

About Lewisham Cyclists

Lewisham Cyclists (LC) are the local borough group of the London Cycling Campaign (LCC) with more than 4000 supporters of whom over 650 are fully paid-up members of LCC. We speak up on behalf of everyone who cycles or wants to cycle in the London Borough of Lewisham and its adjacent local parks; and we speak up for a greener, healthier, happier and better-connected capital.

Lewisham Retail Park redevelopment third phase consultation. September 2025.

<https://lewishamretailpark.commonplace.is/>

lewishamretailpark@whatyouthink.co.uk

Lewisham Cyclists' (LC) Response

LC have the following comments on the redevelopment plans for the site.

- It's good to see the upgrade plans for the Waterlink Way/National Cycle Network route 21 bi-directional cycle track which currently passes round the east and north sides of the site. This is a heavily used cycle route being one of the two or three most popular routes for commuting into Central London from Lewisham. As part of the redevelopment this track should be brought in line with current London Cycle Design Standards. The upgraded path should have priority at any vehicle entry & exit points and requires widening to a minimum of 3m. Adjacent walking paths need to be included for pedestrians, so they do not walk in the cycle track.
- We understand that much-needed improvements are also planned to be made to the walking and cycling signalised crossing of Loampit Vale. This crossing needs to be widened, pedestrians and cyclists given a longer phase and the signalling programming changed so it is not 'on demand' – many users are left with a very long wait because they don't realise it's on demand or press the button too late in the signalling sequence.
- Most cyclists proceeding towards Deptford from this point follow Thurston Road/Brookmill Road, then onto Deptford Church Street (where a segregated cycle track is currently under construction). The next phase of the 'Lewisham Spine' segregated cycleway that needs to be constructed is along Thurston Road/Brookmill Road. We propose that this development contributes Section 106 monies to facilitate the implementation of this cycleway. We understand there will be many lorry movements along this route throughout the development so providing this protected cycling space asap must be a priority.
- We understand from discussions at the public engagement that the development will be fully 'permeable' for cyclists to ride right to their destination whether it be residential

buildings, retail outlets or offices. We welcome this and would encourage the Developer to ensure that all pathways through the development are constructed wide enough that people on bicycles and pedestrians can pass without conflict.

- At the west end of the east-west boulevard there should be a signalised, or at least Zebra/Tiger, crossing on Jerrard St to provide safe pedestrian & cycling access to the ASDA supermarket.
- If the Bakerloo Line station access is moved north to roughly align with the east-west boulevard there would need to be a signalised or zebra crossing to cross Thurston Road.
- Provision of secure cycle parking within any residential buildings or offices should at least meet, and preferably exceed, the current planning standards defined by the Greater London Authority and London Boroughs.
- There should be plentiful visitor cycle parking throughout the development. Wherever possible covered – a good opportunity to incorporate ‘green’ roofs into the development. Visitor cycle parking should also include spaces for larger adaptive and cargo cycles, plus some cycle recharging facilities for e-bikes.
- There should be several clearly defined parking areas for dockless hire e-cycles.
- We welcome the fact that this is a ‘no car-parking’ development such that there will be no motor vehicle parking on site for residents or visitors, apart from the minimum required for disabled access. With no rights for residents to park in the surrounding roads – this is already the norm for central Lewisham developments.

We look forward to further Stakeholder engagement with the Developers over the coming months. Please contact us on the email address in the header of this document when this is taking place.

Tim Collingridge (LC Secretary) 12/9/2025