



Local Development Framework
Issues and Options Paper

EMPLOYMENT LAND



London Borough of Lewisham
Planning Policy September 2005

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1. INTRODUCTION

This discussion paper relates to the preparation by the London Borough of Lewisham (the Council) of the Spatial (Core) Strategy and Development Policies and Site Allocations documents which will be Development Plan Documents in the Local Development Framework. It has been prepared to present issues and possible options associated with Employment Land and the Local Economy.

It should be noted that Site Allocations for the Employment Land included in Defined Employment Areas in the Unitary Development Plan are discussed in this document. This discussion will not be repeated in the Site Allocations Issues and Options Paper that will be published shortly.

2. THE ROLE OF THE COMMUNITY AND OTHER STAKEHOLDERS

A series of other Issues and Options Papers have been prepared covering a wide range of matters which need to be reviewed by the Council. All are the subject of extensive consultation. In preparing this and other Issues and Options Papers, the Council is looking to the community and stakeholders to tell us the following:

- What you think of the options presented
- What improvements could be made to the options
- Which of these options would you like the Council to take forward to be a 'Preferred Option'
- We would also like you to tell us of any options that you would like the Council to consider

The next stage of plan preparation following this preliminary consultation on possible options will be the preparation of a set of 'Preferred Options'.

3. THE LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework (LDF) will provide the overall planning strategy for Lewisham made up of a number of separate but inter-related policies and plans. The Spatial Strategy will be that part of the planning framework that will set out the planning aims and objectives for the borough as a whole. All the other documents in the Local Development Framework must be consistent with it.

The Development Policies and Site Allocations document is being prepared alongside the Spatial Strategy. It will provide the framework for the detailed implementation of the strategic aims and objectives to be found in the Spatial Strategy. It will include a set of policies by which applications for new development will be judged.

4. THE EVIDENCE BASE

SOURCES

Borough area formally covered by employment area designation

Unemployment statistics

Housing provision targets

Size of the local economy (Lewisham's Economic Development Business Plan 2004)

Labour markets and skills (as above)

London Office Policy Review 2004 (GLA)

Current make up of Lewisham's businesses (as above)

Multiple deprivation of four wards

Planning Permission Activity in Defined Employment Areas

Lewisham Employment Land Surveys

Industrial Capacity Draft Supplementary Planning Guidance to the London Plan September 2003

5. DISCUSSION OF THE ISSUES AND POSSIBLE OPTIONS

This paper concentrates on the planning issues surrounding employment land and the local economy. Employment land is land protected for business and industrial uses – offices, warehouses, manufacturing, waste handling, car repairs, scaffolding, timber and building yards, transport depots are the main uses involved. These uses are called ‘B Class uses’. Employment in other categories especially jobs in shops are dealt with in the Retail and Town Centres Issues Paper.

The following issues will be explored in detail: -

- Strategic Employment Locations (London Plan) – retention of sites
- Review of employment land for release and suitability for housing
- Provision of a variety of appropriately located sites
- Identification of vacant and under used sites and allocation of appropriate alternative uses
- Demand, supply and location of office accommodation
- Make London a more prosperous city with strong and diverse and sustainable economic growth
- Emerging growth sectors and clusters of business uses
- Promotion of creative industries
- Live work developments

5.1 PROTECTION OF EMPLOYMENT LAND

Lewisham has lost a significant number of employment areas to residential and retail uses over a number of years. The Borough does not have large areas of land devoted to business use and in order to facilitate a broad based economy it has been considered necessary to protect viable business land from a change of use away from business/industrial activities.

The Lewisham economy is a relatively small economy by London standards. In the 2001 Competitiveness Audit it ranked 30 out of 33 in terms of size of economy amongst the London borough and was the smallest when measured against its immediate inner London and South London neighbours. Recent figures in the State of the Borough report 2004 indicate that this position has improved.

An initial review of size of companies based in the borough indicates that less than 2% employ over 50 people. Businesses employing more than 10 people represent just under 16% of the total number of companies

Lewisham borough covers 13.7 square miles or 3483 hectares. The total area formally protected as Employment Land by Policy EMP 3 ‘Defined Employment Areas’ of the Lewisham Unitary Development Plan 2004 is 80.46 hectares or about 2.3 % of the total. Some of these sites are also protected by the London Plan (see discussion below), and are called ‘Strategic Employment Locations’ (SELS) with the intention of preserving a strategic reservoir of valuable industrial land. Other employment sites in the borough are small and scattered of various sizes and quality. They do however perform a significant function in providing local services, job opportunities, and vitality to the local economy.

However there are other competing uses for employment land. Various policy initiatives at a national and London wide level have stated that employment land that is no longer used or is no longer required should be reused for housing and mixed use development to meet the ever growing housing need in London and to meet housing provision targets, (see Housing Issues Paper). The Local Development Framework has to strike an appropriate balance between the provision of employment land and the housing needs of the borough.

5.1.1 Strategic Employment Locations

The London Plan designates sites across London considered to represent a strategic reservoir of industrial capacity. These are the Strategic Employment Locations. The

Strategic Employment Locations framework is intended to reconcile the demand for, and supply of, productive industrial land in London. Strategic Employment Locations in the London Plan involve two types of areas: Industrial business Parks for businesses requiring a high quality environment, and Preferred Industrial Locations for businesses with less demanding requirements. These two types of locations are intended to take account of the needs of different types of industry in terms of capacity, environment, servicing and accessibility.

There are two Strategic Employment Locations in the Borough (see Maps 1 & 2 in the Site Allocations section of this document). These together cover 51.72 ha. and represent the major concentrations of industrial land in the Borough. Silwood Triangle, not currently designated as a Strategic Employment Location in the London Plan has been included in this figure.

The Surrey Canal Strategic Employment Location (43.44ha.) is the main area in the borough for waste transfer sites, including the South East London Combined Heat and Power Station and the Borough's only Civic Amenity Site. It also has a relatively large concentration of purpose built industrial units and warehouses. The Bromley Road Strategic Employment Location (8.28 ha.) is different in character and comprises such uses as a major laundry, police garage, bus garage and a small commercial industrial estate. Part of the area has recently been redeveloped and is now the Bromley Road Retail Park – although retail warehouse uses have had a long history at this location.

These industrial areas are significant in terms of providing services to the City of London and to local businesses.

The Surrey Canal Area is in places coming under pressure for change of use to housing especially due to the possible future location of a new station for the east London line tube extension at Surrey Canal Road. This new station would however also make the location more sustainable for industrial and commercial uses as the area is not at the moment well served by public transport.

The Bromley Road area is less intensively used, and has recently lost a significant portion of the area to retail uses by the development of the Bromley Road Retail Park. The retail premises at this location were formerly accommodated in warehouse premises which could potentially have been reconverted to B Class uses. These have now been removed in favour of modern retail units. The area nevertheless provides important business facilities and essential premises for the local transport infrastructure.

5.1.2 Defined Employment Areas

These are sites defined within the Lewisham Unitary Development Plan 2004. They include both the Strategic Employment Locations described above, and industrial and business sites of more local significance. Map 2 shows the Defined Employment Areas in the borough. They are considered to represent coherent and well used areas of industrial business land with good access to the road network, and where business uses can be carried on with relatively little disturbance to surrounding residential areas. They are of varying quality. Many comprise modern purpose built industrial estates. Some are open sites with less environmentally attractive uses such as timber yards, paper recycling and scaffolding yards. Some sites have older buildings that may not be suitable for modern business uses, or may provide older premises attractive to small start up businesses and the creative sector.

5.1.3 'Other Employment Sites'

There are a large number of small industrial and commercial sites scattered throughout the borough. They perform a valuable local economic function by providing a supply of premises for smaller enterprises. This might include business start ups, and the creative enterprises that Lewisham wishes to foster as one of the growth areas of the economy. They are of varying quality, and their access to the road network, and orientation with respect to surrounding residential development is often not favourable, sometimes occupying sites directly adjoining housing.

5.1.4 OTHER PLANS AND PROGRAMMES

National Planning Policy

National Planning Policy Guidance (PPG 4) states that boroughs should

- provide for choice flexibility and competition and aim to ensure sufficient land is available readily capable of development for these uses and well served by infrastructure
- ensure that there is a wide variety of sites to meet differing needs
- businesses should be appropriately located to transport facilities, goods and services and their business catchment areas
- businesses should be located to reduce the need for travel and achieve sustainability objectives
- many businesses can be carried on with few environmental effects so it may not be appropriate to separate them from the communities they serve

London Plan

The Strategic Employment Locations framework is intended to reconcile the demand for, and supply of, productive industrial land in London. Strategic Employment Locations in the London Plan involve two types of areas: Industrial business Parks for businesses requiring a high quality environment, and Preferred Industrial Locations for businesses with less demanding requirements. These two types of locations are intended to take account of the needs of different types of industry in terms of capacity, environment, servicing and accessibility.

The two Strategic Employment Locations in Lewisham fall into the category of Preferred Industrial Locations. The London Plan considers that these locations represent London's strategic reservoir of industrial capacity, and states that the Mayor will promote and manage their varied industrial offer. Boroughs should identify SELs in their local plans. However the appropriateness of their boundaries should be kept under review. Surplus employment land should help meet strategic and local requirements for other uses such as education and community activities and in particular housing.

The London Plan also requires that all London's waste needs to be dealt with within the Metropolitan boundary as the landfill sites in Kent and Essex will no longer be available. Policy 4A.3 Criteria for the selection of sites for waste management and disposal states the following:-

- UDP policies should incorporate the following criteria to identify sites and allocate sufficient land for waste management and disposal:
- Proximity to source of waste
- The nature of the activity proposed and its scale
- The environmental impact on surrounding areas, particularly noise, emissions, odour and visual impact
- The transport impact, particularly the use of rail and water transport
- Primarily using sites that are located on Preferred Industrial Locations or existing waste management locations

The London Plan also states that boroughs should develop local policies for employment sites outside the SELs, having regard to

- the locational strategy (sustainability criteria)
- accessibility to the local workforce, public transport and where appropriate, freight movement
- quality and fitness for purpose of sites
- the release of surplus land for other uses in order to achieve the efficient use of land in light of strategic and local assessments of industrial demand.

Industrial Capacity Draft Supplementary Planning Guidance to the London Plan September 2003

This Guidance proposes that for sites outside the Strategic Employment Locations Lewisham is in the category of 'Limited Transfer of poorer industrial sites'. This is an intermediate category between those boroughs which are encouraged to adopt a particularly restrictive approach to the transfer of industrial sites to other uses

(‘Restrictive Transfer’), and those boroughs in the ‘Managed Transfer’ category that generally have a greater supply of vacant industrial sites relative to demand.

The Guidance also states (para. 6.12) that in developing criteria- based policies, boroughs should ‘seek to retain those sites in industrial use which the boroughs consider to be most important for industrial users. These will generally include the better quality industrial sites, but may also include poorer quality sites which provide scope for low cost industrial accommodation.’

The Draft Sub Regional Development Framework East London May 2005

This document again states that these locations are East London’s strategic reservoir of land for industrial type activities, and that they are the prime locations for these activities and should be designated in development plans. Draft SPG suggests that local guidelines should be produced to manage and enhance the distinct offers of different types of SEL and that other than as part of a strategically coordinated process, development of significant non-business uses within them should be resisted. Structured land release from SELs could be on the basis of the distribution of vacant and occupied industrial land, development proposals, especially those associated with Opportunity and Intensification Areas, and the scope for viable locational substitution of industrial provision. On this basis, substantial re-designation of SELs might be expected in Newham, Tower Hamlets and Barking & Dagenham with smaller scale consolidation of SELs elsewhere.

Local strategies

Lewisham Community Strategy

The strategy contains the following priority issues for employment land. These are

- foster enterprise and sustainable business growth including the creative industries
- secure the sustainable regeneration of Lewisham – its housing, transport and environment

The Strategy also states that Deptford and New Cross, where the majority of the employment locations designated in the UDP are situated are very old neighbourhoods in the north of the borough with a long history of industrial activity. They are the most diverse areas of Lewisham and have changed significantly over the past 30 years. Much of the river-related industry has closed and a great deal of redevelopment has taken place. The area is still home to many of Lewisham’s businesses and the creative sector is growing. Regeneration schemes have operated for the last 15 years, making big improvements to the physical appearance of the area and stimulating a strong and active local community and voluntary sector. The area has a very young population: one third of residents are under the age of 19. Nevertheless, Deptford and New Cross are two of the poorest areas in Lewisham and face specific problems. In particular unemployment, low educational achievement, poor health and life-expectancy, and crime and the fear of crime. The options chosen for the employment areas in the north of the borough should where possible act to ameliorate these problems

5.2 OPTIONS FOR PROTECTING EMPLOYMENT LAND

5.2.1 OPTIONS FOR STRATEGIC EMPLOYMENT LOCATIONS

OPTION NUMBER E1	Maintain current Strategic Employment Location Boundaries (Status Quo) (See Site Allocations for Strategic Employment Locations and Maps 1 and 2)
DERIVED FROM	London Plan Lewisham Unitary Development Plan
Discussion	<ul style="list-style-type: none"> • This option maintains the current strategic allocation of employment land. It does not review the boundaries.

	<ul style="list-style-type: none"> • This might mean that sites no longer suitable for continued industrial/business use would be maintained for these uses. • A reservoir of industrial land would be maintained for important uses such as waste recycling, and for those industries which are not so compatible with residential development. <p><i>This option preserves the current strategic employment locations as they are.</i></p> <p><i>Do you agree with this?</i></p> <p><i>Is this unrealistic given development pressures in some locations especially around the future station that might be built if this phase of the East London line extension goes ahead?</i></p>
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OPTION NUMBER E 2	Remove or add sites to Strategic Employment Locations(See Site Allocations for Strategic Employment Locations and Maps 1 and 2)
DERIVED FROM	London Plan Lewisham Unitary Development Plan
Discussion and Questions	<ul style="list-style-type: none"> • Some of the sites covered by this policy might no longer be suitable for continued business/industrial use. They might be under pressure from other uses, no longer suitable for business/industrial use, or derelict and unlikely to be re-used. Regeneration opportunities in the more deprived northern part of the borough might mean that other uses would be more beneficial. • Note that an option to propose the complete removal of employment land protection from substantial parts of the Strategic Employment Locations is not realistic and will not be taken forward as a preferred option. As stated above the London Plan takes the position that these areas represent a strategic reservoir of valuable employment land for the whole of London. <p><i>You are invited to consider the nature of these sites and to state whether some of them should continue to be protected. The site allocations section of this paper discusses these locations in more detail.</i></p> <p><i>If some parts of the sites were to be lost, what other uses would you like to see? Housing, or mixed housing and commercial uses are a possibility.</i></p> <p><i>Meeting the housing targets is likely to result in increased demand for such uses as schools, and medical facilities. Could these uses be included on these sites as part of mixed use development?</i></p> <p><i>Facilities for handling London's waste are another use option which would be compatible with the aims of preserving strategic employment locations.</i></p> <p><i>Alternatively please consider whether new sites should be included within the strategic employment location boundary.</i></p>

5.2.2 OPTIONS FOR DEFINED EMPLOYMENT AREAS

The Site Allocations section in this paper includes maps that show the location of the Defined Employment Areas.

Broad options for these areas are presented below. You are invited to consider each Defined Employment Area in more detail in the Site Allocations section of this paper, in particular whether each site should continue to retain the Defined Employment Area designation, and suggestions for alternative uses. You are also invited to consider the general location of these areas - although the northern part of the borough has the greatest level of unemployment would other non-employment uses be more beneficial in securing the regeneration of the area?

OPTION NUMBER DEA 1	Retain all the current Defined Employment Areas and refuse planning permission for changes of use away from business uses
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION AND QUESTIONS	<ul style="list-style-type: none"> • The current boundaries of the Defined Employment Areas would be maintained, and remain for the most part in business/industrial use. • This policy option would mean that the Council would refuse applications for all development that was not industrial, business and commercial. • Mixed use schemes for business and residential would be refused in favour of purely commercial and industrial schemes. All applications for housing development on these areas would be refused. • A very good selection of sites would be retained for use by small businesses and creative enterprises <p><i>Do you think that this option would be too inflexible and 'strangle' many promising new developments?</i></p>
OPTION NUMBER DEA 2	Remove protection for business/industrial uses in Defined Employment Areas
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION AND QUESTIONS	<ul style="list-style-type: none"> • This would potentially allow for complete redevelopment of these areas. • A strategic allocation of industrial/commercial land important to the functioning of London as a whole would be retained in the Strategic Employment Locations. • There would be a dramatic reduction in the number, type and quality of premises available for small and medium enterprises and the creative sector. <p><i>Do you think that this option would have a significant impact on the economic life of the borough?</i> <i>Do you think that the regeneration of the borough should concentrate on housing led development?</i></p>
OPTION NUMBER DEA 3	Review appropriateness of retaining Defined Employment Areas based on a set of criteria, with a view to removing protection for business, industrial and commercial uses from a number of sites.
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION AND QUESTIONS	<ul style="list-style-type: none"> • This option would involve the application of criteria to these areas such as access to the road network, environmental compatibility with surrounding areas, quality and suitability of the buildings, and the amount of employment on the site. • Dependent on the criteria used some Defined Employment Areas might be removed from protection. • Please consider the sites in Appendix 2 in relation to this option <p><i>Do you think that loss of these sites is more important in the north of the borough or in the south – how do you think the north of the borough should be regenerated? – should it be entirely led by housing development or does business development have a role to play?</i> <i>Could you suggest a list of criteria by which these sites should be reviewed? Or applications to redevelop these sites should be judged?</i></p>

5.2.3 OPTIONS FOR ALTERNATIVE USES IN THE DEFINED EMPLOYMENT AREAS

Some of the above options allow for the loss of some or all of the Defined Employment Areas either by the wholesale redesignation of land or by the application of criteria in order to judge which sites are worthy of retention. The following options deal with alternative uses that might be given permission in the case of redevelopment.

OPTION NUMBER DEA 4	Allow for 100% residential development in Defined Employment Areas .
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION	<ul style="list-style-type: none"> • This would make a good contribution to achieving housing targets. • As discussed above there is a question as to whether a sufficient number of industrial sites would be maintained, despite the retention of the Strategic Employment Locations. • The introduction of large amounts of housing into some areas would affect their functioning as business areas <p><i>You are invited to consider this option for each defined employment area in the site allocations section of the document</i></p>
OPTION NUMBER DEA 5	Allow 'mixed use' commercial and residential with an element of affordable housing (suggest 50%) in Defined Employment Areas. Also consider community facilities such as schools, surgeries etc.
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION	<ul style="list-style-type: none"> • This option would make a strong contribution both to regeneration and to housing provision. • Many of the employment sites in question are not close to town centres and public transport, and intense housing development might not be appropriate. • The introduction of large amounts of residential development into some Defined Employment Areas might harm the functioning of the rest of the area <p><i>You are invited to consider this option for each defined employment area in the site allocations section of the document</i></p>
OPTION NUMBER DEA 6	New Development in Defined Employment Areas should be 100% affordable housing where possible
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION	<ul style="list-style-type: none"> • This would make a strong contribution to meeting housing need in the borough. • Affordable housing might compensate for loss of industrial land • However some of the sites are not very close to public transport, and are also in areas where there is already a high concentration of social housing. They might not therefore be suitable for affordable housing • Some sites will naturally be more suitable for this type of development. <p><i>You are invited to consider this option for each defined employment area in the site allocations section of the document</i></p>

5.2.4 OPTION FOR CREATION OF NEW BUSINESS FLOORSPACE

OPTION NUMBER DEA 7	Create new affordable employment floorspace by requesting contributions from large new developments
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION AND QUESTIONS	<ul style="list-style-type: none"> Some of the sites that might be lost as part of this review of Employment Land in the borough might be substituted by the creation of new affordable employment space, arising from contributions that developers would make as part of planning agreements relating to large new developments <p><i>Do you think that these contributions would compensate for loss of some existing sites? Should such contributions be also directed to funding for training schemes?</i></p>

5.3 OTHER EMPLOYMENT SITES

These are options that cover employment protection on the many scattered employment sites in the borough. As discussed above many of them perform a valuable local function in providing jobs, services and variety in the local economy. Some of the sites are not well located for the uses taking place on site and may not always be compatible with surrounding housing. There are so many of these sites it is not possible to present them in a list, so a number of general options for dealing with them are presented below:-

5.3.1 OPTIONS FOR OTHER EMPLOYMENT SITES

OPTION NUMBER OTH 1	Preserve all these sites in business/industrial use.
DERIVED FROM	PPG4 London Plan Lewisham Unitary Development Plan 2004
Discussion and Questions	<ul style="list-style-type: none"> This would retain a good selection of sites for industrial commercial use. Small and medium enterprises, and the creative sector would benefit from a good choice of cheaper premises It might result in the dereliction of some sites that would be better suited for residential or mixed use due to location problems or old fashioned buildings It would make no contribution to housing provision targets <p><i>Are these sites more important to retain in the north or the south of the borough?</i> <i>Would this help the small cluster of creative businesses in Deptford and New Cross?</i> <i>Would retention of these sites help local businesses generally?</i></p>

OPTION NUMBER OTH 2	Remove protection from these sites and allow redevelopment for mixed use commercial and housing or 100% housing
DERIVED FROM	PPG4 London Plan Lewisham Unitary Development Plan 2004
Discussion and Questions	<ul style="list-style-type: none"> This option might reduce choice and supply of cheaper premises available for small and medium enterprises, and the creative industries Redevelopment for mixed commercial and residential uses would be likely to result in more expensive premises for small business. However it would also contribute to regeneration and the image of

	<p>the borough, and to meeting housing targets</p> <ul style="list-style-type: none"> • This option would result in more intensive and sustainable use of sites, and contribute to economic diversity and vitality <p><i>Do you think all these sites should potentially be redeveloped? It must be remembered that less attractive uses such as scaffolding yards, building yards and car servicing facilities also provide important local services</i></p>
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OPTION NUMBER OTH 3	Assess applications for the redevelopment of these sites flexibly on the basis of criteria
DERIVED FROM	PPG4 London Plan Lewisham Unitary Development Plan 2004
Discussion	<p>This option would allow each site to be judged individually, and would depend on the application of criteria to judge applications for development for other uses on merit. Those sites that might not meet the criteria for retention, and granted planning permission for other non employment uses might be able to attract 'planning contributions' for new employment premises or training facilities.</p> <p><i>Can you suggest criteria for judging whether these sites should be released for redevelopment? Suggestions are length of vacancy, quality of buildings, access to the road network, surrounding environment, numbers of jobs provided. Can you suggest more? Should there be any preference in the policy for alternative uses e.g. housing or mixed use development? Or other uses? Would any alternative use depend on the location - Is it more important to protect these sites in the north of the borough? Do you think that there is enough capacity in the defined employment areas to accommodate transferred uses or new industrial development should these sites be lost? Do you think that contributions to training would compensate for the loss of employment premises?</i></p>

5.4 OFFICE DEVELOPMENT

Despite policies over many years to attract office space to the major town centres of the borough this has largely so far been unsuccessful, and demand for large new office development has not materialised. Citibank is the major office provider in Lewisham Town Centre. In Catford town Centre the council itself is the major office provider. In both locations other offices are small scale and often occupy shop front premises- for uses such as solicitors, and estate agents. A significant office building in Catford that was nevertheless outdated was converted to residential use, compensated for by a concentration of council staff on the Town Hall 'campus'.

This situation may alter with the new developments emerging at Lewisham Gateway Scheme which is promoting Lewisham Town Centre of the future to be a dense mixed-use sustainable area that incorporates retail, housing, offices and leisure development with a quality public transport interchange.

The London Office Policy Review 2004 conducted by Roger Tym and Partners on behalf of the Greater London Authority which reviewed demand for new office development in all the Major and District Town centres in London stated that there was little or no demand for this in the various town centres in Lewisham borough.

Conversely the Lewisham local demand study (Lewisham Commercial Property Study 2005) has found that small businesses looking for office premises in Lewisham seem to prefer locating in the town centres.

OPTION FOR OFFICE DEVELOPMENT

OPTION NUMBER OFF 1	Direct larger office development to the Major Town Centres of Lewisham and Catford. Small scale developments will generally be acceptable in other locations (e.g. district town centres) and also ancillary to existing employment generating uses.
DERIVED FROM	PPG4 London Plan Lewisham Unitary Development Plan 2004
Discussion	<ul style="list-style-type: none"> • This option is currently Unitary Development Plan Policy • Lewisham and Catford Town Centres will be the subject of Area Action Plans that will form part of the Local Development Framework <p><i>Do you consider this is still the best approach to take?</i></p>

5.5 EMPLOYMENT CLUSTERS AND CREATIVE INDUSTRIES

Lewisham Council wishes to build on the artistic and creative centres such as Goldsmiths College and the Laban Dance Centre, by enabling the creating of a network of supporting cultural and artistic activities.

Business support agencies have mentioned that start-ups in the creative industries like to locate in the northern part of the borough as there is a recognisable cluster at Creekside and in the New Cross and New Cross Gate area. There seems also to be a demand by the creative industry for premises in Forest Hill as there is a cluster of more established creative businesses in the area. (Creative Industry Lewisham Borough Council Commercial Property Survey).

The London Plan

Manufacturing and other services, including business services, are linked. For example, manufacturing supports many jobs in services through outsourcing and manufacturers can draw on London's creative industries using the world class design skills of its colleges and universities.

London wholesale distribution is forecast to grow by 14,000 jobs over the next fifteen years but manufacturing jobs are forecast to fall from 320,000 in 2001 to 240,000 in 2016, a decline of 25 per cent. Nonetheless, London will still have a significant and varied range of industrial occupiers. High value-added and design-led manufacturing will have an important role in London's knowledge driven economy.

OPTION NUMBER CRE 1	Identify 'Creative Quarters' where the Council will encourage development of creative enterprises
DERIVED FROM	London Plan Lewisham Unitary Development Plan 2004
Discussion and Questions	<ul style="list-style-type: none"> • If these areas were formally identified it might be possible to focus developer contributions arising from large scale developments into these locations in order to fund affordable premises <p><i>Do you think that this policy would act to preserve or create affordable workspace for creative industries?</i></p>

5.6 LIVE/WORK DEVELOPMENTS

Live Work developments allow for mixed use residential and business to occur within a single unit. They have been considered to be useful in promoting starter businesses by providing facilities that a normal residential dwelling might not supply, such as proper parking and access, and doorways capable of taking goods deliveries. One of the aims of the Council is to support the development of creative industries in the borough, and to 'create a fusion of the arts, the environment and the economy'. Live work units are considered to contribute to this aim.

They have been a popular solution in finding a new use for the older attractive warehouse buildings prevalent in certain locations in London e.g. the City Fringe. Live work premises have been successfully developed in Lewisham on a number of occasions. A particularly successful example may be seen at Havelock Walk in Forest Hill which has been developed in a piecemeal fashion from a back street mews of older workshop/warehouse buildings. An innovative development of new live/work 'pods' is to take place adjacent to Astra House in Arklow Road.

However some live work development may not be viewed to have such positive effects. The introduction of residential uses into employment areas, especially Defined Employment Areas, might cause conflict and restrict the operational efficiency of firms. It may, in practical terms, be difficult to ensure the continued use of live/work units for employment purposes – especially in some new developments with poor practical access for business use. In Lewisham, good employment land is a commodity in short supply. This land supply could be decreased to the detriment of the local economy if live/work units turn out to be purely residential.

On the other hand the Council might consider that the housing needs of the borough are paramount. In some areas of poorer quality business/industrial premises that might not be suitable for inclusion in Defined Employment Areas, or on other scattered sites in the borough that are largely surrounded by residential uses it might be better to lose the employment use of a site and maximise the contribution it would make to the supply of housing, rather than the half way house of live work development.

On sites where a demand for new business premises can be substantiated it might be preferable to have mixed use commercial with purely residential on the upper floors. This would also contribute to the aims of 'Creative Lewisham' by intensifying development on sites, contributing to the dynamism and liveliness of uses on a site, and maximising the contribution the site would make to the 'Compact City' and sustainability. (see Urban Design and Conservation Issues and Options Paper).

OPTIONS FOR LIVE/WORK UNITS

OPTION NUMBER LW1	Live-work developments should be welcome in Defined Town Centres, and locations closely associated with Local Shopping Parades where the use does not conflict with residential amenity. Applications for live/work developments in Defined Employment Areas and other employment sites would be judged according to the policies relevant to those areas.
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION and Questions	<ul style="list-style-type: none"> • This is the policy approach to live-work developments in the current Lewisham Unitary Development Plan • Live work units can provide valuable accommodation for starter businesses, and the Council has encouraged these uses as much as possible as an aid to the regeneration and diversification of the local economy • Live work units on employment sites would generally need to meet strict criteria in order to allow the release of sites for this type of use • Where these units have been developed on employment sites the Council has entered into Section 106 agreements with the developer. These are legal agreements under the Town and Country Planning Acts intended to ensure that the properties are used according to the planning

	<p>permission granted, and do not revert to an entirely residential use, thereby ensuring the continuation of employment uses</p> <ul style="list-style-type: none"> • Town Centres and local shopping parades are considered more suitable for this type of development as they have the advantages of both of a business location and an environment more suitable for residential use <p><i>Do you think that the current approach to live work development is the most balanced way of retaining employment land, ensuring diversity in the economy, and in town centres while providing an element of residential accommodation?</i></p>
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OPTION NUMBER LW2	Live-work developments should only be allowed in attractive older workshop/warehouse buildings as a way of ensuring their continued use
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION and Questions	<ul style="list-style-type: none"> • This option would ensure a continued beneficial use for older workshop buildings. • In Lewisham these types of buildings are to be found scattered in various mews style locations, and are often to be found in backland sites to the rear of housing. • It would also improve the residential environment as the type of business use in live work development is generally compatible with a residential environment. <p><i>Do you think that notwithstanding these advantages alternative uses should be housing?</i> <i>Is it valuable to preserve commercial or business uses in these locations?</i></p>

OPTION NUMBER LW3	Live Work Developments should be refused planning permission in favour of mixed use commercial and residential development or 100% residential development
DERIVED FROM	Lewisham Unitary Development Plan
DISCUSSION and Questions	<ul style="list-style-type: none"> • There are many scattered employment sites in Lewisham, located in residential neighbourhoods. • Many do not have buildings of any quality on them, either in terms of modern units, or older attractive buildings, and access is poor. • Some of them have caused problems for adjacent residential occupiers. • On some sites the choice could be 100% residential development with no commercial element depending on the nature and quality of the site. <p><i>Do you think that live/work development has a role to play in the more general economic life of the borough?</i> <i>Do you think that separate commercial and residential units developed together would be more viable and more likely to preserve business uses?</i></p>

6. CONCLUSION

This paper sets out a series of issues relating to employment land. These are proposed for consultation and we will greatly welcome your comments. These broad options will lead us towards the preferred options which will form the new policies for the Core Strategy and Development Policies and Site Allocations Development Documents.

A series of other Issues and Options Papers has been prepared covering a wide range of matters which need to be reviewed by the Council. All are being consulted on extensively.

The Council is seeking your comments and/or views on the issues and options set out in this paper in order to ensure that all feasible options are considered as part of the appraisal process and in developing the Core Strategy and Development Policies and Site Allocations Plans.

In preparing this and other Issues and options papers, the Council is looking to the community and stakeholders to tell us the following:-

- What you think of the options presented
- What improvements could be made to the options
- Which are the options you would prefer the Council to take forward
- Are there any options we haven't put forward that you would like us to consider?

In thinking about the options presented, it must be remembered that the preferred option may not be a single discreet option that has been presented in this paper. It may be better to choose a combination of a range of options taking the best parts of each. The Council welcomes any general comments but would particularly value your views on the options presented.

PLEASE FORWARD ANY COMMENTS BY 24th October 2005 TO:

PLANNING SERVICES
LONDON BOROUGH OF LEWISHAM
5TH FLOOR LAURENCE HOUSE
1 CATFORD ROAD
LONDON
SE6 4RU

OR E-MAIL TO planning@lewisham.gov.uk

Subject Line: Employment Land Issues Paper – Planning Policy

SITE ALLOCATIONS IN STRATEGIC EMPLOYMENT LOCATIONS

INTRODUCTION

This appendix discusses options for Lewisham's Strategic Employment Locations referred to in the London Plan. The locations are designated as Defined Employment Locations under Policy EMP 3 of the Adopted Lewisham Unitary Development Plan 2004. The paper also includes options for sites arising from a consultation exercise requesting the community and landowners to suggest options for sites earlier this year.

The following outlines the other key issues for Strategic Employment Locations as derived from the preliminary scoping work undertaken: -

- o Need to support the creation of local employment opportunities;
- o Need to provide a range of sites for industrial users
- o Limited demand for large and medium office space in Lewisham;
- o Good demand for smaller industrial commercial premises due to preponderance of small and medium size enterprises
- o Increased public transport accessibility of the Surrey Canal Road area as a result of the possible East London Line Extension and the need to intensify land uses around public transport nodes;
- o Need to provide additional homes and affordable homes to meet target set out in the London Plan;
- o Proximity of the SELCHP waste transfer station.
- o The proximity of the Convoys Wharf redevelopment which will lead to pressure for associated development on some sites
- o Provision of premises for the creative industries

THE LONDON PLAN

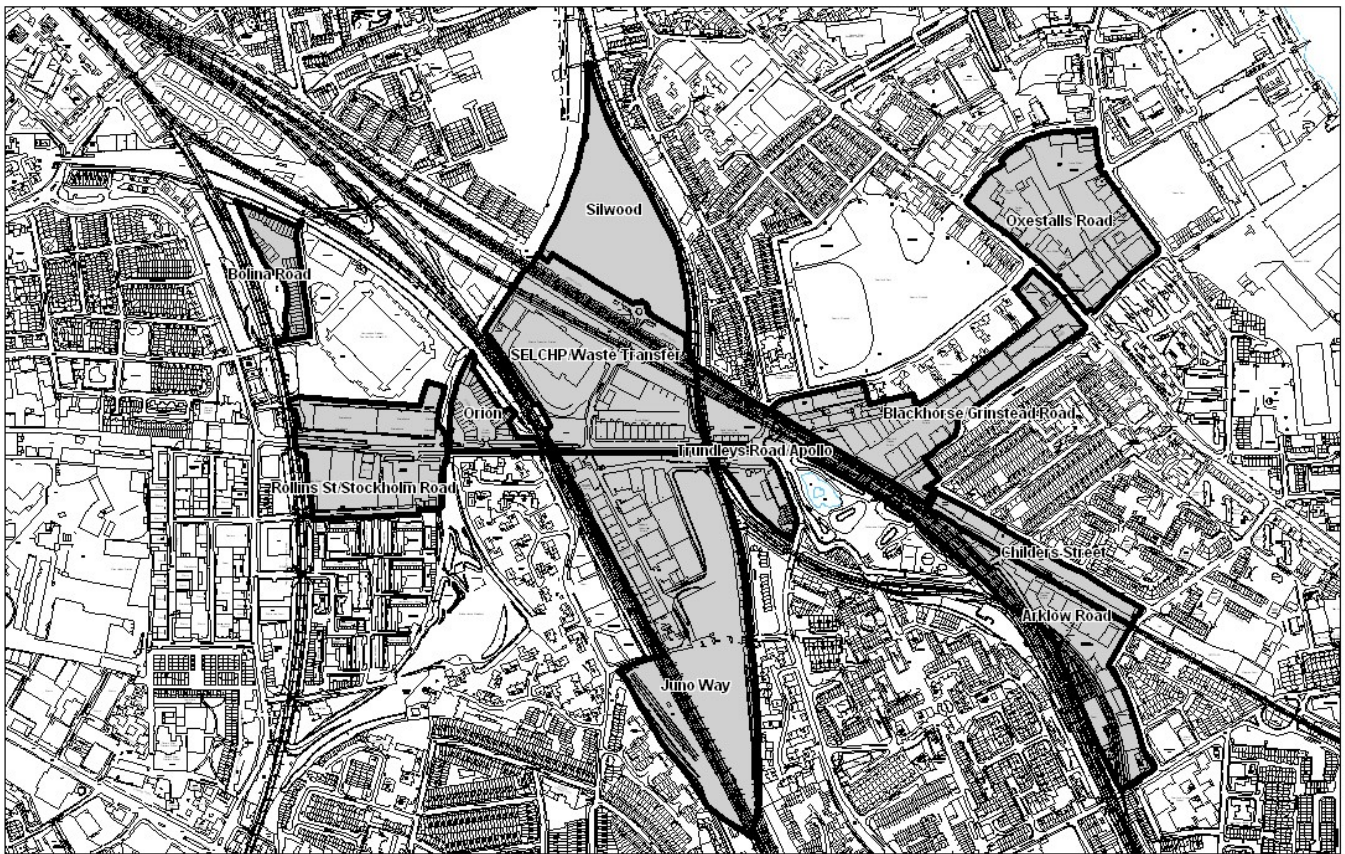
The London Plan states that these areas perform a strategic function by providing a reservoir of business and industrial uses for the whole of London. Furthermore the London Plan states that these locations will provide the land to enable all the waste arising from London to be handled within the Metropolitan boundary.

It outlines that the extent of the preferred industrial locations should be specified in local planning documents and that the areas should be kept under review to ensure that the right locations are being safeguarded.

The London Plan commits the borough to maintain a reservoir of business and industrial land in the Strategic Employment Locations. Some of the sites within the identified locations are considered to perform this core function as required by the London Plan.

EAST LONDON LINE EXTENSION

Policy 3C.9 and Policy 3C.10 of the London Plan outline propose transport projects including the East London Line Extension. The East London Line Extension will extend and up grade the existing London Underground East London Line by converting it into a 'metro-style' train service. Phase 1 of the extension into South London is now committed and will involve the construction of extra track over what is now the Lewisham Car Pound off Juno Way and Coldharbour Lane. Phase 2 (part) involves the construction of a short section of track linking the existing East London Line from the south of Surrey Quays to run alongside the western boundary of the Silwood Triangle and Bridgehouse Meadows to the railway line between South Bermondsey and Queens Road (Peckham) stations. This new section will travel through the Surrey Canal Road area and involve the construction of a new station at Surrey Canal Road. Phase 2 does not currently have funding and is not yet programmed.



Map 1
SEL Map

**Surrey Canal Road Strategic Employment Location
and Silwood Triangle**

SURREY CANAL STRATEGIC EMPLOYMENT LOCATION

REVIEW OF SITES

The following sites in the Surrey Canal Strategic Employment Location are considered to perform the core industrial, commercial and waste handling functions envisaged in the London Plan. The Council is proposing to retain these sites in industrial use. The option being presented for consideration for these sites is continuation in industrial/employment/waste use. Options for other uses for these sites will not be presented by the Council.

Waste Transfer sites around Landmann Way including South East London Combined Heat and Power Station, Hinkcroft Skips, Civic Amenity Site, British Wharf and Gemini Industrial Estates, Silwood Triangle. (10.93 ha.)

Reasons

This area comprises a valuable waste handling facility for the whole of Lewisham. The South East London Combined Heat and Power Station handles waste from beyond the boundaries of Lewisham. When it reaches the end of its useful life the site will most likely be required for other waste handling facilities. The other uses around it contribute to this centre of gravity. This area also includes British Wharf a popular purpose built industrial estate, and the Gemini Industrial Estate, comprising of high quality refurbished and serviced railway arches.

The area is extremely well located for these uses, being surrounded and bisected by railway lines and the Surrey Canal Road which has no residential uses. Access to the west is possible via Ilderton Road in the London Borough of Southwark which is also largely industrial/commercial. Gemini Industrial Estate faces onto Silwood Triangle which is vacant.

The Silwood Triangle will in the short to medium term be used as a depot for the works to take place for the East London Line extension (phase 1 to Forest Hill and West Croydon) and for the Thameslink 2000 project, and will therefore not be available for development for housing or mixed use commercial and housing. Options for these uses are not considered realistic at the present time.

Elizabeth Industrial Estate, Juno Way Industrial Estate, Juno Way Lewisham Vehicle Pound and railway lands Juno Way/Coldharbour Lane (10.07 ha.)

Reasons

Elizabeth Industrial Estate and Juno Way Industrial Estate are both well established industrial and warehousing areas. The Lewisham Vehicle Pound has temporary planning permissions for this use. This use will need to terminate due to the construction of Phase 1 of the East London Line extension as new railway line will be constructed across the site. It is likely that the site will subsequently be required for a rail servicing facility.

The area is well located for these uses surrounded by railway lines and insulated from surrounding residential development. Access is via Ilderton Road in the London Borough of Southwark and Surrey Canal Road.

Bolina Road Industrial Estate (0.95 ha.)

Reasons

This is a small purpose built industrial estate comprising premises with individual freeholds. The main uses are car repairs.

The site is well located for this use being surrounded by railway lines on embankments and by the Millwall Football Stadium. The configuration of these lines and the road layout combine to isolate the site from the surrounding road network which might mean that a mixed use commercial and residential development would not be successful. Once the Thameslink 2000 Proposals are on site which will mean the closure of Bolina Road at the Railway arches at the Silwood Street end (except for pedestrian and Cyclists), the route past this estate will be the only means of access to the Waste Transfer site on Bolina Road. Traffic from this use would affect residential uses. This Waste Transfer Site is discussed at Option SEL 1)

Apollo Business Centre and other industrial premises on Trundleys Road north of the East London Line leading to New Cross (2.22 ha.)

Reasons

The Apollo Business Centre comprises railway arches and one modern purpose built industrial building all well used with good servicing off Surrey Canal Road.

The area to the south of Surrey Canal Road comprises some older industrial premises and a scrap/recycling yard.

These uses are consistent with the aims of preserving a strategic reservoir of industrial business land for recycling/waste management purposes.

The area is well located for these uses surrounded by railway lines and public open space. It is not adjacent to any residential uses.

Deptford Trading Estate and other industrial premises on Blackhorse Road Ocean Wharf, and other business premises on Grinstead Road, and Evelyn Court on Evelyn Street (4.28 ha.)

Reasons

This area comprises a high quality purpose built industrial estate, some larger warehouse /industrial premises and a small modern office complex on Evelyn Street, a scaffolding yard, and some older warehouse and industrial premises at Ocean Wharf and near to the railway line.

Recent applications for redevelopment and change of use on some of the sites have been refused.

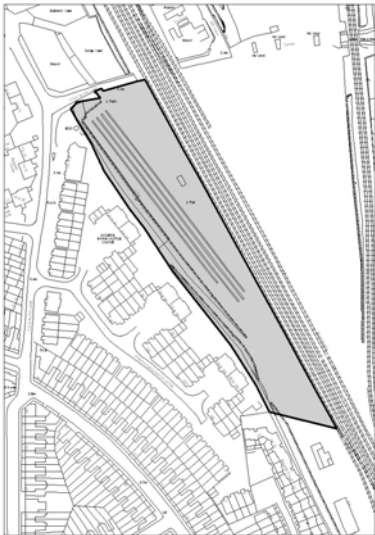
The area is considered to represent a well used and coherent area of industrial land with a good mix of uses.

The area has good direct access to the road network (A200 Evelyn Street), and the nature of the uses on the site, are not considered to represent problems to adjacent residential development.

QUESTIONS

Do you agree that the above sites should be retained in their current uses?

What other uses would you propose if you think their use should change?



Option suggested by Landowners/Community

Mr. Haines Local Resident suggested that part of the railway lands at Coldharbour Lane Juno Way (see map to the left) that will remain undeveloped following the construction of the East London Line extension should be redeveloped for housing.

What do you think of this suggestion?

SURREY CANAL STRATEGIC EMPLOYMENT SITES WITH OPTIONS FOR REDEVELOPMENT PRESENTED BY THE COUNCIL

The areas listed below are considered to be of more peripheral importance to the Strategic Employment Location therefore options for other uses are being presented by the Council.

ROLLINS STREET/STOCKHOLM ROAD (3.99 ha.)

Warehouses on Stockholm Road
Excelsior Industrial Estate
Rollins Wharf (Jewsons)

AREA DESCRIPTION

This area is close to the borough boundary with London Borough of Southwark. The Surrey Canal Preferred Industrial Location continues across the boundary with Southwark and extends as far as the Old Kent Road.

There is a social housing estate directly to the south with Millwall Football Club directly to the north.

Main access is via Ilderton Road to the Old Kent Road (A2) in the London Borough of Southwark. Access for the pedestrian is poor and rather forbidding. Public transport access is also poor. The Surrey Canal Station will be built close to the eastern boundary of both the Stockholm Road Warehouses and the Excelsior Industrial Estate.

Warehouses on Stockholm Road

The area north of the Surrey Canal Road is occupied by one long warehouse/factory building partly occupied by a printing firm according to the 2003 Industrial Land Survey. The rest of the building was recorded as vacant. It is considered to represent modern well serviced accommodation capable of reuse.

Excelsior Industrial Estate and Rollins Wharf

The area south of the Surrey Canal Road may be divided into two sites with differing characteristics. Rollins Wharf to the west is a timber yard/builders merchants. The Excelsior Industrial Estate is a self contained area of mixed industrial buildings of various styles and ages. There have been permissions granted for mixed live/work and residential uses in some of the older more attractive warehouse buildings. Some of the buildings are of poorer quality, and it is not apparent from a visual inspection whether they are occupied. Such buildings are not necessarily vacant and may offer cheaper premises for business starters or creative uses.

The 2003 Industrial Land Survey recorded the following uses on the Excelsior Industrial Estate

Name	Address	Use
vacant	Bridge House, Excelsior Works	vacant
occupied	Unit 1, Excelsior Works	occupied
Weldrite Plastics	Unit 10, Excelsior Works	Manufacture/Wholesale PVC Ring Binders
Weldrite Plastics	Unit 11, Excelsior Works	Manufacture/Wholesale PVC Ring Binders
Terence Williams Design	Unit 12, Excelsior Works	Manufacture Furniture for Home & Office
vacant	Unit 13, Excelsior Works	vacant
Lee Green Glass	Unit 14, Excelsior Works	Glass and Glazing
Lee Green Glass	Unit 15, Excelsior Works	Glass and Glazing
vacant	Unit 16, Excelsior Works	vacant
vacant	Unit 17, Excelsior Works	vacant
Southview Indexing and Paper Products	Unit 5, Excelsior Works	Stationery products
Southview Indexing and Paper Products & Tennet Press Ltd	Unit 6, Excelsior Works	Stationery products
Southview Indexing and Paper Products	Unit 7, Excelsior Works	Stationery products
Charlie Records	Unit 8, Excelsior Works	Record Company
unmarked	Unit 9, Excelsior Works	occupied/unmarked
Building Materials	Unit A Rollins House, Excelsior Works	Building materials
Off Site Storage	Unit B Rollins House, Excelsior Works	Storage firms
Tosca Bathrooms	Unit C Rollins House, Excelsior Works	bathrooms
Tosca Bathrooms	Unit C Rollins House, Excelsior Works	bathrooms

OPTIONS FOR THE FUTURE USE OF ROLLINS STREET/STOCKHOLM ROAD, INCLUDING OPTIONS FOR SITE ALLOCATIONS.

OPTION NUMBER	NAME	DESCRIPTION
ROLL 1	Mixed Use Commercial/Residential/Live work	This option would build on the existing permissions for live work and residential development in the Excelsior Industrial Estate. It would take advantage of the location of the proposed Surrey Canal Road Station in that it would allow pedestrian access to an area that is currently rather inaccessible from this

OPTION NUMBER	NAME	DESCRIPTION
	developments	point of view. It would contribute to the housing targets and result in the regeneration of an area that has become somewhat run down. It seems likely that the employment uses on Stockholm Road and Rollins Wharf would remain.
ROLL2	HOUSING/COMMUNITY USE	This option would remove protection given to employment uses and allocate the land for housing. Given the location of the future Surrey Canal Road station it is expected that housing could be quite intense in scale and use, helping to provide new homes to meet the needs of the community. Any housing would be expected to advance policies in the Spatial Strategy relating to affordable housing, design and other matters. Housing could also capitalise on the accessibility created by the future Surrey Canal Road Station. Some of the housing development in this area is relatively isolated from community uses which might usefully be located here.
ROLL3	Retain employment uses	This option would protect existing employment uses on all the sites. Other ways of regenerating the Excelsior Industrial Estate would need to be considered. The area would lend itself to creative industries, especially with the location of the new East London line Station.
ROLL4	WASTE MANAGEMENT	This option would identify the area as being suitable for waste management facilities. The SELCHP Combined Heat and Power Station is close by and numerous other waste management / recycling enterprises exist in the wider area. The use of this area for waste management would assist in meeting strategic objectives of better managing waste in the borough. This option would need a site allocation on the area to protect the land for waste related uses.

ORION BUSINESS CENTRE SURREY CANAL ROAD (1.09 ha.)

AREA DESCRIPTION

This is a self contained modern industrial estate situated on the Surrey Canal Road to the east of the proposed Surrey Canal Road Station. Access is identical to Area 1. The site is surrounded by embankments to the east and west and by Surrey Canal Road which is embanked and a housing estate to the south. It is considered to be suitable for continued industrial use.

The construction of the new East London Line Station at this location would certainly involve the loss of one and maybe two industrial units, but the rest of the estate would remain intact. Access to the estate and its long term functioning would not be affected. However, the arrival of the station so close by would inevitably lead to some reconsideration of the continued industrial use and functioning of the site.

The 2003 Industrial Land Survey showed the following occupiers:

Name	Address	Use
Prandys	Unit 1, Orion Business Centre	Design & Manufacture Embroidery
Pharmacia @ Venture Fulfillment Ltd	Unit 10, Orion Business Centre	Mail Services
Straker Design and Build Ltd	Unit 11, Orion Business Centre	Building Contractors
Millennium Bathrooms	Unit 12, Orion Business Centre	Bathroom and Plumbing Supplies
Linco Europe Ltd	Unit 13, Orion Business Centre	
Linco Europe Ltd	Unit 14, Orion Business Centre	
Safair Print Services Ltd	Unit 15, Orion Business Centre	PRINTERS & LITHOGRAPHERS
Safair Print Services Ltd	Unit 16, Orion Business Centre	PRINTERS & LITHOGRAPHERS
Safair Print Services Ltd	Unit 17, Orion Business Centre	PRINTERS & LITHOGRAPHERS
Safair Print Services Ltd	Unit 18, Orion Business Centre	PRINTERS & LITHOGRAPHERS
Safair Print Services Ltd	Unit 19, Orion Business Centre	PRINTERS & LITHOGRAPHERS

Name	Address	Use
East London Line Extensions	Unit 2, Orion Business Centre	Office
Modern Construction UK Ltd	Unit 20, Orion Business Centre	Builders
Globe Mail Services	Unit 21, Orion Business Centre	Mail Services
unmarked	Unit 22, Orion Business Centre	occupied
White Villa Ltd	Unit 23, Orion Business Centre	Signs Blinds and Materials
Barry Albin & Sons Ltd	Unit 24, Orion Business Centre	Coffin Manufacturers & Funeral Directors
Luxe Ltd@Venture Fulfilment Ltd	Unit 25, Orion Business Centre	
Pfeifer Drako Ltd	Unit 3, Orion Business Centre	
City & West Solutions Ltd	Unit 4, Orion Business Centre	Laser Printers
Prophetts Soft Drinks Limited	Unit 5, Orion Business Centre	Soft Drinks Wholesalers
Prophetts Soft Drinks Limited	Unit 6 , Orion Business Centre	Soft Drinks Wholesalers
Vacant	Unit 7, Orion Business Centre	vacant
Food Wholesaler	Unit 8, Orion Business Centre	Food Wholesaler
Kallprint	Unit 9, Orion Business Centre	PRINTERS & LITHOGRAPHERS

OPTIONS FOR THE FUTURE USE OF THE ORION BUSINESS CENTRE, INCLUDING OPTIONS FOR SITE ALLOCATIONS.

OPTION NUMBER	NAME	DESCRIPTION
ORION 1	EMPLOYMENT	This option would retain this area in employment use. It could be expected that this option would result in the continuation of the current land uses on the area, which seem to represent a very good mix of essential services for London as a whole including a sprinkling of 'creative industries'. The arrival of the station would improve access to these uses, which at the moment easy only by road.
ORION 2	HOUSING & COMMUNITY USE	This option would remove the defined employment area designation and allocate the land for housing. At this location with good public transport a high density development might be achievable. A community use might be appropriate on part of the site. It seems likely that housing use at this location would not impact on the rest of the Strategic Employment Location due to its self contained nature.
ORION 3	MIXED USE – EMPLOYMENT & HOUSING	This option would identify the area as being suitable for mixed use development, with employment uses being developed concurrently with housing. If the option to choose mixed uses on the Excelsior Industrial estate is chosen this option would be likely to add to a centre of gravity of mixed housing and commercial uses which would perhaps contribute to the industrial commercial functioning of the rest of the employment location.
ORION 4	WASTE MANAGEMENT	This option would not appear to be realistic due to the proposed location of the East London Line Station.

OXESTALLS ROAD (4.52 ha.)

AREA DESCRIPTION

This area is bounded by Evelyn Street, Oxestalls Road, Grove Street and Dragoon Road. It is not closely connected to the rest of the Strategic Employment Location and is geographically closer to the Convoys Wharf Redevelopment which is likely to occasion some pressures for redevelopment.

This is a very mixed area comprising scrap metal merchants and recycling, retail warehouses, road haulage business/ refuse vehicle servicing depot, a small trading estate with poor quality buildings offering a mix of uses such as car servicing, and 'Dockland Car Auctions'. Some modern warehouses facing onto Dragoon Road were recently converted to self storage uses.

Crown Works on the north western corner of the site is an older industrial building that is being converted into live/work units.

Parts of the Area particularly Victoria Wharf, and the area at the rear of Park Wharf have a very poor environmental quality both in terms of site and buildings.

Access by road is good via the A200 Evelyn Street. Public transport by bus is good, but access to rail and the underground is poor with the nearest stations being Deptford and Surrey Quays.

The 2003 Industrial Land Survey recorded the following uses:

Name		Address	Use
Studley Commercials Limited		Grove Street	Garage Services
Safestore Self Storage		Dragoon Street	Warehouse - Self Storage
DSM Scrap Metal		Oxestalls Road	Scrap metal waste merchant
Evelyn Wines Cash & Carry	121 - 123	Grove Street	Drinks Wholesaler
Bucks Furniture Warehouse	125	Evelyn Street	Furniture Wholesalers
vacant	179	Grove Street	vacant
GD Metal Recycling Limited	Crown Wharf	Grove Street	Metal Recycling
vacant	Diploma Works	Grove Street	vacant
Pepys Community Forum	Grove Street		office
Dawsons Rentals	New Baltic Wharf	Oxestalls Road	Commercial Vehicle Hire
Onyx Refuse Vehicles	New Baltic Wharf	Oxestalls Road	Refuse Vehicle Depot
Docklands Auctions 2000 Ltd	Park Wharf	Evelyn Street	Car auctions
occupied	Unit 1 - Victoria Works	Grove Street	occupied
Car Breakers Deptford Limited	Unit 13, Victoria Wharf	Grove Street	Car Breakers
Higher Dimension International Gospel Centre	Unit 2 - Victoria Works	Grove Street	church
Surrey Powder Finishers	Unit 3 - Victoria Works	Grove Street	Metal Workers
Car Valeting and Repairs	Victoria Works	Grove Street	Car repairs and recovery
Morris Minor Specialists	Victoria Works	Grove Street	Car repairs

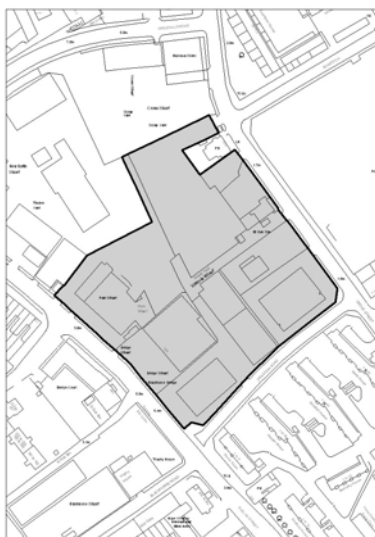
OPTIONS FOR THE FUTURE USE OF OXESTALLS ROAD INCLUDING OPTIONS FOR SITE ALLOCATIONS.

OPTION NUMBER	NAME	DESCRIPTION
OXE 1	EMPLOYMENT	This option would retain this area within a defined employment area and restrict housing or other non-employment uses from establishing in the area. Given the evidence which exists about the limited potential for significant employment generating activities (e.g. offices), it could be expected that the continued use of the land would be for smaller scale light industrial uses under this option.
OXE 2	HOUSING	This option would remove the defined employment area designation and allocate the land for housing. There is likely to be development pressure for this option due to the new development close by at Convoys Wharf.

OPTION NUMBER	NAME	DESCRIPTION
OXE 3	MIXED USE – EMPLOYMENT & HOUSING, COMMUNITY USE	This option would identify the area as being suitable for mixed use development, with employment uses being developed concurrently with housing. The employment uses, where they are not viable on their own, could be cross-subsidised by the housing so as to result in employment generating activities on the site. Employment uses which could be expected to develop on the site would primarily be small and medium enterprise, including opportunities for creative industries. Part of the site might be suitable for a community facility such as a school. Other community oriented facilities e.g. leisure uses might also be suitable.
OXE 4	WASTE MANAGEMENT	Retain the scrap metal uses on the site. This option does not necessarily exclude the other uses on the site as only part of the area is currently given over to metal recycling. It is likely however, that the facility would have to be modernised to be compatible with adjacent uses, possibly not including metal recycling.

OXE 5 - OPTION PUT FORWARD BY LANDOWNER

Hepher Dixon on behalf of Law 2380 Limited trading as Industrial Holdings Fund have put forward options for part of the Oxestalls Road site(125-127 Bridge Wharf, Evelyn Street and Victoria Wharf Grove Street) as shown below.



They have advised that this part of the site currently employs 32 people, and state that in general it maintains a poor environment and little economic benefit to the borough as evidenced by the employment figures.

They proposes a mixed use redevelopment led by high density, quality residential development which would also provide a similar or greater number of new jobs and enhancing the quality and quantity of employment available to the site.

What are your views on this proposal?

Note: Redevelopment of Oxestalls Road Defined Employment Area might afford an opportunity to reopen the former Surrey Canal which runs through this site. This proposal would be subject to extensive feasibility studies.

CHILDERS STREET (1.87 ha.)

AREA DESCRIPTION

The Childers Street area comprises a narrow strip of older style industrial premises sandwiched between Childers Street SE 8 and the railway line on a viaduct. The arches in the viaduct have been converted to business and industrial and storage uses and form the Parkside Business Estate. Any new uses at this location would need to be compatible with and allow both for the continued operation of the industrial uses in the Parkside Business Estate, and the residential development on the north side of Childers Street.

Access to the A200 Evelyn Street is relatively direct although might affect residential street. Access to the rest of the Strategic Employment Location is via Trundleys Road to Surrey Canal Road.

Because of the configuration and location of the site use for waste processing is not thought likely to be appropriate.

The buildings on Childers Street are occupied by a Direct Mail Firm, a Paper Bag/Cardboard Manufacturer, and by Artists studios provided by a Charitable Organisation.

The Parkside Business Estate provides serviced and refurbished railway arches for a variety of uses including storage, screen printing, wholesale food and meat, craft uses, goods importers etc.

OPTIONS FOR THE FUTURE USE OF CHILDERS STREET INCLUDING OPTIONS FOR SITE ALLOCATIONS.

OPTION NUMBER	NAME	DESCRIPTION
CHI 1	Employment	This would continue current uses on the site.
CHI 2	Housing	This would contribute to the housing targets. It might be possible to convert the existing buildings on Childers Street, or to provide a complete redevelopment. Both possibilities would need to allow for the Parkside Business estate to continue in uninterrupted use. The employment uses on the site would be lost and might not be replaced within the Borough.
CHI 3	Mixed Use Employment/ Housing	This option might allow for the continuation of employment uses which might be cross subsidised by housing development. Employment uses which could be expected to develop on the site would primarily be small and medium enterprise, including opportunities for creative industries.
CHI 4	Mixed Use Employment/ Live Work Units, Housing	This location might also be suitable for the inclusion of some live work units. The building on Childers Street is attractive with large windows which might lend itself to this use.

ARKLOW ROAD (3.47 ha.)

AREA DESCRIPTION

This is a triangular area on Arklow Road comprising the Arklow Road trading estate and Astra House which is a multi-occupied office building. It is to the south of the main Strategic Employment Location and largely cut off by railway lines that form the northern and western boundaries. The trading estate is self contained and its current employment use would not be considered to represent difficulties to the residential developments on Arklow Road. The office uses in Astra House are also compatible with residential uses. The area also includes a depot for the East London tube line.

New Cross Railway station is the closest station and is within easy walking distance.

Shortest direct access to the main road network is via Abinger Grove to Evelyn Street (A200). The nearest bus routes are on Evelyn Street and on Trundleys Road/Sanford Street.

Recent surveys (2003) showed that the Trading Estate was fully occupied (mainly by print firms, a metal duct manufacturer, and a bottled water supplier). Astra House is a multi occupied building housing a variety of firms such as accountants, a training organisations and computer software consultants.

Permission was recently granted for an innovative development of small live work units to be built above the car park adjacent to Astra House. The development would not affect the operation of the Employment Area as it would be built over and retain the operational car park at Astra House.

OPTIONS FOR THE FUTURE USE OF THE AREA INCLUDING OPTIONS FOR SITE ALLOCATIONS.

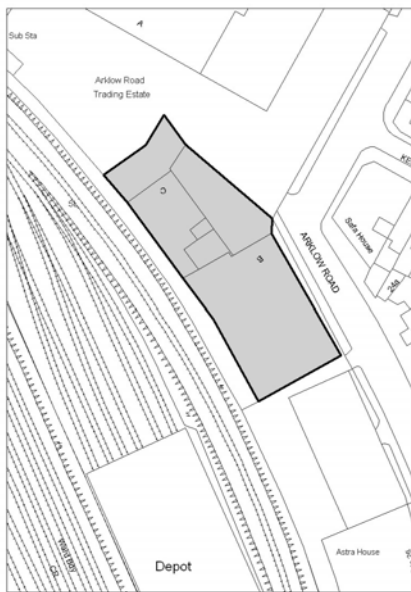
OPTION NUMBER	NAME	DESCRIPTION
ARK 1	Employment	This would continue current uses on the site.
ARK 2	Housing/Community Facility	This would contribute to the housing targets. It might be possible to convert the existing buildings on the site or to allow for complete redevelopment at a high density. There might be space to accommodate a community facility e.g. surgery on part of the site.
ARK 3	Mixed Use Employment/ Housing	This option might allow for the continuation of employment uses which might be cross subsidised by housing development. Employment uses which could be expected to develop on the site would primarily be small and medium

OPTION NUMBER	NAME	DESCRIPTION
		enterprise, including opportunities for creative industries. It might be possible for example to allow the mixed use redevelopment of the Arklow Road Trading Estate while retaining Astra House in office use. The London Underground facility would remain.
ARK 4	Mixed Use Employment/ Live Work Units, Housing	This location might also be suitable for the inclusion of some live work units. There is already a planning permission for this use on the Astra House car park.

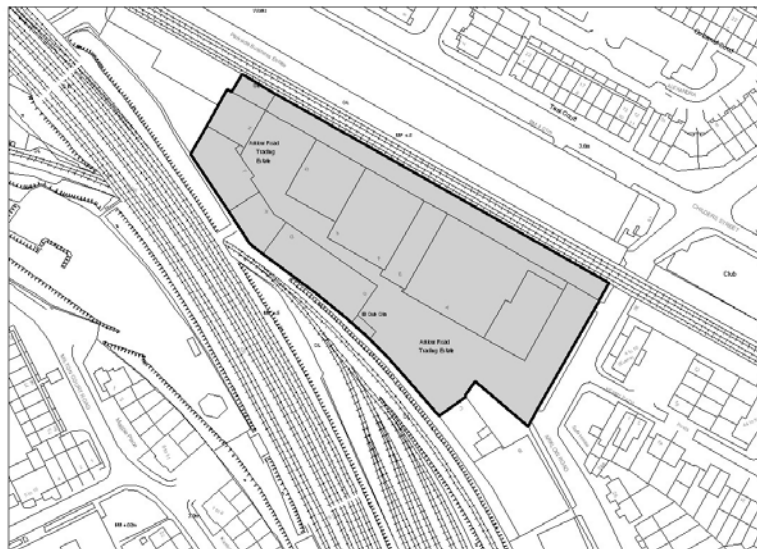
ARK 5 – OPTION PUT FORWARD BY LANDOWNER

Following a request for suggestions for site allocations Hephher Dixon, on behalf of the landowners MacDonald Egan have put forward the following suggestions for how the sites at Arklow Road could be used. They suggest that the Donway Building on Arklow Road should be redeveloped and are proposing a mixed use development comprising B1 employment space and live/work units in a new building.

They suggest that the ' Arklow Road Trading Estate should be redeveloped to comprise B1 employment space and 'mixed tenure' (i.e. a proportion of affordable housing) residential accommodation.



'Donway Building'



Arklow Road Trading Estate

What are your views on these proposals?

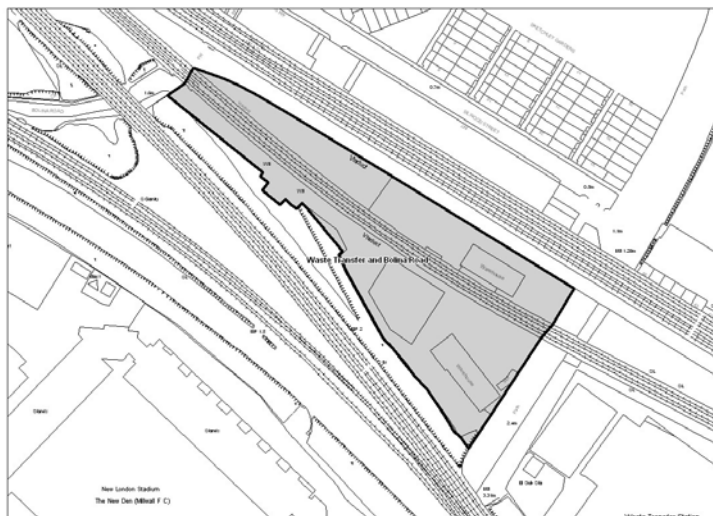
OPTION FOR ADDITION TO THE SURREY CANAL ROAD STRATEGIC EMPLOYMENT LOCATION

OPTION SEL 1 ADD WASTE TRANSFER SITE AT BOLINA ROAD (1.13 ha.)

The Waste Transfer site at Bolina Road is considered suitable for this use, as it is surrounded by railway viaducts and is adjacent to the South East London Combined Heat and Power Station. Its impact on the surrounding environment will therefore be minimal.

Access is via Bolina Road and Ilderton Road in the London Borough of Southwark which are both used for commercial and industrial traffic.

Access to the north onto Silwood Street will be closed as part of the Thameslink 2000 Rail Scheme which will prevent these uses, and any associated traffic movements from affecting the housing areas there. Pedestrian and cycle uses would be maintained.



Do you see any reason why this site, currently in waste use, should not be included in the strategic employment location?

BROMLEY ROAD STRATEGIC EMPLOYMENT LOCATION (8.28 ha.)

AREA DESCRIPTION

This location is different in character from the Surrey Canal Location, in that its general industrial development is largely confined to car repair and servicing, and to one large laundry facility. It is the largest single tract of dedicated employment land in the south of the Borough. The River Pool travels from south to north up through the middle of the site which means that the depot site on Fordmill Road is cut off from the generally good access to the site afforded by the A21 which is part of London's major road network. The railway line from Catford to Bellingham runs along the western boundary of the site. The nearest railway station is Bellingham, but Catford Station is within easy walking distance. The area is otherwise very well served by bus routes.

The immediate area around the industrial location is residential in character, with some scattered commercial/warehouse premises on or near Bromley Road, and on Fordmill Road. Culverley Green Conservation Area overlaps part of the site. This boundary was drawn so that industrial uses could be controlled so as not to harm the character of the Conservation Area.

None of the sites at this location currently handle waste. The London Plan states that these locations should be reserved to provide a strategic reservoir of industrial land, and provide sites to handle the waste arising in London.

It may be divided into the following areas with distinctive characters

1. Bellingham Trading Estate Franthorne Way

This is a relatively modern purpose built industrial estate with good servicing. It is self contained, and provides a good environment for business and warehousing. The introduction of other uses on this site such as housing would be likely to impact on the industrial functioning of the area.

2. Catford Bus Garage

This provides essential local transport infrastructure with direct access on to the A 21.

3. Initial Textile Services

Large industrial laundry facility with extensive car parking. It has direct access on to the A2. The rear of the site backs on to the River Pool and is shielded from residential development to the west by the Bellingham Trading Estate and the railway line. When Site 7 Ravensbourne Retail Park was developed, part of the planning permission involved a land swap to increase the operational capability of the laundry by providing extra parking. Part of the site fronting on to Bromley Road falls within the Culverley Green Conservation Area which would protect the amenity of housing facing the site at this location.

4. Police Garage Aitken Road

Garaging and office facilities for the Metropolitan Police.

5. Depot Fordmill Road

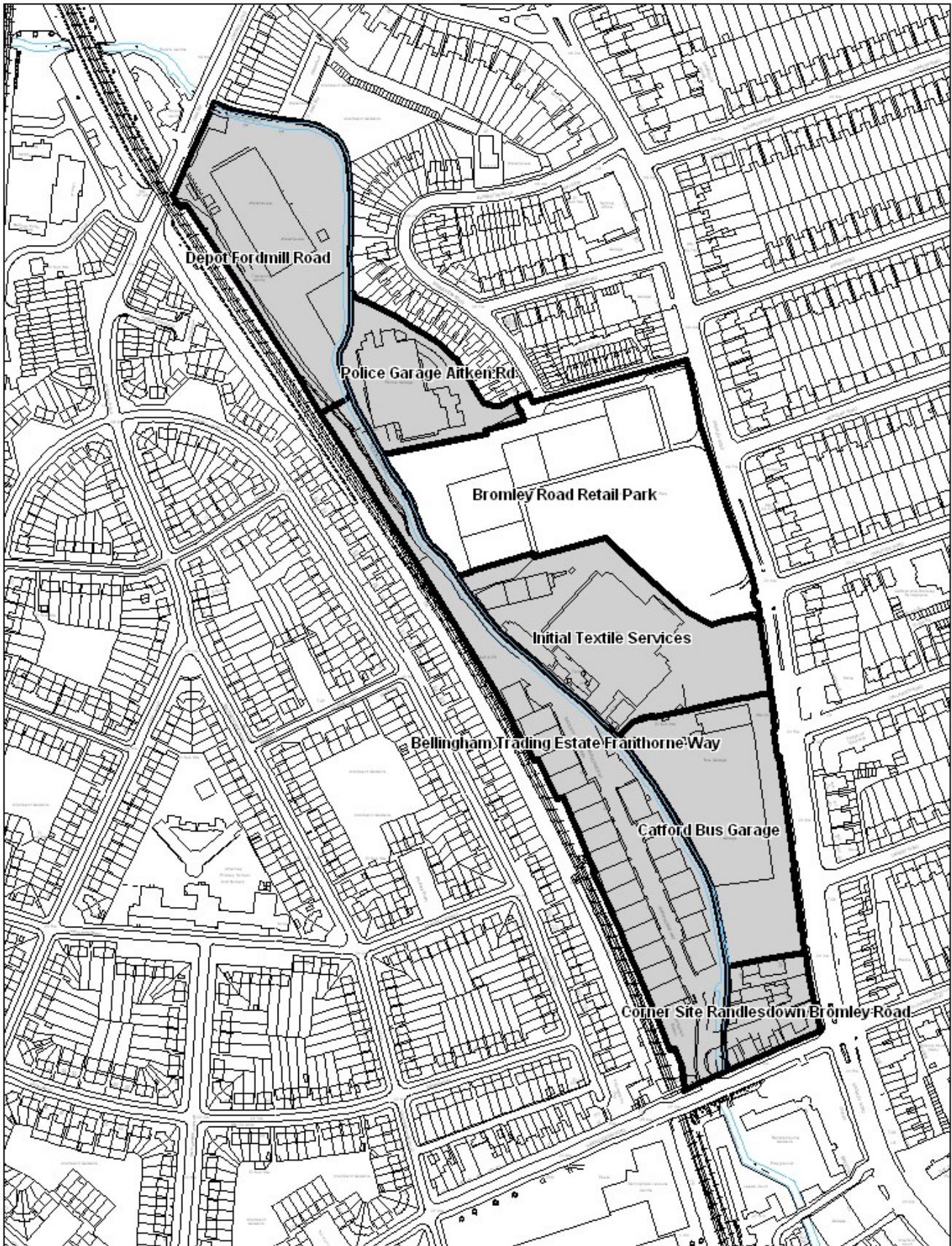
This large site provided facilities for British Telecommunications operations. Access is via residential roads. A use involving heavy industrial traffic (lorries) might therefore not be suitable for this site. However the site represents a valuable opportunity for commercial development that is in short supply in Lewisham.

6. Corner Site Randlesdown Road and Bromley Road

This area provides a mixture of uses with small retail shops fronting onto Randlesdown Road, a scaffolding yard, small warehouse premises and car sales.

7. The Bromley Road Retail Park

This was recently constructed on part of the Strategic Employment Location. The warehousing uses on this area were lost many years ago when planning permission was granted for the retail use of warehouses that had been vacant for a long period. This long standing use was formalised by the new planning permission for the retail park. The Defined Employment Area status of this park was withdrawn as part of the preparation of the Lewisham Unitary Development Plan.



Map 2
Bromley Road Strategic Employment Location

Options for the Sites

The Council considers that Sites 1, 2, 3, 4 and 5 are worthy of retaining in industrial use. Site 6 could represent an opportunity for mixed use housing/commercial development as this represents some of the current uses on the site. Clearly if the Council received planning applications to treat waste in this industrial location this would raise issues as to how to protect the residential environment. What do you think?

Please consider the following questions for each of the above sites (apart from Site 7 Bromley Road Retail Park which has now lost employment zoning)

1. *Should this site continue in employment use? Please give the reasons for your choice.*
2. *Would the site be suitable for processing waste (always bearing in mind that modern facilities can be designed to be environmentally friendly)*
3. *Should other uses be promoted on the site*
 - A) *100% housing*
 - B) *Mixed use commercial and housing*
 - C) *Other use (please state)*

OPTIONS PUT FORWARD BY LANDOWNERS

Rapleys on behalf of the current occupier of Site 3 Rentokil Initial Limited have indicated that they would wish to SEE the laundry premises on this site redeveloped, although they have not indicated what other uses they would like to see.



Chris O'Shaughnessy & Associates on behalf of Mr. Frank Griffiths of 206 Bromley Road has proposed that this part of Site 6 should be used for a high density residential development due to the proximity of the site to Bellingham Railway Station and bus routes.

What are your views on this proposal?

SITE ALLOCATIONS IN DEFINED EMPLOYMENT AREAS

Introduction

These sites are industrial sites of local importance that do not form part of the Strategic Employment Locations Network put forward by the London Plan. They are currently protected by Policy EMP 3 Defined Employment Areas in the Lewisham Unitary Development Plan 2004, and are therefore the employment uses on these sites are considered by the Council to be worthy of protection according to current planning policy.

The Local Development Framework has however to strike a balance between various competing uses, notably demands for new housing development. These sites are therefore put forward for consideration for other uses, with a short description of their occupants, buildings and locations.

BLACKHEATH HILL DEFINED EMPLOYMENT AREA (0.32 ha.)

AREA DESCRIPTION

This is a small purpose built industrial estate. Access is good directly onto the A2. Bus routes are close by. The site is equidistant between Greenwich and Lewisham British Rail stations. The site is surrounded by residential uses but the size of the units coupled with the configuration of the buildings, and the predominant B1 uses does not pose any difficulty to surrounding occupiers.

The Industrial Land survey 2004 recorded the following occupiers of the 18 units:-

Name	Address	Use
Particle Analysis Asbestos Services	Unit 1, Blackheath Business Centre	Environmental and Occupational Hygiene Consultants
Artic Building Services	Unit 10 - Blackheath Business Centre	Building Services
SAL (UK) Ltd	Unit 11 - Blackheath Business Centre	Medical, Scientific, Technical Books and Journals
SAL (UK) Ltd	Unit 12, Blackheath Business Centre	Medical, Scientific, Technical Books and Journals
Warmview Windows Ltd	Unit 13, Blackheath Business Centre	Aluminium and UPVC Windows
Warmview Windows Ltd	Unit 14, Blackheath Business Centre	Aluminium and UPVC Windows
Ascent Design to Print	Unit 15, Blackheath Business Centre	Printers and Lithographers
Fast Shield Packaging Ltd	Unit 16, Blackheath Business Centre	Packaging
Park Beekeeping Supplies	Unit 17, Blackheath Business Centre	Beekeeping supplies
RCCG Hebron's	Unit 18, Blackheath Business Centre	Charitable & Voluntary Organisation
Particle Analysis Asbestos Services	Unit 2, Blackheath Business Centre	Environmental and Occupational Hygiene Consultants
Particle Analysis Asbestos Services	Unit 3, Blackheath Business Centre	Environmental and Occupational Health Consultants
Particle Asbestos Services	Unit 4, Blackheath Business Centre	Environmental and Occupational Health Consultants
ARKLE Contracts Ltd	Unit 5, Blackheath Business Centre	Decorating Specialists
ARKLE Contracts Ltd	Unit 6, Blackheath Business Centre	Decorating Specialists
Air Exchange Ltd	Unit 7, Blackheath Business Centre	Joiners
A23 Engineering Ltd	Unit 8, Blackheath Business Centre	Engineering
TAG Property & Maintenance Services	Unit 9, Blackheath Business Centre	Building Maintenance Services



QUESTIONS Blackheath Hill DEA

Should employment protection for this site be maintained? Yes/No/Don't Know
Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable Housing
- Mixed Use 50% Affordable Housing/50% Commercial
- Other Use or mix of uses (please state)

Please give the reasons for your choice

CLYDE VALE/PERRY VALE DEFINED EMPLOYMENT AREA (0.9 ha.)

AREA DESCRIPTION

This area comprises two small modern purpose built industrial estates with good servicing within or on the edge of Forest Hill District Town centre. Both estates are close to the A205 South Circular Road, and have excellent public transport access via Forest Hill Railway Station and several bus routes.

The 2003 Industrial Land Use Survey recorded the following uses.

Name	Address	Use
unmarked	Unit 1, Forest Hill Business Centre Clyde Vale	unmarked
Twyford Engineering Ltd	Unit 10, Forest Hill Business Centre Clyde Vale	Catering Engineers & Equipment. Maintenance
T Tancred Poultry & meat	Unit 11, Forest Hill Business Centre Clyde Vale	Wholesale Butcher
Prestige Print & Repro	Unit 12, Forest Hill Business Centre Clyde Vale	Printers and Lithographers
President Blinds	Unit 13, Forest Hill Business Centre Clyde Vale	Insect Screens
Ten out of Ten Production Presentation	Unit 14, Forest Hill Business Centre Clyde Vale	Theatrical Services
The Dovetail Joint	Unit 15, Forest Hill Business Centre Clyde Vale	Carpenters and Joiners
JTJ Shopfronts	Unit 2, Forest Hill Business Centre Clyde Vale	Glaziers
Unmarked	Unit 3, Forest Hill Business Centre Clyde Vale	unmarked
unmarked	Unit 4, Forest Hill Business Centre Clyde Vale	unmarked
TW Weeks and Co	Unit 5, Forest Hill Business Centre Clyde Vale	PICTURE FRAMERS & FRAME MAKERS
vacant	Unit 6, Forest Hill Business Centre Clyde Vale	vacant
Supreme Die Cutters	Unit 7, Forest Hill Business Centre Clyde Vale	CUTTER MAKERS-SHAPED
Highway Glass SE	Unit 8, Forest Hill Business Centre Clyde Vale	WINDSCREEN SERVICES
unmarked	Unit 9, Forest Hill Business Centre Clyde Vale	unmarked
Royal Mail	Sorting Office Perry Vale	DELIVERY & COLLECTION SERVICES
Hansell Electronics Ltd	Unit 1, Forest Hill Industrial Estate Perry Vale	Alarms & Security Cameras
unmarked	Unit 2, Forest Hill Industrial Estate Perry Vale	unmarked
Crofton MicroSystems Ltd	Unit 3, Forest Hill Industrial Estate Perry Vale	Computer Systems
Auditel Interpretation	Unit 4, Forest Hill Industrial Estate Perry Vale	Translators and Interpreters

Name	Address	Use
Hasmick Promotions Ltd	Unit 5, Forest Hill Industrial Estate Perry Vale	Record Companies
Coterie Press Ltd/William Taylor Photographs	Unit 6, Forest Hill Industrial Estate Perry Vale	Photographer and Printers
Janina International	Unit 7, Forest Hill Industrial Estate Perry Vale	
Hasmick Promotions Ltd	Unit 8, Forest Hill Industrial Estate Perry Vale	RECORD COMPANIES
Cormacs Printers & Stationers	Unit 9, Forest Hill Industrial Estate Perry Vale	Printers and Stationers



QUESTIONS Clyde Vale Perry Vale DEA

Should employment protection for both these industrial estates be maintained? Yes/No/Don't Know
Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable Housing
- Mixed Use 50% Affordable Housing / 50% Commercial
- Other Use or mix of uses (please state)

Please give the reasons for your choice.

CREEKSIDE DEFINED EMPLOYMENT AREA (3.12 ha.)

AREA DESCRIPTION

This area comprises the Faircharm Industrial Estate, the Art in Perpetuity Trust Building at Harold Wharf, older mixed industrial buildings and a vacant site. Access is good via Creekside with junction close to A2 at Deptford Broadway, alternatively A200 Evelyn Street. Deptford British Rail Station is close by, as are Deptford Broadway and Greenwich Docklands Light Railway Stations.

The area provides a reservoir of the traditional industrial uses associated with the Creekside Area. The Faircharm Industrial Estate and The Arts in Perpetuity Trust building at Harold Wharf are important in providing premises for the nucleus of creative business in the area.

Any redevelopment of this area would need to provide access to and views of Deptford Creek, and allow for Waterlink Way footpath and cycle route to follow the edge of the Creek. Development would not be allowed to encroach into the Creek by oversailing and the nature conservation interest of the Creek would need to be protected.

Deptford Creek/Greenwich Riverside Opportunity Area

Strategic Objectives from the London Plan and the East London Strategic Development Framework

Policy 5C.2 of the London Plan states that Deptford Creekside (along with the Greenwich Riverside Area) is an opportunity area where, taking account of other policies 'developments will be expected to maximise residential and non-residential densities and to contain mixed uses.

The London Plan states that the planning framework 'should build on the assets (waterside, heritage, character, public transport improvements, river crossings, accessibility for deprived communities) and historic regeneration investment to sustain the rejuvenation of the area. It should address large scale regeneration opportunities, including parts of Convoys Wharf, as well as harnessing market potential for smaller scale leisure and tourism related development. It should explore the potential for a cultural quarter to complement similar initiatives nearby and seek additional housing.'

The London Plan includes targets for job creation and new residential development for this area although these targets are aggregated with new development at Convoys Wharf and on sites in the London borough of Greenwich.

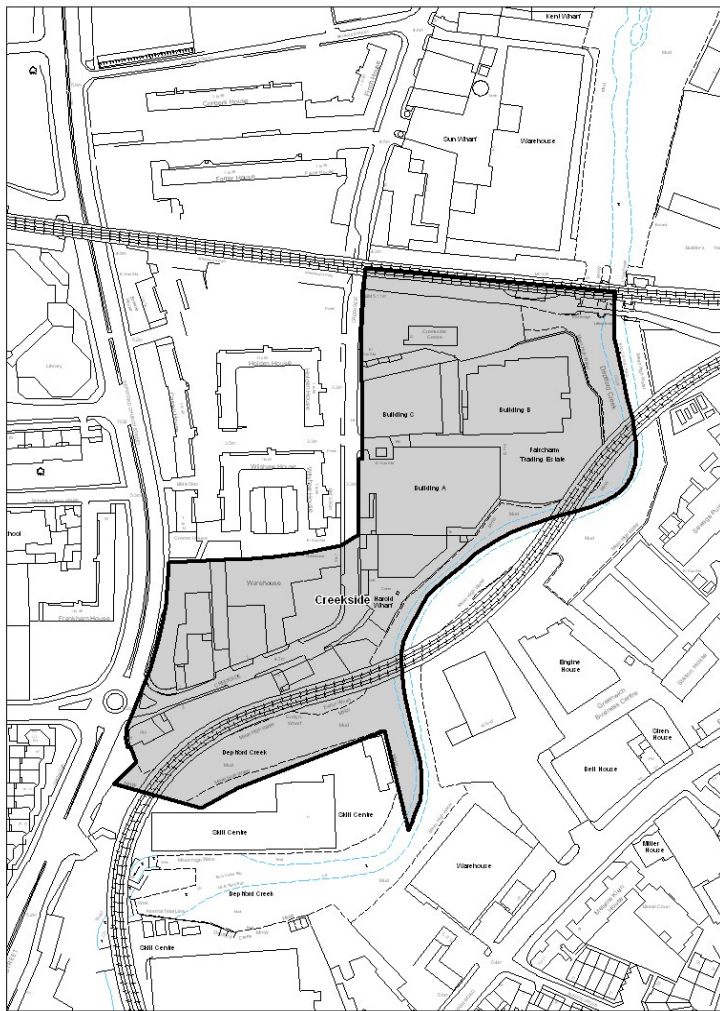
It should also be noted that the former employment area north of the Deptford to Greenwich railway line was released from protection for employment uses during the preparation of the Adopted Unitary Development Plan and is available for mixed use development of this nature.

The Defined Employment Area at Creekside allowing for a concentration of industrial/employment uses is therefore already considerably reduced.

The Industrial Land Survey 2003 recorded the following uses:

Name	Address	Use
Greenwich Service MOT	1 Creekside	Car Repairs
Jones Furniture and Catering Equipment Hire	24 Creekside	Catering and Equipment Hire
Orchard Engineering Company	3 Creekside	Engineers
vacant	4 Creekside	vacant
Eurowines Cash and Carry	5 – 9 Creekside	Wines Wholesalers
Kent Scaffolding Co.Ltd	60 – 74 Creekside	SCAFFOLDING ERECTORS
Framework Picture Framing	9b Creekside	PICTURE FRAMERS & FRAME MAKERS
The Art in Perpetuity Trust Ltd	Harold Works, 6 Creekside	Commercial and Industrial Artists
vacant	Unit A001, Faircharm Studios	vacant
vacant	Unit A002, Faircharm	vacant
Finishing Direct Printers	Unit A003, Faircharm	Printers
Su Two	Unit A004, Faircharm	
Vacant	Unit A005, Faircharm	vacant
Vacant	Unit A006, Faircharm	vacant
Alan Scales	Unit A007, Faircharm	Storage
Vacant	Unit A008, Faircharm	vacant
vacant	Unit A009, Faircharm	vacant
Vacant	Unit A009, Faircharm	vacant
JD Woodwork	Unit A101, Faircharm	Woodworkers
Edwards Electricals	Unit A102, Faircharm	Electrical Goods
Top Layer Interiors Ltd	Unit A103, Faircharm	Interior Designers
Basia Zarzycka MA	Unit A104, Faircharm	
S & D Mengoli and Mengoli	Unit A105, Faircharm	General Wholesalers
vacant	Unit A107, Faircharm	vacant
Home Accessories Limited	Unit A108, Faircharm	Interior Design Accessories
vacant	Unit A109, Faircharm	vacant
Creekside Artists	Unit A110, Faircharm	Artists
Fenwick, Knowles, Crossley	Unit A111, Faircharm	Office/Professional Services
Creekside Artists	Unit A112, Faircharm	Artists
vacant	Unit A113, Faircharm	vacant
Fern Green Partnership	Unit A113a, Faircharm	
vacant	Unit A115, Faircharm	vacant

Name	Address	Use
High Rise Media	Unit A116, Faircharm	Media Company
Zapper Design	Unit A117, Faircharm	Designers
Arlons Ltd	Unit A118, Faircharm	Tea Importers & Merchants
Jonathan Callan	Unit A119, Faircharm	Design
Jonathan Callan	Unit A120, Faircharm	Design
The London Hat House	Unit A121, Faircharm	
Ace Bookbinders & Print Finishers	Unit B001, Faircharm	Bookbinders and Print Finishers
Ace Bookbinders & Print Finishers	Unit B002, Faircharm	Bookbinders and Print Finishers
vacant	Unit B003, Faircharm	vacant
Ace Bookbinders & Print Finishers	Unit B004, Faircharm	BOOK BINDERS & PRINT FINISHERS
Silverchem	Unit B005, Faircharm	Brewers Equipment
Graham Webb Salons	Unit B006, Faircharm	Storage
Ace Bookbinders & Print Finishers	Unit B007, Faircharm	Printers and Lithographers
MLM Printing Ltd	Unit B008, Faircharm	Printer & Lithographer
MKL	Unit B009, Faircharm	
Pro Pol	Unit B010, Faircharm	Metal Polishers
Siren Call	Unit B011, Faircharm	
Zoo 42 Productions	Unit B101, Faircharm	
LJ Print Service	Unit B102, Faircharm	Printers
L.J.Print Services Ltd	Unit B103, Faircharm	PRINTERS & LITHOGRAPHERS
LJ Print Service	Unit B103, Faircharm	Printers
vacant	Unit B104, Faircharm	vacant
Princes Trust	Unit B105, Faircharm	Office
Princes Trust	Unit B106, Faircharm	Office
Urban Digital	Unit B107, Faircharm	
Complete Fabrications Limited	Unit B108, Faircharm	Architectural & Engineering Models
In Vitro Designs	Unit B109, Faircharm	Glass Designers
Complete Fabrications Limited	Unit B110, Faircharm	Architectural & Engineering Models
Complete Fabrications Limited	Unit B112, Faircharm	Architectural and Engineering Models
Maria Starling Mosaic Studio	Unit B112b Faircharm	Artist
Impressions Direct Ltd	Unit B113, Faircharm	Printers
Jaysound/ Red Parrot Agency	Unit B114, Faircharm	Music Management & Promotion
Siren Call/Social Circles	Unit B115, Faircharm	
Marins Cleaning Company	Unit B201, Faircharm	Cleaners
M Schultz & K Wiremu	Unit B202, Faircharm	Special Effects
Jago Designs	Unit B203, Faircharm	Designs
Alexis Harding/ Linda Aloysius	Unit B204, Faircharm	Artists
Princes Trust	Unit B205, Faircharm	Office
vacant	Unit B206, Faircharm	vacant
Barbara Wiggins Designs	Unit B207, Faircharm 8-12	Import/Export of Ornamental Articles
No 9 Comps and Miminan	Unit B207b, Faircharm	
Greyworld	Unit B208, Faircharm	Computer Systems and Related Services
Barbara Wiggins Designs	Unit B209, Faircharm 8-12	Import/Export of Ornamental Articles
Source Communications UK Ltd	Unit B210, Faircharm	Advertising Agency
Motion System Technology	Unit B211, Faircharm	
Studio 212	Unit B212, Faircharm	
Zadox Ben-David	Unit C001, Faircharm	Sculptors & Woodcarvers
GW Circuits	Unit C002, Faircharm	Electronics
Manor Mailing	Unit C003, Faircharm	Direct Mail Firm
Oils Studios	Unit C101, Faircharm	
Cyber Sound Limited	Unit C102, Faircharm	Rehearsal and Recording Studio
vacant	Unit C103, Faircharm	vacant



Name	Address	Use
Cyber Sound Limited	Unit C104, Faircharm	Rehearsal and Recording Studios

QUESTIONS Creekside DEA

Should protection for employment uses on this site be maintained? Yes/No/Don't Know

Do you think that just part of the area should be released from Employment Use. If so which part of the Area?

Do you think that the area provides important premises for the nucleus of creative industries at this location being promoted by the Council?

Please state the reasons for your choice.

If you think the site should be released from employment use, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable Housing
- Mixed Use 50% Affordable Housing / 50% Commercial Use
- Other Use or mix of uses (please state)

Please give the reasons for your choice

ENDWELL ROAD DEFINED EMPLOYMENT AREA (1.36 ha.)

AREA DESCRIPTION

This comprises a small purpose built business centre and a scaffolding and building yard. Access on to the Strategic Road Network is relatively poor. The Area is located on Local Distributor Roads adjacent to the

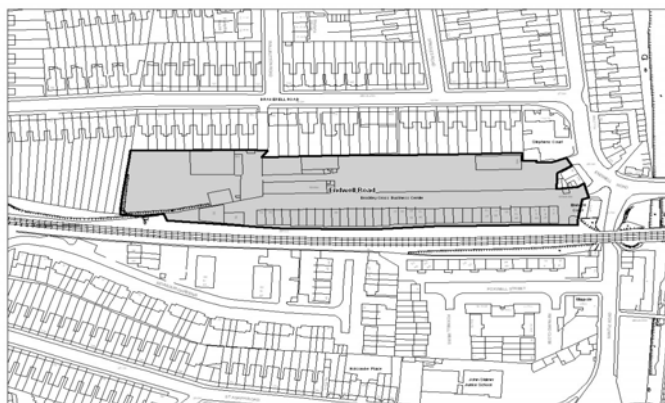
Local Shopping Centre at Brockley and Brockley British Rail Station. Several bus routes pass close by. It is well located to provide valuable local services to the business community. The business centre provides a relatively high quality office environment, and is very popular with very few vacancies recorded in recent years.

The scaffolding yard and roofing centre adjacent to the back gardens of properties on Drakefell Road might be viewed to be problematic. The Solution that would be preferred by the Council in the case of redevelopment would be an extension to the business centre due to identified demand for these premises.

The Industrial Land Survey 2003 recorded the following occupiers:-

Name	Address	Use
Skyline Roofing Centre	198 Drakefell Road	Roofing and Roofing Materials
Rapport Scaffolding	Martins Yard, 82A	Scaffolding
Reception - Business Centre	Unit 1 - Brockley Cross Business Centre	Office
Moneylink Financial Services	Unit 10 - Brockley Cross Business Centre	Financial Services
Southbank Cleaning	Unit 11 - Brockley Cross Business Centre	Cleaning Firm
Oasis Training Centre	Unit 12 - Brockley Cross Business Centre	Training
Alert Security Services Ltd	Unit 13 - Brockley Cross Business Centre	Security Services
Childnet International	Unit 14 - Brockley Cross Business Centre	Internet Firm
Childnet International	Unit 15 - Brockley Cross Business Centre	Internet Firm
Joshua Ebe & CO	Unit 16 - Brockley Cross Business Centre	Accountant
Proactive Care and Nursing Agency	Unit 17 - Brockley Cross Business Centre	Employment Agency
Oasis Training Centre	Unit 18 - Brockley Cross Business Centre	Training
Sureway International Christian Ministries	Unit 19 - Brockley Cross Business Centre	Office of Religious Organisation
Newsletter Interactive Bonaparte Financial Services	Unit 2 - Brockley Cross Business Centre	Financial Services/Publish Business Journals
Yvonne Field Associates	Unit 20 - Brockley Cross Business Centre	
Jay Magazine and Newspaper Distribution	Unit 21 - Brockley Cross Business Centre	Newspaper Distributors
Globegrange Installation	Unit 22 - Brockley Cross Business Centre	Insulation Installers
No Photos Fashion Designers	Unit 23 - Brockley Cross Business Centre	Fashion Designers
Mark Beverton Furniture	Unit 24 - Brockley Cross Business Centre	Furniture Manufacturers - Home & Office
vacant	Unit 25 - Brockley Cross Business Centre	vacant
CMP & Sons	Unit 26 - Brockley Cross Business Centre	
Jalapeno (London) Ltd	Unit 27 - Brockley Cross Business Centre	Caterers
Olabim Printers	Unit 28 - Brockley Cross Business Centre	Printers
Sara Enterprises	Unit 29 - Brockley Cross Business Centre	Confectionery
Conference Room	Unit 3 - Brockley Cross Business Centre	Ancillary Business Facility
ESE Ltd - TSI Europe	Unit 30 - Brockley Cross Business Centre	
Enterprise Security Distribution Limited	Unit 31 - Brockley Cross Business Centre	Security Equipment and Alarms Distribution
Enterprise Security Distribution Limited	Unit 32 - Brockley Cross Business Centre	Security Equipment and Alarms Distribution
Enterprise Security Distribution Limited	Unit 33 - Brockley Cross Business Centre	Security Equipment and Alarms Distribution
Enterprise Security Distribution Limited	Unit 34 - Brockley Cross Business Centre	Security Equipment and Alarms Distribution

Name	Address	Use
Forthway Books	Unit 35 - Brockley Cross Business Centre	Book Sellers and Library Supplies
Oak Tree Stationery	Unit 36 - Brockley Cross Business Centre	Stationery supplies
Jalapeno	Unit 37 - Brockley Cross Business Centre	Caterers
Walter Saunders	Unit 38 - Brockley Cross Business Centre	Residential and Commercial Conveyancing
Walter Saunders	Unit 39 - Brockley Cross Business Centre	Residential and Commercial Conveyancing
1848	Unit 4 - Brockley Cross Business Centre	
Patron Lifts	Unit 40 - Brockley Cross Business Centre	Lift Engineers
Romax Marketing and Distribution	Unit 41 - Brockley Cross Business Centre	Marketing & Distribution
Romax Marketing and Distribution	Unit 42 - Brockley Cross Business Centre	Marketing and Distribution
City Services	Unit 43 - Brockley Cross Business Centre	Office Cleaning Services
Ned-Linc Inc	Unit 44 - Brockley Cross Business Centre	Courier Service Shipping and Receiving
Austin Kola Fitzpatrick	Unit 45 - Brockley Cross Business Centre	Solicitors
Romax Marketing and Distribution	Unit 46 - Brockley Cross Business Centre	Marketing and Distribution
Romax Marketing and Distribution	Unit 47 - Brockley Cross Business Centre	Marketing and Distribution - Direct Mail
Romax Marketing and Distribution	Unit 48 - Brockley Cross Business Centre	Marketing & Distribution - Direct Mail Services
Official Merchandise Limited	Unit 49 - Brockley Cross Business Centre	Promotional Items
Alert Security Services Ltd	Unit 5 - Brockley Cross Business Centre	Security Services
Dick Bird	Unit 50 - Brockley Cross Business Centre	Model Makers
Psychro Management Ltd	Unit 51 - Brockley Cross Business Centre	Building Services and Facilities Maintenance
Psychro Management Ltd	Unit 52 - Brockley Cross Business Centre	Building Services and Facilities Maintenance
Psychro Management Ltd	Unit 53 - Brockley Cross Business Centre	Building Services and Facilities Maintenance
Pre-construct Archaeology	Unit 54 - Brockley Cross Business Centre	Archaeologists
Pre-construct Archaeology	Unit 55 - Brockley Cross Business Centre	Archaeologists
Elite Training Systems Ltd	Unit 6 - Brockley Cross Business Centre	Training
Big Finish Productions	Unit 7 - Brockley Cross Business Centre	
Worldwide FM Ltd	Unit 8 - Brockley Cross Business Centre	Internet Services
Stylish Interiors	Unit 9 - Brockley Cross Business Centre	Interior Designers



QUESTIONS Endwell Road DEA

Should protection for this site be maintained?

Yes/No/Don't Know

Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

100% Housing

100% Affordable Housing

Mixed Use 50% Affordable Housing / 50% Commercial

Other Use or mix of uses (please state)

Please give the reasons for your choice.

EVELYN STREET DEFINED EMPLOYMENT AREA (1.19 ha.)

AREA DESCRIPTION

This is a compact area of modern commercial buildings with two occupiers with direct road access onto Evelyn Street (A200). Several bus routes pass along Evelyn Street. Surrey Quays Station on the East London Tube line is relatively close by.

There are no vacancies in this area. The site is occupied by an office equipment hire firm (Rent-a-Crate) and paper merchant (Robert Horne). The buildings are modern and suitable for continued business/commercial occupation.

The site is surrounded by residential development. However these uses are shielded from disturbance by the arrangement of the buildings on the site.



QUESTIONS Evelyn Street DEA

Should protection for this site be maintained? Yes/No/Don't Know

Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable Housing
- Mixed Use 50% Affordable Housing/ 50% Commercial
- Other Use or mix of uses (please state)

Please give the reasons for your choice.

GOODWOOD ROAD DEFINED EMPLOYMENT AREA (1.59 ha.)

AREA DESCRIPTION

This area comprises the small industrial estate on (Marlowe Business Centre) on Batavia Road, and Bond House, Blundell House and Ewen Henderson Court on Goodwood Road New Cross Gate.

This Employment Area has seen a good amount of change during this period. Rapesco House in office and warehousing use on (Goodwood Road) was demolished and replacement with new commercial units on the ground floor and over 200 managed cluster flats and studios for Students on upper floors. Part of the Employment Area facing on to New Cross Road was removed during the preparation of the Adopted Lewisham Unitary Development Plan in order to facilitate redevelopment for uses more appropriate to a town centre location adjacent to New Cross Gate Station. The remaining land protected as Employment Land in this location is therefore already considerably reduced.

The configuration of the site, and the types of uses on site are not considered to present problems to adjacent occupiers.

The 2003 Industrial Land Survey recorded the following uses:-

Name	Address	Use
WACS Cleaning Supplies	Bond House	Janitorial Supplies
Artists Studio Company Limited	Bond House	Artist Studio
Sharps Global Trading Limited	Rapesco House	Importers & Wholesalers
Streamline Limited	Unit 1, Marlowe Business Centre	Ducts & Ductwork
Sabreglen Ltd	Unit 10, Marlowe Business Centre	Commercial Refrigeration
B & S Print Finishers	Unit 11, Marlowe Business Centre	PRINTERS' SERVICES
unmarked	Unit 12, Marlowe Business Centre	unmarked
Classique Furnishings	Unit 13, Marlowe Business Centre	Furniture Manufacture & Design
unmarked	Unit 14, Marlowe Business Centre	Freight business
Greyhound Press Ltd	Unit 15, Marlowe Business Centre	Printers
Element Services Ltd	Unit 16, Marlowe Business Centre,	CLEANING & MAINTENANCE SERVICES
Advar Engineering	Unit 17, Marlowe Business Centre	WELDERS
Advar Engineering	Unit 18, Marlowe Business Centre	Welders

Name	Address	Use
KA Welding & Fabrication	Unit 19, Marlowe Business Centre	Welders and metal workers
Batavia Mews Associated Ductwork Systems Ltd	Unit 2, Marlowe Business Centre	Ducting & Ductwork
KA Welding & Fabrication	Unit 20, Marlowe Business Centre	DUCTING & DUCTWORK
Sabreglen Limited	Unit 21, Marlowe Business Centre	Commercial Refrigeration
Selected Windows	Unit 3, Marlowe Business Centre	Windows
Luis Vivas	Unit 4, Marlowe Business Centre	Coffee Machine Distributor
Diamond Glass And Glazing	Unit 5, Marlowe Business Centre	GLAZIERS
unmarked	Unit 6, Marlow Business Centre	unknown
Topmost Foods Limited	Unit 7, Marlowe Business Centre	Food Wholesalers
unnamed	Unit 8, Marlowe Business Centre	Dried Stockfish Wholesalers
Gracious Party Time	Unit 9, Marlowe Business Centre	Caterers



QUESTIONS Goodwood Road DEA

Should protection for this site be maintained?
 Yes/No/Don't Know
 Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.
 100% Housing
 100% Affordable Housing
 Mixed Use 50% Affordable Housing / 50% Commercial
 Town Centre Uses
 Other Use or mix of uses (please state)
 Please give the reasons for your choice

A proposal is being considered by the Council and Greater London Enterprises to replace the Marlowe Business Centre on Batavia Road with small business incubator units and a business support centre combined with residential development. The proposal would continue employment uses on the site and provide a better environment, and improved urban design on this road. What are your views on this particular proposal?

LEWISHAM WAY DEFINED EMPLOYMENT AREA (0.5 ha.)

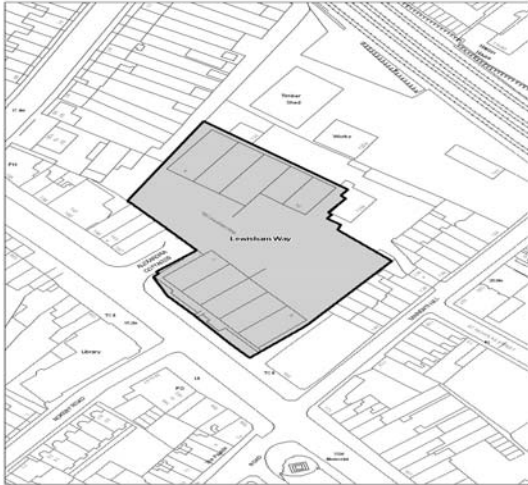
AREA DESCRIPTION

This is a small purpose built industrial estate with direct access to Lewisham Way (A20). The nearest British Rail Station is New Cross. Several bus routes pass along the A2. It has good servicing and facilities and has maintained consistent high levels of occupancy. The uses on the site are not considered to present difficulties to adjacent occupiers

The following uses were recorded by the 2003 Industrial Land Survey:-

Name 1	Address	Use
Fusion	Unit 1, Lewisham Way Ind Est, 151/163	Bathroom Fittings
Ace Cutters (London) Ltd	Unit 10, Lewisham Way Ind Est, 155	CUTTER MAKERS-SHAPED
Ace Cutters (London) Ltd	Unit 11, Lewisham Way Ind Est, 155	CUTTER MAKERS-SHAPED
Faesten Gold Blockers Ltd	Unit 2, Lewisham Way Ind Est, 151/163	GOLD BLOCKERS
Main Aim Marketing Ltd	Unit 3, Lewisham Way Ind Est	PRINTERS & LITHOGRAPHERS
Axion Furniture Makers Ltd	Unit 4, Lewisham Way Ind Est, 155	FURNITURE MFRS & DESIGNERS
Henry Good & Son	Unit 5, Lewisham Way Ind Est, 155	Designers and Printers
Magic Foods	Unit 6, Lewisham Ind Est	ICE CREAM MFRS & SUPPLIERS

Name 1	Address	Use
Wolsey Plumbing Centres	Unit 8, Lewisham Way Ind Est, 155	Plumbing Supplies
Balsam Shippers Ltd	Unit 9, Lewisham Way Ind Est, 155	Shipping Firm



QUESTIONS Lewisham Way DEA

Should protection for this site be maintained? Yes/No/Don't Know

Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100%Housing
- 100% Affordable Housing

- Mixed Use Housing (50% Affordable)/ Commercial
- Town Centre Uses
- Other Use or mix of uses (please state)

Please give the reasons for your choice

MALHAM ROAD DEFINED EMPLOYMENT AREA (3.63 ha.)

AREA DESCRIPTION

This is a well used and well defined area of mostly modern commercial and industrial premises with good access to the A205 South Circular at Forest Hill. It is close to Forest Hill British Rail Station and several bus routes. It has a variety of purpose built premises in small business estates, and some larger stand alone buildings. Recent developments have included a Shurgard Self Storage facility (formerly Unicorn Products Ltd) and redevelopment of premises for Rent-a-Tool Limited.

The site is surrounded by residential uses, but separated by roads. The size of the units coupled with the configuration of the buildings, and the nature of uses on site, means that this areas does not generally pose any difficulty to surrounding occupiers.

The 2003 Industrial Land Use Survey recorded the following occupiers:

Name	Address	Use
Dialysis Centre	107 Stanstead Road	Health
Maplin Electronics plc	107 – 113 Stanstead Road	ELECTRONIC COMPONENTS
Unicorn Products Ltd	119-121 Stanstead Road	SPORTS EQPT MFRS & WH'SALERS
Plumb Center	127 Stanstead Road	PLUMBERS' MERCHANTS
Oakmoor Industrial Electrical Control and Power Solutions	2 Malham Road	Industrial Electrical Control and Power
Gardenware	27 – 33 Malham Road	GARDEN EQPT MFRS & WH'SALERS
Think Visuals	31 Wastdale Road	Graphic Design
WJ Wardere	33 Wastdale Road	Office
C.P.D Print & Design Ltd	42-56 Dalmain Road	PRINTERS' SERVICES
Bishop Motors Ltd	51 – 63 Malham Road	GarageServices/Vehicle Rentals
Woodalls Business Interiors	62 -68 Dalmain Road	Office Fitters
Mews Auto	7 Wastdale Road	Garage Services
Wolseley Maintenance Centre	72 Malham Road	BUILDERS' MERCHANTS
Rent-A-Tool Hire Co	77 – 85 Malham Road	TOOL & EQPT HIRE
Travis Perkins Trading Co Ltd	91-95 Stanstead Road	BUILDERS' MERCHANTS
Anglo Office Supplies	Unit 1, Dulwich Business Centre	Wholesale Office Stationery
Whitestrade Paints	Unit 1, Malham Road Ind Est	Painter Supplies
Futuretiques Ltd	Unit 10, Malham Road Ind Est	
maf Kildea	Unit 11, Malham Rd Ind Est,	Hardwood Flooring
K B Print Finishers	Unit 12, Malham Road Ind Est	Print Finishers
vacant	Unit 13, Malham Road Ind Est	vacant
Kelly Communications Ltd	Unit 14, Malham Road Ind Est	
Kelly Communications Ltd	Unit 15, Malham Road Ind Est	
Unicorn Electrical Ltd	Unit 16, Malham Road Ind Est	Wholesale Electrical Products - Commercial
Unicorn Electrical Ltd	Unit 17, Malham Road Ind Est	Wholesale Electrical Products - Commercial
Pacific Innovations	Unit 18, Malham Road Ind Est	Import & Wholesale Cosmetics/Toiletries
R & M Curtains	Unit 19, Malham Road Ind Est	Curtain Makers
Box Sash Willy's Ltd	Unit 1b Connaught Business Centre	WINDOW FRAME & ACCESSORY MFRS
Wagashi Japanese Bakery	Unit 1c, Connaught Business Centre	BAKERS - MFRG & WH'SALE
Anglo Office Supples	Unit 2, Dulwich Business Centre	Wholesale Office Stationery
Creative Media Techniques Ltd	Unit 20, Malham Road Ind Est	Projection/Display Services & Special Effects
Pyramid Engineering Co. Ltd	Unit 21, Malham Road Ind Est	Electrical Components
Ziane Cash & Carry	Unit 22, Malham Road Ind Est	Wholesale Food
Faset Ltd	Unit 23, Malham Road Ind Est	
Unmarked	Unit 2b, Connaught Business Centre	unmarked

Name	Address	Use
The Well Dressed Salad Company	Unit 2c, Connaught Business Centre	Catering Firm
Anglo Office Supplies Ltd	Unit 3, Dulwich Business Centre	Wholesale Office Stationery
M B Buttolph & P Scott	Unit 3, Malham Road Ind Est	Organ Builders
Reggia UK Ltd	Unit 3b, Connaught Business Centre	Food Importers
Trophy Limited	Unit 3b, Malham Road Ind Est	Wholesale Dental X-ray units
Lloyds Alarms Ltd/Fire Dynamics Ltd	Unit 3c, Connaught Business Centre	Manufacture & Install Fire Alarm Systems
Anglo Office Supplies Ltd	Unit 4, Dulwich Business Centre	Wholesale Office Stationery
Current Development	Unit 4, Malham Road Ind Est	
B Sach	Unit 4b, Connaught Business Centre	unmarked
Gardiner Security Ltd	Unit 4c, Connaught Business Centre	Wholesale Security Equipment - Alarms etc
Tucker French	Unit 5, Dulwich Business Centre	Plumbing and Heating
Tower Welding Alloys Ltd	Unit 5, Malham Road Ind Est	Retail & Manufacture Welding Equipment
High Quality Car Body Repairs	Unit 5b, Malham Road Ind Est	Coach Body Repairs
Sovereign Motor Co	Unit 5c, Connaught Business Centre	Car repairs and sales
Classic Print Finishers Ltd	Unit 6, Dulwich Business Centre	PRINT FINISHERS
Draught Busters - Able Joinery	Unit 6, Malham Road Ind Est	Joinery
Classic Print Finishers Ltd	Unit 7, Dulwich Business Centre	PRINT FINISHERS
Oriental Dynasty	Unit 7, Malham Road Ind Est	Catering Supplies - Food & Drink
H A Charles	Unit 8, Malham Road Ind Est	
Environmental Technology	Unit 9, Malham Road Ind Est	



QUESTIONS Malham Road DEA

Should protection for this site be maintained? Yes/No/Don't Know
Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable Housing
- Mixed Use Housing (50%)

Affordable)/ Commercial
Other Use or mix of uses (please state)

Please give the reasons for your choice.

MANOR LANE DEFINED EMPLOYMENT AREA (2.75 ha.)

AREA DESCRIPTION

This is a small purpose built industrial estate of high quality warehouse/commercial units plus a timber merchant. The area was relatively recently extended with new units.

Access to the road network is good very close to the A205 South Circular Road. The area is close to Lee Railway Station and close to bus routes.

The site is adjacent to residential uses to the south and west. Residential uses to the north are separated from the estate by the railway line. The size of the units coupled with the configuration of the buildings, and the predominance of B1 and B8 uses does not pose any difficulty to surrounding occupiers. B2 uses (car repairs) have been limited in their times of operation.

This is a popular estate supplying small, quality industrial units, with good servicing.

The Industrial Land Survey 2003 recorded the following occupants

Name	Address	Use
Travers Perkins	Burnt Ash Works Holme Lacey Rd	TIMBER MERCHANTS
Holt's	Unit 1, Chiltonian Industrial Estate	GARAGE SERVICES
Comanche UK Ltd	Unit 10, Chiltonian Industrial Estate	Computer parts/maintenance
Soltaire Press	Unit 11, Chiltonian Industrial Estate	Printers
Westex Wholesale Supplies Ltd	Unit 12, Chiltonian Industrial Estate	
Vacant	Unit 15, Chiltonian Industrial Estate	vacant
Wolseley Centres Ltd	Unit 16, Chiltonian Industrial Estate	PLUMBERS' MERCHANTS
WF Electrical plc	Unit 17, Chiltonian Industrial Estate	Electrical Supplies
Capital Hair & Beauty Ltd	Unit 18, Chiltonian Industrial Estate	HAIRDRESSERS & BEAUTY SUPPLIES
Hyperion Records Limited	Unit 19, Chiltonian Industrial Estate	Record Company
Kinzett Brothers Limited/KBL Trade Plastics	Unit 2, Chiltonian Industrial Estate	Builders/Trade Plastics
Bansal Plumbing & Heating Merchants	Unit 3, Chiltonian Industrial Estate	Plumbing and Heating Supplies
Ryobi Press Centre	Unit 4, Chiltonian Industrial Estate	Printers
London & Quadrant Housing Trust	Unit 5 Chiltonian Industrial Estate	Building Maintenance
MTIE Invesment Ltd	Unit 6, Chiltonian Industrial Estate	Building Maintenance
Whitepost Coachworks	Unit 7, Chiltonian Industrial Estate	CAR BODY REPAIRS
Glendale Managed Services Ltd	Unit 8, Chiltonian Industrial Estate	Parks Maintenance Services
vacant	Unit 9, Chiltonian Industrial Estate	vacant



QUESTIONS Manor Lane DEA

Should protection for employment use on this site be maintained? Yes/No/Don't Know
Please state the reasons for your choice

If your answer to the above question is no, what would you consider to be alternative uses? Please choose all that apply.

- 100%Housing
- 100% Affordable
- Mixed Use Housing (50% Affordable)/ Commercial
- Other Use or mix of uses (please state)

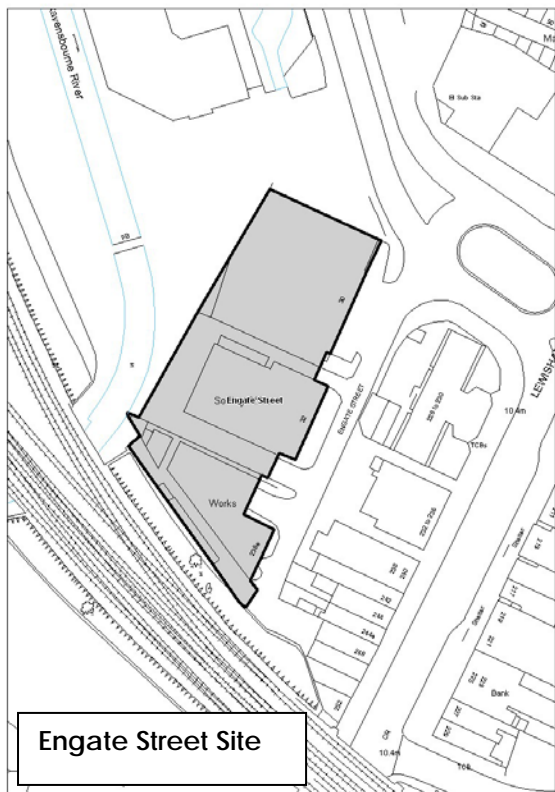
Please give the reasons for your choice.

MOLESWORTH STREET DEFINED EMPLOYMENT AREA (1.38 ha.)

AREA DESCRIPTION

This comprises two distinct areas. A small area on Engate Street comprising three long term occupiers. The other area on Molesworth Street includes modern office premises for Citibank.

All the buildings on this site are occupied and there are no vacant sites. The buildings on Molesworth Street are offices for Citibank, and support their operations in Canary Wharf. The buildings on Engate Street house the Lewisham Postal Sorting Office, Fry and Pollard Heating Engineers and Robert Morley & Co, Piano and Harpsichord Tuners. Access by road is good directly to the strategic road network and it is close to public transport routes, including buses, Lewisham Railway Station and the Docklands Light Railway.



QUESTIONS Molesworth Street DEA

Should protection for these sites be maintained? Yes/No/Don't Know

Please state the reasons for your choice

If your answer to the above questions is no, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable Housing
- Mixed Use 50% Affordable Housing/ 50% Commercial
- Town Centre Uses
- Other Use or mix of uses (please state)

Please give the reasons for your choice

PLOUGH WAY EMPLOYMENT AREA (8.22 ha.)

AREA DESCRIPTION

This is a mixed area with such uses as timber yards, haulage depots and a large paper recycling facility. Part of the area is the Canon Wharf Business Centre which is a multi occupied building offering small flexible

B1 units on a self contained site offering good parking facilities. To the north is the relatively new Jet Stationery Factory and a modern office building at Marine Wharf.

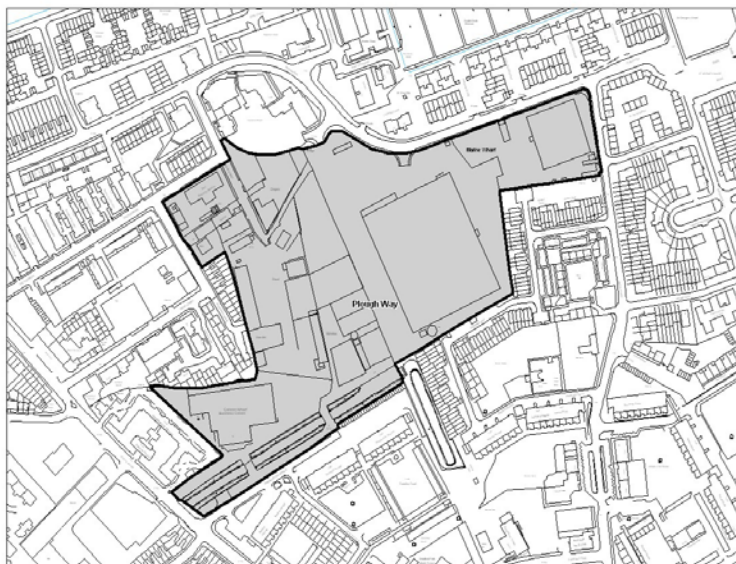
The Area is close by some recent attractive residential developments around South Dock over the border into the London Borough of Southwark which has led to some redevelopment pressures for housing and or live/work units. These pressures have been resisted successfully as it has been successfully argued that the introduction of these uses would harm the industrial functioning of the area.

Access by road is good being close to the A200 Evelyn Street, and is close to bus routes. Access to other public transport is less favourable, the closest tube station being Surrey Quays.

The 2003 Industrial Land Survey recorded the following occupiers:

Name	Address	Use
Henraux UK	Yeoman Street	Marble and Granite Contractors
Salter Waste Paper Group	Rainsborough Avenue	Waste paper
Earl Pumping Station	Chilton Grove	Water utility
vacant	17 Yeoman Street	vacant scrap yard
Richardson Transport Services	19 Yeoman Street	Road Haulage and storage
Glass (Structural Services) London	36 Yeoman Street	Glass Merchants & Double Glazing Contractor
Yeoman Commercials	38 Yeoman Street	Road Haulage
vacant	64 – 70 Croft Street	vacant
unmarked	74 Croft Street	unmarked workshop/storage
Elgood Industrial Flooring Ltd	Insulcrete Works Unit 2B	FLOORING SERVICES
Vacant	Marine Wharf	Vacant - Banking/back office
Jet UK Ltd	Marine Wharf	Manufacturing Stationers
TMW Timber Ltd	Unit - 2A Insulcrete Works	Timber Merchant
Bentleys Butchers	Unit 1, Cannon Wharf Business Centre	Butchers
City Digital Technology	Unit 10, Cannon Wharf Business Centre	Computer Maintenance
PCM LTD	Unit 11, Cannon Wharf Business Centre	
Cass Cars Courier Service	Unit 11a, Cannon Wharf Business Centre	Courier Service
Greenprint Finishers	Unit 12, Cannon Wharf Business Centre	Print Finishers
Matrix Design & Print	Unit 13, Cannon Wharf Business Centre	Printer & Lithographer
Sparks Theatrical Hire Ltd	Unit 14, Cannon Wharf Business Centre	Theatrical Costumes, Equipment & Supplies
Innovative 'e' Business Solutions	Unit 15, Cannon Wharf Business Centre	Computer Training
Silvatronic Computer Services	Unit 16, Cannon Wharf Business Centre	Computer Maintenance
Book-keeping Solutions	Unit 17, Cannon Wharf Business Centre	Professional Services
London Excellence	Unit 18, Cannon Wharf Business Centre	
CCT Integrated Systems	Unit 19, Cannon Wharf Business Centre	Computer Services
South Africa Table	Unit 2, Cannon Wharf Business Centre	Caterers
CCT Integrated Systems	Unit 20, Cannon Wharf Business Centre	Computer Services
Triwise Technology Ltd	Unit 21, Cannon Wharf Business Centre	Computer Maintenance
Advanced Connexions Ltd	Unit 22, Cannon Wharf Business Centre	Computer maintenance
EXO	Unit 23, Cannon Wharf Business Centre	CDs, DVDs, Vinyl & Tapes
Posh Floors	Unit 24, Cannon Wharf Business Centre	Flooring Firm
Carewatch Lewisham	Unit 25, Cannon Wharf Business Centre	Home Care Services
Hands on Media Training	Unit 26, Cannon Wharf Business Centre	Training
Stay in Touch Recruitment	Unit 27, Cannon Wharf Business Centre	Employment Agency
B A Associates	Unit 28, Cannon Wharf Business Centre	
vacant	Unit 29, Cannon Wharf Business Centre	vacant
B & N Microfilm	Unit 3, Cannon Wharf Business Centre	Preservation Microfilm Specialists
Matrica	Unit 30, Cannon Wharf Business Centre	Software Consultants
Grumblin Tums	Unit 31, Cannon Wharf Business Centre	Café
Aphrodite Recordings	Unit 32, Cannon Wharf Business Centre	Record Company

Name	Address	Use
Mastercrate	Unit 33, Cannon Wharf Business Centre	Crate Hire for Removals - Business & Industrial
TWA Ltd	Unit 34, Cannon Wharf Business Centre	Graphic Design & Printing
N C S S Ltd	Unit 35, Cannon Wharf Business Centre	
Innovative 'e' Business Solutions	Unit 36, Cannon Wharf Business Centre	Computer Training
YAKOL Systems	Unit 37, Cannon Wharf Business Centre	Computer Services - Consultancy
Conference Room	Unit 38, Cannon Wharf Business Centre	Ancillary Business Facility
Microfirst (UK) Ltd	Unit 39, Cannon Wharf Business Centre	Computer Maintenance
Greenprint Finishers	Unit 4, Cannon Wharf Business Centre	Print Finishers
S Robinson & Sons Ltd	Unit 4, Insulcrete Works	Haulage Contractors
PFM Power Ltd	Unit 40, Cannon Wharf Business Centre	Business Consultants
David Anthony and Co	Unit 41, Cannon Wharf Business Centre	Accountants
M Power	Unit 42, Cannon Wharf Business Centre	Computer Software
Snack Bar	Unit 43, Cannon Wharf Business Centre	Café
Premier Corporate Mail Ltd	Unit 5, Cannon Wharf Business Centre	Printing Design & Direct Mail
Bespoke Lettering & Sign Co Ltd	Unit 6, Cannon Wharf Business Centre	Signmaking & Engraving
A & E Elkins	Unit 6, Insulcrete Works	Building Contractors
Raging Thunder	Unit 7, Cannon Wharf Business Centre	Printers
NNA Europe Ltd	Unit 8, Cannon Wharf Business Centre	Publishers
Microfirst (UK) Ltd	Unit 9, Cannon Wharf Business Centre	Computer Network Maintenance



QUESTIONS Plough Way DEA

Should protection for this site be maintained?
 Yes/No/Don't Know
 Should parts of the area be released from employment uses? If so which parts?

Please state the reasons for your choice

If your answer to the above questions is no, what would you consider to be alternative uses? Please choose all that apply.

100%Housing

100% Affordable Housing
 Mixed Use Housing (50% Affordable)/ Commercial
 Other Use or mix of uses (please state)

Yeoman Logistics of 19 Yeoman Street suggested that this part of the site (see map) should be used for a mixed use housing and commercial development. The commercial use should not be dependent on the use of maximum weight vehicles as they are not able to manoeuvre the vehicles properly at this location.



Please give the reasons for your choice.

Note: Redevelopment at this site might afford an opportunity to reopen the former Surrey Canal which runs through this site. This proposal would be subject to extensive

feasibility studies.

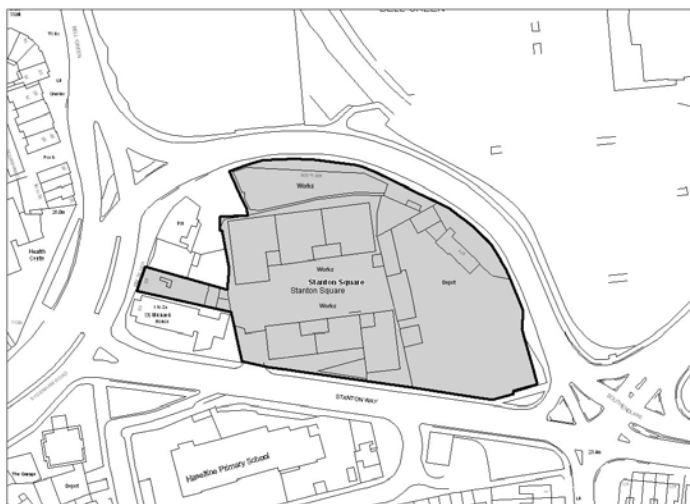
STANTON SQUARE DEFINED EMPLOYMENT AREA (0.97 ha.)

AREA DESCRIPTION

This is an island site surrounded by roads in the south of the Borough at Bell Green. It includes a small self contained business estate and some single storey stand alone buildings. Access is good via road, with several bus routes close by. It is close to Lower Sydenham British Rail Station. It is not considered to present any problems to adjacent land uses and represents a valuable small reservoir of good quality industrial land in the south of the borough.

The Industrial Land Survey 2003 recorded the following occupiers:

Name 1	Address 1	YP Category Description
Coventry Scaffolding Co	471 Southend Lane	Scaffolding
Futurescan Ltd	Ashby House, 491 – 505 Southend Lane	Lithographic Printers
Springwood Air Limited	Unit A, Stanton Square Industrial Estate	Air Conditioning & Pump Services
vacant	Unit B, Stanton Square Industrial Estate	vacant
D & V Bradford Ltd	Unit C, Stanton Square Industrial Estate	ADVERTISING AGENCIES
RAC Auto Windscreens Ltd	Unit D, Stanton Square Industrial Estate	Retail & Replace Vehicle Windscreens
vacant	Unit E, Stanton Square Industrial Estate	vacant
Springwood Air Limited	Unit F, Stanton Square Industrial Estate	Air Conditioning & Pump Services



QUESTIONS Stanton Square DEA

Should protection for this site be maintained?
Yes/No/Don't Know

Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.
 100% Housing
 100% Affordable Housing
 Mixed Use Housing (50% Affordable)/ Commercial
 Other Use or mix of uses (please state)

Please give the reasons for your choice

WILLOW WAY DEFINED EMPLOYMENT AREA (1.24 ha.)

AREA DESCRIPTION

This small area provides of premises supplying local services, and also a Council depot/office. There is also a small high quality self contained estate supplying small, quality industrial units.

The Area is embedded in a largely residential area, behind to local shopping parades with access via London Distributor and Local Distributor Roads. It is close to several bus routes and is approximately equidistant between Forest Hill and Sydenham British Rail Services.

The 2003 Industrial Land Survey recorded the following uses:

Name	Address	Use
S.L.G Ltd	12 – 24 Dartmouth Road	MINI CABS
Anerley Car Crash Repairs	191 – 215 Dartmouth Road	Garage Services
Delta Motors	21-25 Willow Way	Mechanical and Electrical Car Repairs
Hallmark Catering Hire	27-49 Willow Way	Catering Equipment Hire
Beeline Services	51 – 57 Willow Way	Water Coolers, Coffee Machines
Vacant	Midas House, 10 Willow Way	Vacant
Oola Boola Antiques Warehouse	r/o 139 – 147 Kirkdale	Antiques Warehouse
Shirley Wong Ltd	Unit 1, Willow Way Business Park	FASHION DESIGNERS
Q K Associates	Unit 2, Willow Way Business Park	DESIGNERS-ADVERTISING & GRAPHIC
M.W United Ltd	Unit 3, Willow Way Business Park	LIGHTING GOODS MFRS
Southern Printing Co	Unit 4, Willow Way Business Park	PRINTERS & LITHOGRAPHERS
Saber Diamond Products	Unit 5, Willow Way Business Park	Diamond Tool Mfrs
Narishige International Ltd	Unit 6, Willow Way Business Park	Medical & Scientific Instruments
Narishige International Ltd	Unit 7, Willow Way Business Park	Medical & Scientific Instruments
Surrey Blind & Curtain Co. Ltd	Unit 8, Willow Way Business Park	Blinds and Curtains



QUESTIONS Willow Way DEA

Should protection for this site be maintained? Yes/No/Don't Know

Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100%Housing
- 100% Affordable
- Mixed Use Housing (50% Affordable)/ Commercial
- Other Use or mix of uses (please state)

Please give the reasons for your choice

WORSLEY BRIDGE ROAD DEFINED EMPLOYMENT AREA

AREA DESCRIPTION

This area is close to the southern boundary of the borough and is adjacent to a much larger area of employment land in the London Borough of Bromley. The area is a mix of relatively modern industrial units and office buildings. Two local firms relocated here - Bromcom Computers formerly on Downham High Street, and Norman Pendred Limited formerly in Catford.

The uses on site do not appear to present problems to adjacent occupiers.

The area is very close to public transport – several bus routes pass very close by and Lower Sydenham British Rail station is directly adjacent.

It is close to the main road network at the A2218 Southend Lane and Stanton Way.

The 2003 Industrial Land Survey recorded the following uses:

Name	Address	Use
M Bowen	11a Worsley Bridge Road	Building Contractors
Crystal Paint Ltd	11b Worsley Bridge Road	Specialist Decorators
Bromcom Computers	First/Second Floor, Kelvin House	Computer Hardware & Software
Sira Electro-Optics	Ground Floor, Kelvin House	Precision Engineers
Blue Rock Gym	Station Approach, Broomsleigh Business Park	Leisure Facility
Europoints	Unit 1, Broomsleigh Business Centre	Removals Overseas
Bodywork Plates	Unit 2, Broomsleigh Business Centre	Care Repairs
PB Volkswagen Sales	Unit 3, Broomsleigh Business Centre	Car Sales and Repairs
Cromwell SAAB	Unit 5 - 6, Broomsleigh Business Centre	Garage Services
Fairwell PVC Ltd	Unit 7, Broomsleigh Business Centre	Banners
Norman Pendred & Co Ltd	Unit A, Broomsleigh Business Park	Plastic Printers
Shirley Brown Interiors	Unit A1, Broomsleigh Business Park	Interior Designers
Harmony Home Aid Services Ltd	Unit A2, Broomsleigh Business Park	
vacant	Unit A3, Broomsleigh Business Park	vacant
Nightingale Associates	Unit A4, Broomsleigh Business Park	Professional Financial Services
Custom Cable Company (Data & Voice) Limited	Unit A5, Broomsleigh Business Centre,	Telecommunication Services
Red Tube Reprographics	Unit C, Broomsleigh Business Park	Copying & Duplicating Services
Call Print	Unit C, Broomsleigh Business Park	Copying & Duplicating Services
Norman Pendred & Co. Limited	Units 4, Broomsleigh Business Centre	Plastic Printers
Rentokil	Units 8, 9 and E, Broomsleigh Business Park	Pest & Vermin Control Services



QUESTIONS Worsley Bridge Road DEA

Should protection for this site be maintained?
Yes/No/Don't Know

Please state the reasons for your choice

If your answer is no, what would you consider to be alternative uses? Please choose all that apply.

- 100% Housing
- 100% Affordable
- Mixed Use Housing (50% Affordable)/ Commercial
- Other Use or mix of uses (please state)

Please give the reasons for your choice