2 is supported as it recognises the importance of and	Policy EA(d) seeks to improve access and opportunities to

					support for education facilities. The college respectfully requests that the role of institutions such as Greenwich College as major contributors to regeneration, the attraction of employment opportunities and the creation of sustainable, mixed-use communities is similarly acknowledged as part of the core strategy. Therefore it is requested that Option 2 also embraces the role of education in underpinning the wider spatial and objectives for the Borough.	training and skills by supporting the establishment of skills centres and other training provision. Policy CHI recognises the wider role education facilities can play in the community.
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	Again there are clearly arguments for a combination of these options but we favour #1 and are ourselves provider of #2, which we intend to develop to maximum potential for local no less than wider audiences we serve.	The Draft Core Strategy seeks to improve public transport infrastructure, this will help enable residents to access training provision. Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision.
CSIO69	Mr	Lawrence	Smith	Westcombe Society	All are relevant	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek

						contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO70	Ms	Emily	Norton		All are relevant	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	Planning legislation and the LDF are about use of land. Education and training are mainly matters dealt with by others. We see the function of the LDF to be to secure appropriate provision of land for education and training services offered by others. Several of the options are out of the remit of the LDF. This should not be a Core Issue at all. Skills training is	LDFs are spatial plans which cover a range of spatial issues not just land use. As such it is appropriate for the Core Strategy to include the spatial implications of education and training.

					only marginally a matter for the LDF.	
CSIO94	Ms	Ann	Hill		A mix of these will be required.	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).
CSIO115			ANON I		Local schools for local kids; develop pride + responsibility + DISCIPLINE.	Noted
CSIO78				Cathedral Group	The provision of additional student housing in the Borough would enable the co-location of accommodation and new and existing educational/training facilities, thus reducing travel	The Draft Core Strategy recognises that student accommodation within the Greenwich Town Centre is an important aspect of the tertiary education offer and will enhance

					times and promoting sustainability.	Greenwich's role as a centre for education.
CSIO88				Greenwich Peninsula Regeneration Ltd	<p>With regard to the Key Facts as you will be aware Ravensbourne College of Design and Communications is intending to move from its current campus at Chislehurst, Kent to a purpose built new building adjacent to The O2 on Greenwich Peninsula.</p> <p>There is also an expectation that the John Roan School will relocate to the Peninsula. We do not however support promoting the Peninsula as a learning and creative quarter as suggested by Option 4. Educational uses are only expected to make up a small proportion of the total floorspace on the Peninsula. Promoting the Peninsula as an educational area only would seriously prejudice the delivery of a mixed and balanced community and would not help to deliver the balanced new urban centre that is currently developing. It would also prevent the full potential of a truly mixed</p>	<p>Greenwich Peninsula is identified in the Draft Core Strategy as a Strategic Development Location. The area will provide a significant proportion of the Borough's new housing, as well as a wide range of jobs and other facilities. There will be 325,000 square metres of office, research and development floorspace. The O2 Areas will continue as an entertainment hub for both national and international visitors. Ravensbourne will support the development of a cluster of similar training and skills facilities in the area and will lead to growth in the creative industries and digital media.</p>

					use centre being realised. This would be contrary to London Plan and national planning policy which seeks to maximise development in areas with good transport links, such as the Peninsula.	
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	It is disappointing that Maritime Greenwich is not referred-to as a major learning resource. A learning strategy has been developed for the WHS. The Government initiative on "Cultural Entitlement" (DCSF) requires 5 hours for student visits to be arranged in galleries or museums. The WHS is an excellent vehicle for this.	Comment noted. The Core Strategy is not as specific as this with regard to learning resources, but does recognise the importance of education and learning within the Borough.
CSIO143	Ms	Jane	Schofield		The focus on good quality education is welcomed. To attract local people to work for the NHS they need a strong grounding in science. A focus on keeping children engaged in science programmes to GCSE level is critical if local people are to train in careers in the NHS. The importance of aspirations and education for reducing teenage pregnancy is essential. For some pupils and linkages with health to promote the health of young	Comment noted

					people. With the current poor educational attainment of local adult residents making adult education flexible, high quality, local with child care facilities will be key to encourage people into the workplace.	
CSIO108			The Mayor of London	Greater London Authority	The London Development Agency supports all four options set out under Issue 7. Policy 2A.1 of the London Plan (2008) states that DPDs should consider the contribution that development might make to strengthening economies including opportunities for local businesses and for the training of local people. Policy 3B.11 of the London Plan (2008) requires the consideration of a range of initiatives to improve employment opportunities to remove barriers to employment, which include access to training facilities, and provision of new and improved training facilities.	Policy EA(d) seeks to improve access and opportunities to training and skills by supporting the establishment of skills centres and other training provision. The Council will also seek contributions from new development to Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people (as set out in the Planning Obligations SPD 2008).

Issue 8 – How should we better use our open spaces, leisure and sporting facilities?

- Option 1. Improve safety and security in open spaces
- Option 2. Improve public access to open spaces, leisure and sporting facilities
- Option 3. Improve the quality of the open spaces
- Option 4. Maintain the legacy of leisure and sporting facilities resulting from the Olympics
- Option 5. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO1	Mr	Damien	Vaugh	GMV Residents Association	Encourage more use of underused open spaces away from over congested public spaces	Agreed, see policy OSI in the Draft Core Strategy
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	Improve facilities such as changing rooms, toilets at major open space sports facilities (i.e. Eltham Pk South + tennis)	The need for improved facilities is being assessed as part of the Open Space Strategy which is currently being prepared. The findings of the Open Space Strategy will feed into the next version of the Core Strategy.
CSIO19			ANON I		Teach kids to respect open spaces.	Noted
CSIO27			ANON I		Enforcement of Legislation	Noted
CSIO28			ANON I		More free access for all over 60's	Noted

CSIO105	Mr	David	Hammond	Natural England, London Region	Paragraph 15.2 proposes new and enhanced provision of publicly accessible open space resulting from new development and this is both welcomed and supported. Natural England would refer to its previous comments in respect to ANG'sT standards above. Under the Question "How should we better use our open spaces, leisure and sporting facilities?" There is no mention of ecological or biodiversity improvements or enhancements. There is reference to improving the quality of Open Spaces but there needs to be a more explicit reference to ecology and wildlife as per PPS9 Biodiversity and Geological Conservation. The Council can also consider linking the provision of Green/Open spaces to the health and education issues raised earlier, and help to identify the beneficial effects of open and green spaces, particularly within an urban environment.	Policy OS(c) seeks to increase the provision of public open space and improve public access in areas of open space deficiency. These areas will be identified through the emerging Open Space Strategy. Biodiversity and Ecological improvements are fully considered in the Draft Core Strategy. Policy OS4 sets out measures to protect, restore and enhance the Borough's rich biodiversity and geodiversity. Policy OS(g) sets out the ecological factors that development proposals are expected to take account of. The draft Core Strategy also recognises the importance of open space for health and education.
CSIO67			The Thomas Family		Cheap access to leisure facilities.	The entry fee to leisure facilities is beyond the remit of the Core Strategy
CSIO52	Mrs	M	Carr		More park wardens.	The provision of park wardens is

						not within the remit of the Core Strategy.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	Removing litters and graffiti	<p>The Core Strategy will safeguard , enhance and improve access to existing public and private open space.</p> <p>The Council's response to litter and graffiti is beyond the remit of the Core Strategy</p>
CSIO65	Mr	Terry	Powley	Greenwich Parks Forum	Need effective supervision of parks and open spaces, and firm enforcement of proper and lawful use.	The provision of park wardens is not within the remit of the Core Strategy.
CSIO61		Madeleine	Meynell		Do not allow all activities at all location eg. dog walking at picnic sites! Common sense.	The restriction of activities in certain open spaces is not within the remit of the Core Strategy.
CSIO42	Mr	Jon	Taylor		Council open space policy is very poor and not adhered to	Open space makes up around a quarter of the land use in the Borough and has been protected from inappropriate development and enhanced in recent years.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We attach great importance to the protection of open spaces, whether as gardens, parks, playing fields or simply undeveloped woodland or grassland. An increasingly 'hard' city is a city inimical to the quality of human life. We do not see the offered options as being the main way in	<p>The Draft Core Strategy contains strategic and development management policies on the protection of Open Spaces.</p> <p>Agree that the protection of open spaces is important. The Council has a good record in protecting open spaces from inappropriate</p>

					which the LDF can deal with open space. Instead we want to see policies which will increase the obstacles to changing open land into land for built uses, including policies to take into public ownership open land which is hoarded by developers in the hope of eventually securing development permissions.	land uses.
CSIO60	Mrs	A.E.	Hart		Local park provision is lacking in SE3 8BT and access to wildlife sites is lacking in SE3 8BT.	Areas deficient in access to open spaces and wildlife sites are being assessed though the Open Space Strategy which is currently being prepared. The findings of the Open Space Strategy will feed into the next version of the Core Strategy.
CSIO35	Mr	Frank	King		Regular supervised walks	The Draft Core Strategy supports providing good quality open spaces and infrastructure that allows easy access for residents and visitors to go for walks but it is beyond the remit of the Core Strategy to establish supervised walks.
CSIO37			ANON I		Re Option 3: Hurry up & fix Plumstead Gardens. Also: More visible staff in parks, the common at Plumstead activities for children esp 8-12 age range who don't want constant parent supervision but	The Draft Core Strategy will protect designated open spaces from inappropriate development. It is beyond the remit of the Core Strategy to arrange supervised

					where parents still want some form of supervision/care	activities for children in parks.
CSIO39			ANON I		Loss of £500,000 for parks & open spaces will not improve the quality of open spaces as agreed by GBC in the latest community charge assessment	Noted, no change required
CSIO44			ANON I		Keep open space, No building	Policy OSI safeguards, enhances and improves access to existing open space including Metropolitan Open Land, Green Belt, Green Chain, Community Open Space and other small open spaces.
CSIO55			ANON I		Look at your parks and improve them, as at Well Hall.	Policy OSI safeguards, enhances and improves access to existing open space including Metropolitan Open Land, Green Belt, Green Chain, Community Open Space and other small open spaces.
CSIO63			ANON I		Better maintenance and renewal	Open Space policies in the Draft Core Strategy safeguards, enhances and improves access to existing open space

CSIO123	Ms	Adina	Brown	English Heritage - London Region	The LDF core strategy should seek to ensure that open spaces of historic significance are fully understood, appreciated and maintained. This includes spaces that contribute towards the character and appearance of conservation area designations, registered parks and gardens, and open spaces that help define the setting of listed buildings and other heritage assets. Improvements to the public realm can include enhancement of historic squares, registered parks and gardens, historic paving materials, street furniture, removal of street clutter and installation of sympathetic lighting.	<p>The Draft Core Strategy includes open space policies and design and heritage policies which address many of the concerns raised in your response.</p> <p>Also, there are policies in the Draft London Plan regarding the public realm so there need not be a duplicate policy in the Core Strategy.</p>
CSIO128	Mr and Mrs		Vasquez		I am very keen in learning about this and in particular like to help in protecting our green spaces. I am concerned that there is not solid protection to our green spaces and Sports grounds. No new ones are really being created and with the increase in population it is imperative that the ones already in existence are being reserved. I hope you do listen to this and more importantly start some sort	<p>The Borough is in a strong position in terms of amount of designated open space and open space per capita.</p> <p>There are policies in the Draft Core Strategy that protect the Borough's open spaces.</p>

					of action as to safeguard our sports grounds for ever. We owed to the next generations to allow them to play in green spaces for their health and mental benefits. We are all winners.	
CSIO138	Mr	Michael	John		Whilst it is always a necessity to keep housing needs up to date it is equally imperative that long standing open space be preserved as open space. The wishes of the developer to make profit should not be a priority. Local government must be allowed to have more control over their building needs and planning and to rely on central government and assemblies for guidance only. The development of back garden open space for profit is shameful and in built up areas adds to congestion, pollution, increase in carbon emissions and does nothing for the benefit of the community. Once land is designated as open space it should remain so and be free from developers planning applications.	<p>The Draft Core Strategy includes policies on open space, housing and design and heritage. All of which are relevant to the concerns raised in this submission.</p> <p>In terms of control over the planning process, the Local Authority must prepare the Core Strategy in general conformity with the London Plan and to be consistent with guidance from national government.</p>
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	We obviously consider item 2 and 3 - the improvement and	Noted, no change necessary

					maintenance of open space quality (including 'hard' urban spaces as much as parkland)- and safe access to it as very important	
CSIO121	Mr	James	Stevens	House Builders Federation	Open Space and recreation: Given that one quarter on the borough is open space the Council should consider prioritising residential development near such open space(e.g. in the environs of Blackheath) to allow new residents to benefit from such space.	Noted, The housing targets can be met without residential development on open space and therefore the policies in the Draft Core Strategy seeks appropriately to protect open spaces.
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	It would be appropriate to list Greenwich Park, with all of its attributes, as a key fact. Open spaces often provide much more than a sporting or an ambient quality. In the case of Blackheath, Greenwich Park and St Alfege Churchyard these spaces have a fascinating history .There are artifacts to be conserved and scope for interpretation of historical association, much of it of international standing. The quality of some new open spaces which are part of new development has been poor. Anchor Iron Wharf riverfront has been opened up without any regard to the local townscape. The open spaces which	The Maritime Greenwich World Heritage site has its own specific policy in the Draft Core Strategy and there are policy chapters on open space and design and heritage. Disagree that new open spaces are consistently poor as the ecology park on the Peninsula demonstrates.

					form part of Greenwich Reach East will be overlooked, overshadowed and unwelcoming. Some of housing on the Peninsula contains open space at first floor level which will be cold and windswept. It is important that further new open spaces do not perpetrate these errors.	
CSIO115			ANON I		TEACH KIDS TO RESPECT OPEN SPACES	Noted
CSIO108				Greater London Authority	Good to see Biodiversity so upfront here as integral to quality of life standards in the Spatial Vision for Greenwich. However compliance with 3D.14 demands more from LDFs on this issue. I suggest we make our standard recommendations; For the development of your preferred options for biodiversity policies, we recommend that you refer to the London Plan Best Practice Guidance on Development plan policies for biodiversity, published in November 2005. This provides details of the policy areas which should be included in development plan documents to ensure general	Noted, The policies in the Draft Core Strategy with Development Management Policies (including those on biodiversity and open spaces) are in general conformity with the Draft London Plan 2009 and are consistent with national guidance.

					<p>conformity with the London Plan. It also suggests other policy areas where biodiversity should be considered, and provides possible wording for policies. The Guidance is available at http://www.london.gov.uk/mayor/s-trategies/sds/bpg_biodiversity.jsp</p> <p>The London Plan Consolidated with Alterations Since 2004 requires DPDs to identify areas of deficiency in access to nature and the opportunities for addressing the deficiency. A London Plan Implementation Report on Improving Londoners access to nature provides information on how this can be done. The report is available at http://www.london.gov.uk/mayor/s-trategies/sds/access-to-nature.jsp</p>	
CSIO51	Ms	Susan	Proudfoot		<p>Please keep greenwich green, retain and look after all our wonderful green open spaces for future generations. This will support a healthier environment for all, as well as attract tourists, families and students to greenwich and thus help sustain it economically and socially.</p>	<p>Policy OSI in the Draft Core Strategy seeks to safeguard, enhance and improve access to existing public and private open space.</p> <p>Policy OS(c) seeks to increase the provision of public open space and improve public access in areas of open space deficiency.</p>

CSIO94	Ms	Ann	Hill		<p>The legislation regarding conservation areas is not strong enough to protect trees and gardens. The Westcombe Society frequently objects to the felling of trees but these are overruled by Council. Only the few trees with preservation orders on them are safe. There is a constant felling of trees in this conservation area, most of which have been approved by Council. There is a constant hardening of the streetscape as gardens are turned into car-parking areas and beautiful trees are chopped down. Also the quality of care of the open spaces is poor the grass is hastily and badly cut at infrequent intervals and the trees and bushes are not cared for professionally. Weeds and tree seedlings grow up, crowding and suffocating the original planting.</p>	<p>Since the Issues and Options document was consulted on in February 2008, four Conservation Area Management Strategies have been adopted by Council. Ashburnham Triangle was adopted in December 2008 and Rectory Fields, Westcombe Park and Plumstead Common were all adopted in March 2010.</p> <p>Open Space policies in the Draft Core Strategy safeguards, enhances and improves access to existing open space.</p> <p>The need for improved facilities is being assessed as part of the Open Space Strategy which is currently being prepared. The findings of the Open Space Strategy will feed into the submission version of the Core Strategy.</p>
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CSIO52	Mrs	M	Carr		<p>I would like local play areas to be made safer and cleaner. -Railings painted more often. -Graffiti removed & a park keeper. - Younger children are intimidated by groups of teenagers walking around the parks. -Enforce the use of cards for young people on public transport.</p> <p>-I can never find a clean or undamaged seat!</p>	<p>Policy OS(e) seeks to enhance open space by the provision and encouragement of children's play equipment, which are of a high standard of design and are safe to use.</p> <p>The provision of seating and park rangers and the removal of graffiti and use of cards for young people are not within the remit of the Core Strategy.</p>
CSIO36			ANON I		<p>I would like to see greater investment in maintaining the quality of Greenwich's valuable open spaces and an absolute ban on encroachment by building. Increasing population pressures make a variety of open spaces absolutely vital to relieve the stresses created by overcrowding.</p>	<p>Policy OSI safeguards, enhances and improves access to existing open space including Metropolitan Open Land, Green Belt, Green Chain, Community Open Space and other small open spaces.</p> <p>Policy OS(c) seeks to increase the provision of public open space and improve public access in areas of open space deficiency.</p>

CSIO41	Mr	Richard	Dinkeldein		I have participated in all sorts of sports all my life. I believe it is essential for a healthy life and general wellbeing. Active sport takes youngsters off the streets, teaches them new skills, lets them discover the positive aspects of working as a team and not as a selfish individual. It promotes respect for others and how to deal with success and failure. It reduces obesity and unhealthy lifestyles. It is fun!!! Please greenwich - do all you can to get kids into the lifelong enjoyment of active sport. Develop all sports fields and sports facilities for all - and create academies for the gifted	The Draft Core Strategy recognises the importance of the open space and sports facilities. Policy OS(d) in the Draft Core Strategy resists the loss of sportsgrounds and playing fields.
CSIO142	Mr	Ken	Hobday	Abbey Wood Wildlife Group	In terms of sustainability, the Greenwich Council, like all other local authorities has many challenges to meet and the Core Strategy should be a document that points the way forward for Greenwich in becoming more sustainable. Sustainability, however, is all too often just a 'buzz word' used, or abused to give the impression of being 'Green'. Greenwich Council has for example though made in my	The Draft Core Strategy seeks to protect and enhance the boroughs open space and encourages the provision of open space in areas that are deficient. Policy OS(f) specifically relates to wildlife deficiency areas and Policy OS4 relates to biodiversity and geodiversity.

					<p>view commendable and excellent progress over the past few years on recycling. However, in terms of sustainability of our natural environment and protection of our wildlife outside the Borough's parks and open spaces, little has been achieved. I think this is a key sustainability issue that needs to be addressed in the Core Strategy with a new approach to development and landscape design. This new approach really would be sustainable and would help put the Green back into Greenwich and would help to mitigate the constant and ever increasing pressures put on our wildlife and the natural environment by the built environment. Greenwich like all other Borough's in under constant pressure from increasing population and development. Soon the only real 'Green' parts of the borough will be the recognised and designated parks and open spaces, which will increasingly become isolated islands of Green in an ever increasingly densely urbanised built up landscape. With the ever increasing pressure from</p>	
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					<p>development and population growth the pressure to build on every piece of open space from back gardens to playing fields will mean Greenwich will become increasingly covered in concrete, tarmac. I would therefore like to propose a way forward that would mitigate the threat that constant development poses to our natural environment that should I think be incorporated into the Core Strategy as a sustainable way forward. With an every growing threat to our open spaces and wildlife from constant and ever increasing urbanisation, it is in my view vital we address the threat this poses to the natural environment. The threat to our wildlife is enormous and ever increasing with, for example, many of our garden song birds in serious decline. Everything from butterflies to garden birds to the gardens themselves are under an ever increasing threat from the built environment as open spaces and natural habitat for wildlife are constantly being lost. Sustainability should be about protecting the</p>	
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					<p>natural environment in every way we can and should include protecting and enhancing our biodiversity in every way can. We should be recreating habitats for wildlife throughout the Borough where ever we can and not just in our parks and open spaces. This should be done everywhere where it is suitable, possible and appropriate to do so. I would like people in Greenwich to be able to wake up and hear the Dawn Chorus and not just have to listen to a lot of traffic noise. We should be seeking to break up the built environment with natural ecologically rich areas of open space, both large and small. This would give benefits to the quality of life within the Borough and help make Greenwich a sustainable, Green and more attractive Borough to live in. Firstly, ecologically improving the landscaping of all development that takes place in the Borough however big or small would be a key way forward of achieving Sustainability in the built environment. All too often the</p>	
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					<p>landscaping of developments totally ignores ecology and the potential this offers as a way forward in terms of sustainability. Secondly the ecological improvement of ALL open spaces (both public and private land) within the Borough wherever it is suitable possible and appropriate to do so would further help mitigate the constant loss of open space and the detrimental impact this has on our wildlife. The Council for example does nothing to ecologically improve the considerable areas of green open spaces it has on its housing estates. These areas are often considerable in size and offer great potential for wildlife and would greatly enhance the areas by creating wildlife habitats in urban areas and will bringing wildlife into areas that are desperately devoid of a natural environment. Quite literally this would bring the country side into the city and would add to the quality of life to those that live on otherwise, all too often bleak council estates. Creating wildlife habitat within the Borough like this</p>	
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					would be a major way of redressing the negative impact that the built development has on our natural environment and our wildlife and we need to create the mechanisms within the Council for doing this.	
CSIO139	Mr	Malcolm	Bond	Raged Residents Association	Whilst it is always a necessity to keep housing needs up to date it is equally imperative that long standing open space be preserved as open space. The wishes of the developer to make profit should not be a priority. Local government must be allowed to have more control over their building needs and planning and to rely on central government and assemblies for guidance only. The development of back garden open space for profit is shameful and in built up areas adds to congestion, pollution, increase in carbon emissions and does nothing for the benefit of the community. Once land is designated as open space it should remain so and be free from developers planning applications	The Draft Core Strategy seeks to safeguard, enhance and improve access to existing open space. Policy H(c) deals with backland infill residential development.

Issue 9A – Where do you consider to be the best locations for tall buildings?

- Option 1. Woolwich Town Centre
- Option 2. Eltham Town Centre
- Option 3. Plumstead High Street
- Option 4. Thamesmead
- Option 5. Along the River Thames frontage
- Option 6. Along transport corridors
- Option 7. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Comments	Response
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	Option 5 seems an obvious location but the risk is that access + views of the Thames for non residents are lost or reduced	<p>Noted</p> <p>There are specific policies on Design and Heritage in the Draft Core Strategy that will address issues around access and views.</p> <p>The emerging Tall Buildings Assessment helps to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on Tall Buildings.</p>
CSIO4			ANON I		Do not feel that any one really wants a tall building near them. They bring a lot of problem such as climates change.	Tall buildings do impact on the local area. The Tall Buildings Assessment has helped to determine where in the Borough it

						is appropriate for tall buildings and has informed policy DH2 on Tall Buildings.
CSIO15			ANON I		However they must be surrounded by wide pavements and welcoming public space with commercial use on ground floor	Noted, the policies in the Draft Core Strategy ensure that appropriate design elements are incorporated into plans for all developments including tall buildings.
CSIO20	Mr	Roy	Unknown		Certainly not in Woolwich. Look at the high buildings down on Powis Street. How long these been empty? Out of town or Woolwich. Can this building be converted into use for the foreseeable future please? LBG can purchase it. Enough council tax resources to do so. To train people very handy. Train people for education.	The emerging Tall Buildings Assessment has helped to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings. Woolwich Town Centre has excellent transport accessibility, and is considered to be a sustainable location for tall buildings.
CSIO21	Mr	John	Loder		1st- option4, 2nd- option7 Greenwich Peninsula, 3rd- option6	Noted
CSIO28			ANON I		Not in Greenwich in sight of the Observatory.	The emerging Tall Buildings Assessment has helped to determine where in the Borough it is appropriate for tall buildings. Greenwich Town Centre is not identified as a suitable location.

						The designated views from Blackheath Park and Wolfe Monument to central London are required to be protected under the London View Management Framework. There is also a protected vista from Greenwich Park to St Paul's Cathedral.
CSIO30			ANON I		NOT along the river	The emerging Tall Buildings Assessment has helped to determine where in the Borough it is appropriate for tall buildings and has informed policy DH3 on tall buildings.
CSIO33			ANON I		I have no objections to tall buildings in all these places	Noted
CSIO76	Mr & Mrs		Oakley		Any of 4-6 provided they do not spoil views or life of people in the area.	The emerging Tall Buildings Assessment has helped to determine where in the Borough it is appropriate for tall buildings and has informed policy DH3 on tall buildings.
CSIO67			The Thomas Family		Tall buildings should not be built.	Whilst most of the Borough is not suitable for tall buildings, there are specific locations where they will not be detrimental to the character of the Borough.
CSIO52	Mrs	M	Carr		Nowhere!	Whilst most of the Borough is not suitable for tall buildings, there are specific locations where they will not be detrimental to the character

						of the Borough.
CSIO68	Mr	J	Kennett	Eltham Society	I could not say where the best locations are. In general, the borough is of low to medium rise and it should stay that way. Any proposal for tall buildings must respect their surroundings and the effect on local or strategic views. All proposals should be treated on their merits and determined by their effect on the surrounding area.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.
CSIO51	Ms	Susan	Proudfoot		North Greenwich.... opposite Canary Wharf	Noted. Greenwich Peninsula is identified in policy DH2 as a suitable location for tall buildings.
CSIO71				Bellway Homes (Thames Gateway South)	All of the above represent potentially appropriate locations for tall buildings, subject to design quality and assessment of impacts, as set out in Policies 3A.3, 4B.1 and 4B.10 of the London Plan. A policy that did not reflect the benefits and appropriateness of tall buildings in certain locations would not be consistent with the London Plan, and may be unnecessarily restrictive against developments of high architectural quality that can bring substantial socio-economic, environmental and	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.</p> <p>The Draft Core Strategy with Development Management Policies has been prepared in general conformity with the Draft London Plan 2009.</p>

					regeneration benefits to an area.	
CSIO58	Mr	Saleem	Wadee		How do you define tall. The Thames could either retain its historic charm with sensible regeneration or be destroyed by Costa Blanca style developments. It is more important and preferable that many a hideous and semi used face bricked building gets blown up and reused than say River frontage be turned into a high rise flats	<p>The definition of 'tall' is largely determined by the relationship to their setting and surroundings. Tall buildings must be considered in their local context.</p> <p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.</p>
CSIO61		Madeleine	Meynell		Nowhere! Certainly not along the Thames blocking river views.	Noted
CSIO42	Mr	Jon	Taylor		But Sympathetic to current building heights make a decision on a heights and stick with it.	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.</p>

CSIO57				Tilfen Land Ltd	It is difficult to say whether Thamesmead is the best location, but it is certainly a good location for tall buildings.	Noted
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We do not accept that permitting increased numbers of tall buildings should be permitted at all. No case has been made. It should be a Core Issue as to whether or not tall buildings are desirable. Broadly speaking, we think very few tall buildings should be permitted anywhere in the Borough.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings. Whilst most of the Borough is not suitable for tall buildings, there are specific locations where they are considered to be suitable and this is reflected in policy DH2 on tall buildings.
CSIO77	Ms	Wendy	Shelton	Blackheath Society	Option 6 has been chosen because it automatically encompasses Options 1-5. But it could with transport improvements, cover other areas of major planned development such as the Greenwich Peninsula, the former Ferrier estate and the Woolwich Arsenal redevelopment - although accept that the latter could be considered/should be considered as falling in the Woolwich Town Centre.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.

CSIO60	Mrs	A.E.	Hart		NONE - No more tall buildings! They create wind tunnels, obscure views, cut daylight from their surroundings, gardens and other dwellings; create too high a population density.	Noted
CSIO91				St James Urban Living	It would be more appropriate for Option 6 to read 'At transport nodes' rather than 'Along transport corridors'. Subject to design and the specific constraints of the site, all of the above locations are appropriate for high density development and clusters of tall buildings to maximise the opportunity of the sustainable and prominent locations.	Noted. The Council's Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area.
CSIO35	Mr	Frank	King		But no tall buildings at all if I had my choice. No buildings over ten stories anywhere else in the borough.	Noted
CSIO53			ANON I		None	Noted
CSIO39			ANON I		How tall is tall? No indication of size given	There is no fixed definition of a tall building. Buildings that are classed as 'tall' will largely be determined by their relationship to their setting and surroundings. Tall buildings must be considered in relation to their local context.

						Tall buildings are generally easy to see and recognise and are distinctive by virtue of their size, shape, colour or use. They can also mark strategic points, such as transport nodes, gateways or inflection points along waterways.
CSIO40			ANON I		If we close off the river views of the river with high Buildings it will deprive others of this Natural Resource.	Noted The Council's Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area.
CSIO44			ANON I		No build of future high buildings which become slums and no go areas	Whilst most of the Borough is not suitable for tall buildings, there are specific locations where they will not be detrimental to the character of the Borough.
CSIO45			ANON I		None. Tall buildings should be discouraged	Whilst most of the Borough is not suitable for tall buildings, there are specific locations where they will not be detrimental to the character of the Borough.
CSIO55			ANON I		[Op 5] This only benefits those who pay a lot of money + live in them. [Other] Where there are	Whilst most of the Borough is not suitable for tall buildings, there are specific locations where they will

					not existing centres to be dominated by them. Too much of the transport can't cope now.	not be detrimental to the character of the Borough.
CSIO97				Berkeley Homes (Urban Developments) Ltd	It would be more appropriate for Option 6 to read 'At transport nodes' rather than 'Along transport corridors'. Subject to design and the specific constraints of the site, all of the above locations are appropriate for high density development and clusters of tall buildings to maximise the opportunity of the sustainable and prominent locations.	Noted. The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.
CSIO80				Tesco Stores Ltd	The principle of additional tall buildings in Woolwich, the Borough's main centre and an identified 'area for intensification', has been accepted (eg the Love Lane site) and this should be reflected in the Core Strategy.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings. The Assessment took into account tall buildings that have already received planning permission. The Assessment has informed policy DH2 on tall buildings, which includes Woolwich Town Centre as a suitable location.

CSIO78				Cathedral Group	The West Greenwich/ Deptford Bridge area is also a location which may be suitable for tall buildings, facilitating mixed-use development at a highly accessible location. The presence of Lewisham College makes such development in this area particularly suitable for the incorporation of student accommodation.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and has informed policy DH2 on tall buildings.
CSIO88				Greenwich Peninsula Regeneration Ltd	Paragraph 16.3 comments that in certain locations tall buildings are acceptable and can make a positive contribution to the character of an area, traditionally in a town centre. We support this acceptance of the principle of town buildings, subject to locational and design criteria. We agree that high density housing can add to the viability of areas and centres through higher footfall and activity generation. In response to Issue 9A we suggest that the River Thames frontage is a suitable location for tall buildings, along with other locations in the Borough, subject to policies requiring high quality design. We suggest that future	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings.</p> <p>Policy DH2 in the Draft Core Strategy with Development Management Policies sets out the areas that are appropriate to tall buildings based on the findings of the Tall Buildings Assessment and includes Greenwich Peninsula as a suitable location.</p>

					versions of the Core Strategy reiterate this support for the principle of tall buildings in the Waterfront area, including the Greenwich Peninsula.	
CSIO93				Greenwich Hospital	We note that the Council considers that urban design should promote local distinctiveness and at the same time, ensure that development is appropriately designed to complement and not compromise the built heritage of the Borough. In addition we note that the Council places great importance on achieving high quality design throughout the Borough which will add to and enhance Greenwich's distinctive environment. Greenwich Hospital supports these aims and considers that the proposals for the regeneration of Greenwich Market will provide a high quality development that complements its heritage setting, yet also	<p>Noted</p> <p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings.</p> <p>Policy DH2 in the Draft Core Strategy with Development Management Policies sets out the areas that are appropriate to tall buildings determined on the basis of the findings of the Tall Buildings Assessment. Greenwich Town Centre is not considered appropriate.</p>

					retains the local distinctiveness of the Market and Greenwich Town Centre though a commitment to retain and enhance provision for market stall holders and local retailers. Greenwich Hospital does not consider Greenwich Town Centre to be a suitable location for tall buildings given its historic and heritage designations, such as the World Heritage Site, Conservation Area, Listed Buildings and the classic views of London from Greenwich Park and Royal Observatory.	
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 9A provides possible locations for tall buildings. Are there any implications for the World Heritage Site at Greenwich or the Mayor's London View Management Framework?	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings.</p> <p>Policy DH2 in the Draft Core Strategy with Development Management Policies sets out the areas that are appropriate to tall buildings determined on the basis of the findings of the Tall Buildings Assessment. Greenwich Town Centre is not considered appropriate.</p>

CSIO123	Ms	Adina	Brown	English Heritage - London Region	We would again like to draw your attention to the location of tall buildings and the need for this to be plan-led. Refer to English Heritage/CABE Tall Buildings Guidance (2007) which also includes criteria for evaluation. Some of the options presented would have potential impact on the historic environment and we recommend that Greenwich sets up its own Design Review Panel to actively promote good design.	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings.</p> <p>The Assessment is being prepared in consultation with English Heritage and with attention paid to the CABE Tall Buildings Guidance 2007.</p>
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	It is considered that existing centres, transport corridors and location along the river are all potentially good location for taller buildings in line with Policy4b9: Tall Building of the London Plan, borough along with the Mayor should promote the development of tall buildings 'where they create attractive landmark enhancing London's character, help to provide a coherent location for economic clusters of related activities and/or as a catalyst for regeneration and where they are also acceptable in term of design and impact on their surroundings'.	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area.</p> <p>The Assessment is being prepared in consultation with English Heritage and with attention paid to the CABE Tall Buildings Guidance 2007.</p> <p>Policy DH2 in the Draft Core Strategy with Development Management Policies sets out the areas that are appropriate to tall</p>

					Axa consider that the preferred option for the siting of taller buildings should allow flexibility for the individual site specific to be considered. In the formulation of any preferred option, the borough should not impose unsubstantiated borough-wide height restriction, in line with advice contained in the London Plan.	buildings determined on the basis of the findings of the Tall Buildings Assessment.
CSIO136	Ms	Rose	Freeman	The Theatres Trust	As stated at 16.0 Urban design should promote local distinctiveness, and at the same time, ensure that development is appropriately designed to complement and not compromise the built heritage of the Borough. We therefore suggest that for these reasons Greenwich does not need and should not build any tall buildings that would interfere with the present historic views and 'sensitive historic environments'. Tall buildings would be inappropriate for Greenwich especially to the north of the Borough.	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings.</p> <p>The Assessment has been prepared in consultation with English Heritage and with attention paid to the CABI Tall Buildings Guidance 2007 and takes into account historic environments such as the Maritime Greenwich World Heritage Site.</p>
CSIO138	Mr	Michael	John		Tall buildings within built up areas do not necessarily satisfy housing	The Council's emerging Tall Buildings Assessment has been

					<p>needs. The obstruction of existing views causes friction and concerns. Tall housing buildings without adequate in-built safety measures, access to community services and ease of transport to other areas causes disruption. The same may be said of housing estates, particularly those with limited access/egress facilities. Desirable accommodation by those that can afford the expense of purchase and upkeep may be built in high rise fashion along the river and possibly overlooking parks. Otherwise the building of tall buildings i.e. more than three/four storeys whether for business or domestic use should be discouraged.</p>	<p>prepared to help to determine where in the Borough it is appropriate for tall buildings. Whilst most of the Borough is unsuitable for tall buildings there are some locations which are suitable and this is reflected in policy DH2 on tall buildings.</p>
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	<p>Option 7 would in our case not be a objection to tall buildings but poor design of them and placing in any location in which all strategic consideration have not been carefully thought out. Placed in group in the right places they can have their own virtues: carelessly allowed to proliferate on a piecemeal then out wreck a visual environment or local view.</p>	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and this is reflected in policy DH2 on tall buildings.</p>

					This particularly applies when looking out as well as into heritage asset areas.	
CSIO121	Mr	James	Stevens	House Builders Federation	Option 7 - other. Proposals for tall building (depending on hoe these are) may well prove acceptable in all the location listed. Many suburban areas exhibit a variety of housing styles, including inter - war and post - war purpose built blocks of flats	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and this is reflected in policy DH2 on tall buildings.
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	There is a need to define what is meant by high quality urban design and criteria established to assess it. With over two thirds of the Borough consisting of traditional housing there is a need to look at ways of improving it. This may be via design guides. In any case the bulk of the existing building fabric deserves a full assessment. The source of the important views quoted needs to be given. The presumption of the need for new tall buildings is of concern. In what circumstances may they	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and this is reflected in policy DH2 on tall buildings. Residential densities are referred to in section 4 of the Core Strategy on Housing, and standards set out within the Draft London Plan are proposed to be used. Policy DH1 sets out general design policies for the Borough, which will apply for all buildings whether tall or not.

					<p>arise? Tall office buildings have very different implications to tall housing blocks. Tall buildings have earned themselves a poor reputation over the last 40 years. What are the lessons learned about their use in inappropriate locations? A cross-reference to residential density would be helpful here. Very high densities have implications for surrounding areas, not only in a visual sense. There is no reference made to the river Thames despite its role and relationship with the built environment.</p>	<p>Policy DH (j) refers to the Thames Policy Area and the special character of this area.</p>
CSIO115			ANON 1		<p>NONE. We are a World Heritage Site. We want NO tall Buildings. Everyone will tick the option NOT in their own area. We all lose!</p>	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and it assesses that most areas of the Borough, including the World Heritage Site, are not suitable locations for them.</p>
CSIO120				Morden College	<p>We consider the River Thames frontage to be a suitable location for tall buildings, along with other locations in the borough, subject to policies requiring high quality design. We suggest that future</p>	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and this is reflected in policy DH2 on</p>

					versions of Core Strategy reflect the principle of tall building in the Waterfront area, including the Greenwich Peninsula	tall buildings, which identifies Greenwich Peninsula as a suitable location.
CSIO108				Greater London Authority	Although respondents may choose all of these options, they do not cover the many areas of the borough where tall buildings may be appropriate. The London Plan provides that boroughs may wish to identify areas of specific character that could be sensitive to tall buildings in their DPDs, however they may not impose unsubstantiated borough-wide height restrictions. This option is worded to imply that there would be a presumption against tall buildings in locations not included on the list. This option should have considered such areas where tall buildings may not be applicable, rather than the other way around. This option is not in general conformity with the London Plan, as it potentially conflicts with the aims of maximising the potential of sites and avoiding unsubstantiated borough-wide height restrictions.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area. It also sets out those areas that are not considered to be appropriate for tall buildings in the Borough. This is reflected in policy DH2 on tall buildings.

					GLA officers would welcome the opportunity to discuss with Greenwich Council, areas which may be appropriate for tall buildings.	
CSIO75		L	Williams		None the above. Must we have high rise - not user friendly and dangerous	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area. It finds that most places are not appropriate for tall buildings as reflected in Policy DH2.
CSIO66	Mrs	S	Bullivant	Woolwich and District Antiquarian Society	There are no good locations for tall buildings.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area. It finds that most places are not appropriate for tall buildings as reflected in Policy DH2.

CSIO139	Mr	Malcolm	Bond	Raged Residents Association	<p>Tall buildings within built up areas do not necessarily satisfy housing needs. The obstruction of existing views causes friction and concerns. Tall housing buildings without adequate in-built safety measures, access to community services and ease of transport to other areas causes disruption. The same may be said of housing estates, particularly those with limited access/egress facilities. Desirable accommodation by those that can afford the expense of purchase and upkeep may be built in high rise fashion along the river and possibly overlooking parks. Otherwise the building of tall buildings i.e. more than three/four storeys whether for business or domestic use should be discouraged.</p>	<p>The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find locations where there is a positive impact on the local area. It also sets out those areas that are not considered to be appropriate for tall buildings in the Borough. This is reflected in policy DH2 on tall buildings.</p>
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Issue 9B – What are the three things you like most about the character of where you live?

- Option 1. The buildings/architecture
- Option 2. The green spaces
- Option 3. The local facilities
- Option 4. The transport links available
- Option 5. The urban or suburban style of development
- Option 6. Other, please specify

Reference Number	Title	First Name	Surname	Company / Organisation	Area	Comment	Response
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	OPERA covers roads between Eltham Church + Eltham Station.	Difficult to answer on behalf of an Association but options 1,2,3,4 important + low rise development of Eltham considered essential to virtually all new members (i.e. not over 5 storeys)	Policy DH1 sets out that developments must provide a positive relationship between the proposed and existing context. Policy DH2 sets out appropriate locations for tall buildings, Eltham is not one of them.
CSIO11			ANON 1		West Thamesmead	West Thamesmead: River walks, space, less crowded than other areas	Comment noted.
CSIO16			ANON 1		Plumstead	Health and sanitation	Comment noted. Policy CH2 promotes healthy communities in the Borough.

CSIO20	Mr	Roy	Unknown		Shooters Hill	Crime free. I have studied crime since the last 3 years. We need more bobbies on the beat like the Sgt of (Duchag) We need to know who are bobbies are. Community know that there are bobbies around. They take notice. They think twice before they do anything illegal. We should cut crime that way. I live in Shooters Hill for over 20 years. I want to improve it as a volunteer. I can't get help from anyone including councillors. Can you get in touch with me please, thank you.	Although crime is not directly related to the Core Strategy and is primarily for the police to deal with, policy CH2 encourages the consideration of community safety and discouragement of crime in new development.
CSIO22			ANON I			Regarding Option 4 - the over ground trains are woeful, this must be improved with train operation and the local stations in poor condition. Go on a trip to South west London from Waterloo and you'll see how it's done!	Policy C3 sets out what is considered to be the critical transport infrastructure improvements in the Borough.
CSIO24			ANON I		Horn Park Friends	The local Horn Park 2	Comment noted.
CSIO37			ANON I		Plumstead.	Plumstead has 'Affordable' property compared to Greenwich or Lewisham.	Comment noted.

CSIO44			ANON I		Eltham	Eltham SE9 2QJ Clean green space with open views and trees at rear for fresh air and clean environment	Policy OSI safeguards open spaces in the Borough.
CSIO46			ANON I		Blackheath/Westcombe	The community spirit.	Comment noted. Policy CHI encourages increased community cohesion in the Borough.
CSIO47		A	Bradford	NHS	Blackheath SE3	SE3 Good road infrastructure + access to cars	Policy C3 sets out what is considered to be the critical transport infrastructure improvements in the Borough. Policy C4 supports sustainable travel, which includes reducing the use of the private car. This is in order to reduce carbon emissions, improve air quality and promote more healthy lifestyles.
CSIO67			The Thomas Family		South	Community spirit.	Comment noted. Policy CHI encourages increased community cohesion in the Borough.
CSIO52	Mrs	M	Carr		New Eltham.	Very few tall buildings.	The Council's emerging Tall Buildings Assessment has been prepared to help to determine where in the Borough it is appropriate for tall buildings and help find

							locations where there is a positive impact on the local area. It finds that most places are not appropriate for tall buildings as reflected in Policy DH2.
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	Shooters Hill.	The campaign to save Sevendroog castle.	Policy DH3 provides protection for conservation and heritage assets in the Borough.
CSIO75		L.	Williams		East Greenwich	Transport links must improved since the Dome eg. Jubilee line and DLR and more buses	Policy C3 sets out what is considered to be the critical transport infrastructure improvements in the Borough.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group		We see no logical reason why we should be restricted to liking just three things about our neighbourhood. We like our Conservation Area for its many and varied qualities as a residential environment well located near transport and local shops and services. We want to see the protection of Conservation Areas treated as a Core Issue in the LDF. Developments in Docklands have brought new money to the east and this is rapidly increasing the development	Policy DH3 requires the preservation and enhancement of the Borough's Conservation Areas.

						pressures on our CA and almost certainly on other CAs as well. Government policy on permitted development rights could very well worsen the situation. The LDF needs to frame policies which add to CA protection through use of Article 4 directions and other measures.	
CSIO60	Mrs	A.E.	Hart		Blackheath Standard	I wish our green space "Hervey Road Sports Field" was fully used and accessible for local use. Variety of services and small shops at Blackheath Standard.	The Council's Open Space strategy will identify any areas that are considered to be deficient in open space and propose a strategy for this. Policy TC7 supports the Borough's local centres and neighbourhood parades.
CSIO55			ANON I		Charlton	[Op 4] Have increased tremendously. [Other] Local facilities = what you like + where they are available " quite a good choice if you include the boroughs close to us	Comment noted.
CSIO63			ANON I		Greenwich Town Centre	The settled community, people who have made their permanent home here and who care.	Policy CH1 encourages increased community cohesion in the Borough.

CSIO140	Mr	Philip	Binns	Greenwich Conservation Group		Much greater prominence should be given to heritage. Some buildings in areas subject to demolition may have a heritage value in their own right and we urge that consideration should be given to retention and refurbishment, where practicable, as a more sustainable choice to demolition.	Policy DH3 requires the preservation and enhancement of the Borough's Conservation Areas and its listed buildings. Conservation Area appraisals/management strategies have or are being prepared for all of the Borough's Conservation Areas to ensure these are up-to-date.
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Issue 10 – What do you consider to be the best way to ensure than new infrastructure is provided for new developments in Greenwich?

- **Option 1. Use planning obligations to provide for infrastructure needs**
- **Option 2. Developments should provide all infrastructure requirements of the development, prior to the completion of the development**
- **Option 3. Introduce measures to reduce the overall demand on infrastructure within Greenwich**

Response Number	Title	First Name	Surname	Company / Organisation	Comment	Response
CSIO45			ANON I		1) Current cycle lanes are not very safe in general roads are not wide enough to accommodate them. Suggest providing dedicated lanes on wider pavements 2) Reduce cost of public transport to encourage its use	Policy C4 promotes sustainable travel in the Borough, including cycling, and policy C b) provides further detail on the requirements of provision for cyclists. Policy C3 supports public transport improvements within the Borough
CSIO10			ANON I		1. On new developments do what Lewisham Borough do insist on a specified number of bike parking places 2. On new developments insist on steps to be taken on encouraging residents to belong to the Greenwich car pool scheme 3. On new developments insist on a green travel plan. The Council did in the case of the development of "Stanleys" Avery Hill Road New Eltham. They failed to follow its intention up and it has now slipped out of reach.	Policy C (c) sets out requirements for cycle parking and car parking requirements, including the promotion of car clubs in new developments. All major developments will be required to produce a travel plan.

CSIO13			ANON I		1. Strongly oppose AIRCRAFT NOISE, especially recent changes with NARROW + CONCENTRATE noise. 2. Welcome a change in aircraft flight patterns which give an equal distribution of noise. Perhaps this could be called "plane fare". 3. Welcome high income earners to live more equally across the borough.	Policy C (e) of the Draft Core Strategy notes the vicinity of London City Airport and requires developments to consider this appropriately.
CSIO75		L.	Williams		1. The problem with Greenwich, and London generally is that there are too many people an issue with which nobody is dealing. 2. A top priority should be the reduction of traffic. The public must be coaxed out of their cars and on to their feet for environmental and health reasons. 3. The through CX to Greenwich rail service - such as we had before connex - should be re-instated as soon as possible.	Policy C2 promotes sustainable transport, including cycling and walking, and reducing the use of the private car. Policy C3 supports improvements to public transport infrastructure. Policy CH2 features a number of measures to help promote healthier communities in the Borough.
CSIO14			ANON I		1. TRANSPORT issues must be addressed for those living in they centre of the borough like Charlton who have no DLR/Crossrail within walking distance. 2. AIRPLANE NOISE “oppose it!!! 3. Encourage high earners to live in the borough outside existing areas like central Greenwich & the Peninsula.	Policy C3 supports improvements to public transport infrastructure, including improved links between locations along the riverside. Policy C e) notes the vicinity of London City Airport and requires developments to consider this appropriately.
CSIO30			ANON I		A cycling & walking bridge is needed over the river in West or East	Policy C3 supports improved transport infrastructure, including a new package

					Greenwich. The Council has to assure that housing is lived in and not bought as an investment.	of river crossings.
CSIO40			ANON I		Already raised it, but feel very strongly about two things: 1) retention of Greenwich's historic character ensuring all new developments are sympathetic to this core essence 2) retention of Greenwich market: recognition of its importance as a draw for tourists + locals alike. How it is at the core of every visitor's enjoyment of Greenwich.	Policy DH3 requires development to preserve and enhance the Borough's historic heritage. Policy TC c) supports proposals for markets and policy TC4 refers specifically to Greenwich Town Centre.
CSIO124				AXA Investments/Co-operative Insurance Society Ltd	Axa support the proposed mechanism for securing developer contributions through negotiation between the Local Planning Authority and the developer. Axa seek any policy or framework to make it clear that it is for guidance purposes only: and that planning obligations, as potential means of funding for community facilities and infrastructure, will be considered on a site-by-site basis, having be negotiated on a site-by-basis. Axa object to Option 2 which requires all infrastructure to be provide by the development itself to completion. Such a mechanism could result in specific developments on appropriate sites being unviable and unable to be delivered. We trust the comments provided above ill be taken	Policy CI requires developments to provide infrastructure necessary to support and serve it. However, it is recognised that it may not always be possible to provide all infrastructure prior to completion.

					on board in the formulation of the Preferred Option Core Strategy DPD. We hope that the above information is sufficient at this stage to encourage an open dialogue between your Council and our client to ensure that this important matter is reviewed in detail having regards to all material considerations. We would be extremely grateful if we could arrange a meeting with you Council to discuss the above representation and the opportunities for the future redevelopment of the sites.	
CSIO115			ANON 1		Before any projected development, sort out the horrendous discipline and low academic standards in schools, esp. John Roen + Blackheath Bluecoat. Both an embarrassment to our Borough!	Policy CHI supports the development of education facilities in the Borough. Specific education standards are not an issue for the Core Strategy.
CSIO88				Greenwich Peninsula Regeneration Ltd	COMMENTS ON INFRASTRUCTURE We support the use of planning obligations to provide for infrastructure needs and therefore support Option 1 in response to Issue 10 on the condition that any planning obligations sought from developers are necessary to make the proposed development acceptable and fairly and reasonably related to it, and meet the other tests and criteria set out in Circular 05/2005. We suggest that the text of the final	Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. These should be in accordance with the Planning Obligations SPD. The Council also proposes to establish an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund local and sub-regional infrastructure. The importance of Greenwich Peninsula

					<p>policy includes reference to this need to be fairly and reasonably related in scale and kind to the proposed development.</p> <p>CONCLUSION In summary, whilst we broadly support the objectives of this early version of the Core Strategy we are concerned that it does not fully convey the size, scale and future importance of the Greenwich Peninsula to the spatial structure of the borough. We recommend that future versions explicitly address the significant strategic importance of development on the Greenwich Peninsula, both in terms of its contribution to meeting the Borough's housing supply targets and the new Major Centre that will emerge over the course of the development. The Peninsula's role to play in actively supporting the realisation of the vision for Greenwich should be clearly emphasised. We are also concerned that only one distinct Spatial Vision is expressed in this document. The Core Strategy at this stage should focus more on offering a genuine choice of visions for the borough, rather than focusing on detailed policy alternatives. We trust these comments will be considered in the preparation of the Preferred Options Core Strategy document and</p>	<p>is felt to be clear within the Draft Core Strategy and it is noted as being a Strategic Development Location.</p>
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					look forward to responding further in due course. We look forward to continuing to work with the Council and other stakeholders to deliver development which will assist in realising the ambitions for Greenwich.	
CSIO122	Mr	Geoffrey	Belcher	Maritime Greenwich World Heritage Site	Comments on Issue 10: It is agreed that infrastructure needs to be support development. It would be worth explaining the limitations of the core strategy in the provision of services etc. The Council is not the agency for many of the services listed. As before all of the option in issue 10 apply and cannot be individually selected in a meaningful way. It would be helpful to differentiate between infrastructure users. Residents may have very different needs to visitors.	Policy C1 requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. These should be in accordance with the Planning Obligations SPD. The Council also proposes to establish an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure.
CSIO123	Ms	Adina	Brown	English Heritage - London Region	COMMENTS RELATING TO ISSUE 10: Planning obligations in relation to the historic environment are also a valuable and widely used tool to ensure development proposals are acceptable in planning policy terms. Where appropriate, types of contribution can include repair, restoration or maintenance of a heritage asset(s) and their setting, increased public access, improved signage to from the heritage asset, interpretation panels/ historical	Policy C1 requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. These should be in accordance with the Planning Obligations SPD.

					information, production and implementation of up-to-date Conservation Area management plans and appraisals, research to understand buried archaeological remains and sites (such as post-excavation cost) and public /school education. This list is no means exhaustive but provides an indication of the type of planning obligations that are used and could be incorporated in local planning documents.	
CSIO11			ANON 1		Dog fouling, poor public transport, broken pavements, no community policeman/ wardens patrolling, big, dangerous looking dogs not on leads, dirty pavements & sputum everywhere. Poor shopping facilities - there is not even a shop where Oyster cards can be recharged & Oyster cannot be used on railway here. Preference seems to be given to cars, with people having to walk through underpasses when it should be cars that go underground. People should have pleasant paths to walk along so that it is enjoyable, not having to dodge cars & breathe in the car exhaust.	Policy C2 supports sustainable travel, including walking and cycling and reducing the use of the private car. Policy C4 also supports improvements to transport infrastructure in the Borough.
CSIO55			ANON 1		Don't concentrate so much on new developments in the already overcrowded, overworked part of the	There is a requirement set out in the London Plan to provide a certain amount of new development in the

					<p>area* (*i.e. town centres). (Although not yours, Deals Gateway at Deptford Bridge is a prime example of what not to do, and is going to be even worse).</p> <p>2) Do concentrate on all the good buildings, already existing, and improve the Heritage for residents first, tourists last.</p>	<p>Borough. However, the Core Strategy also notes the importance of protecting the Boroughs existing heritage and character and its open spaces.</p>
CSIO125	Mr	David	Wilson	Thames Water	<p>For Thames Water to comment on the water and sewerage requirements of the various options we would need an indication of the levels of housing being proposed so that we could model the impacts on the existing systems. However, in very general terms it is quicker to deliver infrastructure on a small number of clearly defined large sites than it is in a large number of small sites, which may not be clearly defined. As recognised at paragraph B8 of PPS12, it is important not to under estimate the time required to deliver necessary infrastructure, for example local network upgrades take about 18 months, Sewage Treatment and Water Treatment works upgrades can take 3 - 5 years and new water resources and sewage treatment works can take 8 - 10 years. Please note these times are taken from when funding is approved. As set out below in relation to Infrastructure</p>	<p>The Core Strategy highlights Strategic Development Locations where the majority of development in the Borough is proposed to take place. Policy C1 requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. Thames Water will be consulted in the preparation of this.</p>

					<p>provision we are currently preparing our business plan submission to OFWAT for AMP5 which will cover the period from 1st April 2010 to 31st March 2015. Opportunities for additional funding are extremely limited once approval has been granted. Paragraphs B3 to B8 of PPS12 place specific emphasis on the need to take account of water supply and sewerage infrastructure in preparing Local Development Documents. Paragraph B3 in particular states: The provision of infrastructure is important in all major new developments. The capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of all local development documents. Infrastructure here includes water supply and sewers, waste facilities. Although Policy 16 makes general reference to Infrastructure, we consider that further detail on water and sewerage infrastructure is required. To meet the test of soundness as set out in PPS 12 it is essential that the LDF does contain policy on water and sewerage infrastructure. In December 2005 The Planning Inspectorate published Development Plans Examination 'A</p>	
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					<p>Guide to the Process of Assessing the Soundness of Development Plan Documents'. The Guide sets out a series of key questions and evidence requirements at section 1.4 which aim to provide a framework for the assessment of soundness of DPDs. The most relevant key question under Conformity Test iv (a) is: Key Question - Has adequate account been taken of the relationship between the proposals in the DPD and other requirements, such as those of utility companies and agencies providing services in the area including their future plans or strategy and any requirements for land and premises, which should be prepared in parallel. A key source of evidence which is identified in answering this question is: Evidence - Of particular significance, will be representations from bodies that consider that the DPD either does or does not have sufficient regard to other relevant strategies for which they are responsible. There are also a couple of relevant key sources of evidence identified in answering Coherence Test number (vii). The sources of evidence are: the DPD is a Core Strategy, the following documents, amongst other evidence, may be relevant:</p>	
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					<p>infrastructure providers investment programmes and strategies; environmental programmes etc. the DPD is an Area Action Plan, evidence may include assessments of infrastructure. The water companies investment programmes are based on a 5 year cycle known as the Asset Management Plan (AMP) process. We are currently in the AMP4 period which runs from 1st April 2005 to 31st March 2010 and therefore does not cover the LDF plan period. AMP5 will cover the period from 1st April 2010 to 31st March 2015 and we are currently preparing our business plan submission to OFWAT. As part of our five year business plan Thames Water advise OFWAT on the funding required to accommodate growth in our networks and at all our treatment works. As a result we base our investment programmes on development plan allocations which form the clearest picture of the shape of the community (as mentioned in PPS12 paragraph B6). Where the infrastructure is not available we may require an 18-month to three-year lead in time for provision of extra capacity to drain new development sites. If any large</p>	
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					<p>engineering works are needed to upgrade infrastructure the lead in time could be up to five years. Implementing new technologies and the construction of new treatment works could take up to ten years. Regarding the funding of water and sewerage infrastructure, it is our understanding that Section 106 Agreements can not be used to secure water and waste water infrastructure upgrades. However, it is essential to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. Water and sewerage undertakers also have limited powers under the water industry act to prevent connection ahead of infrastructure upgrades and therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of Grampian style conditions. It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead</p>	
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					<p>to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development. It will therefore be essential that the Core Strategy makes reference to the provision of adequate water and sewerage infrastructure to service development to avoid unacceptable impacts on the environment (such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems). Therefore, if the Core Strategy is to meet the soundness test, then it should include the following policies and sub-text: PROPOSED POLICY - WATER AND SEWERAGE INFRASTRUCTURE CAPACITY: Planning permission will only be granted</p>	
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					<p>for developments which increase the demand for off-site service infrastructure where: 1. sufficient capacity already exists or 2. extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected. When there is a capacity problem and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development. Text along the following lines should be added to the Core Strategy to support the above proposed Policy : PROPOSED NEW POLICY SUPPORTING TEXT - The Council will seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to</p>	
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					<p>carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity problem and no improvements are programmed by Thames Water, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development. Furthermore, paragraph B6 of the PPS12 states that in preparing Local Development Documents, authorities should consider both the requirements of the utilities for land to enable them to meet the demands that will be placed upon them and the environmental effects of such additional uses. Hence, a further policy should be included in the LDF Core Strategy as follows: PROPOSED NEW POLICY Utilities Development: The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or</p>	
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					<p>environmental impact that any such adverse impact is minimised. It is considered that the above policy/supporting text accords with the guidance referred to above in PPS12 and the following: Policy 4A.18 of The London Plan, February 2008, relates specifically to water and sewerage infrastructure and states: The Mayor expects developers and LPAs to work together with water supply and sewerage companies to enable the inspection, repair and replacement of water supply and sewerage infrastructure. Water and wastewater infrastructure requirements should be put in place in tandem with planned growth to avoid adverse environmental impacts. Policy 4A.16 of the London Plan 2008 relates to water supplies and states: In determining planning applications, the Mayor will and boroughs should have proper regard to the impact of these proposals on water demand and existing capacity.</p>	
CSIO143	Ms	Jane	Schofield	Greenwich Teaching Primary Care Trust	<p>For the NHS to respond proactively to the expanding population, planning gain is required. The national position is that there is a delay of about 3 years from new people moving into an area and the new funding being made available. Due</p>	<p>Policy C1 requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation</p>

					to the size of the growth in Greenwich this has the potential to put current services under considerable strain. The Health Urban Development Unit has developed a methodology to calculate the planning gain commitment that needs to be made available to the NHS in these situations and this strategy needs to reflect the need for this to be delivered so that the efficacy of current services are not detrimentally affected by the new developments. This is not only crucial for the incoming populations but for the current populations who could perceive the new populations negatively should the appropriate investments not be made and the right time.	of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. The NHS/PCT will be consulted in the preparation of this.
CSIO53			ANON I		Green need to carefully think about the social issue regard the area before try to change thing such as school hospitals park in local hospitals. Money for local cognition [?] in the Borough [?] to help single mother. Family on low income and improve housing problem. For police issue, as they are a lot of issue regarding crime in the area. Such a pity [?] that burgers [?] personal property stolen [?]	The Core Strategy supports the development of education and health facilities, and also proposes measures to help improve safety in new development.
CSIO132	Rev	Malcolm	Torry	Greenwich Peninsula	INFRASTRUCTURE - Under issue 10 you ask about the best way to ensure	Policy CHI continues to support the development of necessary community

				Chaplaincy	that infrastructure is provided for new developments in Greenwich. We are pleased that on the Greenwich Peninsula a temporary and then a substantial permanent building is to be provided for the different faiths to use together, and that there are now active plans for a community centre in the Greenwich Millennium Village. (We are also pleased that there are now embryonic plans for a similar provision in the rebuilt Ferrier estate.) Both the voluntary and religious sectors aim to build community and to serve their communities, and they can do these things well if provided with the right infrastructure. It needs the right buildings in the right places, and those buildings need to be planned in consultation with the faith communities and the voluntary and community sector - and they need to be planned in the early stages of each development. This is an area in which Greenwich is already doing well, and by making the provision of appropriate and participatively planned buildings for the religious, voluntary and community sectors a high-profile policy priority the Borough could have a considerable influence for good in regeneration	facilities within the Borough.
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					projects across the country.	
CSIO3	Ms	Judy	Smith	Old Page Estate Residents Association	Important to include sufficient community facilities	Policy CHI supports the development of necessary community facilities within the Borough.
CSIO80				Tesco Stores Ltd	In developing the Core Strategy Tesco would encourage the Council to ensure that mixed use development in accessible and sustainable locations is encouraged and that policies have regard to the many benefits such developments can provide. The overall benefits of a development should therefore always be considered, rather than setting specific, topic based requirements that may discourage the inclusion of specific types of development in a scheme, or result in a sub-optimal development form.	The Strategic Development Locations identified in the Core Strategy are intended to be at sustainable locations and promote a mix of uses within these.
CSIO138	Mr	Michael	John		Infrastructure the needs of local long standing residents, reliant on community assistance, must come first. Businesses that attract labour from outside the Greenwich area must take more responsibility in providing accommodation and community assistance for such people, if necessary. No person should earn less than the minimum wage. Health and Safety measures are to be enforced vigorously. The demolition of adequate existing	Policy EA d) supports skills and training in the Borough. Where there is a requirement to improve housing, policy H3 aims to ensure that an appropriate percentage of it is made affordable. The Core Strategy does not cover policing specifically, but does include measures at policy CHI to help promote safer communities and support the development of community facilities.

					housing for the purposes of making financial gain for private owners/developers must be discouraged. Such practice does not satisfy the needs of persons reliant on community assistance. Policing: The Police Service is to be encouraged more to state why there is a lack of transparency in their numbers on the beat. It is obvious in today's environment that incidents take up the engagement of more police officers than similar incidents occurring in bygone ages. Short declarations about the use of manpower in local newspapers/magazines would be helpful to the police and the community. Police/local authority statements declaring that both sides get on well with each other do not give satisfaction to the general public who demand more transparency. Whilst crime generally may be decreasing, the apparent rise in some types of violent offences take up much police investigative resource.	
			ANON I		More awareness of the local communities need. Tackle youth culture and requirements	Policy CHI support the development of appropriate community facilities in the Borough.
CSIO77	Ms	Wendy	Shelton	Blackheath Society	Option 2 is being seen as being unrealistic, as is option 2 - although every encouragement should be given	Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of

					to development which minimises demand on the already over burdened infrastructure.	planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure.
CSIO60	Mrs	A.E.	Hart		Our population here has already increased too much and more housing has let too many move into this Borough. The pressures are already too great and the population too dense for the services provided, for comfort, ease of movement and fresh air.	The London Plan requires us to provide a certain amount of new development in the Borough. However, the Core Strategy recognises the importance of also protecting the Borough's heritage and character, its open spaces and environment.
CSIO74	Mr	Richard	Cowley	James Wolfe Primary School	Our school is located in Greenwich Town Centre, we currently have no provision for secondary schools in this area. Existing provision is potentially to be moved even further away to a new Peninsular site. This position may get even worse with an increasing number of new developments in our neighbourhood. The town is poorly served by social provision and resources such as doctors, dentists, everyday food and clothing stores. Transport provision is poor and the town centre riddle with traffic and pollution.	Policy CHI supports the development of education facilities in the Borough. Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. This will include education facilities and schools.
CSIO105	Mr	David	Hammond	Natural	Regarding Issue 10: Natural England	Policy CI requires proposals to provide

				England, London Region	does not wish to offer any formal representation to this issue. However, the aim for sustainable development the Council should consider a combined planning obligation and development infrastructure requirements, where appropriate, as well as reductions through new technology and the need to travel.	for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure.
CSIO42	Mr	Jon	Taylor		SPORTS FIELDS Stop building on them Hervey Road Thomas Tallis school Allow users to manage public facilities ~ that will improve quality Manage Bostall Heath / Charlton Park / Plumstead Common / Eltham Park for sports more efficiently .. namely fence in and build suitable pavilion Ensure school facilities are integrated to borough users Realise that £18mil on Olympic shooting will NOT provide a legacy Understand that there are more outdoor sports than football.	Policy OSI aims to protect existing open spaces in the Borough. Policy OS d) provides further policy guidance on sportsgrounds and playing fields.
CSIO33			ANON I		The 3 major issues facing Greenwich are: 1. Gridlock and poor road systems including the Blackwall Tunnel changes that bring misery to thousands every day including bus users. 2. Lack of sports halls and facilities 3. Over-population. Our borough has changed so much in ten years and cannot sustain	Policy C4 supports improved transport infrastructure in the Borough including improved river crossings. Policy CHI supports new and improved community facilities in the Borough.

					its population. In particular schools, facilities, roads and public transport.	
CSIO47		A	Bradford	NHS	The Blackwall Tunnel has a major impact on quality of life. Throughout need to be improved e.g. restore contra flow + traffic co??? / safety system	Policy C4 supports improved transport infrastructure in the Borough including improved river crossings.
CSIO112				Greenwich College	The College is currently reviewing its future property requirements including consideration of the potential to redevelop the Plumstead Centre and/or relocation to an alternative site in the Borough in order to provide an exemplar Further Education facility for the Borough together with a mix of other uses. Whilst the College's review of property requirements is current and on-going, the following comments are duly submitted in response to the Core Strategy Issues and Options consultation. As recognised in the existing Greenwich Unitary Development Plan (2006), Greenwich Community College is one of the "...main providers of higher and further education in the Borough..." and therefore continuing support for the College and therefore the provision of education is crucial in ensuring the local community has the necessary skills to take advantage of employment opportunities in the Borough.	Policy CH1 supports the development of education facilities in the Borough. Policy C1 requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. This will include education facilities and schools.

CSIO121	Mr	James	Stevens	House Builders Federation	The Council describes the shortcomings of the transport infrastructure serving Greenwich. This would suggest that securing investment for the transport infrastructure should be a policy priority for the Council to ensure that new developments can take place. Areas that already served by the public transport may have to accommodate that majority of new development until the new infrastructure is financed and delivered.	Policy C4 supports improved transport infrastructure in the Borough. The Strategic Development Locations identified in the Core Strategy are also intended to be located where there is currently sufficient transport infrastructure or where this is planned for the future.
CSIO44			ANON I		There should be no planning given to any overspill on land which has house building in place. Stop the development of back filling gardens in line with meeting London Assembly (Mayor's question time) App 2 14Nov 07 2539/2007 If developers greed is not stopped we will all suffer and lose the origin of the purpose when areas where created.	Gardens are now designated as Greenfield land.
CSIO120				Morden College	We agree that infrastructure is a key necessity. We are concerned at the emphasis placed upon the costs of infrastructure being funded through planning obligations and financial contributions from developers. Whilst this is one source of funding the contributions from development should have specific regard to the viability of	Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund

					that development and the other planning benefits and the mix of uses being proposed (paragraph 17.4 page 43)	wider local and sub-regional infrastructure. This will include education facilities and schools.
CSIO147	Mr	Geoff	Pine	Greenwich Community College	We are currently looking at our accommodation strategy and hope that within this we will be able to make greater contributions to the vision for education and training set out for the Borough for the future.	Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. This will include education facilities and schools.
CSIO86	Mr	Chris	Holland	Blackheath Park Conservation Group	We consider that squeezing infrastructure and affordable housing payments from developers has the highly damaging effect of encouraging the Council to permit more and more development so as to boost its infrastructure and affordable housing funding. We wish to see an analysis of a policy to reduce the amounts of new development so as to reduce the load on existing infrastructure. We wish to see a policy of providing affordable housing as a direct social measure where it is needed, drawing funds from taxation and not from levies on private	The levels of housing development required are set out in the London Plan. In order to deliver this level of development alongside appropriate amounts of affordable housing, it is felt that requiring a percentage of affordable housing within developments is the most efficient way to achieve this. Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for

					development (unless that private development is inherently desirable for other reasons)	the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	Issue 10 asks what is considered to be the best way to ensure that infrastructure is provided for new developments in Greenwich. The second option for this is that developments should provide all infrastructure requirements of the development prior to its completion. This appears to be a rather blanket approach to development. How would this operate in relation to for example the phased development of major schemes and the cumulative impact of several new developments on an area? - Paragraph 17.5 says that it is essential that the Council works closely with infrastructure providers. How is work progressing on this?	Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure.
CSIO98				Metropolitan Police Authority	The provision of effective policing is of crucial importance across London to ensure safe environments are created consistent with national planning policy guidance in Planning Policy Statement 1 (PPS1). Paragraph 16 of PPS1 states that development plans should promote development that creates socially inclusive communities. It specifically	Policy CHI supports the development of community facilities in the Borough, which will include policing. Policy CI requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation

					<p>states plan policies should ensure: a. The impact of development on the social fabric of communities is considered and taken into account b. Safe, healthy and attractive places to live are delivered. The MPA have a key role to play in achieving these planning policy objectives through the delivery of effective policing across Greenwich. It is therefore important the MPA's needs are taken into consideration in the formulation of the Council's development plan documents. At a strategic level, the newly revised London Plan 2008 (Consolidated with Alterations since 2004) gives greater weight to the delivery of effective policing across London and to the need to mitigate the impact of significant development upon policing. Paragraph 3.99 of the London Plan 2008 states 'initiatives relating to policing and community safety and crime reduction are seen as increasingly important in improving the quality of life of many Londoners'. Where the London Plan refers to improving social infrastructure and community facilities, Policies 3A.17, 3A.18 and 3A.26 specific reference is now made to policing facilities. The Metropolitan Police are undergoing a</p>	<p>of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. The MPA will be consulted during the preparation of this.</p>
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					<p>period of change to their estate, as outlined by their Property and Estate Strategy "Property for Policing" and is highlighted in the Metropolitan Police's Asset Management Plan for Greenwich. A large number of existing police stations pre date 1935 and do not meet the requirements of police and communities. In addition, London is constantly changing resulting in the need to respond to areas of future population growth and shifting demographic and crime patterns. As a result of these issues, the MPA have reviewed the delivery of their operational facilities and concluded that today's policing is better suited to:</p> <ul style="list-style-type: none"> - A number of police 'shops' units, which provide public interface facilities in readily accessible locations within main shopping areas, schools, libraries and hospitals. Several police 'shops' are likely to be required within Greenwich. - Police patrol bases in locations with good accessibility. All Borough patrolling functions will be centralised in a single location where officers will report and be briefed at the start of their shift before moving out across the Borough on Patrol. In Greenwich the Council have granted planning 	
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					<p>permission for the change of use of a warehouse building at Warspite Road to accommodate the Borough Patrol base. - Custody centres located strategically throughout London which will provide all Borough Custody facilities in an easily accessible location. Custody centre with provision of 30 cells is likely to be required in Greenwich. The MPA is looking at the possibility to co-locate a Custody Centre with the proposed Patrol Base at Warspite Road. - Safer Neighbourhood Team bases comprising accommodation from which police officers patrol wards on foot and bike. One Safer Neighbourhood Team serves each ward but some have still to find permanent accommodation. - Specialist operational requirements across London The final element of the estate strategy is for the MPA to move away from direct provision of residential accommodation for police officers. By way of an alternative, affordable housing suitable for key workers should be maximised. The MPA believe it is essential the planning policy implications of the MPA's estate strategy are taken into consideration on the preparation of the Councils LDF. Town centres The</p>	
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					<p>London Plan now provides a strategic planning policy basis for assisting the delivery of MPA's estate strategy requirement and policing now represents a material consideration when determining planning applications and formulating planning policy. The MPA welcome the introduction section of Town Centres which notes that the Borough's Town Centres should be places where people feel safe and secure. The MPA suggest that the Council's Core Strategy should support the MPA's key objectives to introduce police shops and recommend the town centre policies permit the provision of police shops within designated shopping frontages. The Built Environment The MPA welcome the recognition that the quality of urban design is an important aspect of creating a safe and pleasant environment. Reference is made in the London Plan Policy 3A.26 for the need to enhance safety and security, thereby ensuring 'Secured by Design' objectives are reinforced through strategic policy. accordingly the Council's Policies should reflect scoped of the London Plan. Therefore the MPA suggest the Council include a broad ranging policy which requires all development to adhere to</p>	
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					<p>'Secure by Design' requirements and the principles of 'Safer places' Infrastructure The MPA suggest the Council's policy should ensure the impact on policing is mitigated through the planning system. The London Plan reinforces policing as a material planning consideration across London; Policy 3A.17 includes 'policing facilities' in the range of 'strategic' community related issues. Moreover the Council's adopted Planning Obligations SPD (February 2008) sets out guidance for deriving the planning contributions towards public safety and emergency services, which are defined as police and fire service provision. The MPA request the Council to include specific reference to general policing needs as forming a key part of Greenwich's essential social infrastructure. The MPA recommend the Council includes 'policing facilities' as one of the provisions to be considered in planning obligations. The suggested 'police facilities' wording would encompass the wide range of facilities within the police estate, especially the provision of police shops and office accommodation for safer neighbourhood teams.</p>	
CSIO134				London Fire	The LFB has six fire stations in the	Policy CH1 supports the development

				Brigade	<p>Borough: East Greenwich, Eltham, Greenwich, Lee Green, Plumstead, and Woolwich. Future growth within Greenwich will create additional risks from fire and other emergencies across the Borough. The LFB urges the Council to ensure that future policies specifically mention the links between future development proposals and maintaining community safety. Specifically, it asks policies to address the need to grasp opportunities offered by new developments in Greenwich to designing out risks from fire, particularly in residential accommodation. This would include giving consideration to installing hard wired smoke alarms and sprinkler systems where the risks justify it. Efforts to try and reduce crime such as arson through good design should also be promoted. Section 106 Contributions To assist the LFB in continuing to provide a fast, effective and resilient emergency response, it considers that financial contributions towards improving and expanding current fire stations facilities and services should be identified within a policy on potential Section 106 requirement for development schemes. We support the opportunity for the</p>	<p>of community facilities in the Borough, which will include the fire brigade. Policy C1 requires proposals to provide for the necessary infrastructure to support and serve it, through the use of planning conditions and obligations. An infrastructure delivery plan is also being prepared to help the preparation of an appropriate charging schedule for the Community Infrastructure Levy, the proceeds of which will be used to fund wider local and sub-regional infrastructure. The fire brigade will be consulted during the preparation of this.</p>
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					involvement of stakeholders in the application of planning obligations where it is appropriate within the S.106 Agreement. The LFB believes that the capacity of the key emergency services, such as fire and rescue services, to improve community safety and maintain a speed of emergency response in line with standards the LFB have set (see the London Safety Plan published in April 2005) is one such issue which should take into account when considering Section 106 agreements.	
CSIO108			Mayor of London	Greater London Authority	TfL suggests that maximum car parking standards in line with the London Plan are included in this document. The car parking standards could be added as an appendix to either this document or a document which has development plan status. Car parking standards should not be included in a Supplementary Planning Document as this has less status in planning terms, and developers are able to challenge the standards more easily and are therefore less likely to conform to them. The provision of car parks should, where possible be informed by principles of sustainable development that reduces the reliance on the private car as a mode of transport. Clarification of the existing and future capacity issues	Policy C (c) provides policy on parking and reflects the standards set out in the London Plan. Both this policy and policy C2 on sustainable travel aim to reduce the use of the private car, by encouraging alternative modes of transport such as walking and cycling and promoting car capped and car free developments. Policy C1 requires developments to provide infrastructure to support and serve it through the use of planning conditions and obligations. This policy also refers to the Borough's Planning Obligations SPD. An infrastructure delivery plan is currently being prepared in conjunction with infrastructure providers and this will be used to

					<p>on the local and strategic road networks should be required as part of the evidence base- this is particularly relevant given that there is existing traffic congestion around the town centres within the Borough. The AMR identifies that a considerable contribution has been made to childcare and training facilities through s106 obligations, and the importance of developer contributions in providing opportunities to address needs should be considered as part of Issue 7 (with respect to training and employment initiatives) or 10. This should provide detail on initiatives to create training and employment opportunities, utilise the goods and services of local business and SMEs and address barriers to employment such as child care provision. Where appropriate, Employment and Training Strategies for large-scale schemes should be used as a mechanism to set targets and establish the arrangements for monitoring progress. The provision of infrastructure ahead of housing development was the subject of much discussion in the London Plan Draft Further Alterations Panel Report. Para 4.14 concluded that however important</p>	<p>inform the preparation of a charging schedule to support the implementation of CIL.</p> <p>Policy EA d) supports skills and training in the Borough and notes that the Council will seek contributions from new developments towards Greenwich Local Labour and Business Service.</p>
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					<p>the provision of infrastructure is alongside the housing delivery, the need for the latter is paramount. Consequently, the Panel did not consider that it would be appropriate to impose an additional mechanism that could act as a constraint by formally linking land release to infrastructure provision, as it could be a recipe for delay and procrastination and it would be better to make existing provisions as effective as possible. That said, they remained of the view that development and infrastructure must be properly linked in order to try and get the right infrastructure in place at the right time and because of the implications of not doing so. It would also serve as a basis for negotiation with developers. The panel recommended that a full inventory of needs be prepared together with an allocation of responsibility and a timetable.</p> <p>OMISSION: A policy which illustrates the need to collect planning obligations for public transport, walking and cycling would be beneficial. TfL suggests the overall policy on Planning Obligations to include explicit support for pooled contributions for public transport, as advocated in circular 05/05. Details of</p>	
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					any borough wide S106 tariffs should be included, or at least support for the setting of area based S106 tariffs in areas where significant transport infrastructure will be required. TfL periodically enters into Section 106 agreements as co-signatory with boroughs, if TfL is required to provide the transport infrastructure required as part of the agreement. This often assists in determining the details of the scheme and delivery of the infrastructure more accurately. A reference to this in the policy would be helpful. It is appropriate to seek contributions which contribute to borough wide transport improvements as well as site specific improvements.	
CSIO93			Greenwich Hospital	Greenwich Hospital	Greenwich Hospital is a Crown charity which provides charitable support to serving retired men and women of the Royal Navy and Royal Marines and to their dependants. It owns a large proportion of Greenwich Town Centre, including the "Greenwich Market site" which is bounded by Greenwich Church Street, College Approach, King William Walk and Nelson Road and we attach a site plan for your reference. Greenwich Hospital also owns further retail, residential, public houses, leisure	Policy CI requires developments to provide infrastructure to support and serve it through the use of planning conditions and obligations. This policy also refers to the Borough's Planning Obligations SPD. An infrastructure delivery plan is currently being prepared in conjunction with infrastructure providers and this will be used to inform the preparation of a charging schedule to support the implementation of CIL.

					<p>properties and commercial properties in an area bounded by Romney Road, Nelson Road, Greenwich Church Street, the river and Eastney Street, including its sheltered housing scheme in Trafalgar Quarters, Park Row and the freehold of the Old Royal Naval College (formerly the Royal Hospital for Seamen). In addition to meeting its charitable objectives, Greenwich Hospital is sensitive to its influence on the environment and community in Greenwich and is, therefore, currently exploring options for the potential improvement of its core property in Greenwich. In this regard, it is currently progressing with plans to regenerate the Greenwich Market site to increase the amount of market space, re-provide modern retail and office accommodation and create a new hotel and facade to King William Walk. Greenwich Hospital has instructed Hopkins Architects to progress this scheme and has entered discussions with planning officers at Greenwich Council, English Heritage, the Greenwich Society and CABE. A public exhibition of the initial proposals was held in Greenwich in October 2007 and resulted in a high level of public</p>	
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					<p>support. In this context Greenwich Hospital welcomes the publication of the Core Strategy and wishes to make a number of comments. Principally Greenwich Hospital's comments are made in accordance with Planning Policy Statement 12 (PPS12) - 'Preparation of a Local Development Document' and the 'tests' set out in paragraphs 4.23 and 4.24 for assessing whether a development plan document is 'sound'. Specifically Greenwich Hospital wishes to ensure that the emerging policies within the LDF are the most appropriate in all circumstances, they are founded on a robust and credible evidence base, and ensure the plan is reasonably flexible to deal with changing circumstances to guide development to 2025. Greenwich Hospital understands that the Core Strategy sets out the long term spatial vision, spatial objectives and core policies for development within Greenwich. The Core Strategy Issues and Option document sets out, in very broad terms, what the Council considers to be the key planning issues facing Greenwich and sets out a range of options for addressing them.</p> <p>Infrastructure To ensure adequate infrastructure is provided for new</p>	
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					developments in the Borough, we consider a combination of planning obligations (Option 1) and measures to reduce the overall demand for infrastructure within Greenwich (Option 3) should be used. The use of planning obligations should accord with the guidance set out in Circular 05/05 Planning Obligations.	
CSIO139	Mr	Malcolm	Bond	Raged Residents Association	The needs of local long standing residents, reliant on community assistance, must come first. Businesses that attract labour from outside the Greenwich area must take more responsibility in providing accommodation and community assistance for such people, if necessary. No person should earn less than the minimum wage. Health and Safety measures are to be enforced vigorously. The demolition of adequate existing housing for the purposes of making financial gain for private owners/developers must be discouraged. Such practice does not satisfy the needs of persons reliant on community assistance. Policing - The Police Service is to be encouraged more to state why there is a lack of transparency in their numbers on the beat. It is obvious in today's	Although many of the issues raised are outside the remit of the Core Strategy, policy CH1 does support the development of cohesive communities and measures to promote community safety. Policy CH2 also proposes measures to encourage healthier living in new developments.

					<p>environment that incidents take up the engagement of more police officers than similar incidents occurring in bygone ages. Short declarations about the use of manpower in local newspapers/magazines would be helpful to the police and the community. Police/local authority statements declaring that both sides get on well with each other do not give satisfaction to the general public who demand more transparency. Whilst crime generally may be decreasing, the apparent rise in some types of violent offences take up much police investigative resource.</p>	
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Do you have any other comments?

Reference Number	Title	First Name	Surname	Company / Organisation	Any other comments	Response
CSIO8			ANON I		Environmental concerns should be paramount - Dealing with core issues of economic development should be considered - Housing standards need to be carefully considered. There has been a long history of poor building resulting when people take a style of architecture and then take the cheapest option (e.g. modernism - hideous estates!) - Also, think about flooding. You have sea level rises and higher winter rainfall to consider.	The Draft Core Strategy covers a range of issues relating to the environment and climate change, economic activity and employment and housing. Policy H5 specifically relates to housing design and expects residential development to achieve a high quality of housing design and integrated environment. Policy E2 relates specifically to flooding.
CSIO129			Barclays Bank [Shire Consulting]	Barclays Bank Plc	1) INTRODUCTION The Bank is a significant stakeholder within the Borough, being long-established, and has made a substantial contribution to the vitality and viability of Greenwich's centres over many years. To succeed, town centres need to provide a full range of services and these often need to be located in ground floor premises in accessible locations. The alternative to diversity can be long-term vacancy and decline. Banks are important contributors to town centres and significant attractors of visitation and this important role in underpinning	The Draft Core Strategy supports the Boroughs hierarchy of Major, District and Local and its Neighbourhood Parades and supports development in these centres which is appropriate to their function and catchment area. The Council seeks to protect both retail activity and central areas within town centres where retailing is the dominant use to ensure the overall viability of town centres. Policy TC(a) relates to shopping frontages, At ground floor level a minimum of 70% of core frontage and 50% of fringe and local frontage should be available for A1

					<p>town centres and assisting in regeneration should be recognised in all policies in the LDF on the matter of promoting town centre vitality and viability. Although there are no firm proposals as yet, it is likely that the Bank's representation within the Borough will need to change over the life of the emerging LDF. The Bank is in the process of evolution, having merged with the Woolwich some years ago and it now finds that it has a fragmented or duplicated presence in many towns. In view of the likely requirement for improved provision of banking services the Bank would like to confirm its interest in the forthcoming plan process so that its views are heard and emerging policy can take its future business needs into account. On behalf of the Bank we have examined the current consultation document, together with a number of background documents. We set out some initial comments below.</p> <p>2) GENERAL POINTS ARISING FROM THE CONSULTATION DOCUMENTS</p> <p>The current (February 2008) Issues and Options document does not deal directly with the matter of retail policy. Issue 6 recognises the importance of</p>	retail use.
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					<p>vibrant Town Centres and the need to build upon the process of regeneration throughout the Borough. The Bank supports that intention in principle but much will depend upon the content and nature of any proposed policies within the core strategy and other DPDs. By way of example, the Bank is concerned that the policy approach in the current UDP does not fully recognise the important role played by financial services retailers in underpinning town centres and assisting in regeneration. Whilst UDP Policy TC10 accepts that A1 and A2 are retail uses and only seeks to control changes to A3, A4 & A5, Policies TC17 and TC18 then constrain the levels of non-A1 use in primary frontages. This ambiguity does not provide the clarity that the Government expects from development plans and should not be continued within the components of the LDF. By definition, uses that fall within Part A of the Use Class Order are appropriate in town centres as they are "shopping area uses" and are acceptable without any need for qualification. Whilst local planning authorities can distinguish between primary and secondary frontages within development plans,</p>	
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					<p>such designations should be "realistically defined" (PPS6, paragraph 2.17) having regard to such matters as rental levels and yields. The aim of improving the quality and diversity of what is on offer in the town centre does not sit well with the existing approach towards non-A1 uses taken in the adopted Greenwich UDP. Policies TC17 and TC18 derive from the very outmoded and discredited thinking that other uses such as A2 detract from the vitality and viability of town centres. Advice on this matter is given within ODPM Circular 03/2005 "Changes of Use of Buildings and Land" which accompanied the last major revisions to the Use Classes Order, where it is stated at paragraph 38 that the financial services sector is "very much a part of the established shopping street scene, and which is expanding and diversifying.... [being]... uses which the public now expects to find in shopping areas". The Bank is concerned that the UDP approach should not be continued in the emerging LDF as this is likely to work against the Government's objective of promoting vitality and viability in town centres. Banks in particular are actually the subject of high levels of visitation</p>	
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					<p>and many increasingly present an interesting and varied visual aspect to the street frontage. In order to achieve the Core Strategy's vision of town centres that offer a wide range of activities, it is important to recognise the benefit of A2 uses in fostering footfall and pedestrian activity so planning policies should encourage flexibility to allow changes of use between the A1 and A2 use classes. The Bank believes that there is no good planning reason to restrict the presence of banks at ground floor level in 'primary' shopping frontages and that the Council should recognise the important contribution of financial services such as banks in both bringing investment and acting as attractors for investment by others, in the wording and application of policies in all the relevant LDF documents. As part of the process, it will be important that any options for draft retail policies in the Core Strategy or any other DPDs are rigorously assess (see Government policy in paragraphs 1.3 and 4.24 of PPS12), for example on the basis of an up-to-date retail assessment. Clearly policy that fails the tests of PPS12 will not be judged as being "sound" at time</p>	
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					of its publication. 3) CLOSING COMMENTS The Bank trusts that the above comment is helpful and that full regard will be taken of the points in the preparation of the next stages of the Greenwich LDF documents. The Bank would also like to reaffirm its commitment to being involved in the preparation of the LDF's main components and in that regard we would be grateful to be placed on your mailing list to be notified of details of ALL the emerging LDDs.	
CSIO107	Dr	Kevin	Fewster	National Maritime Museum	EXTRACT FROM COVER LETTER: The Borough is rightly proud of its heritage and tourism assets. This is one area where attitudes towards synergies of 'visitor economy', the 'cultural economy' and the local educational and cultural agenda would all benefit from integrated consideration, and the NMM would be happy to join in such discussions. The Museum on its own account, and as part of the wider WHS and Greenwich scene, will certainly support those areas of the Core Strategy which lie within its competence. This includes the maintenance and enhancement of its own heritage assets in terms of existing estate, new development, and physical and	Noted, the South West Wing Extension Project has planning permission and is under construction. There are policies within the Draft Core Strategy that protect the Borough's rich heritage including; DH3 – Conservation and Heritage, DH4 Maritime Greenwich World Heritage Site, DH(k) Areas of Special Character, and DH(l) Archaeology.

					<p>intellectual access to its subjects and collections by the increasingly diverse audiences that you envisage living in the Borough, or coming as visitors. We are fully aware of the potentials of the 2012 Olympic year and, as you know, have a major new development we wish to complete before then. The new South West Wing Project meets an established need anyway, but one whose achievement now (thanks to a massive benefaction) will also best help us surmount the short term challenges of the Olympics and be ready to make the most of their reputational legacy for Greenwich as soon as they are over. It will also allow a major advance in what the Museum can deliver as an educational and cultural resource for all audiences, both locally on-site and (we intend) in terms of its linked on-line delivery - which is of course from local to global. In development terms we intend the scheme to be of very high standard, on which we now have a proven record. This includes in renovation and adaptation of retained fabric and, where new, as modern enhancement of both NMM complex and the WHS as a whole. It will of course go through all the usual</p>	
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					consultative and statutory processes (we hope rapidly). Linked to these process the Museum is developing a comprehensive public communication strategy and timetable. In the terms used by the Core Strategy document, we intend the new development to represent very high new 'quality', linked with the enhancement' of existing assets - and greater access to them. Your welcome, recent support for the scheme reaffirms the aspirations of the Strategy and underlines the worth of local institutional partnership. I thank you for it.	
CSIO137	Mr	Charles	Muriithi	Environment Agency	<p>FLOOD RISK MANAGEMENT We note with concern that although the Borough has a 13 Kilometre frontage to the River Thames, the longest single sided river frontage of all London boroughs, flood risk has not be identified as one of the 21 core strategy key issues. This is notwithstanding the fact that sustainability objective 5 is to reduce fluvial and surface water flooding. As mentioned in our representation on the sustainability appraisal of the core strategy, flooding in Greenwich can occur from many other sources, including tidal flooding from the river Thames and sewer</p>	<p>Flood risk is fully considered within the Draft Core Strategy. Flood risk is identified as one of the key spatial issues facing the Borough.</p> <p>Policy E2 sets out the Council's approach to dealing with flood risk. The Boroughs SFRA is currently being prepared.</p> <p>Climate Change is also fully considered within the draft Core Strategy. The Council aims to address climate change through mitigation and adaptation.</p> <p>Policy E1 specifically aims to reduce carbon emissions by: requiring all developments to with a gross floor area greater than 500sqm, or residential</p>

					<p>flooding. Often these types of flooding happen in combination and it is difficult to distinguish between the different types. The management of the drainage systems and associated flooding is the responsibility of several bodies, making the risks of flooding even more complex. Under the key issue Environment and Climate Change we would recommend inclusion of flood risk management taking into account the magnitude of the problem in the borough and the findings of the Strategic Flood Risk Assessment (SFRA) The SFRA should analyse the likely locations, depths and speed of flood water in the event of overtopping or breach of the existing river defences. It should also provide information to show how any environmental objectives relating to flooding that have been mentioned in the Sustainability Appraisal are affected by additional development. Once levels of risk have been determined, they can be balanced against the other key issues covering the environmental and social economic issues. In our Sustainability Appraisal representation we noted that the borough is at the confluence of tributary rivers with the River Thames</p>	<p>developments of 5 or more units, to reduce carbon dioxide emissions by at least 20% through the use of renewable energy generation. Supporting opportunities for large scale decentralised energy networks and requiring all development, including redevelopment and extensions to existing development, to incorporate a Combined Heating /Combined Heat and Power/ Combined Cooling Heat and Power system. The Core Strategy supports the use of the River Thames for transport. Policy C3 sets out the transport schemes that are critical to the Borough's development. Policy EA(b) safeguards the following wharves for river-based cargo handling: Angerstein, Brewery, Murphys and Tunnel Glucose and Victoria Deep Water Terminal. See also responses to EA comments on specific issues.</p>
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					<p>and should pay particular attention to the interaction of fluvial and tidal flood risks. A significant area of the borough also lies in the floodplains of the River Ravensbourne and its tributaries. The emerging policies should focus on reducing flood risk through appropriate location, layout and design of development as set out in PPS25 and Thames CFMP. In particular, opportunities should be sought to: Set back development from the river edge to enable sustainable and cost effective flood risk management options. Ensure that the buildings with residual flood risk are designed to be flood compatible or flood resilient. Use open spaces within developments which have a residual flood risk to act as flood storage areas. WATERFRONT DEVELOPMENT Flood risk management planning needs to be linked closely with regeneration and redevelopment so that the location of development can help to reduce flood risk. There is need to incorporate long-term policies in the Core Strategy that outline protecting and recreating river corridors and areas where flooding can happen naturally. These policies will support the objectives of Thames</p>	
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					<p>Estuary 2100 (TE2100) and the London Plan Blue Ribbon Network (Policy eC.3 The natural value of the Blue Ribbon Network , Policy 4C.6 Sustainable growth priorities for the Blue Ribbon Network and Policy 5D.I The strategic priorities for South East London) The impact of flooding in the borough must be understood and the risks appropriately managed. A borough wide Strategic Flood Risk Assessment should be undertaken to identify the actual and residual flood risks, as required by PPS25. This information will need to inform the borough's spatial plan and policies. Development proposals within the defended tidal flood plain must consider the residual risks that are present, i.e., increasing risks from rising flood water and sea levels due to climate change and the risks resulting from a failure or overtopping of a section of defence protecting the area under consideration. This may lead to reallocating some of the more vulnerable uses to areas with lower residual risks as well as designing new development in a more flood resilient manner. We support the visions reference to sustainability measures for new build and existing stock. Flood</p>	
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					<p>resilience must be built into buildings and other infrastructure, such as transport in areas currently at residual risk. Emergency Planning and evacuation procedures are required that fully understand current and future risk. Defra's Policy to achieve Making Space for Water must be delivered in the short and long term to enable us to maintain existing defences and plan for future land use. If developments are set back from existing defences we retain the option of future upgrades, as well as making space for flood storage. This will require land allocation many years in advance, which needs to occur through current spatial planning. The protection of floodplains from the physical threats posed by development is dependent on the powers exercised by local planning authorities. The Environment Agency would therefore support any Councils proposal to safeguard large areas of currently undeveloped land such as marshes as Strategic Flood Storage areas to use as emergency flood storage. Further information on the London Plan can be accessed via the link below http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf The Council</p>	
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					<p>should seek to maintain and look for opportunities to enhance the setting of and increase space for the River Thames and its tributaries. In considering development proposals it will:</p> <ul style="list-style-type: none"> a) Ensure the protection of landscape features that contribute to the setting of the rivers b) Seek to protect and enhance existing views of the rivers c) Pay special attention to the design of development located in riverside settings to ensure that it respects and makes a positive contribution to the setting of the rivers d) Ensure that the quality of the water environment is maintained e) Seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained <p>It is standard Environment Agency practice to seek, as part of any new development close to a watercourse, the inclusion of a green buffer zone alongside the watercourse. We would ask for a buffer zone of 16 metres alongside the tidal designated main rivers, including the River Thames, 8 metres for a non-tidal designated main rivers, and 5 metres for other watercourses. Where a buffer zone does not currently exist, we normally</p>	
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					<p>seek that it is established. This is a key way in which we carry out our legal duty to further and promote the ecological and landscape value of rivers and land associated with them. In urban areas in particular, rivers have often been degraded by past development; the Environment Agency considers it reasonable to expect new development to go some way to redress the balance. It should be included in the document that under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of a main river.</p> <p>CLIMATE CHANGE Climate change considerations should be integrated into all spatial planning concerns, including transport, housing, economic growth and regeneration, water supply and waste management. It should be viewed from the wider sustainability objectives and not only reducing the impacts of carbon emissions. Mitigation and adaptation should not be considered in isolation of each other, and opportunities for their integration in the development of spatial strategies,</p>	
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					<p>and their delivery, should be maximised. Consideration should be accorded to the areas vulnerability to climate change, using the most recent scenarios available from UKCIP and TE2100, and specifically the implications for built development, infrastructure, services and biodiversity. There is need to identify how sustainable flood risk management can be best aligned to redevelopment plans and how it can apply policies associated with Blue Ribbon Network. This will define the combination of river and river corridor restoration, attenuation and conveyance that can best offset the impacts of climate change and complements the redevelopment plans within this catchment. The rising sea level will steadily reduce the level of protection that defences offer. The predictions for how quickly sea level will rise vary considerably depending on the assumptions used about emissions and climate modelling. The TE2100 project has considered a range of climate change derived sea level rises from 0.9m (Defra 2006 Climate Change Scenario) to 4m (High++ Level where all conceivable sea level rise contributions up to 2100 occur). The</p>	
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					<p>Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms the above and sets out some main messages:- a) Flood defences cannot be built to protect everything. b) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk. c) Land for future flood risk management will be identified and protected by authorities. Work undertaken so far by Thames Estuary 2100 (TE2100) indicates that the present system of flood risk management for the tidal flooding can continue to provide an acceptable level of risk management up to 2030. Beyond 2030 more actions will be needed. These actions would be easier and more affordable and sustainably delivered if they are planned now. The London Plan, Spatial Development Strategy for Greater London - consolidated with Alterations since 2004 was published in February 2008. It states inter alia that "The Mayor will, and boroughs and other agencies should, take fully into account the emerging findings of the Thames Estuary 2100 Study, the Regional Flood Risk Appraisal and the Thames</p>	
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					<p>Catchment Flood Management Plan" page 211 New development should be avoided in those areas with likely increased vulnerability to climate change, particularly where it is not viable to manage likely risks through suitable measures to provide resilience; and bring forward adaptation options for existing development in likely vulnerable areas. The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application. Specifically, the council should require major developments to: identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development, identify the potential impacts of these changes on the proposed development and its neighbours, indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria,</p>	
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					<p>particularly the need to achieve overall reductions in greenhouse SURFACE WATER FLOODING Current climate change predictions anticipate that the intensity of storms is likely to increase. This will mean that the threat from surface water flooding is likely to increase and the sporadic nature is likely to continue. The application of the London Plan drainage hierarchy should improve the ability of the urban area as a whole to cope with such storm events but individual locations will still be affected. Surface water flooding can be caused or exacerbated by blockages to the drainage network. Surface water drainage networks are normally designed to cope with storms of a 1 in 20 year intensity. It is therefore to be expected that events above this intensity will occur from time to time. Many areas with large roof areas, at low points in the drainage network or have suffered blockages in the surface water system may experience surface water flooding. Large developments locations offer particular opportunities to make significant changes to surface water management so that it becomes more sustainable The London Plan Supplementary Planning Guidance on</p>	
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					<p>Sustainable Planning and Construction Page 18, of 106, states that development should: Use SUDS wherever practical (Essential Standard). Achieve 50% attenuation of the undeveloped site's surface water runoff at peak times (Essential Standard). Achieve 100% attenuation of the undeveloped site's surface water runoff at peak times (Mayor's Preferred Standard). The London Plan states inter alia that "Developers should aim to achieve Greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage." page 213. Drainage must be designed to cope appropriately with the peak runoff rates and volumes for the following design rainfall criteria: 1 to 2 -year event to protect the water course from erosion if discharging into a watercourse, 30-year event to meet Sewers for Adoption (Thames Water) requirements and 100-year events to ensure the site does not increase flooding. The layout of a development should take into account the management of extreme flood flows, by showing any flow paths in extreme events (i.e. 1000-year event.). Runoff from the site, where possible, should be</p>	
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					<p>limited to the Greenfield rates for the above design events, if this is not possible the London Plan Standards should be used as minimum requirements for site runoff rates. All drainage design must be undertaken with an allowance for climate change in accordance with the increases in rainfall predicted and outlined in PPS25. It is essential that SUDS is considered early in the design process, especially to take into account what techniques are locally appropriate. This is especially important where land is contaminated and some SUDS options are not appropriate (such as infiltration). WASTE WATER TREATMENT Although the Core Strategy mentions water quality as part of the key sustainability issues, it would be preferable to include waste water treatment separately. More new development will create higher volumes of sewage to be transported from houses to sewage treatment works, and additional treated effluent to discharge to surface and ground waters. The combined drainage system of London has limited capacity. Moderate rainfall (as low as 2 mm per hour) frequently overloads the system resulting in 50-60 days per year when sewer overflows</p>	
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					<p>operate. Therefore the infrastructure should be sufficient to guarantee both surface and ground water quality would not be detrimentally affected, and avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses</p> <p>The Water Framework Directive sets ecological standards in addition to chemical standards for rivers. This is likely to place greater demands on Sewage Treatment Works to achieve cleaner effluents. In preparing the Core Strategy, the council must: i) ensure that the rate of development broadly accords with the capacity of existing water supply, sewage treatment and discharge systems, particularly in connection with major new development ii) require development to incorporate measures to enhance water efficiency, and sustainable drainage solutions iii) work with the Environment Agency and water companies to identify infrastructure needs and allocate areas for and permit necessary infrastructure</p> <p>RIVER TRANSPORT We are pleased to note that the council recognises the River Thames as a much underused and</p>	
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					<p>undervalued transport route, and could provide an environmentally attractive alternative to road transport. As mentioned in our previous response, the Council should examine the possibility of making fuller use of river transport potential working closely with the Port of London Authority, London River Authority and other organisations to this effect, including identification of suitable sites for safeguarding. The Council should seek to protect existing river related uses such as working wharves and piers and in addition promote the development of such uses on the Greenwich river front where these do not conflict with other policies proposed in the emerging Core Strategy DPD. The Council recognises that the use of the river for freight offers an environmentally attractive alternative to road transport, and would divert heavy freight traffic from the road network, reducing congestion and bringing amenity and environmental benefits. Issue 4A should include another option: To maximise use of the river Thames for transport.</p> <p>ENVIRONMENTAL STANDARDS High environmental standards can only be met if the environment is factored in at</p>	
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					<p>the beginning of all regeneration plans. Outlined below is our list of desired outcomes for an eco borough.</p> <p>Improving environmental quality</p> <p>Water quality is improved</p> <p>Land quality is improved and Brownfield Land is appropriately developed</p> <p>Cleaner and healthier air</p> <p>Biodiversity is protected and enhanced</p> <p>Access to the environment is improved and promoted</p> <p>Using resources efficiently</p> <p>Water is managed wisely and we have enough water for people and the environment</p> <p>Waste is managed sustainably</p> <p>A sustainable construction approach is adopted on all developments</p> <p>Responding to Climate change</p> <p>Energy resource is used efficiently and carbon emissions reduced</p> <p>A Climate change adaptation plan is in place</p> <p>Providing appropriate environmental infrastructure</p> <p>The impact of flooding understood and the risks appropriately managed</p> <p>Appropriate water supply and waste water infrastructure is provided</p> <p>Appropriate waste infrastructure is in place</p> <p>A network of Green infrastructure is in place</p> <p>CONCLUSION We appreciate the draft Core Strategy has recognised that the most sustainable way of reducing</p>	
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					<p>flood risk will be through flood plain management. In the long term, this includes removing vulnerable development from the flood plain. Where there are exceptional circumstances for building in the flood plain, the ongoing cycle of redevelopment and urban regeneration is a crucial opportunity to reduce the risk. This involves changing the layout and design of development within the floodplain. Some land may be needed for future flood management, for example for conveying or storing water. This land will need to be safeguarded from development.</p>	
CSIO145		B.C.	Hammond		<p>I picked up a copy of your Core Strategy and was appalled at the high-sounding (pompous) language used, mainly it is pure jargon and considering three quarters of the population is not educated beyond GCSE level, could well be unintelligible to most of the people of the Borough. As with previous such publications e.g. "City of Greenwich" your authors can't seem to get away from the idea that it is Greenwich, Greenwich, Greenwich, what about Plumstead, Eltham, Woolwich, Kidbrooke etc. Obviously these places don't seem to figure in the scheme of</p>	<p>Comment regarding the language employed throughout the document is noted.</p> <p>The Draft Core Strategy includes a revised spatial portrait and there is a detailed analysis of all of the places of Greenwich which covers the entire Borough.</p> <p>The Greenwich Strategy is available to download for free from the Council website.</p>

					<p>things as they don't have the kudos that Greenwich has. If, as I think you should refer to our borough as The London Borough of Greenwich, then I feel that the 'other' places, would be a bit more considered and might be includes, as it is we are not. Referring to the Core Strategy section 4 is a laugh, paragraph 1 "issues distinctive to Greenwich", surely you are referring to the whole borough but the jargon does not suggest it. What is "Spatial Portrait". According to Chambers dictionary 'spatial' simply means space. Could you be so kind as to give me a copy of the 'Community Strategy' which is referred to in para 2 as I have never seen it. In Spatial Portrait of Greenwich your authors have at last used the word "Borough" which I feel might include the other places but the use of the "Spatial" is meaningless. I could pick wholes in your documentation all night so I humbly ask you to produce documents that are in plain English and cut out the jargon so that the three quarters of those who are not educated beyond GCSE level have a chance of understanding them.</p>	
CSIO38	Rev	Derek	Clacey		<p>I was only made aware of this consultation process by chance. Is this</p>	<p>A total of 999 consultation letters were mailed out to stakeholders.</p>

					<p>just me, or am I typical of the residents of this Borough? Are we all stakeholders? Have you consulted with the faith communities? (Nothing mentioned in this questionnaire. Greenwich Multifaith Forum might have useful comments to make.</p>	<p>The document was available at all 13 libraries across the Borough, as well as at the former Planning Reception at Peggy Middleton House. Posters were also placed in the libraries, Peggy Middleton House reception area and on the notice board at the town hall. Public notices were published in the "Mercury" Newspaper on the 20th and 27th of February 2008. An article was also published on the 20th February 2008 in the Greenwich Time, which is a free newspaper delivered to all households within the Borough. A number of public consultation events were held in several locations within the Borough.</p>
CSIO28			ANON 1		<p>Make all planning subject to historical, cultural, environmental, + popular considerations. We have given up, yielded, surrendered our amazing history + culture, in order to adapt to a vacuum of nothingness, so as not to offend all the new arrivals (immigrants) & daily visitors (all the 1000s of kids bussed in for school). HELP us ALL to RESTORE us to our GLORY. We don't have to give up our past in order to</p>	<p>Noted</p>

					have a FUTURE!!	
CSIO108			Mayor of London	Greater London Authority	<p>Omission: The document does not contain a policy on freight. TfL considers that a freight policy based on 3C.24 of the London Plan (and PPG13) should be added to the document, taking into account the sustainability aspects of freight. Omission: The document does not consider safeguarded wharves. Greenwich are required to provide policies regarding the safeguarding of wharves in either the Core Strategy or another DPD. Policy 3D.2 of the London Plan states that boroughs should assess retail capacity and need and accommodate any identified need using a sequential approach, in accordance with PPS 6 'Planning for Town Centres'. The Joint Greenwich and Bexley Retail Capacity Study currently being prepared by GVA Grimley will assist in providing the right evidence base for assessing the type and amount of future retail needs and inform the Core Strategy on the best approach for determining where need can best be met. The London Development Agency would encourage the Council to consider the role of tourism in the local economy, either as part of retail needs or as a separate</p>	<p>The Draft Core Strategy now includes Development Management policies and covers the issues raised as omissions.</p> <p>The Draft Core Strategy has been prepared in general conformity with the Draft London Plan 2009 so references to the London Plan 2008 are no longer relevant.</p>

					<p>issue. The opportunities resulting from the 02 Arena, and from being host to events of the 2012 Olympic Games should be recognised and supported through the Core Strategy. The Economic Development Strategy states that tourism can provide opportunities for enterprise start-up, growth and competitiveness, and an opportunity to promote itself and develop a sense of civic pride and commitment, and boost spending and re-investment. The existing and future role and potential of tourism should be recognised in the Core Strategy. In the context of tourism, the London Tourism Vision 2006-2016 states that in planning for the 2012 Olympic and Paralympic Games, there is a need to improve the quality and amount of accessible visitor accommodation. In order to promote tourism, there is a need to embrace emerging markets with differing needs and expectations, support the hospitality and tourism industry including SMEs, and support a diverse night-time economy. Strategies to address these issues should be considered in the Core Strategy..</p> <p>Omission: London Plan policy 4A.20 requires that Development Plan</p>	
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					<p>Documents contain the measures indicated to reduce noise. This Core Strategy Issues and Options consultation does not address noise as required by policy 4A.20. The Core Strategy should, at a minimum, acknowledge the issues raised in LP 4A.20 and either address them in detail within the Core Strategy itself, or indicate which other DPDs will do so. Measures include: addressing the adverse impacts due to existing noise sources on new noise sensitive development; minimising adverse noise impacts from new noise sources; reducing transportation noise impacts; containing noise from late night entertainment and other 24 hour activities; and protecting or enhancing areas of relative tranquillity. These issues may impose significant constraints on spatial development in some circumstances. They are likely to rise in importance in the near future as a result of the recent EU Directive (2002/49/EC) on environmental noise (which requires the implementation of Noise Action Plans in 'agglomerations' such as London, beginning in 2008) and the imminent publication of the government's National Noise Strategy.</p>	
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CSIO146	Mr	Alan	Everard	Tarmac Ltd	On behalf of Tarmac Limited who operates an aggregates depot at Murphys Wharf Greenwich, I wish to confirm that we support the views expressed by the PLA that the Core strategy is flawed because of its complete disregard for the need to protect the safeguarded wharves within Greenwich. The depot at Murphy's Wharf, operated by Unite Marine Aggregates (now a wholly owned Tarmac company) is one of the busiest marine sand and gravel landing and processing plants in Europe and supplies significant quantities of aggregate into the London market, much of it by train utilising the sidings within the depot. The protection of this and surrounding aggregates uses should be recognised in the Core Strategy and afforded the appropriate protection for inappropriate development that will prejudice their continued operation.	Policy EA(b) safeguards the following wharves for river-based cargo handling: Angerstein, Brewery, Murphys and Tunnel Glucose and Victoria Deep Water Terminal.
CSIO58	Mr	Saleem	Wadee		Planning policies and decision making must be more aligned with environmental concerns/benefits. For instance the use of roof gardens and balconies provide great opportunities for CO2 reduction and improved amenities for residents. This is also more in line with the London Mayoral	Noted The Draft Core Strategy now includes policies addressing environmental and climate change matters.

					plan. Furthermore people living in flats must be treated more fairly and should enjoy the same or similar rights enjoyed by freehold owners when it comes to spatial use and change (e.g. alterations etc which have the support of the residents in the block but not Council....simply because it is a flat and not a house!).	
CSIO57			Tilfen	Tilfen Land Ltd	Some of the questions it is difficult to select a single option as an answer when in reality a combination of options will often be required. E.g. question 1D. We have completed the questionnaire as far as possible.	Noted
CSIO100	Mr	Patrick	Blake	Highways Agency	Thank you for inviting the Highways Agency (HA) to comment on London Borough of Greenwich's Core Strategy and Sustainability Appraisal Issues and Options documents. The HA's interest relates to the Strategic Road Network (SRN, i.e. the motorway and all purpose trunk road network) that it manages on the Secretary of State's behalf. In the case of Greenwich, this relates to the A2 located approximately 7km east of the borough, and the M25. it should be noted that both the A2 and M25 are currently heavily congested and any increase in traffic on either of these sections of the SRN would be of	<p>The Draft Core Strategy with Development Management Policies includes policies on critical transport infrastructure (Policy C3), sustainable travel (Policy C4) and transport infrastructure (C(a)).</p> <p>Development will be prioritised in areas with higher PTAL scores maximising the take up of public transport options.</p>

					<p>concern to the HA. In spatial planning and development control terms we have a duty to safeguard the operation of the motorway and trunk road network as set out in the DfT circular 02/2007 (Planning and the Strategic Road Network). The Circular encourages the HA to work co-operatively with Local Planning Authorities (LPAs) within the framework of the Government's policies for planning, growth areas, regeneration, integrated transport and sustainability. The Agency looks to your Council's LDF to promote strategies, policies and land allocations which will support alternatives to the private car. I realise that you have developed an online consultation system that invites stakeholders to comment on the above document. I am sure you will appreciate that it is difficult to capture the HA's response in this format. For ease of reference I have attempted to refer the majority of our comments to the questions set out in the Core Strategy Document, although I have also included some of our concerns not covered with the consultations questions. TOWN CENTRES In town and district centres, the use of existing</p>	
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					<p>public transport can be maximised by improving the accessibility of the public transport interchanges. It is suggested that a review of the existing transport network should be conducted to identify existing accessibility problems within all of the Boroughs key town centres. Issues identified through the review should be used as proactive inputs in the sustainable planning process. Infrastructure required to support greater integration of transport networks and to resolve existing accessibility issues should be identified at the preferred options stage. It is also suggested that traffic management measures are introduced in town centres in an effort to reduce traffic and support travel via sustainable modes. This would be in line with paragraph 74 of PPG13 and would help to ensure that the Plan meets PPS12 (paragraph 4.24) Tests of Soundness 4 and 7.</p> <p>INFRASTRUCTURE It is noted that Issue 10 of the Core Strategy states that "The growth will have been supported by infrastructure which will have been provided in a co-ordinated and timely manner to meet the physical and social needs of new development and regeneration". The HA is</p>	
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					<p>supportive of this approach. In particular where improvements to sustainable transport infrastructure have been identified, it is vital that these improvements are phased in line with development in order to mitigate potential impacts on the SRN. This would be in line with PPG13 paragraph 20 and would help to ensure the Plan meets PPS12 Test of Soundness 4. The HA would also be supportive of the provision of early guidance to developers, preferably at pre application stage to allow the required infrastructure to be installed within an appropriate timeframe. The Plan should also identify a clear source of funding for public transport improvements. Funding must be included in the Plan to ensure that proposals are deliverable. If a source of funding cannot be secured, the Plan itself will risk failure under PPS12 (paragraph 4.24) Test of Soundness 8. It is noted that the Borough has recently adopted a Planning Obligations SPD in order to secure contributions from developments toward specified infrastructure improvements. Whilst the HA welcomes this approach, the Borough should not rely on developer</p>	
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					<p>funding alone for all transport improvements and therefore additional sources of funding should be identified within the Plan. MONITORING The HA supports the provision of a SA alongside the Issues and Options Report. In order to ensure alignment with PPS12, it is recommended that the SA produced alongside the Core Strategy Preferred Options Report should set out monitoring arrangements to ensure that the success of individual strategies outlined within the plan can be measured and assessed. These should include, although need not be limited to, the following travel related indicators: - The proportion of trips made by non-car modes - The proportion of new development which is meeting its travel plan objectives and - The level of growth of traffic on key routes within the district. Furthermore paragraph 3.2.14 of DCLG Guidance Note 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' states that sustainability objectives should be expressed in the form of targets where practicable. In order to ensure that the emerging DPD focuses on improving sustainability it is therefore</p>	
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					recommended that key targets should be included within the Sustainability Appraisal. These could include, although need not be limited to. targets to - "decrease traffic on key routes in the Borough"- "increase the proportion of trips by alternative modes to the private car"- "reduce the average distance over which borough residents travel to work"	
CSIO112			Greenwich College	Greenwich College	The College is currently reviewing its future property requirements including consideration of the potential to redevelop the Plumstead Centre and/or relocation to an alternative site in the Borough in order to provide an exemplar Further Education facility for the Borough together with a mix of other uses. Whilst the College's review of property requirements is current and on-going, the following comments are duly submitted in response to the Core Strategy Issues and Options consultation. As recognised in the existing Greenwich Unitary Development Plan (2006), Greenwich Community College is one of the "...main providers of higher and further education in the Borough..." and therefore continuing support for the College and therefore the provision of	Noted

					education is crucial in ensuring the local community has the necessary skills to take advantage of employment opportunities in the Borough.	
CSIO I	Mr	Damien	Vaugh	GMV Residents Association	<p>The lack of overnight accommodation in the borough is a disincentive for visitors to stay and enjoy the amenities on offer. Incentives need to be provided to encourage hotel developers to choose to build in the borough which will provide local jobs through employment and spending by tourists. At a local level all new residential developments should be encouraged to have a proportionate number of units for rent/use by local residents visitors. This is used in other countries and encourages the efficient use of land. Currently there is a culture of having a spare room for residents guests. Research shows these spare rooms may only be used once a year and this custom encourages an inefficient use of resources (habitable rooms). There is evidence those private homeowners, including disabled and the elderly are discouraged from downsizing because of lack of support. Advice, information and support should be available to people who may be in oversized homes that are costly to maintain and heat as well.</p>	Policy EA5 in the Draft Core Strategy supports the expansion and diversification of the Borough's tourism industry in particular it seeks to increase the number of visitors staying overnight by encouraging the development of hotels particularly in town centres and the waterfront area.

					<p>This could be funded and managed through the voluntary sector including Help the Aged and other registered Charities. Vulnerable individuals should also be assisted through advice and support from charities on how to adapt their homes to assist them live independent and healthy lives in their own homes.</p>	
CSIO135				Mobile Operators Association	<p>The Mobile Operators Association (MOA) consists of: Hutchison 3G UK Limited, O2 (UK) Limited, Orange PCS Limited, T-Mobile UK Limited; and Vodafone Limited. The MOA monitors all emerging development plan policies and supplementary planning guidance that relate to telecommunications development and those which would have an impact on their member's agreements to supply a mobile telecommunications services in the UK. Mono Consultants undertake this project on behalf of the MOA. We do not have any specific issues or options for inclusion in the Council's Core Strategy, however we would take this opportunity to comment that we consider it important that there remains in place a telecommunications policy within the emerging Local Development Framework. It is</p>	<p>Policy DH(c) supports telecommunications development provided that a range of criteria are met.</p>

					<p>recognised that telecommunications plays a vital role in both the economic and social fabric of communities. National guidance recognises this through PPG8, which provides clear guidance as to the main issues surrounding telecommunications development. These include the legislative framework, siting and design issues, levels of consultation and issues surrounding electromagnetic fields (EMFs). Clear guidance is also given regarding what should be included within local plan (now LDD) policy. This guidance states that local plans (LDDs) should set out criteria based policies to guide telecommunications development and that whilst regard should be had to siting and design considerations, operational efficiency should not be inhibited. PPG8 also makes clear that "Criteria should be flexible enough to allow for the efficient development of the network and the demands imposed by technology". Since the revision of PPG8 in 2001, the Office of the Deputy Prime Minister (ODPM) has produced, in conjunction with the industry, a Code of Best Practice. This builds on the Ten Commitments to ensure that the industry is alive to the concerns of</p>	
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					<p>the local communities and consultation is built into the development process. As indicated above the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being PPG8. On this basis we would suggest that within the Local Development Framework there should be a concise and flexible telecommunications policy contained within one of the Council's statutory Local Development Document. We recognise that this is likely to be contained in a Development Control/Management DPD rather than the Core Strategy which is of a strategic nature. Such a policy should give all stakeholders a clear indication of the issues which development will be assessed against. We would suggest a policy which reads... Proposals for telecommunications development will be permitted provided that the following criteria are met: (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; (ii) if on a</p>	
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					<p>building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority. (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology. It will of course depend on your Local Development Scheme as to which documents are produced, which documents have a statutory role in development control and which would be considered as material considerations. We would suggest that</p>	
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					<p>this policy be a stand alone policy within one of the main LDDs, with any back ground information, such as electromagnetic fields (EMFs) and public health, being contained within a separate LDD or what is currently termed Supplementary Planning Guidance (SPG). This could then be read with PPG8, the Code of Best Practice to give a comprehensive background to any proposed development. We would consider it appropriate to introduce the policy and we would suggest the following:</p> <p>Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced this generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce proliferation of new masts by encouraging mast sharing and location on existing tall</p>	
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					structures and buildings. Further information on telecommunications can be found in Local Development Document... In summary, we recognise the early stage of LDF's and the early stage of the consultation process at which we are being asked for comment. We are suggesting that a clear and flexible telecommunications policy be introduced in one of the main LDDs. This should be introduced by a short paragraphs outlining the development pressures and the Councils policy aims. We have suggested text for both above. In keeping with the aims and objectives of the new legislation any background information should be contained within a separate LDD which would not need to go through the same consultation process.	
CSIO66	Mrs	S	Bullivant	Woolwich & District Antiquarian Society	The neglect of Shooters Hill Woodlands 2) The neglect of Severndroog Castle	Noted. A restoration and rescue project for Severndroog Castle is underway.
CSIO90	Ms	Lucy	Owen	Port of London Authority	Greenwich is an important Borough within the Port of London. In 2007 terminals within Greenwich handled 2,530,000 tonnes of cargo making it the fifth most important Borough within the Port of London and handling 4.8% of total trade. Greenwich contains 6	It should be noted that the Issues and Options document was not a Draft Core Strategy but an exploration of alternative approaches to options. As such findings of unsoundness are inappropriate at this stage. In the Draft Core Strategy Policy EA(b) safeguards

					<p>wharves which are safeguarded by Ministerial Direction (Brewery, Tunnel Glucose, Victoria Deep Water Terminal, Angerstein, Murphys and Riverside wharves). Of these, Murphy's wharf is believed to be the largest marine aggregate terminal in Europe. As the Council will be aware Policy 4C.9 of the London Plan (2008) seeks to protect safeguarded wharves should only be accepted if the wharf is no longer viable or capable of being made viable for cargo handling and the criteria for assessing the viability of wharves is set out in paragraph 4.163 of the London Plan. There are also numerous policies within the London Plan which seek to increase the use of the Blue Ribbon Network for the transport of freight and general goods including during demolition and construction (see policies which include 3C.25, 4A.23, 4A.28, 4A.31 and 4C.8). Given the above, the PLA considers that the wide ranging blanket approach to developing sites in Greenwich as set out in its Core Strategy is not appropriate and results in an unsound plan which is contrary to planning policy at all levels. In particular, the PLA objects to the Council's approach for waterfront</p>	<p>the following wharves for river-based cargo handling: Angerstein, Brewery, Murphys and Tunnel Glucose and Victoria Deep Water Terminal.</p>
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					<p>areas. It is stated that "the waterfront area of the Borough from Deptford to Thamesmead via the Greenwich Peninsula and Woolwich, will have been transformed into new sustainable quarters comprising a mix of residential led uses." It is also stated that the spatial objective is to focus development (housing) in waterfront areas. Such an approach to the Borough's riverside sites does not take into account the different activities that the waterfront is used for or existing planning policy. As such, the Council's Core Strategy would result in the loss of viable cargo handling sites which are safeguarded and which London Plan and national planning policies seek to protect. The plan also seeks to complete the Thameside walkway and makes reference to access to the riverfront needing to be improved in certain areas. Whilst the PLA has no objection in principle to this, it should be remembered that significant quantities of cargo are handled at wharves in the Borough and that it will not always be appropriate to have access in all locations to the riverfront. For example, there may be health and safety issues associated with a riverside</p>	
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					<p>walk which runs through an aggregates wharf. As such, it is considered that the wording in the plan should reflect the need for any access/extended riverside walkway to be in appropriate locations. In relation to transport, the PLA welcomes the reference to Riverboat services and supports in principle the option to maximise the use of the River Thames for public transport. This option would accord with the London Plan target which seeks a 5% increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011. It would also accord with Policy 4C.7 of the London Plan which seeks to encourage the development of new facilities that increase use of the Blue Ribbon Network for passenger and tourist traffic. Issue 9A makes reference to the potential siting of tall buildings along the River Thames frontage. The PLA has a number of important navigational aids/links in Greenwich which are needed with the PLA in relation to any proposed tall buildings in the vicinity of the River Thames to ensure that its equipment is not detrimentally affected. In summary, the PLA considers that the general approach that Greenwich Council has</p>	
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					taken to its Core Strategy is fundamentally flawed, there is no evidence base of planning policies to support its position and as such its plan is unsound. Given that Greenwich has the longest single sided river frontage of all London Boroughs and there are a range of different uses which take place on riparian land and on the River, it is considered that a more balanced spatial issue should be developed in the Council's Core Strategy which relates to the riverside.	
CSIO9			ANON I		We are opposed to developers buying houses with large gardens to knock down and backfill.	Noted. Policy H(c) deals with backland and infill residential development.
CSIO144	Ms	Alison	Fairhurst	Government Office for London	We found this consultation document to be well set out and easy to read, though it would have been helpful to the reader if web links to the other documents referred to had been provided. Paragraph 1.2 refers to "four" consultation stages. Is this correct? Paragraph 4.0.2 states that all documents within the Local Development Framework including the Core Strategy, must reflect a borough's Community Strategy. We welcome the linkages made to the Community Strategy which is in line with the PINS test of soundness (v). What linkages	Noted

					<p>have you made within your Council and Local Strategic Partnership to help in taking this forward? We found the spatial portrait of Greenwich, set out in paragraph 4.2, helpful in providing an overall context for the Issues and Options set out in the document, which will hopefully result in receiving more meaningful comments. We welcome the linkages in paragraphs 4.9-4.11 to the documents sustainability appraisal, including a brief summary of the key sustainability issues coming out of the scoping report. The issues set out in the consultation are thematic. How will you link these to the spatial vision set out on pages 16 and 17 of the document? - It will be interesting to hear how work is progressing on your evidence base, including the Strategic Flood Risk Assessment and Appropriate Assessment.</p>	
CSIO78			Cathedral Group	Cathedral Group	<p>We support the provision of mixed-use developments in sustainable, accessible locations, which would reduce the need to travel and ease pressures on road systems and public transport.</p>	<p>The Draft Core Strategy supports mixed use developments in accessible locations.</p>
CSIO20	Mr	Roy	Unknown		<p>Yes, since the last 3 years I have been trying to develop a small area of Herbert Road, so as to enhance its environment, planting some shrubs,</p>	<p>Noted</p> <p>Arrangements for volunteers is outside the remit of the Core Strategy.</p>

					<p>bulbs and what have you. Changes in the common has been a waste of my energy as a volunteer. I do not want any money. If someone is serious about what I want to do, they will provide me with the stuff, like soil, shrubs, bulbs and everything else. It is a small area on Herbert Road between the All Saints & St Joseph Churches. Last week someone took my details in Woolwich Office in Calderwood Street. To date no response. Can you help me please. I got in touch with the Probation officer in Beckenham, to-date no response though they promised a lot of community service from offenders.</p>	
CSIO123	Ms	Adina	Brown	English Heritage - London Region	<p>For all spatial options in the consultation we would encourage LB of Greenwich to ensure these police do not undermine the historic, physical and social value of the historic environment. We would always advise as part of identifying the suitability of a site or area for development that it's historic value and context is fully understood, as well as the contribution to makes to the environmental, social and economic well being of the area. A tool which could help inform this process of understanding and facilitate appropriate densities is 'characterisation'. We would</p>	<p>Comments noted. Please see the responses to English Heritage comments for individual issues. A new Sustainability Appraisal (SA) has been prepared to accompany the Draft Core Strategy. The SA fully covers the historic and built environment.</p>

					<p>encourage the Borough to explore such a tool as part of its evidence base process in the identification of appropriate sites for development. *</p> <p>Greater London Sites Monuments Record (archaeology); * The Schedule of Buildings Architectural and Historic Interest (listed building); * The borough's conservation area records and adopted guidance (including conservation area designation reports, statement, appraisal and design guidance); * The borough's list of Locally Listed Buildings (or equivalent); * The register Historic Parks and Gardens * The London Building as Risk Register * The HELM website * The Heritage Count website Finally, English Heritage would strongly advise that local authority's conservation staff are involved throughout the preparation and implementation of the LDA, as they are often best placed to advise on: local historic environment issues and priorities, sources of data: and consideration of often to the historic environment. This advice is based on the information provided by you and avoidance of doubt does not reflect our obligation to advise you on, and potentially object to any specific</p>	
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					<p>development proposal which may subsequently arise from this or later versions of the Draft LDF and its sustainability appraisal, and which may have effects on the historic environment. I hope you find this response helpful in preparing the LDF Core Strategy for LB of Greenwich and we would be happy to discuss any of the above. Additional Comments on Initial Sustainability Appraisal Section One: Non-technical Summary Overall English Heritage supports the general conclusions set out in section 1.5 of the Core Strategy Initial Sustainability Appraisal. In particular, English Heritage welcomes identification of enhancing the World Heritage Site at Greenwich (and its setting) as a key sustainability issue for the Borough. We also welcome the recognition of the importance of improving the quality of open spaces in the Borough. Enhancing historic parks, gardens, landscapes and open spaces will help achieve this policy. Our main concern regards the lack of a policy option outcome for the historic environment. This is especially disappointing considering the rich mix of heritage assets found in the Borough and how this contributes to the</p>	
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					<p>vibrancy and vitality of Greenwich and London as a whole. Another concern is section 1.5.11 'the built environment' where the only policy option presented is for the location of tall buildings, which is just a very small aspect of the built environment. We also note this option identifies Woolwich Town Centre as an appropriate location for tall buildings and we would endorse use of the recently revised Guidance on Tall Buildings (CABE/ EH: 2007) to help inform this policy (available at http://www.helm.org.uk/upload/pdf/tall_buildings07.pdf). It should be noted that forthcoming alterations of the London Plan are expected to include a reference to this Guidance and it is endorsed by Government as capable of being a material consideration in planning applications. This policy should also relate to the emerging draft Woolwich Town Centre Urban Design Framework produced in partnership with Greenwich Council, English Heritage and Urban Practitioners (January 2007). Section Three: Sustainability Appraisal Framework The sustainability issues have been set out well in section 3.3.1; in particular English Heritage is pleased to see a</p>	
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					<p>section on cultural heritage and character. However, we would like to see this section expanded to include enhancement of the Greenwich World Heritage Site as an issue. Additionally, Conservation Areas and Archaeology is just one component of the historic environment and we would like to see this broadened, as set out in Appendix C in the 2007 Sustainability Appraisal Scoping Report (objective 14). For example, this section should also include historic buildings, areas and their setting; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the Boroughs local distinctiveness. The historic environment has a vital role to play in providing sense of place and identity, and enhancement of this resource is a key component of maintaining local character/ distinctiveness in the Borough, particularly in those areas undergoing substantial change. This is set out in Appendix C of the 2007 Sustainability Appraisal Scoping Report (objective 15) and it would be beneficial to recognise this also. English Heritage is disappointed enhancement of the</p>	
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					<p>historic environment is not included in the 21 Key Issues taken forward by LB of Greenwich into the Core Strategy Issues and Options in section 3.4 of the Initial SA. It appears that cultural heritage and character issues have been replaced with a much more limited section on the built environment and although this includes character of your area it does not explicitly address historic environment issues. English Heritage would argue that this goes against sustainability objectives, in particular your own objective 14, Preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their setting. We would strongly recommend that LB of Greenwich includes the historic environment as a key issue taken forward into the LDF Core Strategy.</p> <p>Section Four: Sustainability Objectives</p> <p>English Heritage commends LB of Greenwich for including a specific sustainability objective (14) on the historic environment and also objectives 2, 15, 16 and 21 which also relate to enhancing the historic character of an area. One minor editorial note is that archaeologically interest should read</p>	
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					<p>archaeological interest in objective 14.</p> <p>Section Five: Local Development Framework Spatial Objectives English Heritage welcomes inclusion of the historic environment in the draft LDF Objectives (N) and recognition of the vital role heritage plays in defining the Borough, as well as offering long term solutions to wider social, environmental and economic objectives. Section Six: the Initial Sustainability Assessment At this stage it is difficult to ascertain the full impact of the policies on the historic environment and we look forward to seeing this concern addressed in the Preferred Options stage when the detail is more evident. Although we take your points that only broad effects can be identified at this stage, it is highly unlikely that compatibility between the SA Objectives and LDF Objectives will be largely neutral for the historic environment, as implied by Table 1. Although English Heritage fully accepts that in most instances a neutral/ broad compatibility can be achieved, this is heavily reliant on implementation of the policy. For example, reduce fluvial and surface water SA5 is shown at as a neutral affect, when really this is not known. Clearly flood risk associated</p>	
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					<p>with climate change is a concern given the potential damage it could cause the historic environment and on this basis SA5 could be compatible with LDF objective N. However, English Heritage also recognises that flood risk management measures can themselves potentially cause harm to the historic environment and put valuable heritage assets at increased risk. On this basis SA5 is potentially incompatible with LDF objective N. English Heritage therefore accepts the need for change to tackle flood risk, but is also concerned to collaborate with LB of Greenwich and the Environment Agency to deliver constructive and sustainable solutions. This is just one example of the limitations to this table in assessing compatibility and identifying issues of sustainability. We are also anxious to see the opportunities the historic environment can provide in delivery of other SA and LDF objectives maximised, which is currently patchy in the commentary in Appendix A. Section Seven: Conclusions English Heritage is disappointed not to see enhancement of the historic environment as a specific issue taken forward by LB of Greenwich into the Core Strategy Issues and</p>	
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					Options SA. English Heritage welcomes the assessment findings for 6C, although this is limited in that it just applies to the WHS at Greenwich town centre. For issue 9A we would again refer you to Guidance on Tall Buildings (CABE/ EH: 2007), which I have attached to this letter.	
CSIO105	Mr	David	Hammond	Natural England, London Region	INITIAL SUSTAINABILITY APPRAISAL The Sustainability Appraisal for the Local Development Framework provides useful list of the effects of the Options against Social, Environmental and Economic topics over the Short, Medium or Long Term, forming the basis of a comparison of the Core Strategy and the Sustainability Objectives. However, there are no details of the background of the Sustainability Appraisal, for example Purpose of the Appraisal and the compliance with the appropriate Directive/regulations. There are also no details of the Methodology and Approach used in the Appraisal, links to the baseline context, details of targets or monitoring, nor details of the links to appropriate Programmes, Policies or Plans, which also need to be covered in the document.	A new Sustainability Appraisal (SA) has been prepared to accompany the Draft Core Strategy. The SA details the background, methodology and approach used in the appraisal
CSIO59	Mr	John	Franklin	Greenwich	The Greenwich Society supports the	Greenwich Town Centre is an

				<p>Society</p> <p>Councils initiatives and looks forward to an on-going dialogue. 2. There must be specific objectives so that all can see what progress is being made. 3. Consideration should be given for Greenwich (SE10) to be the subject of its own strategy because of its unique history and character and tourism. These documents are the first stage in the preparation of a statutory Core Strategy (CS) for the Borough. Views have been sought on: whether we consider that the documents identify all the Key Issues facing the borough; whether we agree with the Spatial Vision and Spatial Objectives; which Options we consider best address the key issues; and whether there are other options we might consider would resolve any of the Key Issues. Spatial Vision: This sets out what it is hoped might be achieved by 2026 including: success in accommodating a high level of growth supported by co-ordinated infrastructure; transformation of the Waterfront area from Deptford to Thamesmead serviced by new infrastructure including schools, Crossrail and Greenwich Waterfront Transit; sustainability measures to meet challenges such as climate change; town</p>	<p>important location in the Borough and this is reflected in the Draft Core Strategy including the Vision. The Draft Core Strategy contains two policies on Greenwich Town Centre. Policy TC4 seeks to protect and enhance the historic character of Greenwich Town Centre whilst also promoting the multi-functional role of Greenwich as a town centre, a tourist destination and a centre for tertiary education. Housing targets are set out in the London Plan with which the Core Strategy has to be in general conformity. The Draft Core Strategy will be informed updated GLA demographic projections. It is agreed that infrastructure is a key issue and this is highlighted in the Draft Core Strategy and will be informed by the preparation of an Infrastructure Delivery Plan. The other policy specifically relates to its status as a World Heritage Site. Comments noted. Please see the responses to Greenwich Society's comments for individual issues.</p>
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					<p>centres as places of vibrant culture, retailing, employment, living and business; a prosperous economy; benefits from extended DLR service, Greenwich Waterfront Transit and Crossrail links and better transport north-south and orbital connections; improvement of use and links between open spaces; enjoyment of the legacy from the 2012 Olympic & Paralympic Games; and protection of Greenwich's historic heritage. The above is really just a hope list, stating what might be expected to be achieved by 2026. In referring to town centres, whilst mentioning Woolwich and Eltham, the Spatial Vision is silent about Greenwich town centre. The Spatial Portrait (p.9) states that Greenwich is designated as a District Centre considered to be a significant town centre in the Borough given its historical, educational and tourism importance. We urge that Greenwich Town Centre be specifically mentioned within the Spatial Vision, as being of special importance within the Maritime World Heritage Site, with a vision of an improved pedestrian environment for residents, students, shoppers, and tourists. Spatial Objectives: Some sixteen Objectives</p>	
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					<p>are listed. All are really general aims, rather than specific objectives. In general, these objectives are to be supported. However, again, with regard to town centres, Objective H. states: To support the Boroughs network of town centres, particularly Woolwich and Eltham. The omission of Greenwich town centre in this section is striking, and should be rectified. Its importance is such to merit specific inclusion here. [Later, in the Options section, Issue 6 (p. 33), the document gives Greenwich its own Key Facts paragraph, emphasising its importance as the most significant of the Boroughs district centres and includes it again as Issue 6C (p.35).] Critical Spatial Issues: Two critical issues are highlighted: Growing Greenwich and Enhancing Greenwich. An increase of an additional 60,000 population (26% rise) is forecast by 2026, mainly in the Waterfront area and the CS says that infrastructure, both physical and social, will need to be provided to support these new developments. Enhancing Greenwich covers those parts of the Borough not experiencing development on the scale of the Waterfront. Here, need is seen to enhance its built heritage and open</p>	
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					<p>space network, regenerate areas of deprivation, strengthen the existing economy and address inequalities. It recognises that new development can bring benefits to existing communities as it enables improved infrastructure to be provided. This is really the whole crux of the CS yet is given no more or no less prominence than all the other questions being asked. The additional population forecast is crucial, as it predicates or should predicate the infrastructure needed to support the population. A weakness of the whole Core Strategy is that it does not discuss or quantify the implications of the growth in population, or specify what new infrastructure would be required to meet this growth. The simple answer to the question, Do you consider Growing Greenwich and Enhancing Greenwich to be the two most critical spatial issues facing the Borough? has got to be Yes: but a lot of questions need to be asked and answered. As illustration: Population: Where does the figure of 60,000 additional population by 2026 come from, and how does it arise? It would appear that the population of the Borough by 2026 would be 290,770. The number of households expected by</p>	
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					<p>then is given as 138,688. Households: The CS states that the number of single person households is expected to rise to 46%. Dividing the total 2026 population figure by the number of households would appear to give an average occupancy figure of 2.096 persons per household (pph). The current UDP guidance is that 35% of the stock should be for units of three bedrooms and above. If the statistic of 46% single person households is to be catered for, this would leave only a 19% provision for two bedroom units which would hardly be a representative mix. On this basis, the occupancy rate would be in the order of some 2.00% persons per household. GLA statistics give a figure of 2.38 persons per household as the basis for calculation. Issue 1B asks gives 4 Options, asking for these to be listed in order of priority: 1-bed; 2-bed; 3/3+-bedroom dwellings; and Other, to be specified. If response to this is to be allowed for, the final mix could alter. It is cardinal to know the person per dwelling mix to give the target figure for new dwellings to be built by 2036 to match the target figure for the projected new population figure. This could either 25,210 under the GLA</p>	
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					<p>statistical figure, 28,600 approx on the basis of 2.098 pph, or 30,000 on the basis of 2.00 pph. Which, or what, figure is being, or to be, used as the basis for calculation of future population in the borough is cardinal in knowing the number of new dwellings expected to be built by 2026. Under whatever calculation, though, the figure of 60,000 estimated additional population would appear to need querying. Known developments in just West Greenwich alone appear to show a projected increase in the number of new dwellings in the order of around 17,100 by 2026. This, at the average number of persons per household would give an additional population of some 40,750 (35,900 on the basis of an occupancy figure of 2.097 persons per household). If the Victoria Deep Water Terminal site should ever be developed for housing, this could increase the population figure substantially. In Woolwich, from just the major developments at the Royal Arsenal, Love Lane, Royal Military Academy, Brookmill Road International House site and the Powis/Hare Street triangle site, there are currently expected to be some 5,200 new dwellings by 2026 – and the</p>	
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					<p>redevelopment of the Ferrier Estate is expected to create an additional 2,500 dwellings over and beyond the number there formerly. Together with the developments in West Greenwich, this adds up to an estimated number of some 24,800 new homes giving a population of some 59,000 by 2026, using the GLA 2.38 person per unit ratio (52,000 on the basis of an occupancy figure of 2.097 persons per household). This figure does not include for the developments at Thamesmead Moorings and Eltham West, or allow for natural demographic change; the cumulative effect of all the smaller residential developments for which planning permission has been given since 2006 across the borough; prediction of numbers likely to be generated by residential developments coming forward for approval between now and 2026; and the possibility of potential further large scale developments in the Borough by 2026 as yet unknown. To the 60,000 + population in LBG alone, there also needs to be taken into account the other new developments on the borders of the borough which in the West Greenwich area alone includes an</p>	
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					<p>estimated further new population of around 11,900 from the Convoys Wharf, Deals Gateway and Deptford Bridge developments. This all seems to suggest that the population forecast of 60,000 by 2026 perhaps needs to be revised upwards. Infrastructure: The question of infrastructure really seems to be paramount here but it does not seem to be adequately addressed. Basic data is not touched on, and a lot of questions arise: for instance; what account is being taken of the effects that the estimated increase in population and in traffic generation/flows by 2026 is likely to have on the local infrastructure of, say, roads, schools and hospitals/health-care provision (not to mention the statutory undertakers such as water, gas, electricity and sewers)? What cross-borough and cross-service provider consultation is taking place to ensure co-ordinated provision of infrastructure to meet the demand of the increase in population and traffic? The only indication given is a statement, A number of infrastructure improvements are underway or planned including the DLR Extension to Woolwich, Crossrail and new schools. We really need to</p>	
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					<p>know far more for instance: a) Roads: what are the projected traffic forecast figures by 2026 on the roads in Greenwich and how are they going to cope (our interest primarily the A2, A206 and A102M Blackwall Tunnel Southern Approach Road and surrounding local roads)? Whilst the major roads are the responsibility of TfL and not LBG, the CS should surely be pressing for/making reference to road infrastructure improvements, such as a third Blackwall Tunnel, improvements to the A2 and traffic management measures for the A206 through West/East Greenwich, etc. for example. b) Schools: Educational provision is a direct responsibility of the Council through its Children's Services department, reliant on advice and guidance from Central Government's Department for Education and Skills: should not the CS be referring to parallel studies by the DfES concerning the present number of school places and number of projected new places/schools being considered to meet the demand for the projected increase in population? What measures are in hand to ensure that they are going to be able to cope? One might</p>	
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					<p>ask, is it right to lose the John Roan Maze Hill school site for (presumably) new residential development once the new school is built on the Greenwich peninsula? We need to know more here: the document is too vague. c) Hospitals: Again, maybe outside the purview of LBG, but what assurances is there that the Queen Elizabeth Hospital (our last remaining major hospital) and other hospitals in the wider area are going to be able to cope with the influx of further additional population? How are the health needs of the borough being planned to cater for the increase in population? Should not there be some mention of this in the CS?</p>	
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