

# Proposed changes to the Lewisham UDP Proposals Map

February 2010



## Proposed changes to the Lewisham UDP Proposals Map

<b>1 Introduction</b>	<b>2</b>
1.1 What is this report?	2
1.2 Commenting on this report	2
1.3 What happens next?	3
<b>2 Development and regeneration</b>	<b>4</b>
2.1 Strategic sites	4
2.2 Strategic Industrial Locations	11
2.3 Development sites	14
<b>3 Conservation and urban design</b>	<b>16</b>
3.1 Conservation areas	16
3.2 Sustainable Living Areas	22
<b>4 Open space</b>	<b>24</b>
4.1 MOL, POS, UGS	24
4.2 Sites of Importance to Nature Conservation (SINC)	40
<b>5 Views and the environment</b>	<b>43</b>
5.1 Landmark viewing corridors	43
5.2 Environmental improvement	45
<b>6 Infrastructure</b>	<b>46</b>
6.1 Shopping Core and Non-Core Areas	46
6.2 District Centres	46

## 1.1 What is this report?

- 1.1 This document sets out the proposed changes to the information detailed on the Council's Unitary Development Plan (UDP) Proposals Map, by way of a series of 'inset' diagrams. The changes are a result of the policies contained in the Lewisham Core Strategy, which will in part replace the UDP. This approach reflects advice from the Planning Inspectorate, <sup>(1)</sup> which states that Inspectors have generally found that the use of inset plans is a more pragmatic approach than producing a complete submission version proposals map <sup>(2)</sup>.
- 1.2 Each Development Plan Document (DPD) submitted to the Secretary of State must include a Submission Proposals Map if the adoption of the DPD would result in changes to the adopted Proposals Map <sup>(3)</sup>. The Submission Proposals Map also forms part of the Proposed Submission Documents which the Council must make available and invite representations on prior to Submission <sup>(4)</sup>.
- 1.3 This document therefore forms part of the Core Strategy Proposed Submission DPD and:
- identifies site allocations made in the Lewisham Core Strategy
  - deletes site allocations and designations where UDP policies have been, or are proposed to be, deleted <sup>(5)</sup>
  - updates and amends existing site allocations where they are linked to proposed policies in the Core Strategy.
  - includes information contained in other documents applicable to the London Borough of Lewisham that have been adopted since the UDP Proposals Map was adopted in July 2004.
- 1.4 The proposed changes to the UDP Proposals Map outlined in this document will only apply once the Core Strategy has been found sound by an independent Planning Inspector at an Examination in Public. Adoption is scheduled for Autumn 2011.

## 1.2 Commenting on this report

- 1.5 This document is available for comment by everyone. Comments should be made in relation to the images as a spatial representation of the policies detailed in the Core Strategy. Comments can be made on boundaries or other aspects of the inset maps. Comments on specific Core Strategy policies should be made in response to the relevant section of the Core Strategy.

---

1 Contained in the Local Development Frameworks – Examining Development Plan Documents: Learning from Experience, September 2009

2 Paragraphs 52-57

3 Regulation 30(1)(b)1 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

4 Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

5 A list of the superseded saved UDP policies can be found in Appendix 2 of the Lewisham Core Strategy Publication document

The consultation period is from **Friday 19th February 2010 to Tuesday 6th April 2010**. Comments must be in writing, received by 5pm Tuesday 6th April 2010, and sent to:

FREEPOST RRZZ TLHU TLHU GKZS

Planning Service

London Borough of Lewisham

5th Floor, Laurence House

1 Catford Road

London SE6 4RU

Or

E-mail your comments to:

[planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk) with 'Proposals Map' as the subject.

- 1.6** If you would like to speak to the Planning Policy Team about this document please telephone us on 020 8314 7400.

### **1.3 What happens next?**

- 1.7** After consultation closes, the council will consider if any representations indicate if the Core Strategy is fundamentally unsound. If not, the council will submit the Core Strategy together with the proposed changes to the Proposals Map and all the representations received, to the Secretary of State for Communities and Local Government. There will not be another round of consultation. An independent planning inspector will be appointed to examine whether the Core Strategy meets the 'tests of soundness' and will provide us with a final Core Strategy for our adoption. Adoption is scheduled for Autumn 2011.

### 2.1 Strategic sites

#### New designations

- 2.1 Section 8 of the Core Strategy allocates five sites within the borough as strategic sites. In accordance with Planning Policy Statement 12 (PPS12) the identified sites are considered central to the achievement of the spatial strategy for the borough <sup>(6)</sup>.
- 2.2 Four of the five identified strategic sites will also be allocated as a Mixed Use Employment Location (MEL) <sup>(7)</sup>. The four of the strategic sites are currently designated as a Defined Employment Area (DEA) in the UDP.

#### Map 2.1 - Convoys Wharf

##### Proposals Map designation addition

Strategic Site Allocation and Mixed Use Employment Location as designated through Core Strategy Policy Strategic Site Allocation 2 and Core Strategy Policy 4.

##### Proposals Map designation deletion

The 'Convoys Wharf Special Policy Area' designation is deleted. In September 2007, the Secretary of State deleted UDP policies EMP9 Convoys Wharf Special Policy Area, EMP9A Convoys Wharf - Comprehensive Redevelopment and EMP9B Convoys Wharf - Partial Redevelopment. The Proposals Map designation is therefore no longer applicable.

Proposals Map reference: D2, E2

#### Map 2.2 - Surrey Canal Triangle

##### Proposals Map designation addition

Strategic Site Allocation and Mixed Use Employment Location as designated through Core Strategy Policy Strategic Site Allocation 3 and Core Strategy Policy 4.

##### Proposals Map designation deletion

The 'Defined Employment Area' designation as it applies to the Surrey Canal Triangle site will be removed.

Proposals Map reference: C2

#### Map 2.3 - Oxestalls Road

##### Proposals Map designation addition

Strategic Site Allocation and Mixed Use Employment Location as designated through Core Strategy Policy Strategic Site Allocation 4 and Core Strategy Policy 4.

---

6 PPS12, paragraphs 4.6, 4.7

7 Core Strategy paragraphs 6.24 to 6.35

**Proposals Map designation deletion**

The 'Defined Employment Area' designation as it applies to the Oxestalls Road site will be removed.

Proposals Map reference: D2

**Map 2.4 - Plough Way****Proposals Map designation addition**

Strategic Site Allocation and Mixed Use Employment Location as designated through Core Strategy Policy Strategic Site Allocation 5 and Core Strategy Policy 4.

**Proposals Map designation deletion**

The 'Defined Employment Area' designation as it applies to the Plough Way site will be removed.

Proposals Map reference: D2

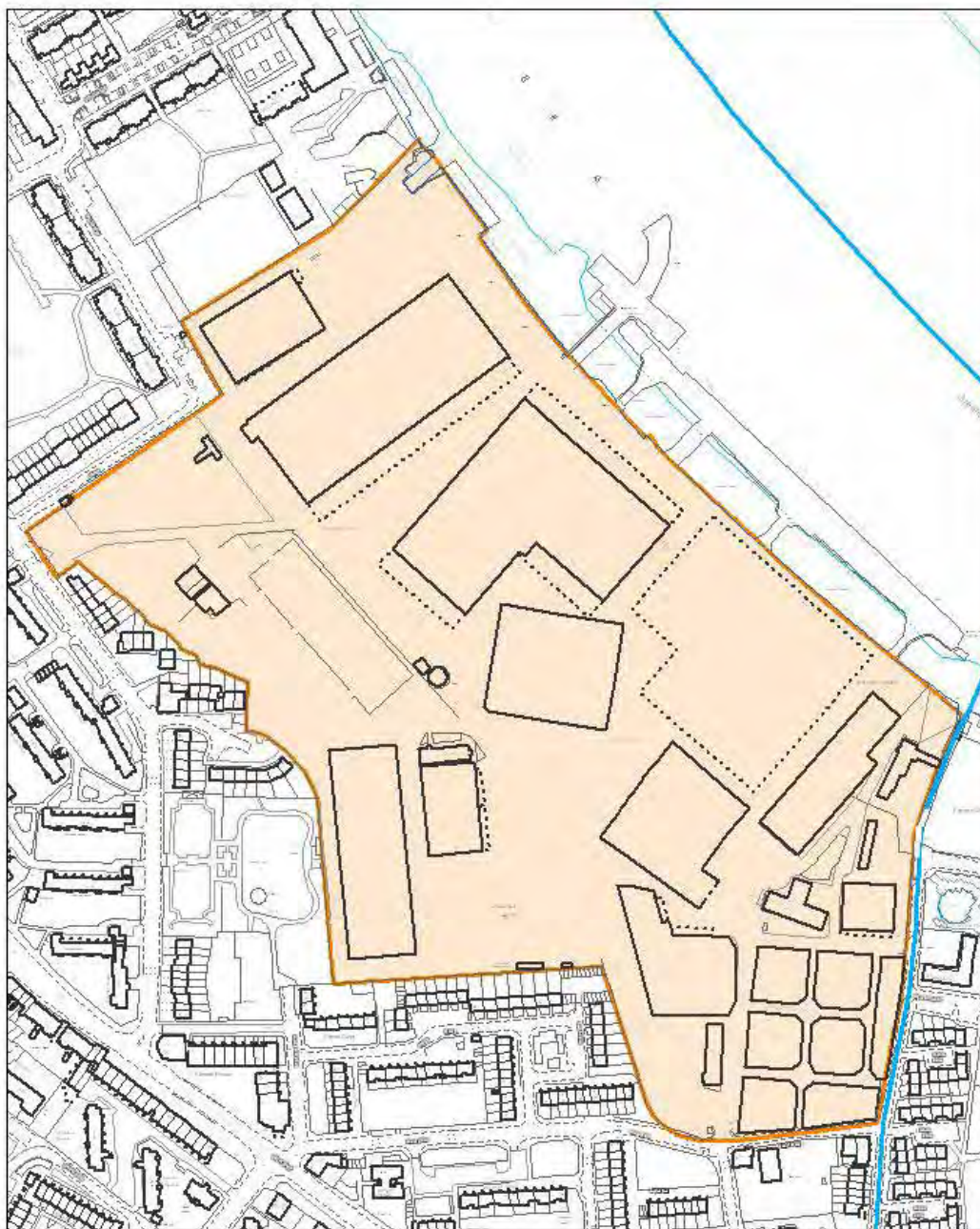
**Map 2.5 - Lewisham Gateway****Proposals Map designation addition**

Strategic Site Allocation as designated through Core Strategy Policy Strategic Site Allocation 6.

Proposals Map reference: E5, F5



Map 2.1 UDP Proposals Map addition: Convoys Wharf Strategic Site Allocation and Mixed Use Employment Location



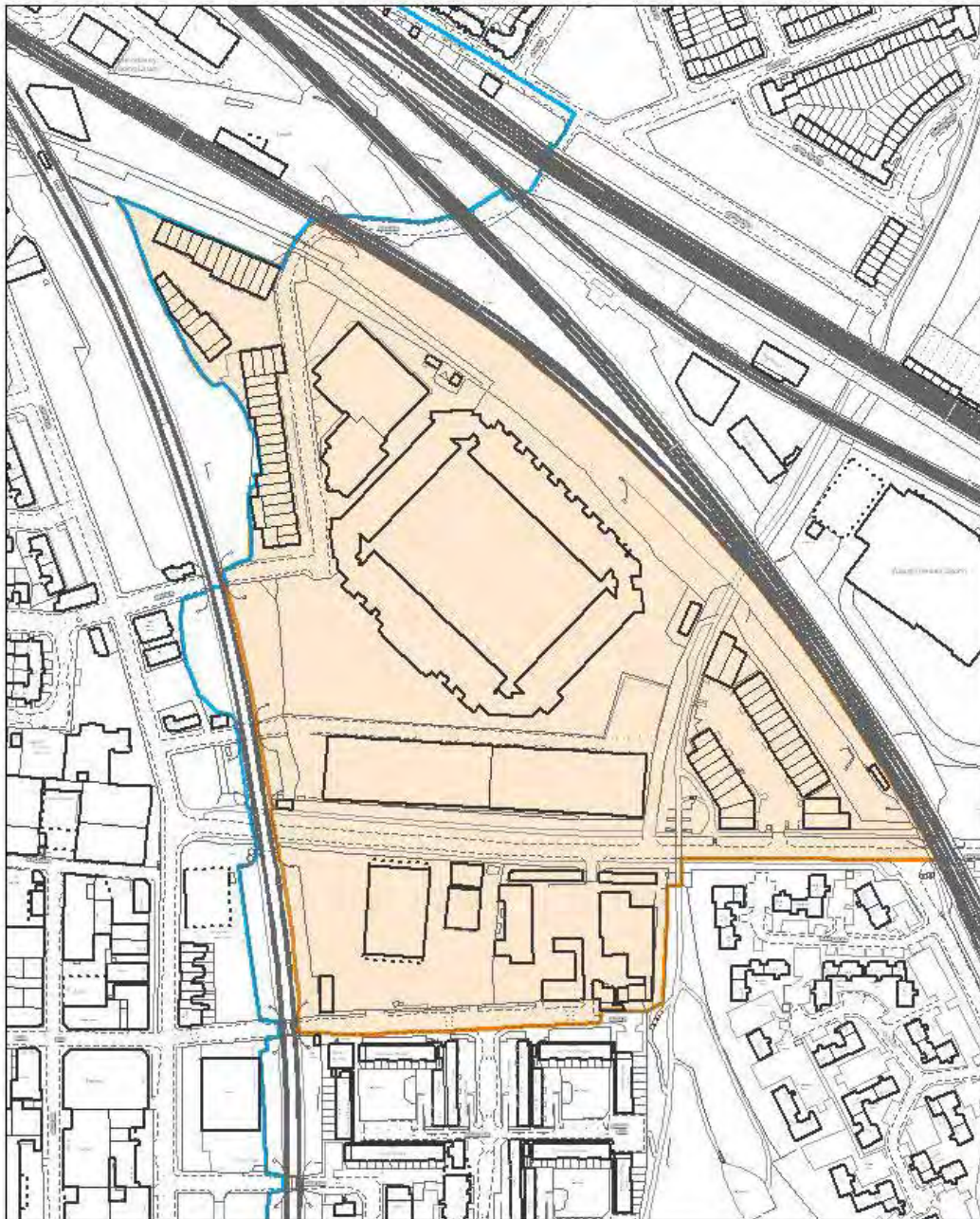
Convoys Wharf Strategic Site



© Crown Copyright All rights reserved  
Licence 100017710 2009



**Map 2.2 UDP Proposals Map addition: Surrey Canal Triangle Strategic Site Allocation and Mixed Use Employment Location**



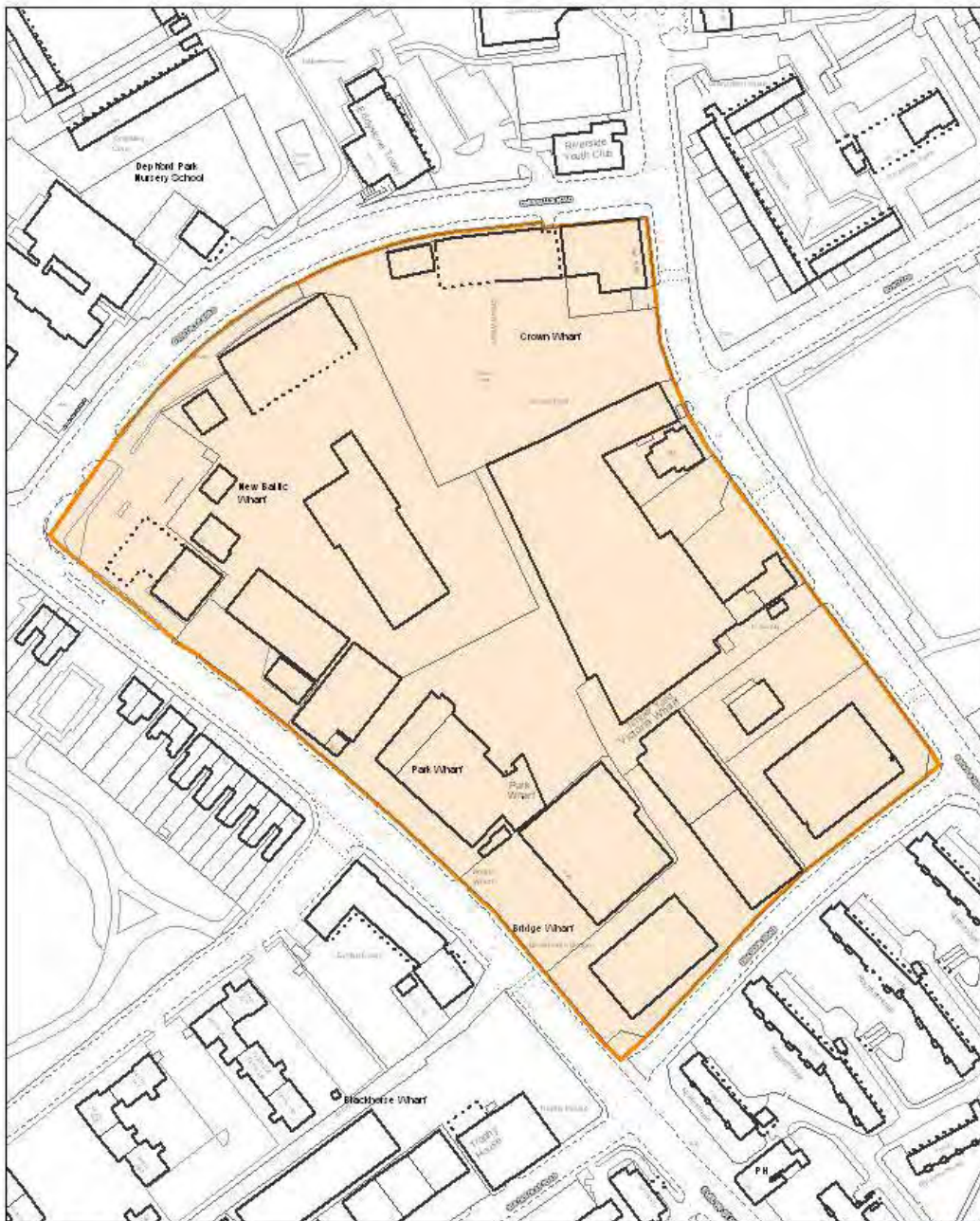
**Surrey Canal Triangle Strategic Site**



© Crown Copyright All rights reserved  
Licence 100017710 2009



Map 2.3 UDP Proposals Map addition: Oxestalls Road Strategic Site Allocation and Mixed Use Employment Location



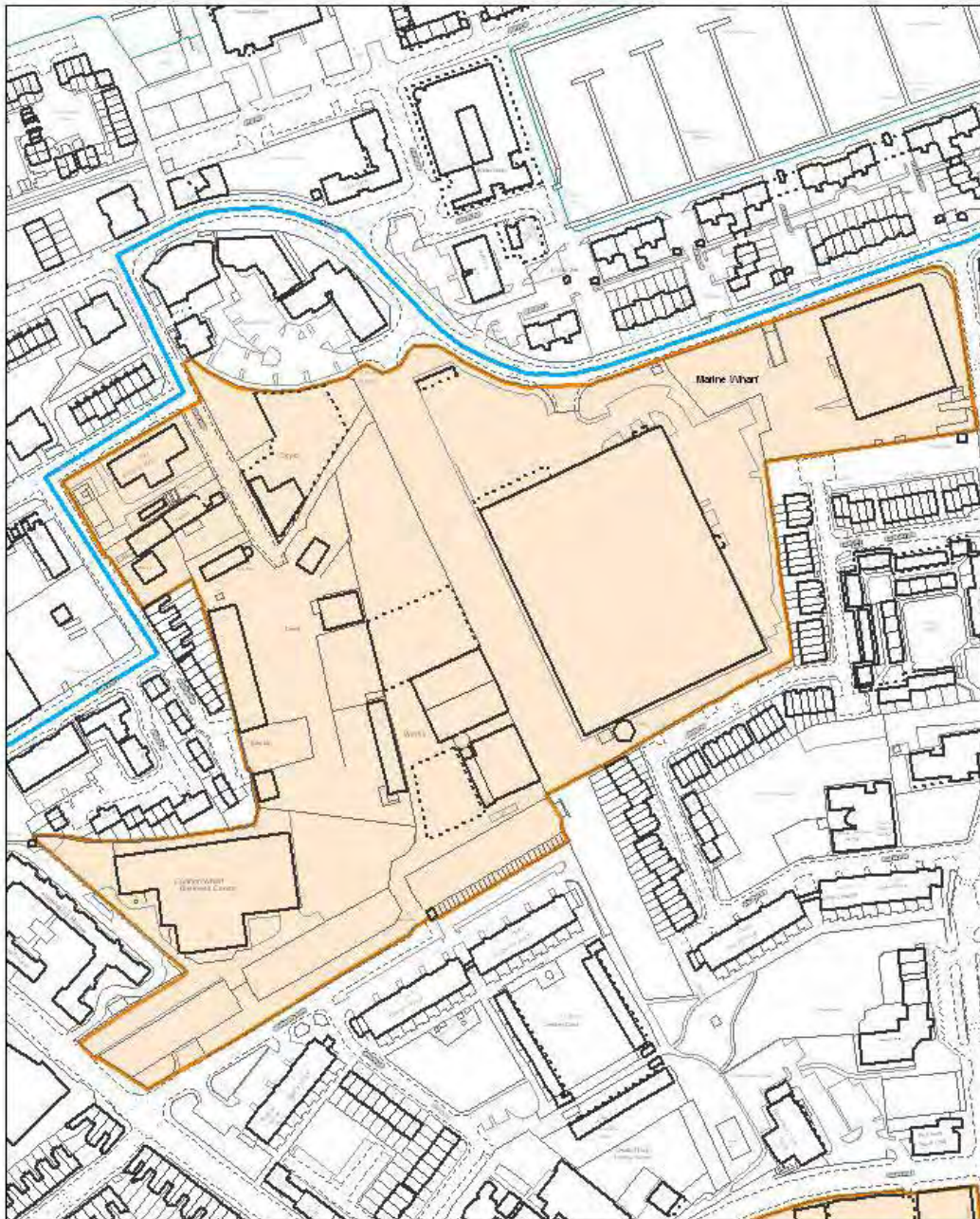
Oxestalls Road Strategic Site



© Crown Copyright All rights reserved  
Licence 100017710 2009



Map 2.4 UDP Proposals Map addition: Plough Way Strategic Site Allocation and Mixed Use Employment Location



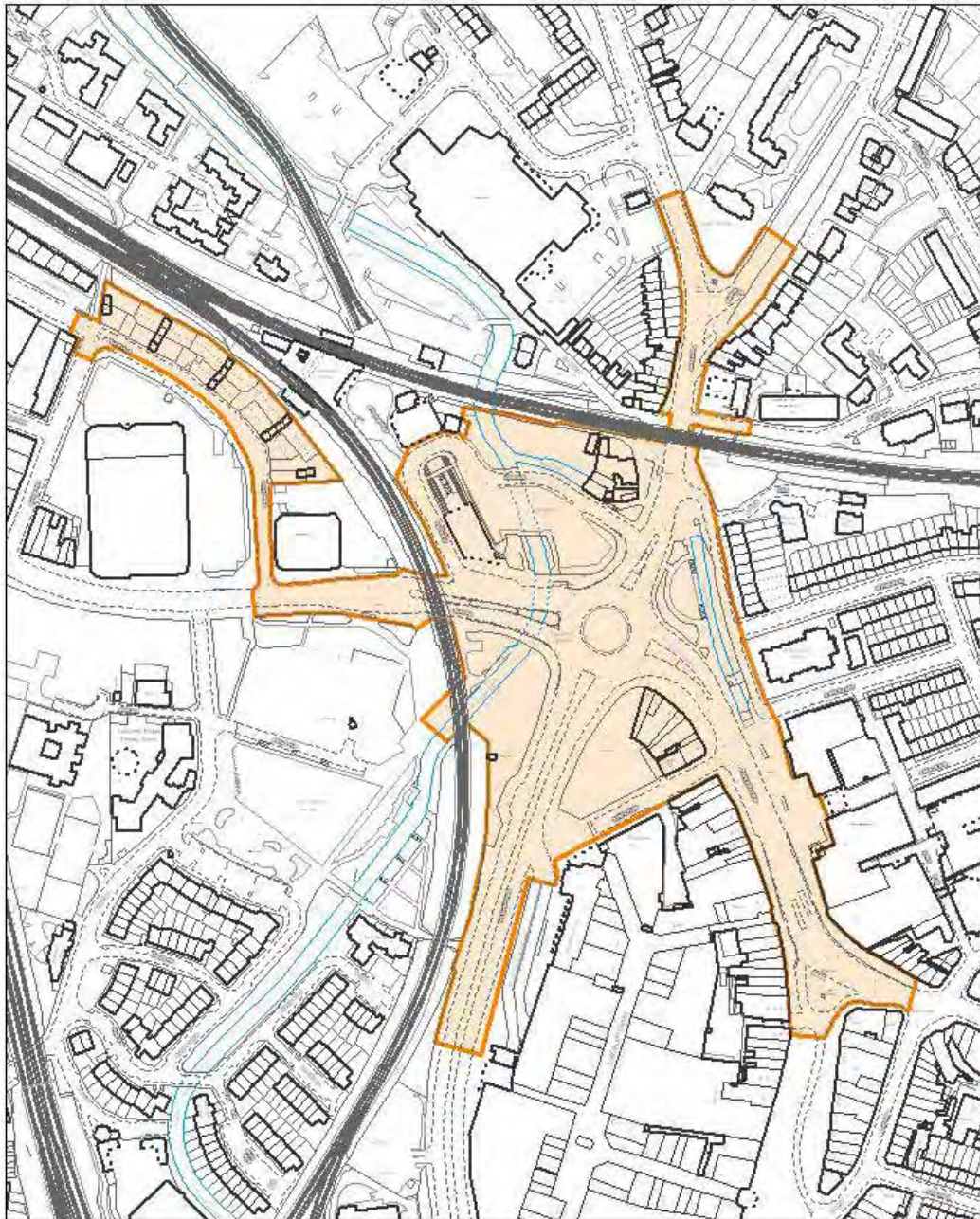
Plough Way Strategic Site



© Crown Copyright All rights reserved  
Licence 100017710 2009



Map 2.5 UDP Proposals Map addition: Lewisham Gateway Strategic Site Allocation



Lewisham Gateway Strategic Site



© Crown Copyright All rights reserved  
Licence 100017710 2009

## 2.2 Strategic Industrial Locations

### Change to existing Defined Employment Area designations

- 2.3** An Employment Land Study (ELS) was completed for the borough of Lewisham in 2008. This ELS provided the Council with recommended land uses for employment sites within the borough and this evidence report was taken forward in the production of the Core Strategy Options report in 2009 and now the Core Strategy Proposed Submission Version (the published plan).
- 2.4** Certain land currently designated as a Defined Employment Area (DEA) within the UDP will be designated as a Strategic Industrial Location (SIL). This designation meets the requirements of the London Plan <sup>(8)</sup>.

#### Map 2.6 - Surrey Canal Road

##### Proposals Map designation addition

Strategic Industrial Location as designated through Core Strategy Spatial Policy 2 and Core Strategy Policy 3.

##### Proposals Map designation deletion

The 'Defined Employment Area' designation as it applies to the Surrey Canal Road area will be removed.

Proposals Map reference: C2

#### Map 2.7 - Bromley Road

##### Proposals Map designation addition

Strategic Industrial Location as designated through Core Strategy Spatial Policy 5 and Core Strategy Policy 3.

##### Proposals Map designation deletion

The 'Defined Employment Area' designation as it applies to the Bromley Road area will be removed.

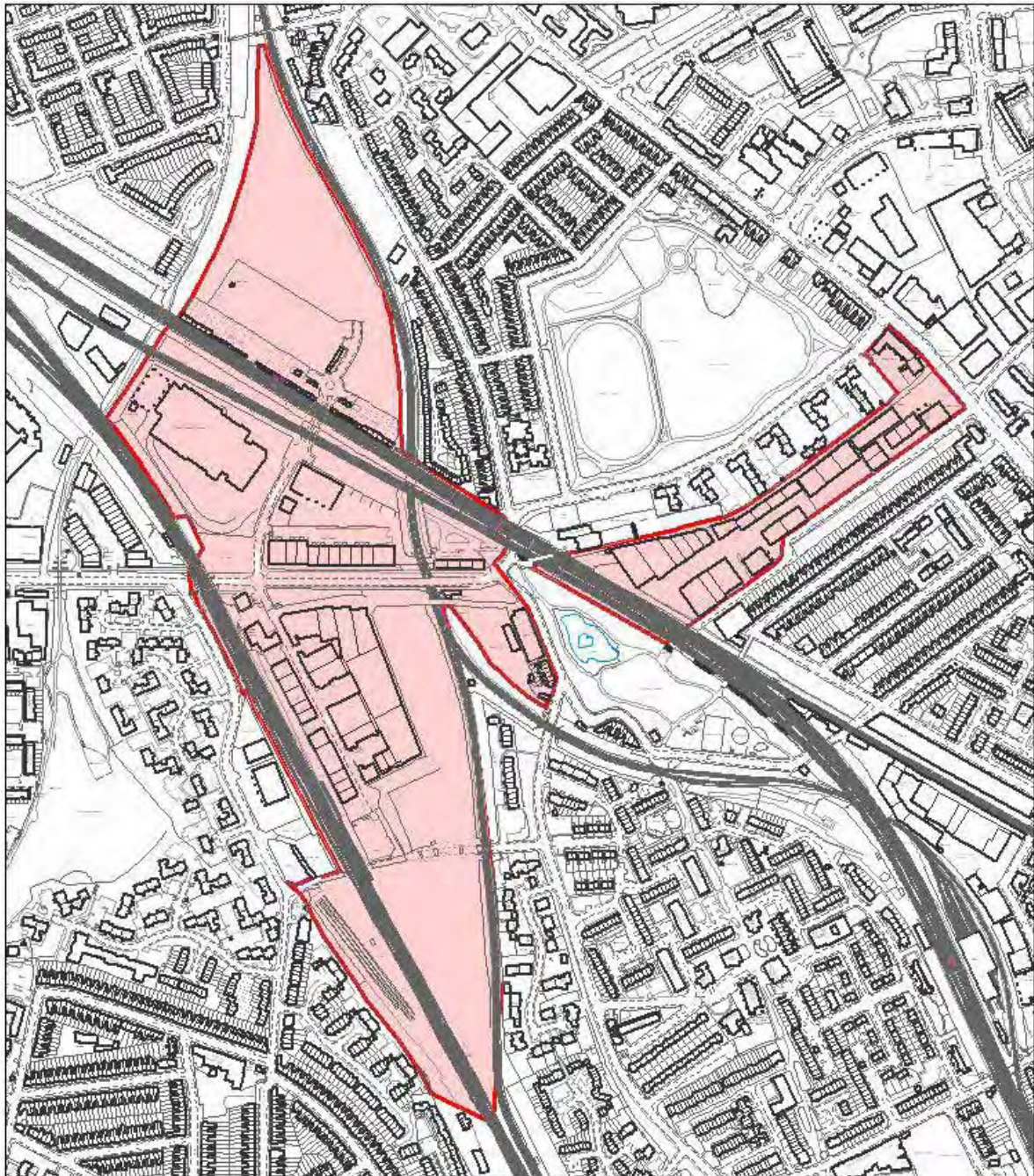
Proposals Map reference: E8

---

8 Core Strategy paragraphs 6.21, 6.22, 6.36, 6.145, 6.146, 6.147



Map 2.6 Surrey Canal Road SIL



**Surrey Canal Road Strategic Industrial Location**

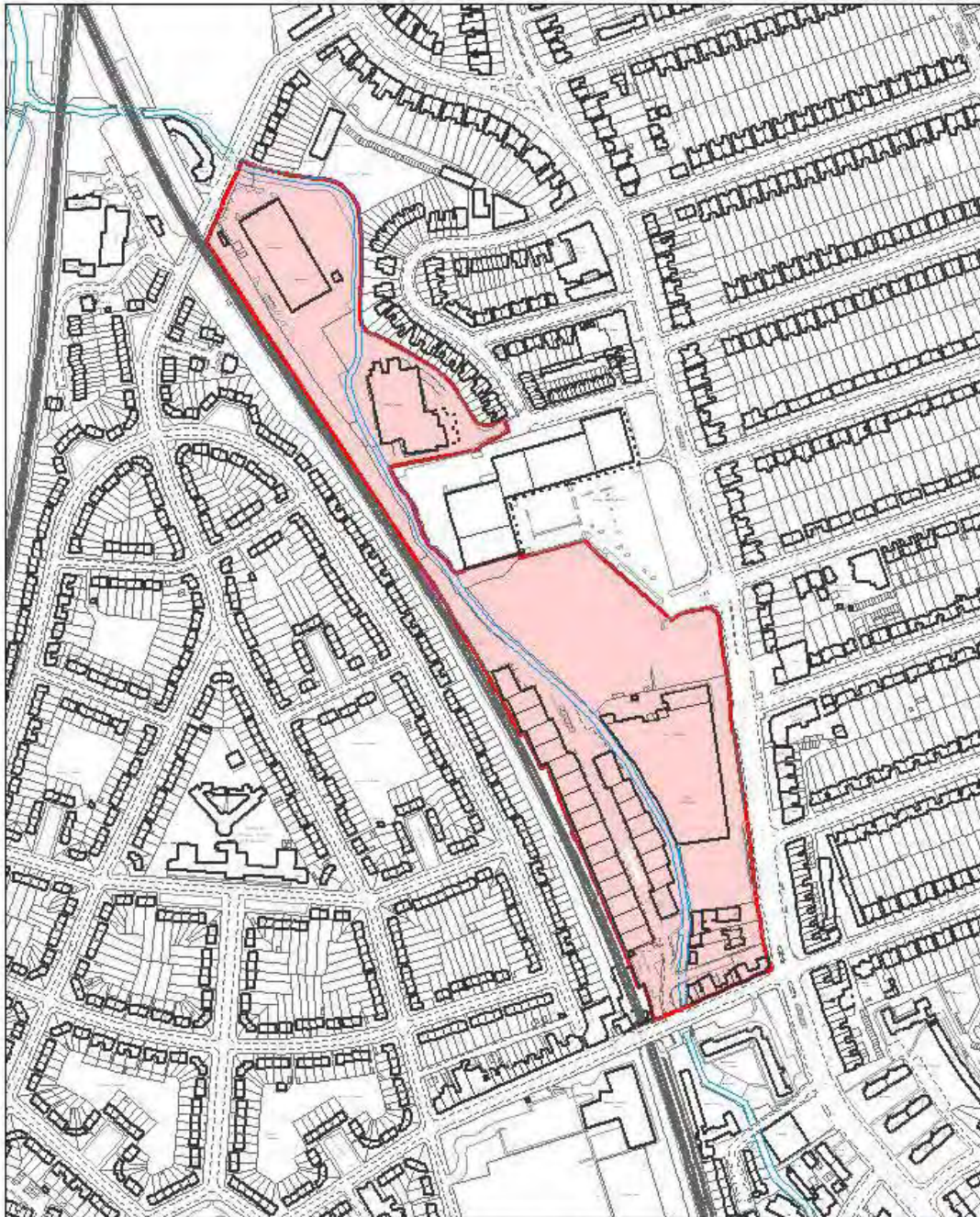
Formerly Defined Employment Area



© Crown Copyright All rights reserved  
Licence 100017710 2009



Map 2.7 Bromley Road SIL



**Bromley Road Strategic Industrial Location**

Formerly Defined Employment Area



© Crown Copyright All rights reserved  
Licence 100017710 2009

2.3 Development sites

2.5 The following table lists the development sites, as shown in UDP Schedule 1 and on the Proposals Map, that have been implemented. There is no need to show these sites on the Proposals Map and the site reference can be deleted.

Table 2.1

Site Ref.	Site Address	Map Ref.
1	R/o 124-148 Wood Vale	B7
5	Costains Site, Coldblow Lane	C3
9	173-175 Perry Vale, SE23	C8
10	Cobbs Cottage and Garage premises, Queensthorpe Road, SE26	C9
11A	Land at Croft Street, SE8	D2
12	'St. George's Square', Plough Way/Grove Street	D2
Red Diamond	Grove Street, SE8	D2
13	Diploma Works and Crown Wharf, Oxestalls Road	D2
14	334-336 New Cross Road, SE14	D3/D4
15	Brindley Works, Brindley Street, SE23	D4
Star	Ha'penny Hatch Bridge, Deptford Creek, SE8	E3
20	Railway Arches, Mechanics Path, SE8	E3
20C	482-488 New Cross Road, SE14	E4
21	Thames Water Site, Brookmill Road, SE8	E4
23	Railway Terrace, Ladywell	E6
25	30-38 Rushey Green, SE6	E6
27	Eros House, Brownhill Road, SE6	E7
28	7 Ravensbourne Park, SE6	E7
30	Catford Town Centre, 171-175 Rushey Green, SE6	E7
32	Gardens, r/o 202-218 Firhill Road	E9
33	Beckenham Hill Road - former Forbanks Sports Ground	E9
33A	Ballantyne Social Services Offices, Lushington Road, SE6	E9
34	Lewisham Town Centre - Garages Site, Cressingham Road	F5
35	Kingsley Home, Mercator Road	F5

<b>Site Ref.</b>	<b>Site Address</b>	<b>Map Ref.</b>
36	'King of Lee Site' (256-258 Lewisham High Street) and 'Ghost Motors', Whitburn Road	F5
38	Lewisham Town Centre - Silver Road Depot	F5
42	Lewisham Town Centre - Lewisham High Street between St. Stephen's Grove and 65-71 Lewisham High Street, St. Stephen's Grove, Granville Grove, Lockmead Road and Myron Place, and pavement forecourt area between Granville Grove and St. Stephen's Grove	F5
44	Hither Green Hospital	F6
44A	Downham Depot	F9/G9
45	Former Newstead Road Community Centre, Birch Grove	G6
45A	Downham Pools and Library, Moorside Road	G9
46A	Land to the north of Lee Station	H6
47	Land to SW of Grove Park Station, Baring Road	H9



### 3.1 Conservation areas

- 3.1 Since the adoption of the UDP in 2004, boundary changes have occurred to existing conservation areas and new conservation areas have been designated under the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **Additions to existing conservation area designations**

The following conservation areas have either additions or deletions to their boundaries as shown on the maps below.

##### Map 3.1 - Brockley Conservation Area

Proposals Map reference: D4, D5, E4, E5

##### Map 3.2 - Lee Manor Conservation Area

Proposals Map reference: G5, G6, H6

##### Map 3.3 - St Mary's Conservation Area

Proposals Map reference: E5, E6, E7

##### Map 3.4 - Sydenham Thorpes Conservation Area

Proposals Map reference: C9

#### **New conservation area designations**

##### Map 3.5 - Cobbs Corner Conservation Area

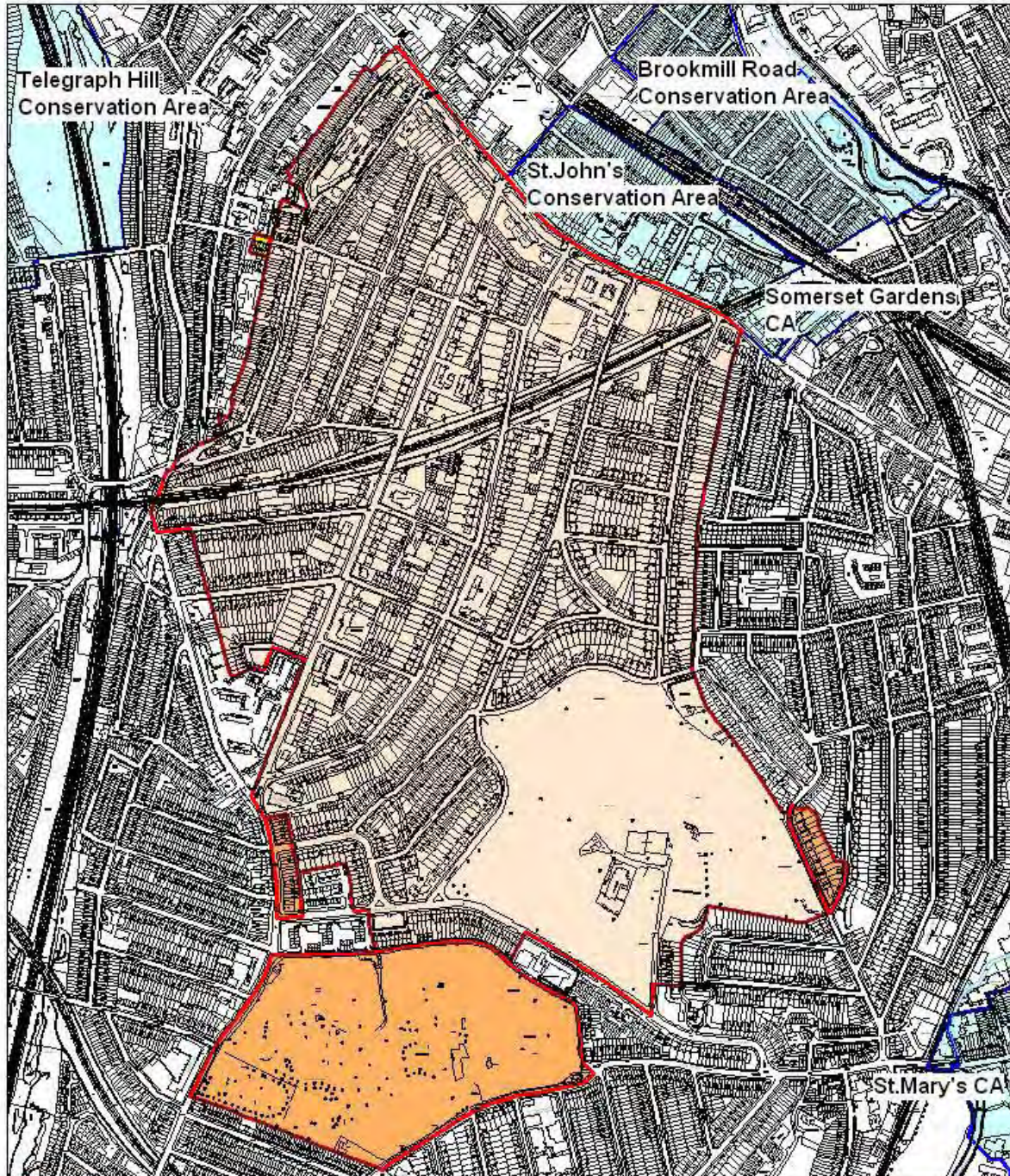
#### **Proposals Map designation addition**

Conservation Area designation as it applies to Cobbs Corner.

Proposals Map reference: C9



Map 3.1 Changes to Brockley Conservation Area



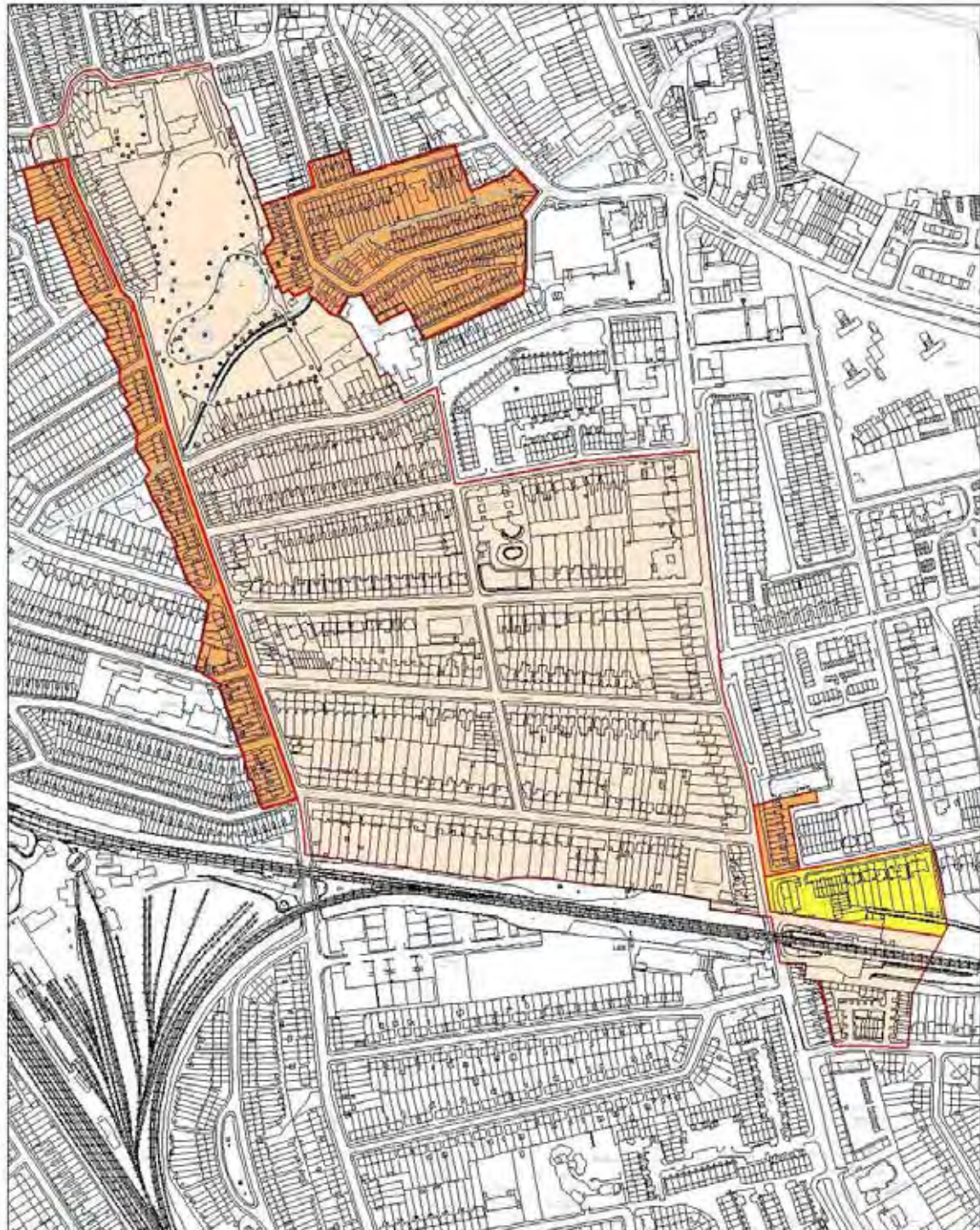
- Existing Conservation Area
- Addition to Conservation Area
- Deletion to Conservation Area
- Adjoining Conservation Area






© Crown Copyright. All rights reserved  
Licence 100017710 2009



Map 3.2 Changes to Lee Manor Conservation Area



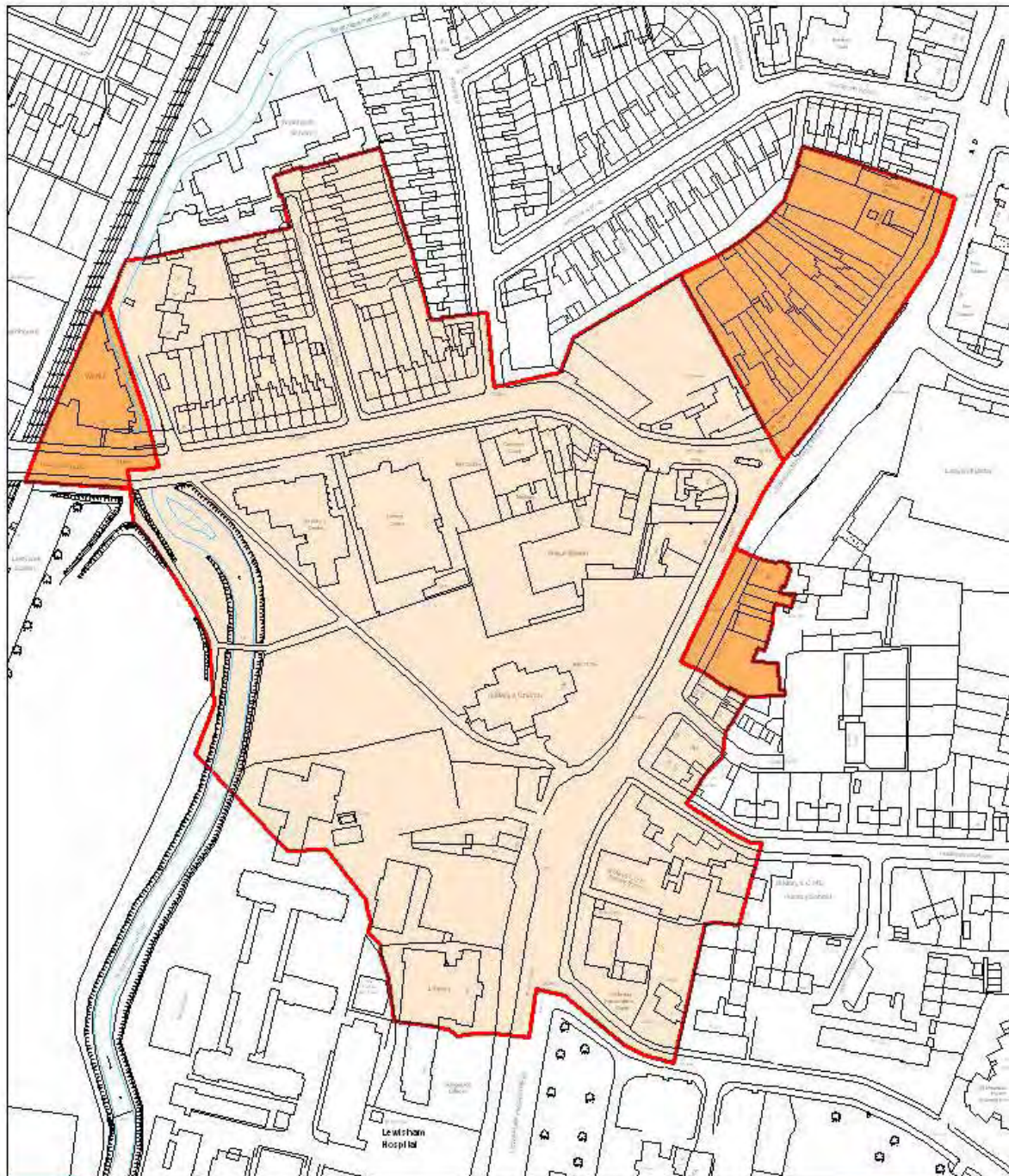
-  Existing Conservation Area
-  Addition to Conservation Area
-  Deletion from Conservation Area



© Crown Copyright. All rights reserved.  
Licence 100017710, 2005



Map 3.3 Changes to St Marys Conservation Area



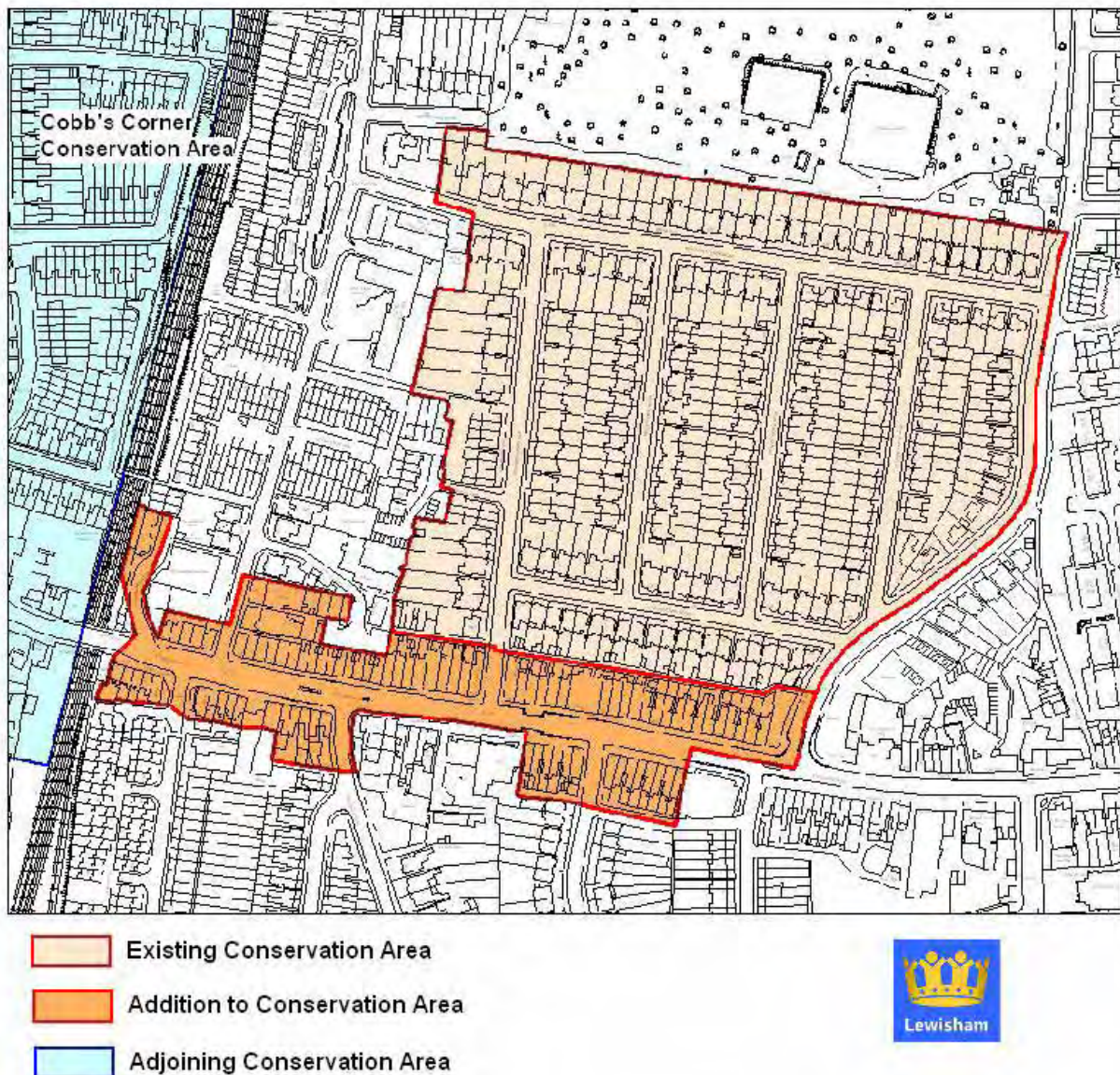
- Existing Conservation Area
- Addition to Conservation Area



© Crown Copyright All rights reserved  
Licence 100017710 2009



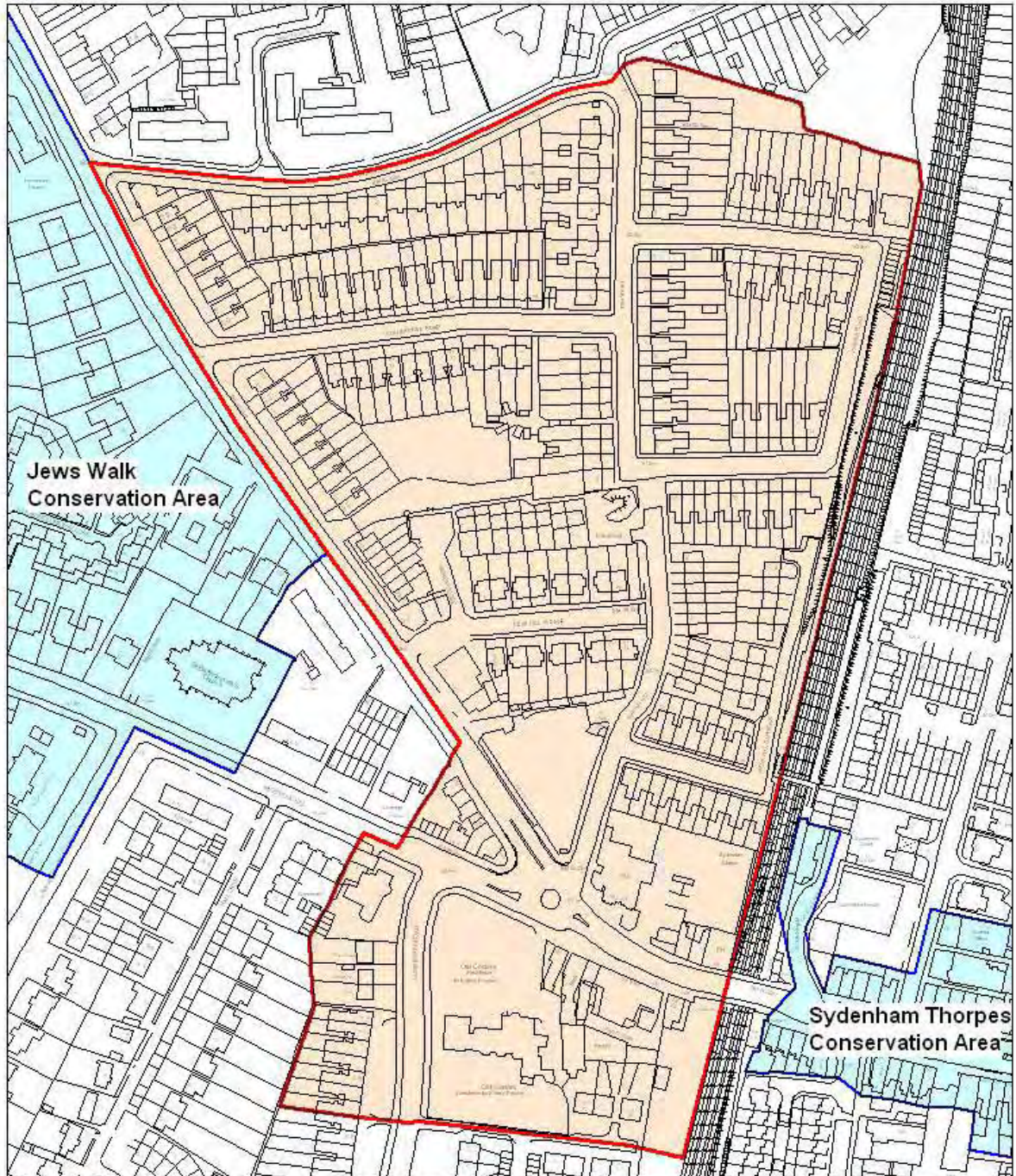
Map 3.4 Changes to Sydenham Thorpes Conservation Area





© Crown Copyright All rights reserved  
Licence 100017710 2009



Map 3.5 Cobb's Corner - New Conservation Area



-  New Conservation Area
-  Adjoining Conservation Area



© Crown Copyright All rights reserved  
Licence 100017710 2009

### 3.2 Sustainable Living Areas

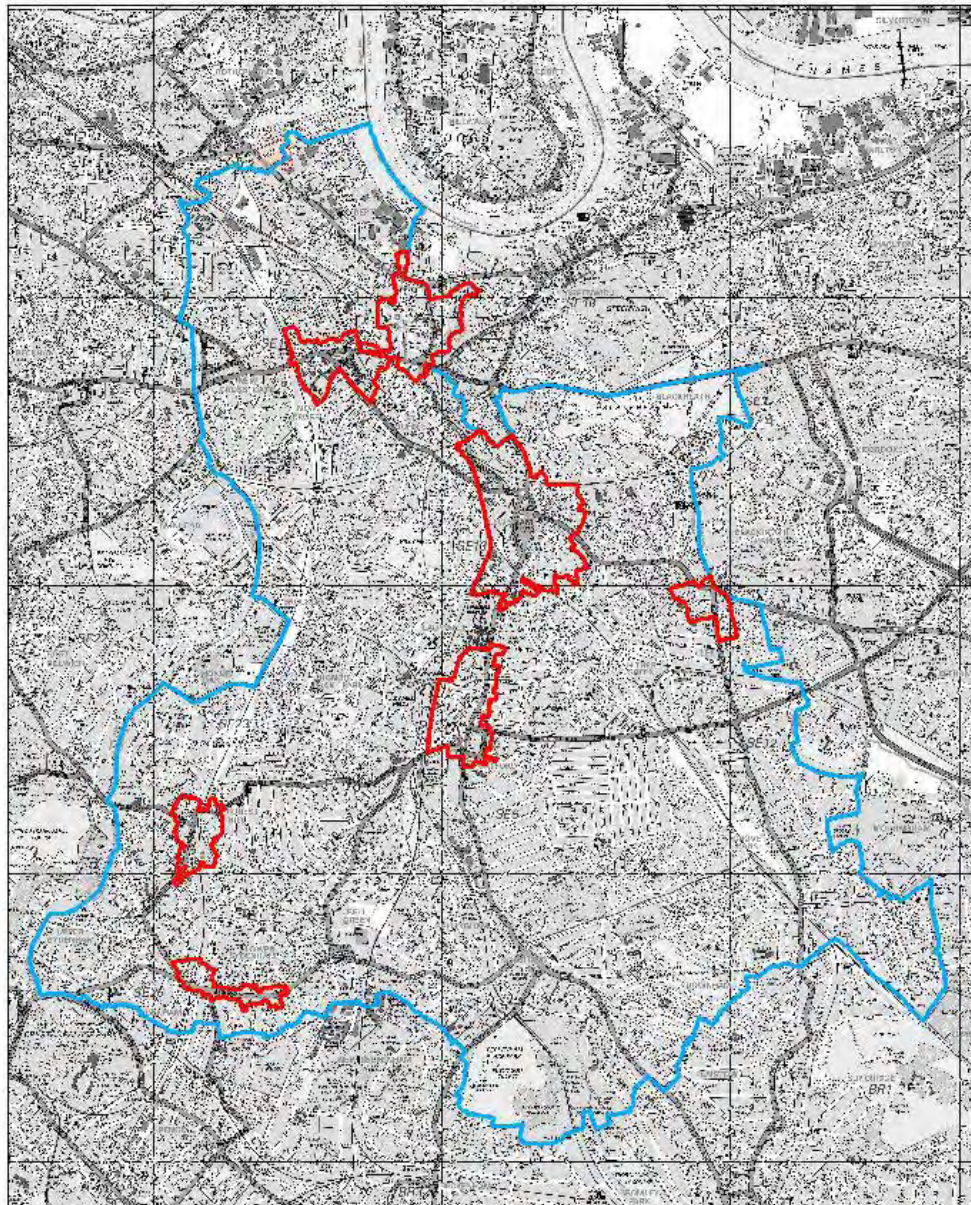
#### **Proposals Map designation deletion**

The 'Sustainable Living Area' designation is to be removed. UDP Policies HSG16 Density and HSG17 Sustainable Living Areas were deleted in September 2007 by the Secretary of State. This Proposals Map designation is therefore no longer applicable.

Proposals Map reference: C9, D3, D4, D9, E3, E4, E5, E6, E7, F6, F5, G6, H6



Map 3.6 Deletion of Sustainable Living Areas



Collins Bartholomew Ltd 2005

