

## 2.5 Sites falling within the Local Hubs

**2.30** The Local Hubs vary in character and present smaller scale redevelopment opportunities than the larger District Hubs. Brockley Cross and Hither Green are small centres based around parades of shops within a residential setting. A cluster of industrial sites around Brockley Cross provide opportunities for smaller scale mixed use development and a stretch of industrial and commercial uses in Hither Green provide redevelopment potential. Bell Green is designated in the Core Strategy as an out-of-town retail park with a large undeveloped area to the north.

**2.31** The following provides a summary of the site allocations within the Local Hubs.

**2.32** Table 2.8 identifies those sites allocated for mixed use housing development.

**Table 2.8 Mixed Use Housing Sites**

Ref	Site	Allocation
<b>Bell Green</b>		
SA25	Former Bell Green Gas Works (Phases 2 & 3), Perry Hill Sydenham, SE26	<b>Phase 2:</b> Mixed use business, industrial or warehouse, non-food retail and associated garden centre, restaurant, use of Livesey Memorial Hall as a social club  <b>Phase 3:</b> Mixed use housing and retail
<b>Brockley Cross - SA26, SA27, SA28, SA29</b>		
SA26	Site at Coulgate Street, SE4	Mixed use housing with commercial and retention of existing Coulgate Street cottages
SA27	Site at Mantle Road, SE4	Mixed use housing with commercial
SA28	5 St Norbert Road, SE4	Mixed use housing with commercial
SA29	111 & 115 Endwell Road (Timber Yard and Community College), SE4	Mixed use housing with commercial and retention of church
<b>Hither Green - SA30, SA31, SA32</b>		
SA30	72-78 Nightingale Grove, SE13	Mixed use business with housing
SA31	Nightingale Mews Estate & adjoining works, 80-84 Nightingale Grove, SE13	Mixed use business with housing
SA32	Driving Centre, Nightingale Grove, SE13	Mixed use business/ employment with housing
SA33	35 Nightingale Grove, SE13	Mixed use business/ employment with housing
SA34	37 to 43 Nightingale Grove, SE13	Mixed use business/ employment with housing and retention of existing nursery facility
SA35	9 Staplehurst Road and rear of Leahurst Road (Former Plumb Trade Centre), SE13	Mixed use business with housing

**2.33** Table 2.9 identifies those sites allocated for local employment locations (LELs).

**Table 2.9 Local Employment Locations (LEL)**

Ref		Site	
SA36	Endwell Road LEL - comprising Brockley Cross Business Centre; Martins Yard 82a and 84a/b Endwell Road SE4; & Martins Yard, 198 Drakefell Road, SE4	Local Employment Location	

**BELL GREEN LOCAL HUB****SITE REF: SA25**

**Site Name/Address:** FORMER BELL GREEN GAS WORKS PHASES 2 and 3, PERRY HILL, SYDENHAM, SE26

**Allocation:** Phase 2: Mixed use business, industrial or warehouse, non-food retail units and associated garden centre, restaurant and retention of Livesey Memorial Hall as a social club. Phase 3: Mixed use residential and retail.

**Current use:** Vacant except for Livesey Memorial Hall and the Gasholders

**Location and site description:** This site in lower Sydenham is designated as an out-of-centre Retail Park within Lewisham's retail hierarchy. It falls within the southern part of the borough approximately 650 metres north of the boundary with the London Borough of Bromley. The site is adjacent to the Sainsbury's supermarket at Bell Green, which was developed as Phase 1. The northern section of the site is located to the east of the A212 (Perry Hill) and adjacent to the junction between the A212 (Perry Hill and Bell Green) and the B227 (Perry Rise). The Phase 2 land is the area between the gas holders and the linear park, to the north of the spine road and Sainsbury's store and west of the railway line. Phase 3 is now under construction and is located to the west of the Sainsbury's car park and south of the gas holders, fronting Bell Green.

**Site characteristics**

Area	9.67 hectares
PTAL	3
Within /adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes - part of the site
Listed Building/close to a Listed Building	Livesey Hall - boundary wall & war memorial Grade II
Flood Zone ((FZ)	FZ1: 80% ; FZ2 18%; FZ3a 2%
Other	Adjacent to Green Corridor and Waterlink Way; a long distance foot and cycle path runs to the west of the site along the Pool River and extending north to the Ravensbourne River. Ground contamination issues. <b><u>Operational gas holders (Health and Safety Executive PADHI guidance applies).</u></b>
Implementing body	Private and National Grid
Expected development timescale	Period 1: 2011 to 2016
Planning status	Planning permission granted for Phases 2 and 3 in October 2006 (Ref: DC/05/59375 & DC/05/58884). <del>Outstanding p</del> <b>Planning permission granted March 2012</b> (Ref: DC/11/78646/7/8&9) to increase the Phase 2 retail floor by 586 sq m.
Indicative housing capacity (dwellings)	156 (Phase 3)

Indicative floorspace	Phase 2: 10,644 sq.m (B1/B2/B8);13,517 sq.m. non-food retail (A1); 316 sq.m restaurant (A3). Phase 3: 1,247 sq.m A1 and/or A3.
Core Strategy Objectives	CSO 2, 3, 4, 5, 7, 8, 9, 10, 11
Core Strategy Policies	SP1, SP4, CSP1, CSP5, CSP6, CSP7, CSP8, CSP9, CSP10, CSP11, CSP12, CSP13, CSP14, CSP15, CSP16, CSP18, CSP19, CSP21

**Other comments:** Proposals for this out-of-centre site should be considered in the context of protecting existing town centres within the borough's hierarchy and, allow for comprehensive redevelopment of the site. **Proposals should seek to reduce car dependency, improve public transport, cycling and walking access and promote more sustainable forms of development.**

**Thames Water have concerns regarding water supply capability but do not have concerns about waste water capability to this site.**

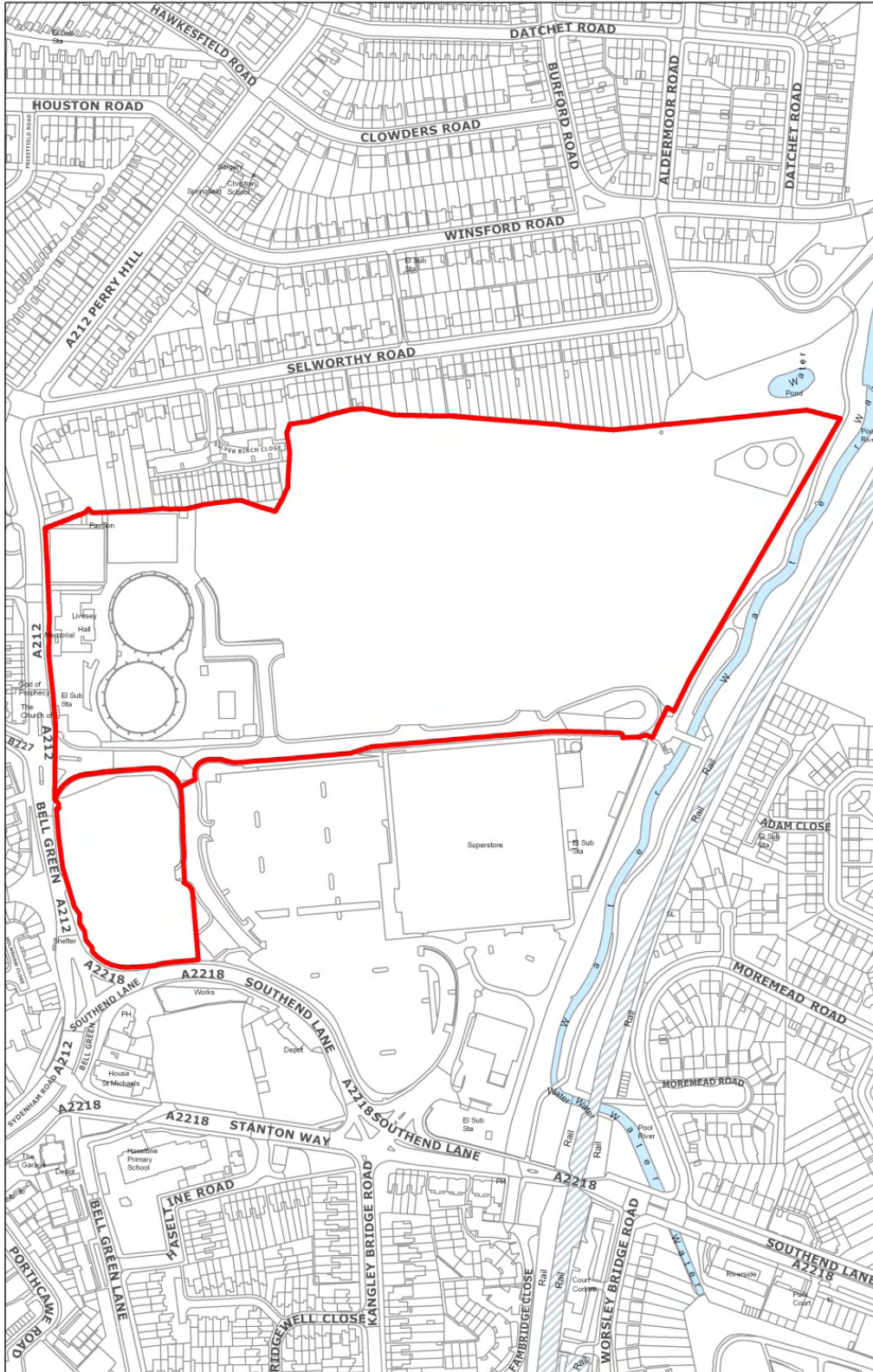
#### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The site satisfies the Sequential Test in that 80% falls within Flood Zone 1. The site area (18%) that falls within Flood Zone 2 and the area (2%) that falls within Flood Zones 3a satisfy the Sequential Test as the proposed use is specific to this out-of-centre Retail Park. (Sequential Test Report reference: DC06).

**Retail Capacity Study:** Proposals for Bell Green should not be to the detriment of schemes such as Lewisham Gateway and existing town centres should be protected.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, flood risk, effects of gas holders and integration with MOL/SINC. Refer to Appendix 4 of the Site Allocations SA.

Map 2.25 Former Bell Green Gas Works, Sydenham (Phases 2 and 3)



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**BROCKLEY CROSS LOCAL HUB** (Site Ref: SA 26, SA27, SA28 & SA29)**SITE REF: SA26****Site Name/Address:** SITE AT 1-6 COULGATE STREET, BROCKLEY CROSS, SE4**Allocation:** Mixed use retail and commercial on the ground floor with residential above and retention of Coulgate Street cottages (a row of early 19<sup>th</sup> century cottages)**Current use:** MOT garage, car lot, café and houses**Location and site description:** This site at numbers 1-6 (odd and even) Coulgate Street is bounded by Coulgate Street and Brockley Cross. Brockley Railway Station is adjacent to the north-west of the site.**Site characteristics**

Area	0.19 hectares
PTAL	3
Falling within/adjacent to a Conservation Area	Within a conservation area
Falling within an Area of Archaeological Priority	No
Flood Zone (FZ)	FZ1
Listed Building/located close to a Listed Building	No
Other	Adjacent to Green Corridor and SINC
Implementing body	Private sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	Application not submitted
Indicative housing capacity (dwellings)	20
Core Strategy Objectives	CSO 2, 3, 4, 9, 10
Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation of this prominent location, together with the upgrading of Brockley Station and the 'Landmark' building proposed adjacent to the Brockley Barge pub (comprising retail/commercial space on the ground floor with residential above), will contribute towards the provision of a 'gateway' to Brockley Cross; improve the vitality and viability of the town centre; and enable retention of the 19<sup>th</sup> century Coulgate Street cottages. Commercial uses on the ground floor is vital to the success in implementing the Brockley Cross Urban Design Framework and Development Strategy.

**Applicants should involve Transport for London in the design of any new station entrance and changes to bus stops to ensure it meets operational requirements. Consideration could be given to the interchange with buses.**

~~Thames Water have no current concerns regarding water supply capability to this site but have concerns about waste water/sewerage network capacity.~~

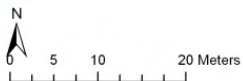
**Thames Water currently have no concerns regarding water supply or waste water capability to the site.**

#### **Evidence base**

***Strategic Flood Risk Assessment/Sequential Test:*** This site falls within Flood Zone 1 and is therefore acceptable in principle for the proposed development (Sequential Test Report Reference DC08).

***Sustainability Appraisal:*** Mitigation measures will need to address waste management and impact on conservation area. Refer to Appendix 6 of the Site Allocations SA.

Map 2.26 Site at Coulgate Street, Brockley Cross



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**SITE REF: SA27****Site Name/Address:** SITE AT 6 MANTLE ROAD, BROCKLEY CROSS, SE4**Allocation:** Mixed use housing with commercial**Current use:** Temporary use - Pinnacle Housing depot/office**Location and site description:** The site on the east side of Mantle Road falls within the Forest Hill to New Cross Gate Railway Cutting which is a Site of Importance to Nature Conservation of Metropolitan Importance.**Site characteristics**

Area	0.12 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Flood Zone (FZ)	FZ1
Listed Building/located close to a Listed Building	No
Other	Adjacent to Green Corridor
Implementing body	Private sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	Application not submitted
Indicative housing capacity (dwellings)	20
Core Strategy Objectives	CSO 2, 3, 4, 7, 9
Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The Draft Brockley Cross Urban Design Framework and Development Strategy finds that the walled sites create blank facades for much of Mantle Road and the footbridge to Brockley Station does not benefit from natural surveillance. The allocation should strengthen the area's character and design in natural surveillance. There is potential for improved access to Brockley Station.

**Applicants should involve Transport for London in the design of any new station entrance and changes to bus stops to ensure it meets operational requirements. Consideration could be given to the interchange with buses.**

**Proposals should take into account noise and other impacts from the railway and proposals should comply with London Overground's infrastructure protection requirements.**

Thames Water currently have no concerns regarding water supply capability but has concerns regarding waste water/sewerage capacity to this site.

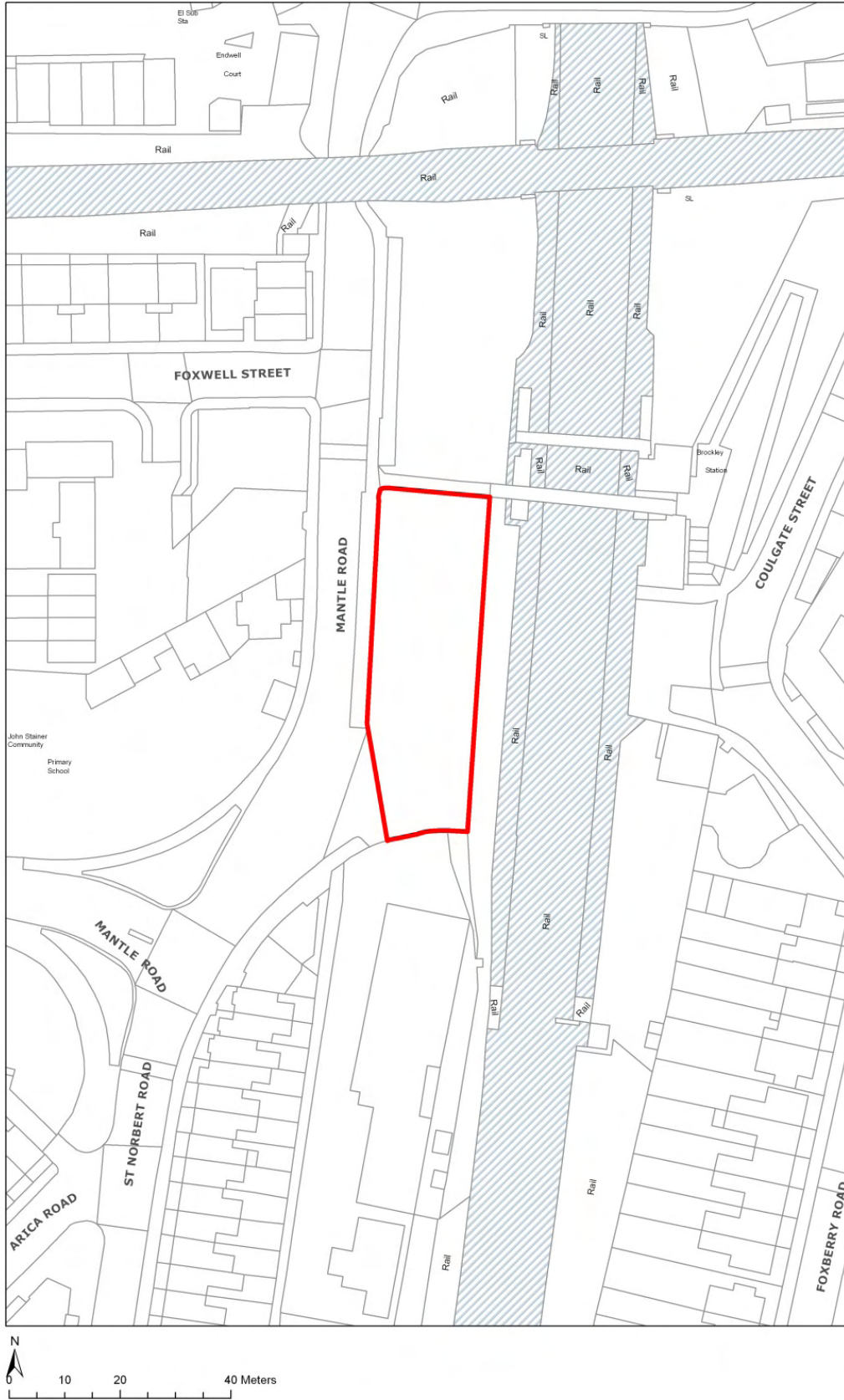
**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The Flood Zone 1 location of the site means that this site is suitable for the proposed use (Sequential Test Report Reference DC08).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, air quality, noise and vibration, potential land contamination and relationship to adjoining SINC. Refer to Appendix 6 of the Site Allocations SA.

Map 2.27 Site at Mantle Road, Brockley Cross



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**SITE REF: SA28****Site Name/Address:** 5 ST NORBERT ROAD, BROCKLEY CROSS, SE4**Allocation:** Mixed Use commercial and housing**Current use:** Vacant light industrial units**Location and site description:** This site comprises 5 St Norbert Road and surrounding land lying to its west, east and south. The site is bounded to the west by mainly residential development fronting onto St. Norbert Road. The railway line falls to the east with allotment gardens to the south.**Site characteristics**

Area	0.29 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Flood Zone (FZ)	FZ1
Listed Building/located close to a Listed Building	No
Other	Adjacent to Green Corridor, allotments/ SINC
Implementing body	Private
Expected development timescale	Period 1: 2011 - 2016
Planning status	Application submitted Jan 2010 for housing and access to allotments (Ref:10/73314) <b>Planning permission granted November 2010 for housing and access to allotments (Ref: 10/73341)</b>
Indicative housing capacity (dwellings)	32
Core Strategy Objectives	CSO 2, 3, 4, 7, 9
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation meets the aims of the Draft Brockley Cross Urban Design Framework and Development Strategy; provides an opportunity to increase the commercial viability of the site which is close to public transport; and contribute towards the borough's housing provision targets. Site proposals would need to consider access to the allotments that forms part of the site for importance to nature conservation (SINC).

**Proposals should take into account noise and other impacts from the railway and proposals should comply with London Overground's infrastructure protection requirements.**

**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** Flood Zone 1 location therefore suitable for all types of development in terms of flood risk. (Sequential Test Report Reference DC08).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, air quality, noise and vibration, potential land contamination and relationship to adjoining SINC. Refer to Appendix 6 of the Site Allocations SA.

Map 2.28 5 St Norberts Road, Brockley Cross



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**SITE REF: SA29**

**Site Name/Address:** 111 & 115 ENDWELL ROAD - TIMBER YARD AND COMMUNITY COLLEGE, BROCKLEY CROSS, SE4

**Allocation:** Mixed use commercial/employment uses to the ground floor with housing above

**Current use:** Timber yard and community college

**Location and description:** This site is adjacent to a railway station and good transport facilities. The site boundary includes the Church and the access way from the Shardeloes Road site. However, the Church itself is not proposed for redevelopment.

**Site characteristics**

Area	0.36 hectares
PTAL	3
Within/adjacent to a Conservation Area	Adjacent to a Conservation Area
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Adjacent to Green Corridor and SINC

Implementing body	Private sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	Application not submitted
Indicative housing capacity (dwellings)	40
Core Strategy Objectives	Objectives 2, 3, 4, 7, 9
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation will improve the vitality and viability and the urban quality of this important location, as set out in the Brockley Cross Urban Design Framework and Development Strategy.

**Proposals should take into account noise and other impacts from the railway and proposals should comply with London Overground's infrastructure protection requirements.**

~~Thames Water currently has no concerns regarding water supply capability but has concerns over waste water services/sewerage network capacity.~~

**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

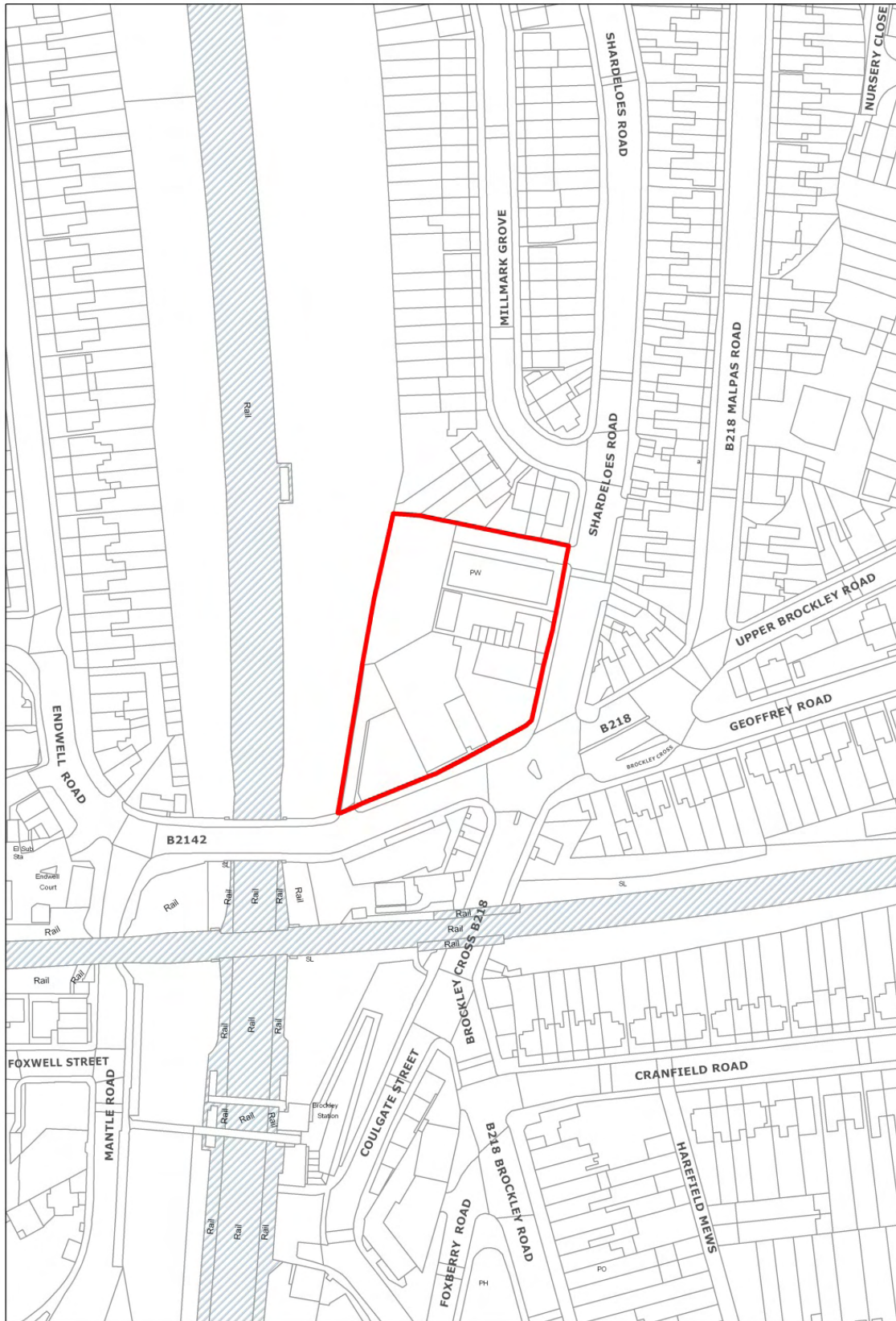
**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The site is within Flood Zone 1 and is suitable for all types of development in terms of flood risk (Sequential Test Report Reference DC08).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, potential land contamination, relationship to adjoining SINC and value of community use. Refer to Appendix 4 of the Site Allocations SA.



Map 2.29 111 & 115 Endwell Road, Brockley Cross



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**LOCAL HUB HITHER GREEN****SITE REF: SA30****Site Name/Address:** 72-78 NIGHTINGALE GROVE, HITHER GREEN, SE13**Allocation:** Mixed use housing with business**Current use:** Industrial/warehouse and commercial

**Location and site description:** The site is located approximately 100 metres north of Hither Green railway station. It is bounded by Nightingale Grove to the east. No.70 Nightingale Grove, a villa, falls immediately to the north of the site. Adjoining the villa is a row of Victorian houses. To the south of the site are the Nightingale Mews Estate industrial units. Adjoining the western site boundary, beyond a dense tree/shrub population is the Driving Standards Agency Training/Test centre. To the far north-eastern corner of the site, fronting Nightingale Grove, is an electricity sub-station. To the east, on the opposite side of Nightingale Grove, Joy Skips Ltd (skip hire) is operational, beyond which is the railway embankment.

**Site characteristics**

Area	0.32 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 1
Other	Nightingale Grove is part of London Cycle Network
Implementing body	Private - Hatcham NX Ltd
Expected development timescale	Period 1: 2011 to 2016
Planning status	Planning permission granted February 2010 for mixed use commercial with housing. Ref: DC/07/65777
Indicative housing capacity (dwellings)	62
Core Strategy Objectives	CSO 2, 3, 4,11
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation is in line with the Urban Design Framework and Development Strategy for Hither Green, which aims to upgrade the approaches to Hither Green Station. Site proposals would build on and upgrade the current mix use environment, adding to its vibrancy and contributing to improved feelings of safety and security within the environment.

~~Thames Water has concerns regarding both water supply capability and waste water services/sewerage infrastructure.~~

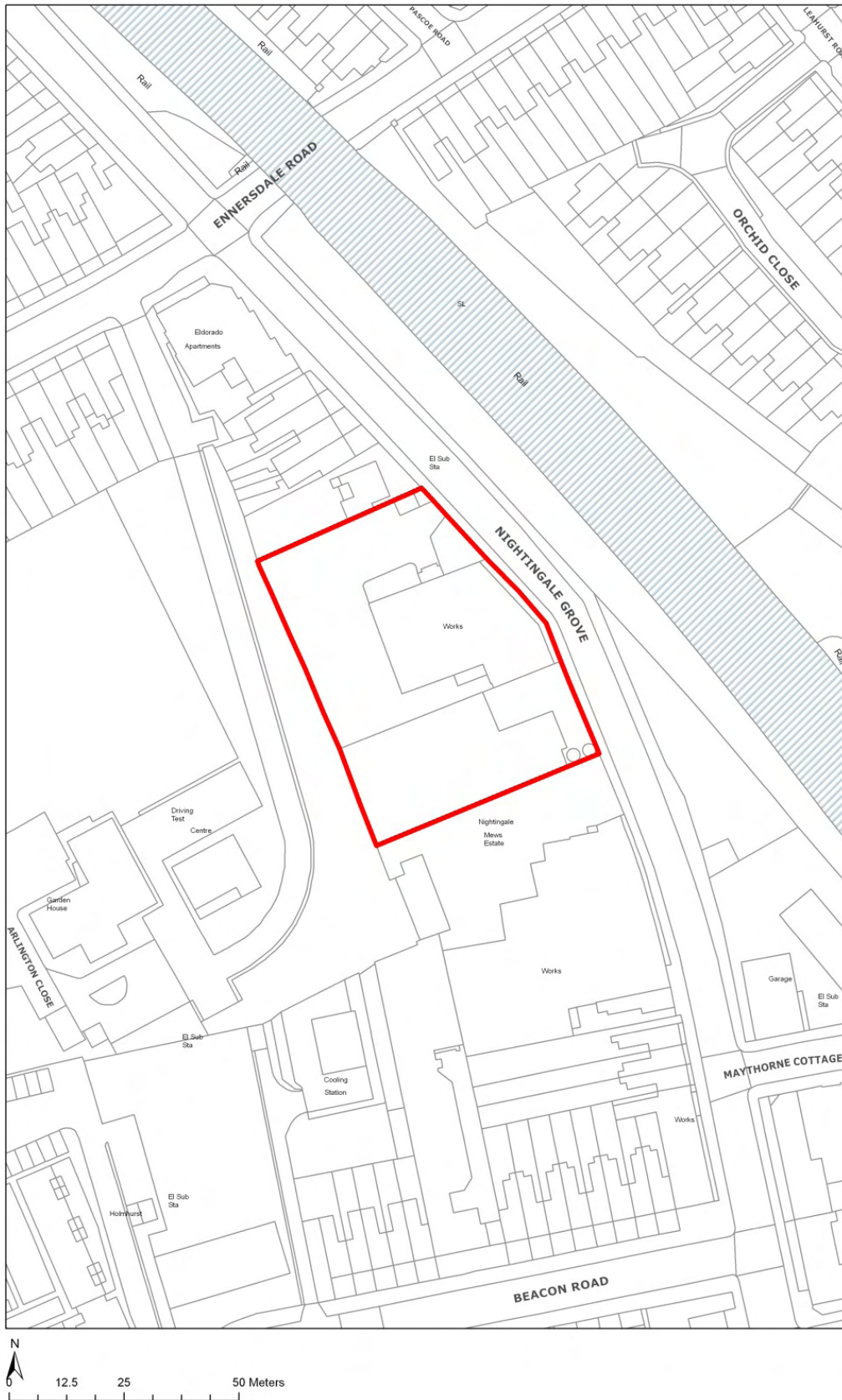
Thames Water have concerns regarding water supply capability but do not have concerns about waste water capability to this site.

#### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The proposed development is acceptable as this site falls within Flood Zone 1.(Sequential Test Report Reference DC25).

**Sustainability Appraisal:** Mitigation measures will need to address waste management and potential land contamination. Refer to Appendix 4 of the Site Allocations SA.

Map 2.30 72-78 Nightingale Grove, Hither Green



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**SITE REF: SA31**

**Site Name/Address:** NIGHTINGALE MEWS/WORKS 80-84 NIGHTINGALE GROVE, HITHER GREEN, SE13

**Allocation:** Mixed use housing with business

**Current use:** Industrial/warehouse and commercial

**Location and site description:** Nightingale Grove forms the eastern site boundary. To the north is 72 to 78 Nightingale Grove, a site granted permission in February 2010 for a mix of residential and commercial uses. To the south are residential properties. The site is located approximately 170 metres from Hither Green Station. To the north-west, beyond a dense tree/shrub population is the Driving Standards Agency Training/Test centre.

**Site characteristics**

Area	0.25 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 1
Other	Nightingale Grove is part of London Cycle Network
Implementing body	Private sector
Expected development timescale	Period 1: 2011 to 2016
Planning status	Application not submitted
Indicative housing capacity (dwellings)	30
Core Strategy Objectives	CSO 2, 3, 4,11
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation is in line with the Urban Design Framework and Development Strategy for Hither Green, which aims to upgrade the approaches to Hither Green Station. The proposal would build on and upgrade the current mix use environment, adding to its vibrancy and contributing to improved feelings of safety and security.

~~Thames Water currently have no concerns regarding water supply capability but have concerns regarding waste water services/sewerage network capacity to this site.~~

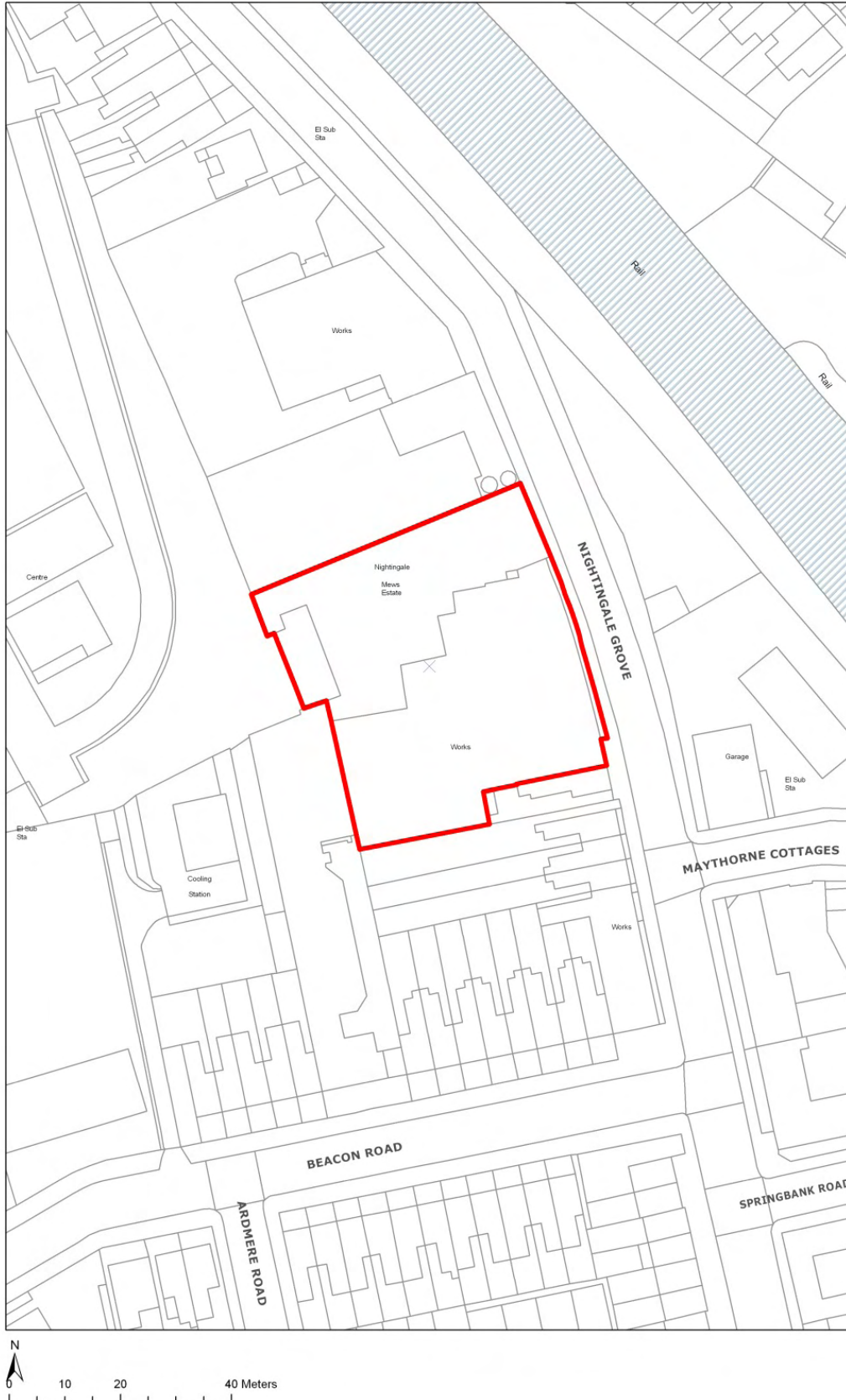
**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The proposed development is acceptable as this site falls within Flood Zone 1.

**Sustainability Appraisal:** Mitigation measures will need to address waste management and potential land contamination. Refer to Appendix 4 of the Site Allocations SA.

Map 2.31 80-84 Nightingale Grove, Hither Green



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**SITE REF: SA32****Site Name/Address:** DRIVING TEST CENTRE, NIGHTINGALE GROVE, HITHER GREEN, SE13**Allocation:** Mixed use housing with business/employment**Current use:** Driving Standards Agency Training/Test Centre

**Location and site description:** This site is one of four allocated sites at Nightingale Grove. To its north it is partly bounded by residential beyond a dense tree/shrub population. To its south beyond a dense tree/shrub population is a cooling station with part of an electricity sub-station falling at its south-western end. The eastern boundary is totally covered by a dense tree and shrub population beyond which is residential at the far north-eastern corner. The Nightingale Mews Estate plus the industrial area at 72 to 76 Nightingale Grove forms the remainder of the eastern boundary. The site is located close to Hither Green Station.

**Site characteristics**

Area	0.41 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 1
Other	Nightingale Grove is part of London Cycle Network
Implementing body	Private sector
Expected development timescale	Period 1: 2011 to 2016
Planning status	Application not submitted
Indicative housing capacity (dwellings)	30
Core Strategy Objectives	CSO 2, 3, 4, 11
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation is in line with the Urban Design Framework and Development Strategy for Hither Green, which aims to upgrade the approaches to Hither Green Station. The current buildings do not make a positive contribution to the immediate area nor do they offer an active street frontage and natural surveillance to Nightingale Grove. Site proposals would build on and upgrade the current mixed use environment, adding to its vibrancy and contributing to improved feelings of safety and security within the environment.

~~Thames Water currently has concerns regarding both water supply capability and waste water services/sewerage infrastructure.~~

**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

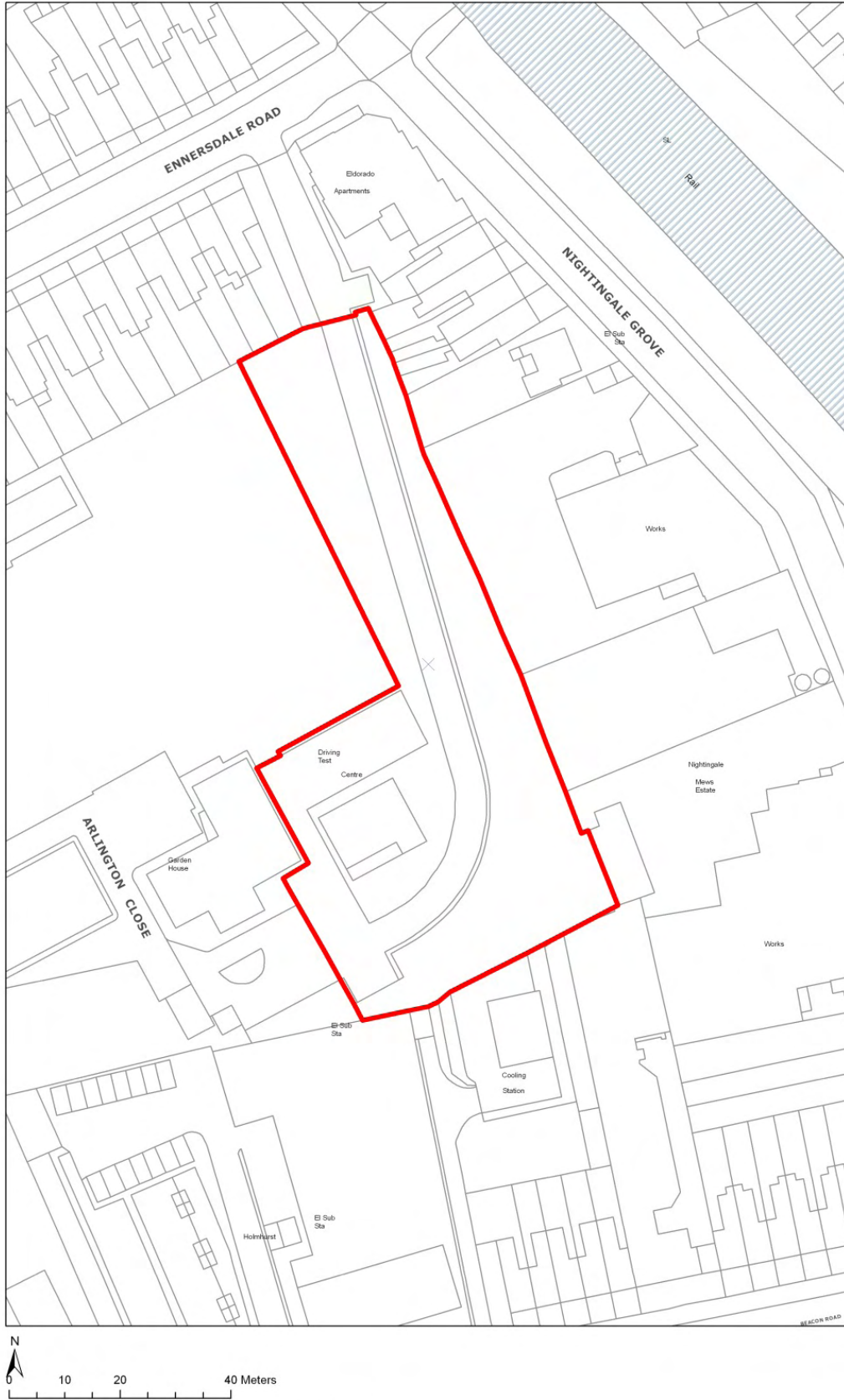


**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The proposed development is acceptable on this site which falls within Flood Zone 1. (Sequential Test Report Reference DC25).

**Sustainability Appraisal:** Mitigation measures will need to address waste management and potential land contamination. Refer to Appendix 4 of the Site Allocations SA.

Map 2.32 Driving Test Centre, Nightingale Grove, Hither Green



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**SITE REF: SA33****Site Name/Address:** 35 NIGHTINGALE GROVE, HITHER GREEN, SE13**Allocation:** Mixed use housing with business/employment**Current use:** Commercial and industrial including a skip hire firm

**Location and site description:** A roughly triangular site bounded to the east by the railway embankment, beyond which is Hither Green Station less than 100 metres away. To the south of the site is Maythorne Cottages and to west is Nightingale Grove, on the opposite side to which are the Nightingale Mews Estate and further commercial and industrial areas. Hither Green Lane offers a range of retail facilities as does Station Parade on Staplehurst Road.

**Site characteristics**

Area	0.20 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 1
Other	Adjacent railway embankment is designated Green Corridor & Site of Importance for Nature Conservation
Implementing body	Private sector
Expected development timescale	Period 1: 2011 to 2016
Planning status	Application not submitted
Indicative housing capacity (dwellings)	35
Core Strategy Objectives	CSO 2, 3, 4, 11
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation is in line with the Urban Design Framework and Development Strategy for Hither Green, which aims to upgrade the approaches to Hither Green Station. Site proposals will build on and upgrade the current mixed use environment, adding to its vibrancy and contributing to improved feelings of safety and security within the environment.

~~Thames Water do not currently envisage infrastructure concerns regarding water supply capability but have concerns regarding waste water services/sewerage network capacity to this site.~~

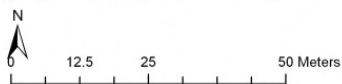
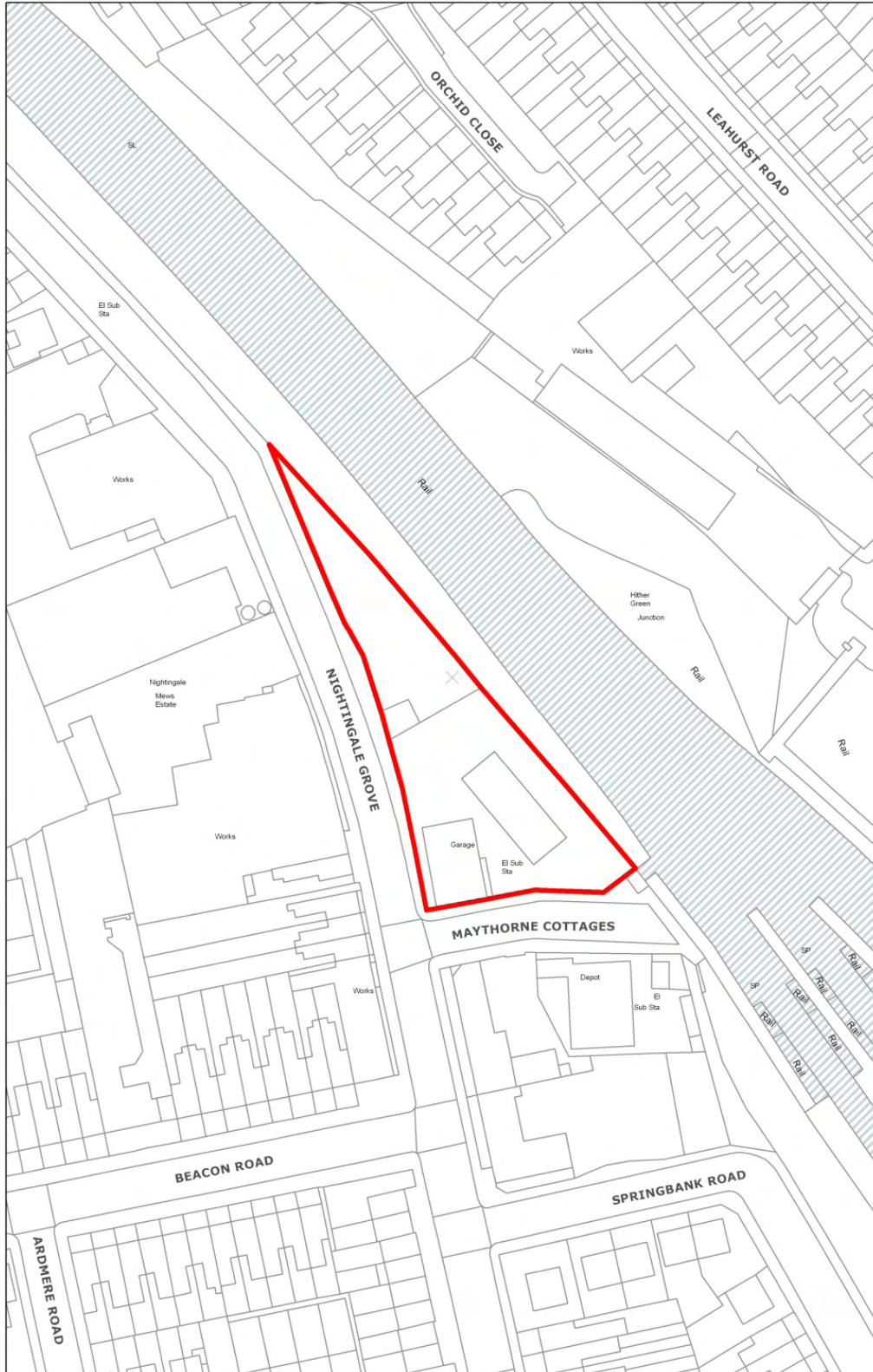
**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** Food Zone 1 location, therefore acceptable. (Sequential Test Report Reference DC25).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, air quality, noise and vibration, potential land contamination and relationship to adjoining SINC. Refer to Appendix 4 of the Site Allocations SA.

Map 2.33 35 Nightingale Grove, Hither Green



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**SITE REF: SA34****Site Name/Address:** 37 TO 43 NIGHTINGALE GROVE, HITHER GREEN, SE13**Allocation:** Mixed use commercial with housing and retention of nursery facility**Current use:** Commercial, industrial and day nursery**Location and site description:** This site fronts on to Nightingale Grove. To its east lies the railway embankment with Hither Green Station beyond. Maythorne Cottages bounds the site to the north whilst Springbank Road falls to its south. Beyond the south of the site is predominantly residential development.**Site characteristics**

Area	0.22 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 1
Other	Adjacent railway embankment is designated Green Corridor and Site of Importance to Nature Conservation
Implementing body	Private sector
Expected development timescale	Period 1: 2016-2021
Planning status	<del>Application submitted for southern part of the site.</del> Ref: DC/10/74319  <b><u>Application not submitted</u></b>
Indicative housing capacity (dwellings)	30
Core Strategy Objectives	CSO 2, 3, 4, 11
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation is in line with the Urban Design Framework and Development Strategy for Hither Green, which aims to upgrade the approaches to Hither Green Station. The current buildings do not make a positive contribution to the immediate area nor do they offer an active street frontage and natural surveillance. Site proposals will build on and upgrade the current mixed use environment, adding to its vibrancy and contributing to improved feelings of safety and security within the environment.

Thames Water has no current concerns over water supply capability but concerns over the sewerage network capacity to this site. **Thames Water currently have no concerns regarding water supply or waste water capability to this site.** Building work will not be permitted within 3 metres of existing water mains, located close to the site boundary in Maythorne Cottages and requiring unrestricted 24-hour access.

#### **Evidence base**

***Strategic Flood Risk Assessment/Sequential Test:*** Flood Zone 1 location, therefore acceptable. (Sequential Test Report Reference DC25).

***Sustainability Appraisal:*** Mitigation measures will need to address waste management, air quality, noise and vibration, potential land contamination and relationship to adjoining SINC. Refer to Appendix 4 of the Site Allocations SA.

Map 2.34 37 - 43 Nightingale Grove, Hither Green



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**SITE REF: SITE 35**

**SITE NAME/ADDRESS:** 9 STAPLEHURST ROAD & REAR OF LEAHURST ROAD (Former Plumb Trade Centre), HITHER GREEN, SE13

**Allocation:** Mixed use commercial with housing

**Current use:** Industrial/warehouse buildings. Construction site.

**Location and site description:** This site is located to the north west of the junction of Fernbrook Road and Staplehurst Road next to the forecourt to Hither Green Station. To the south west falls the embankment to the railway track immediately outside Hither Green Station. The surrounding area is predominantly retail, residential and retail with residential above.

**Site characteristics**

Site Area	0.33 hectares
PTAL	3
Within/or adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ1 - 40%; FZ2 - 30%; FZ 3a - 30%
Implementing body	Private sector/MacDonald Egan Ltd
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted for mixed use commercial, live work and residential development (Ref: DC/06/64094 & 64094A)
Indicative housing capacity (dwellings)	57
Core Strategy Objectives	CSO 2, 3, 4, 6
Core Strategy Policies	SP1, SP4, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Other comments:** The allocation will make a positive contribution to the mix of uses on the approaches to Hither Green Station; contribute to meeting housing provision targets; and to the wider regeneration of this location.

~~Thames Water currently has no concerns regarding water supply capability but do have concerns over waste water services/sewerage network capability.~~ **Thames Water have concerns regarding water supply capability but do not have concerns about waste water capability to this site.**

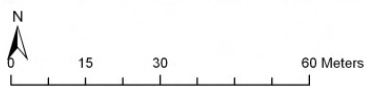
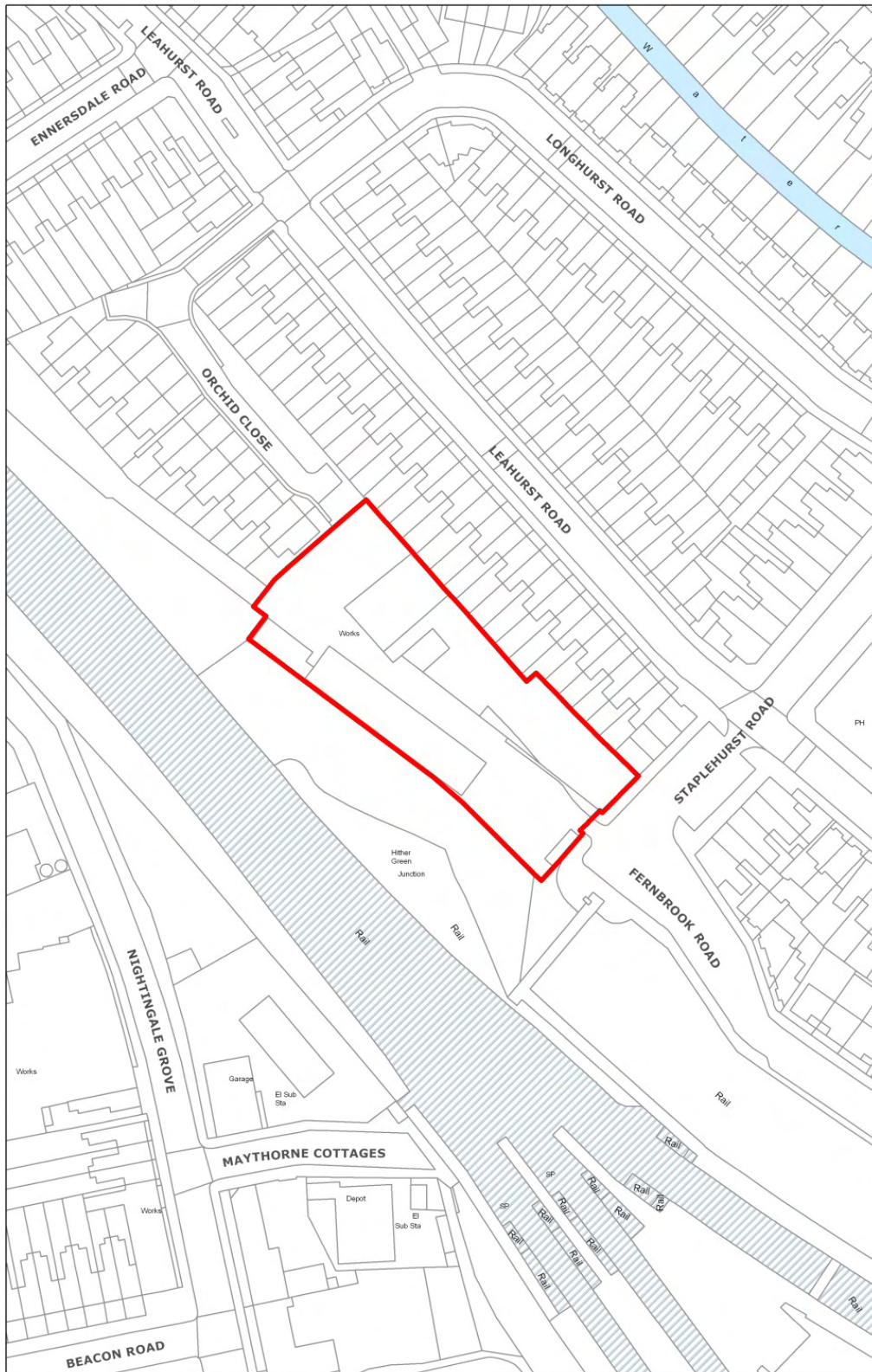
Building will not be permitted within three metres of an existing water main, located within the boundary of Orchid Close and requiring 24-hour access.

**Evidence base**

**Strategic Flood Risk Assessment /Sequential Test:** The site area 40% affected by Flood Zone 1 satisfies the Sequential Test. If for some reason the alternative sites recommended cannot accommodate the proposed use, then the Flood Zone 2 area (30%) of the site should be allocated before Flood Zone 3a (30%). (Sequential Test Report Reference DC26).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, flood risk, air potential land contamination and relationship to adjoining SINC. Refer to Appendix 4 of the Site Allocations SA.

Map 2.35 9 Staplehurst Road & Rear of Leaghurst Road (Former Plumb Centre), Hither Green



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**SITE REF: SA36**

**SITE NAME/ADDRESS:** ENDWELL ROAD LOCAL EMPLOYMENT LOCATION (Brockley Cross Business Centre, Martins Yard 82a and 84a and 84b Endwell Road SE4 and Martins Yard, 198 Drakefell Road), SE4

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses

**Current Use:** Offices (Brockley Cross Business Centre); scaffolding/builders' yard (Martins Yard)

**Location and Site Description:** This is a relatively narrow backland site bordered by a railway line to its south and residential dwellings to the north. The scaffolding yard adjoins the northern boundary. The site has a narrow access and egress to Endwell Road and a small access between houses onto Drakefell Road. The nearest major road is the A202 at New Cross. Brockley is well served by buses and the mainline rail and London Overground station is within five minutes walk.

**Site characteristics**

Area	1.36 hectares
PTAL	3
Within/adjacent to a Conservation Area	The western portion of the site (198 Drakefell Road and 54/55 Brockley Cross Business Centre) falls within the Telegraph Hill Conservation Area
Within an Area of Archaeological Priority	No
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Located close to the Brockley Cross Local Hub (Core Strategy spatial area)
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP4, CSP3

**Other comments:** This site provides an important resource close to public transport, which has been improved by the arrival of the East London Overground extension at Brockley Station and, contributes to the vitality and viability of the proposed Brockley Cross Local Hub.

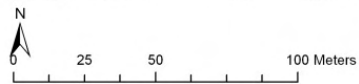
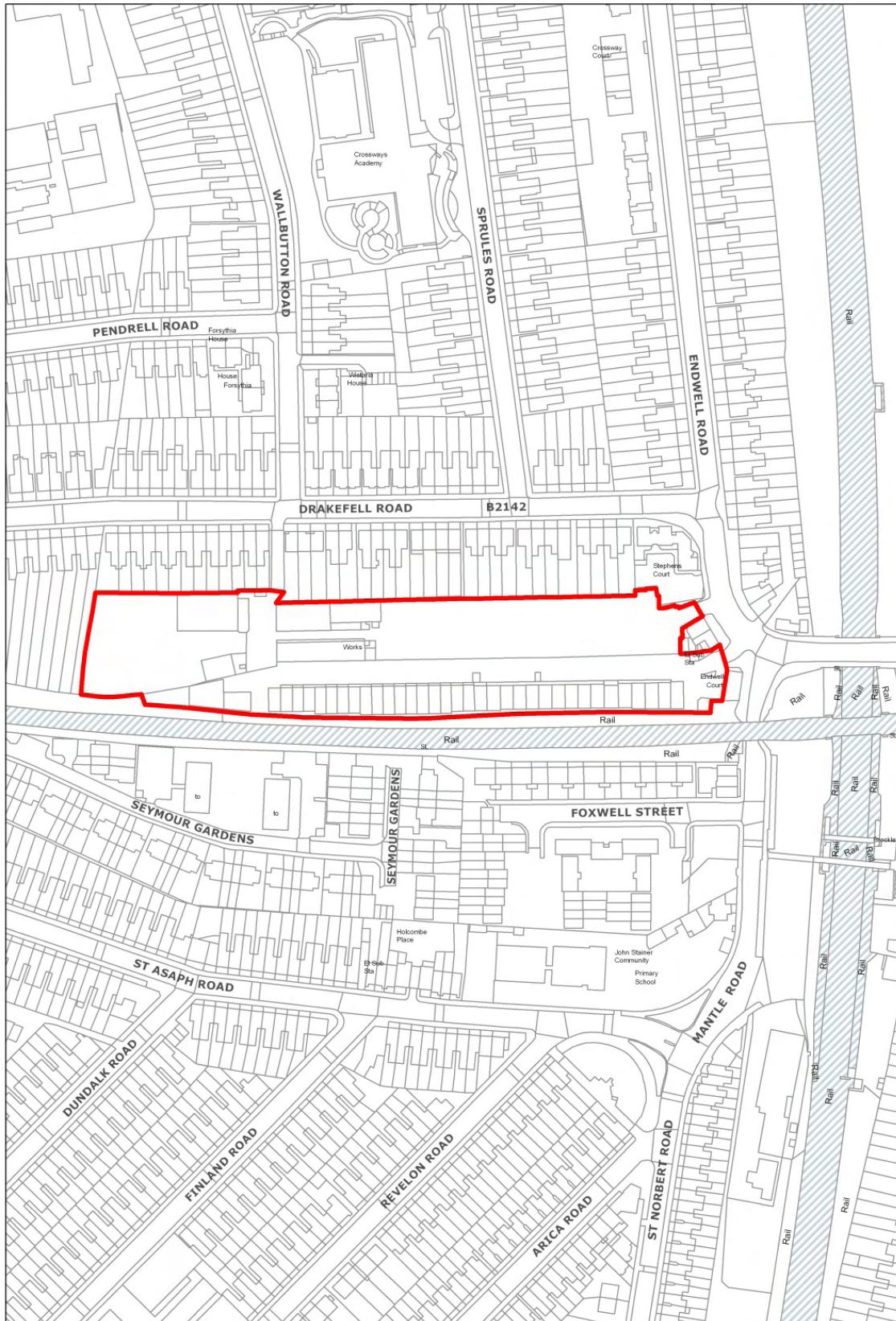
The planning permission on part of the site (Martin's Yard) for 3,882 square metres of business (Use Class B1) floorspace and 38 flats is now under construction. This was granted as an exception to Policy EMP 3 of the Lewisham UDP due to perceived regeneration benefits of that particular scheme.

**Evidence base**

**Employment Land Study:** Recommends that this area be retained as an employment land designation and considers that there is a realistic opportunity of expansion of the business centre uses on site.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 4 of the Site Allocations SA.

Map 2.36 Endwell Road Local Employment Location, Brockley Cross



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## 2.6 Sites falling within the Areas of Stability and Managed Change

**2.34** The following provides a summary of the site allocations within the Areas of Stability and Managed Change. These are areas of the borough which are largely residential or suburban in character and where the urban form and development pattern is established. The scale and type of development will generally be smaller scale than other parts of the borough, respecting conservation areas and the surrounding character.

**2.35** Table 2.10 shows sites allocated for housing.

**Table 2.10 Housing sites (100%)**

Ref	Site	Allocation
SA37	16a Algernon Road, SE13	Housing
SA38	Former United Dairies Depot, Baring Road, Lee, SE12 0PW	Housing
SA39	Land off Tyson Road and Honor Oak Road (Rear of Christian Fellowship Centre) Forest Hill, SE23 3AA	Housing
SA40	120, 122a, 136 & 136a Tanners Hill, St Johns, SE8	Housing
SA41	Former Green Man Public House, 355 - 357 Bromley Road, Downham, SE6 2RZ	Commercial or retail and community space at the ground floor; opportunity for residential to upper floors
SA42	Former Tiger's Head Public House, 350 Bromley Road, Downham, SE6	Housing

**2.36** Table 2.11 shows sites allocated for mixed use housing.

**Table 2.11 Mixed Use Housing Sites**

Ref	Site	Allocation
SA44	The Former Courts Site, 335-337 Bromley Road, Downham, SE6 2RP	Mixed use housing and commercial

**2.37** Table 2.12 shows sites allocated for local employment locations.

**Table 2.12 Local Employment Locations (LEL)**

Ref	Site	Allocation
SA45	Blackheath Hill LEL, SE10 8BA	LEL
SA46	Manor Lane LEL, 203 Manor Lane, SE12 0TX	LEL

Ref	Site	Allocation
SA47	Stanton Square LEL – comprising 471-505 Southend Lane, 65 Bell Green & Stanton Square Industrial Estate, Stanton Way, SE26	LEL
SA48	Willow Way – comprising 10-24 & 21-57 Willow Way; Council Offices and Depot at Willow Way; Units 1-8 Willow Business Park ; the Church Hall; and 1 Sydenham Park, SE26	LEL
SA49	Worsley Bridge Road LEL – comprising Broomsleigh Business Park; Kelvin House; & 11b Worsley Bridge Road, SE26	LEL
SA50	Malham Road LEL – site bounded by Stanstead Road, Wastdale Road, Beadnell Road and Dalmain Road, SE23	LEL

**2.38** Table 2.13 shows sites allocated for education.

**Table 2.13 Safeguarded site**

Ref	Site	Allocation
SA51	Bonus Pastor Catholic College / Secondary School, Downham, BR1 5PZ	Safeguard as secondary school site

**SITE REF: SA37****Site Name/Address:** 16A ALGERNON ROAD, LEWISHAM, SE13 7AT**Allocation:** Housing**Current use:** Ministry of Transport (MOT) Testing Station and disused garages

**Location and site description:** This is a backland site located to the rear of 6-24 Algernon Road and is surrounded by residential developments on Algernon Road, Brookbank Road, Ladycroft Road and Halesworth Road. The site comprises a largely level area of land, accommodating disused garages and buildings associated with its current use as a Ministry of Transport (MOT) testing station. Steep wooded banks surround the level area to the north, south and west. The site has a four metre wide vehicular access point between the side walls of 16 and 18 Algernon Road.

**Site characteristics**

Area	0.52 hectares
PTAL	4
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other characteristics	Tree Preservation Order on 32 trees.
Implementing body	Private sector (Family Mosaic)
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted (Ref: DC/09/72782)
Indicative housing capacity (dwellings)	34
Core Strategy Objectives	CSO 2, 3, 5, 8, 10
Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Other comments:** This site's topography will reduce the area available for development.

Thames Water do not currently envisage infrastructure concerns regarding water supply capability or waste water services/sewerage network capacity to this site.

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The Flood Zone 1 location of this site means that it is suitable for the proposed use.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, potential land contamination, retention of trees on-site and relationship to adjoining residential properties. Refer to Appendix 4 of the Site Allocations SA.



Map 2.37 16A Algernon Road, Lewisham



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**SITE REF: SA38****Site Name/Address:** FORMER UNITED DAIRIES DEPOT, 2 BARING ROAD, LEE, SE12 0PW**Allocation:** Housing**Current use:** Vacant

**Location and site description:** This site is located on the south-western corner of the junction between the A2212 Baring Road and A205 St. Mildreds Road (also referred to as the South Circular). The site is predominantly surrounded by residential development. Bus stops are located on both Baring Road and the South Circular within a convenient walking distance of the site. Bus services on at least 4 routes contribute to the accessibility of the site. Lee Railway Station is approximately 600 metres north of the site off Burnt Ash Hill.

**Site characteristics**

Area	0.6 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/close to a Listed Building	No
Flood Zone (FZ)	FZ1
Implementing body	Private sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	<del>History of applications for self-storage - approximately 8. Application for housing refused in 2007 and dismissed at appeal (Ref: DC/06/63234 &amp; A). Outstanding planning application (Ref: DC/11/76836):</del> <b><u>Planning permission for housing granted December 2011 (Ref: DC/11/76836).</u></b>
Indicative housing capacity (dwellings)	75
Core Strategy Objectives	CSO 2, 3, 5, 8, 10,
Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Other comments:** The allocation is an opportunity to improve the urban quality of this site, which is prominently located in an elevated position, on the main South Circular. Due to its immediate, surrounding residential nature housing is preferred choice for this site.

Thames Water currently have no concerns regarding this site's water supply capability or waste water/sewerage capacity.

**Thames Water have concerns regarding water supply capability but do not have concerns about waste water capability to this site.**

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** A Flood Zone1 location makes the site suitable for all development types including the proposed uses.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, air quality, noise and vibration, potential land contamination and impact on adjoining residential areas. Refer to Appendix 4 of the Site Allocations SA.

Map 2.38 Former United Diaries Depot, Baring Road, Lee



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**SITE REF: SA39**

**Site Name/Address:** LAND OFF TYSON ROAD AND HONOR OAK ROAD (REAR OF CHRISTIAN FELLOWSHIP CENTRE) FOREST HILL, SE23 3AA

**Allocation:** Housing

**Current use:** Industrial/residential

**Location and site description:** This backland, brownfield site is located in a residential area, which was the former grounds to the buildings facing onto Honor Oak Road and with access via Tyson Road (via properties nos. 15, 17 and 17a). The site is surrounded by buildings of three and four storeys. There is an established employment use on part of the site, which is otherwise largely vacant.

**Site characteristics**

Area	0.91 hectares
PTAL	1
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other characteristics	Part of site is steeply sloped. Dense mature trees are on part of site.
Implementing body	Private sector
Expected development timescale	Period 1: 2011-2016
Planning status	April 2010 outline permission for housing granted on appeal (Application Ref: 09/795671953; Appeal Ref: C5690/A/09/2114438)
Indicative housing capacity (dwellings)	74
Core Strategy Objectives	CSO 2, 3, 5, 8, 10
Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Other comments:** ~~Thames Water have no current concerns regarding water supply or waste water/sewerage network capabilities to this site.~~

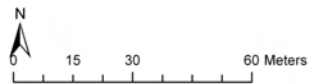
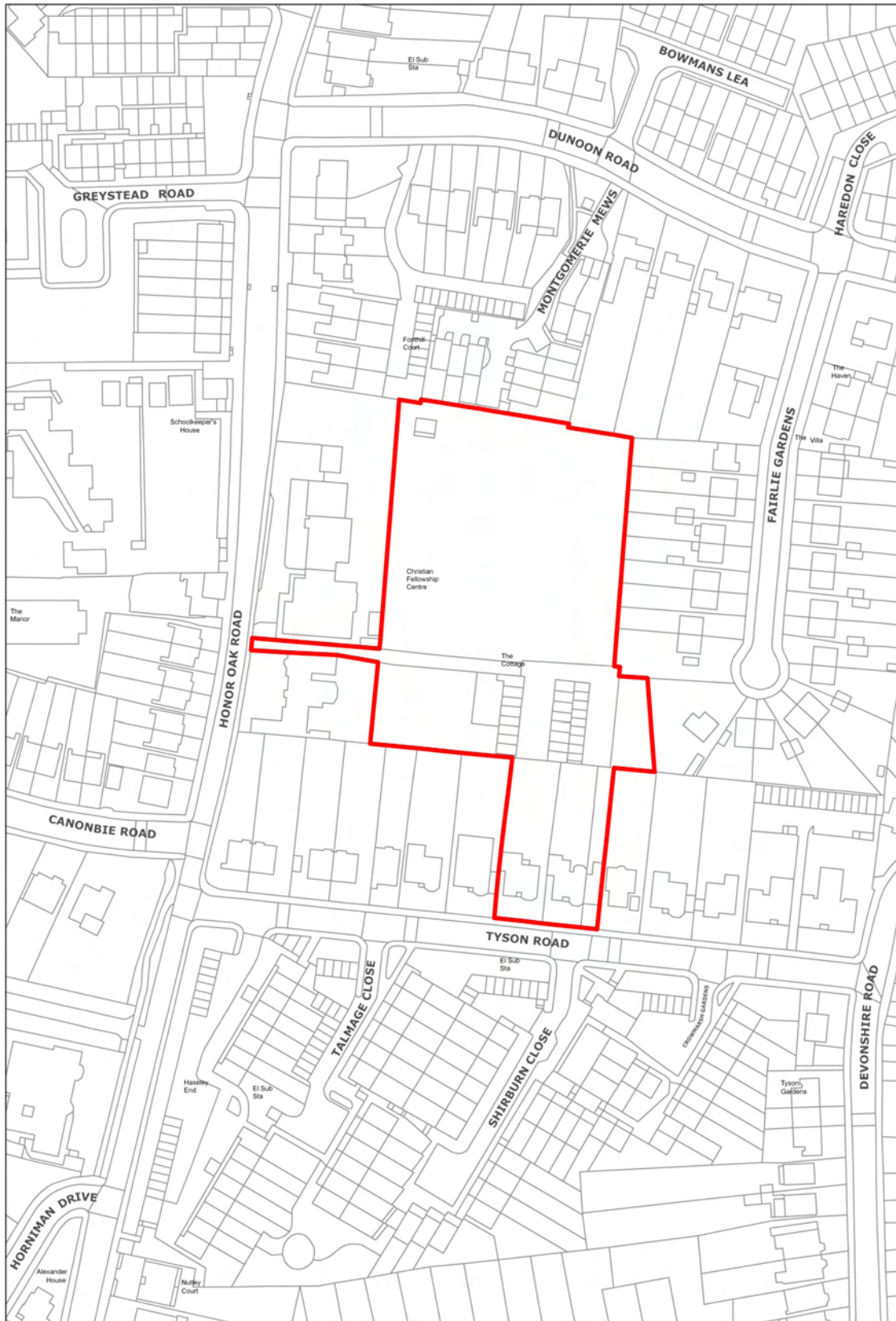
**Thames Water have concerns regarding water supply capability but do not have concerns about waste water capability to this site.**

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** The site is suitable for the proposed residential development as it is located within Flood Zone 1.

**Sustainability Appraisal:** Mitigation measures will need to address waste management and assess existing trees and landscaping for local biodiversity value. Refer to Appendix 4 of the Site Allocations SA.

Map 2.39 Site off Tyson Road & Honor Oak Road/Rear of Christian Fellowship Centre, Forest Hill



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**SITE REF: SA40**

**Site Name/Address:** 120, 122a, 136, 136a TANNERS HILL, ST JOHNS, SE8 4QD

**Allocation:** Housing

**Current use:** Vacant industrial

**Location and site description:** The site lies south-west of a railway line between New Cross and St. John's Railway stations, on the north-west of Tanners Hill. It is bounded to the north-west by properties on Florence Road and to the south-east by 124, 134 and 138 Tanner's Hill and is characterised by poor access along Tanners Hill. The Lewisham Way LEL is adjacent to the western boundary of the site. The allocation is in four different ownerships. Neither site 122a nor 136 have direct road access. 122a would need to be accessed via site 120. Site 136 would need to be accessed via site 136a or site 120.

**Site characteristics**

Area	0.54 hectares
PTAL	6
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/ or located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Access issues for sites nos. 122a and 136 necessitates comprehensive site redevelopment unless proven otherwise
Implementing body	Registered Social Landlord/Private Sector
Expected development timescale	Period 1: 2011-2016
Planning status	No 120 - permission granted for 42 residential units (Ref: DC/05/60705) & unimplemented; No 136a - permission granted for 6 houses - unimplemented; Nos 122a & 136 application for residential refused due to access issues.  No 136a - planning permission granted for housing (Ref: DC/11/76379)
Indicative housing capacity (dwellings)	<del>42</del> <b>40 to 60</b>
Core Strategy Objectives	CSO 2, 3, 5, 8, 10
Core Strategy Policies	SP1, SP5, CSP7, CSP8,CSP13, CSP15, CSP18, CSP21



**Other comments:** Construction works on site No. 120 were abandoned at foundation excavation stage due to the presence of metal girders that anchor the railway's retaining wall.

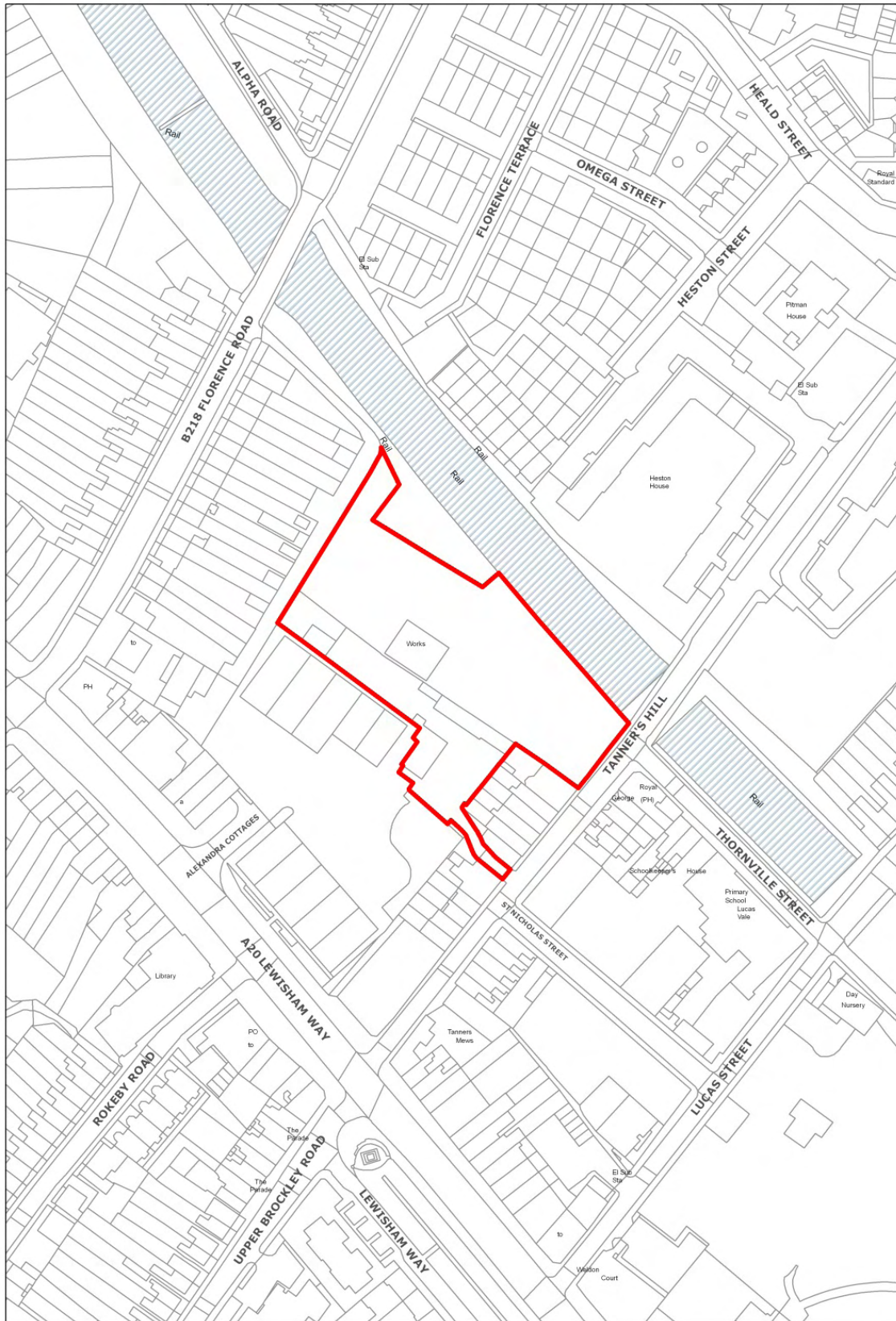
Thames Water have no current concerns regarding water supply or waste water capability to this site.

#### **Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** Flood Zone 1 location therefore suitable for all development types, including the proposed use.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, potential land contamination, impact on the adjoining SINC and air, noise and vibration impacts from the adjoining railway corridor. Refer to Appendix 4 of the Site Allocations SA.

Map 2.40 120, 122a,136 & 136a Tanners Hill, St Johns



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**SITE REF: SA41**

**Site Name/Address:** FORMER GREEN MAN PUBLIC HOUSE, 355 -357 BROMLEY ROAD, DOWNHAM, SE6 2RZ

**Allocation:** Mixed use - commercial or retail and community space with the opportunity for residential at upper floors

**Current use:** Vacant public house

**Location and site description:** This site fronts onto the Bromley Road (A21) junction with Beckenham Hill Road and is located approximately 500 metres from the shops and local services at the District Centre of Downham. On the opposite side of Bromley Road is the village pond and a public green area.

**Site characteristics**

Area	0.21 hectares
PTAL	4
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	Yes - adjacent
Flood Zone (FZ)	FZ 1 90%; FZ2 5%; FZ3a 5% towards south-west of site
Other	Bromley Road, Southend Village SPD
Implementing body	Private Sector/RSL
Expected development timescale	Period 1: 2011-2016
Planning status	<del>Outstanding</del> <b>Planning application permission granted February 2012</b> (Ref: DC/11/77798) for community and office uses
Indicative housing capacity (dwellings)	To be confirmed if proposal includes housing
Core Strategy Objectives	CSO 4, 6, 10. With housing, also CSO 2, 3
Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP10, CSP13, CSP15, CSP18, CSP21

**Other comments:** The allocation is in line with the Bromley Road Supplementary Planning document that identifies the opportunity to create an attractive building on this site with an active frontage to Bromley Road.

Thames Water currently has no concerns regarding water supply capability but has concerns over waste water services/sewerage infrastructure.

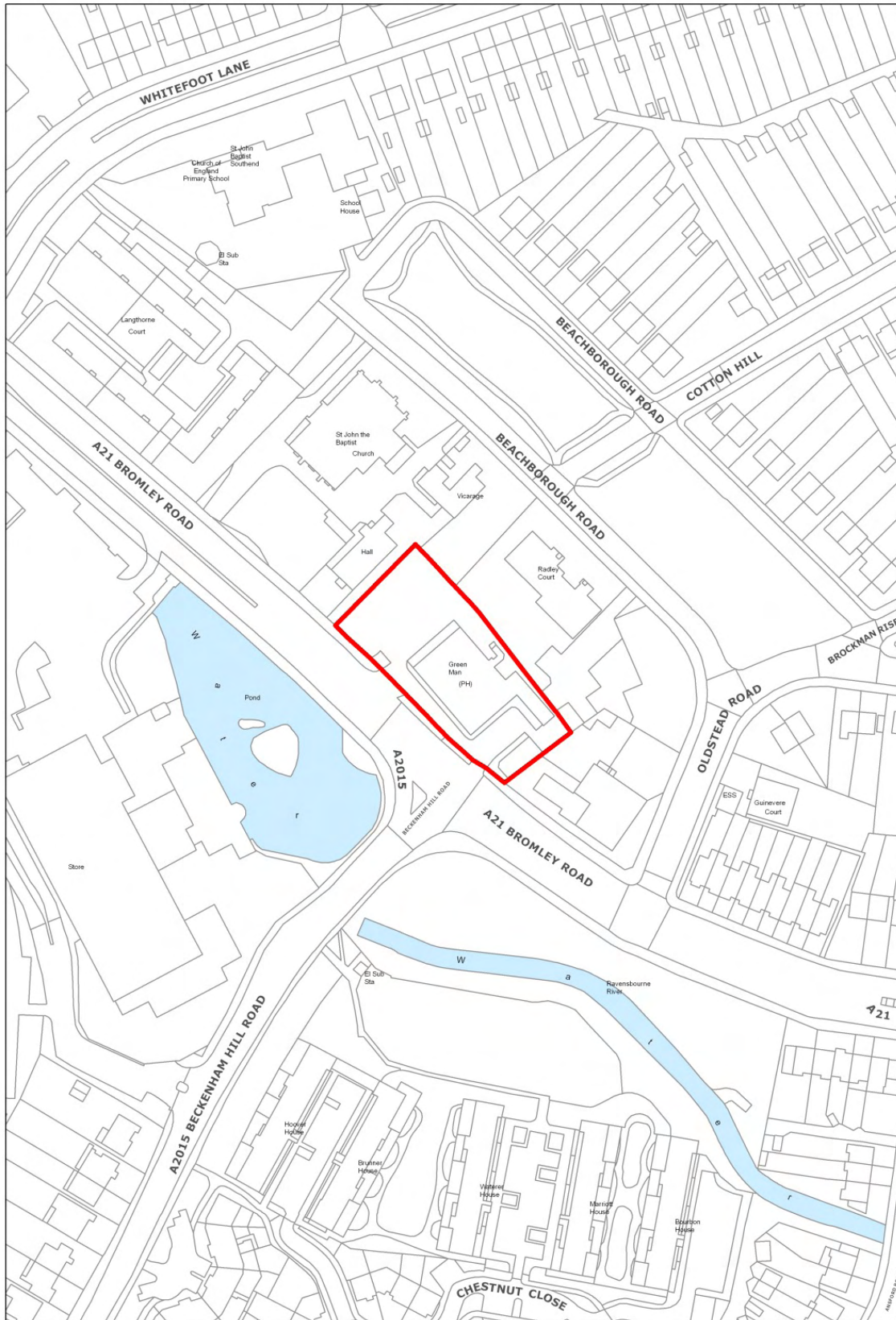
**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The area 90% falling within Flood Zone 1 satisfies the Sequential Test. The PPS25 [NPPF paragraph 102](#) Exception Test would need to be satisfied in relation to the 5% of the site area affected by Flood Zone 2 and the 5% affected by Flood Zone 3a. (Sequential Test Report Ref: ADD6).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, flood risk, impact on adjacent listed buildings and trees on-site and those adjoining the site, and air quality, noise and vibration impacts from the A21. Refer to Appendix 4 of the Site Allocations SA.

**Bromley Road Supplementary Planning Document - Southend Village:** Refer to paragraph 10.3, page 87.

Map 2.41 Former Green Man Public House 355-357 Bromley Road



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**SITE REF: SA42**

**Site Name/Address:** FORMER TIGERS HEAD PUBLIC HOUSE, 350 BROMLEY ROAD, DOWNHAM, SE6 2RZ

**Allocation:** Housing

**Current use:** Building site - previously vacant public house (ceased trading in 2004)

**Location and site description:** This site lies approximately 500 metres from the shops and local services at the District Centre of Downham. It occupies a corner plot at the junction of Bromley Road and Southend Road and fronts the Bromley Road (A21), Southend Road and Whitefoot Lane. On the opposite side of Bromley Road is the former Courts Store. There are four bus stops adjoining or very close to the site. The River Ravensbourne is in a covered culvert under the existing forecourt.

**Site characteristics**

Area	0.21 hectares
PTAL	4
Within/adjacent to a Conservation Area	Yes
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 3a
Other characteristics	Bromley Road, Southend Village SPD Ravensbourne River runs underneath the site
Implementing body	Private Sector
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission (Ref: DC/09/72980)
Indicative housing capacity (dwellings)	36
Core Strategy Objectives	CSO 2, 3, 6, 10
Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP10, CSP13, CSP15, CSP18, CSP21

**Other comments:** The allocation will contribute towards achieving the borough's housing targets and accords with the Bromley Road Supplementary Planning document.

~~Thames Water currently has no concerns regarding water supply capability but has concerns over waste water services/sewerage infrastructure.~~

**Thames Water currently have no concerns regarding water supply or waste water capability to this site.**

## Evidence base

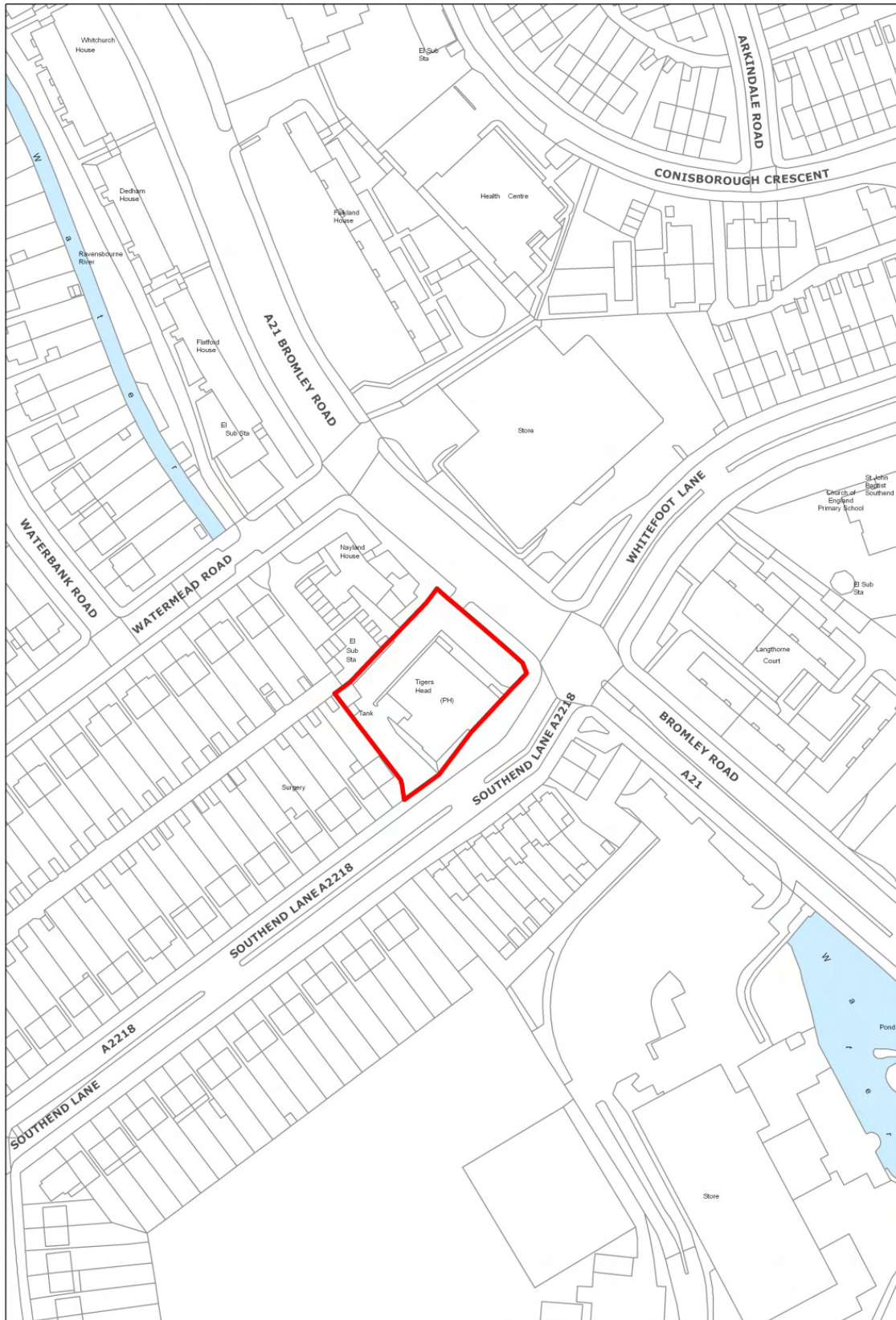
**Strategic Flood Risk Assessment/Sequential Test:** This site which is 100% affected by Flood Zone 3a, hence the PPS25 [NPPF paragraph 102](#) Exception Test would need to be satisfied.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, flood risk, impact on street trees and those adjoining the site, and air quality , noise and vibration impacts from the A21. Refer to Appendix 4 of the Site Allocations SA.

**Bromley Road Supplementary Planning Document - Southend Village:** Refer to paragraph 10.3, page 87.

**Ravensbourne River Corridor Improvement Plan:** Provides design guidance specific to this part of the river corridor.

Map 2.42 Former Tiger's Head Public House, 350 Bromley Road



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**SITE REF: SA44**

**Site Name/Address:** FORMER COURTS SITE, 335-337 BROMLEY ROAD, DOWNHAM, SE6 2RP

**Allocation:** Mixed use incorporating housing and retail

**Current use:** Formerly occupied by Courts and more recently a temporary store.

**Location and site description:** This site is located at the junction of Whitefoot Lane and the east side of Bromley Road, opposite the the former Tiger's Head Public House.

**Site characteristics**

Area	0.53 hectares
PTAL	4
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ) Location	FZ1 90%; FZ2 8%; FZ3a 2%
Other characteristics	Bromley Road, Southend Village SPD
Implementing body	Private sector
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission March 2010 (Ref: DC/09/73135)
Indicative housing capacity (dwellings)	117
Core Strategy Objectives	CSO 2, 3, 4, 5, 6, 8, 10, 11,
Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Other comments:** The allocation will revitalise this area of Bromley Road, making a positive contribution towards achieving the Core Strategy's housing targets. Family housing and public realm improvements would be provided. Some retail will be maintained, creating an active frontage to encourage greater surveillance.

**Thames Water have concerns regarding water supply capability but do not have concerns about waste water capability to this site.**

**Evidence base**

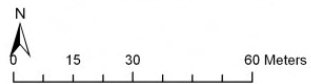
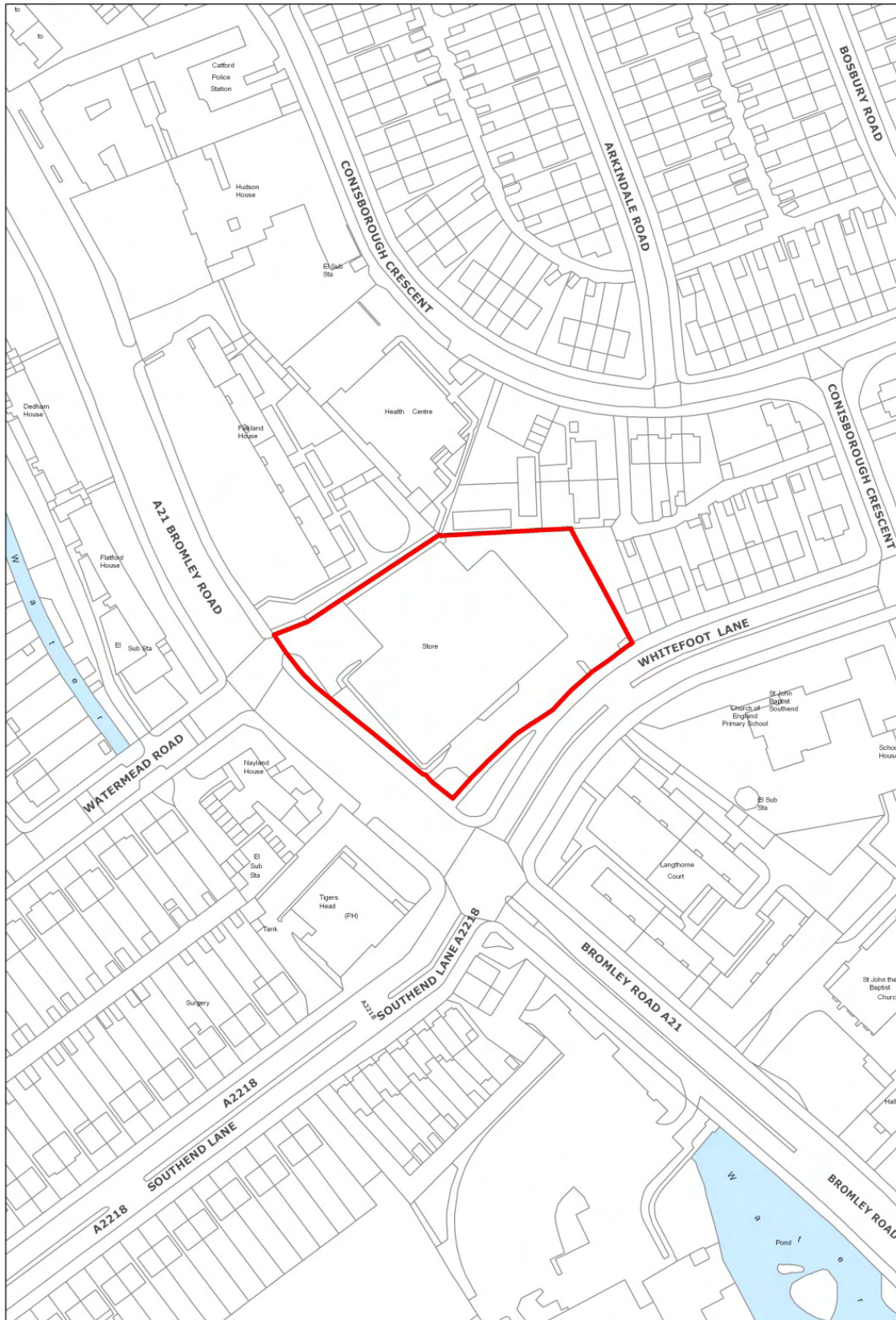
**Strategic Flood Risk Assessment/Sequential Test:** Given the small proportion of the site falling within Flood Zones 2 (8%) and 3a (2%), the proposed land use would pass the sequential test if located within the area of the site falling within Flood Zone 1. Should this not be the case, the Exception Test would need to be applied for the residential element.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, flood risk, impact on trees including those adjoining the site, and air quality, noise and vibration impacts from the A21. Refer to Appendix 4 of the Site Allocations SA.

***Bromley Road Supplementary Planning Document - Southend Village:*** Refer to para 10.2, pg 85

***Ravensbourne River Corridor Improvement Plan:*** Provides design guidance specific to this part of the river corridor.

Map 2.44 Former Courts Site, 335-337 Bromley Road



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**SITE REF: SA45**

**Site/Name Address:** BLACKHEATH HILL LOCAL EMPLOYMENT LOCATION, BLACKHEATH HILL, SE10 8BA

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses

**Current use:** Office, workshop and storage units

**Location and site description:** The site is located adjacent to of the Borough’s boundary in the north east sector. It comprises the Blackheath Business Estate. It is a narrow site with a residential home to the east and to the west are social housing estates. The site has good direct access to the Strategic Road Network (A2). About fifteen minutes walk away is the DLR Station at Deptford Bridge. Greenwich Station (DLR and Network Rail) is closer and the A2 is serviced by a number of bus routes.

**Site characteristics**

Area	0.32 hectares
PTAL	3
Within/adjacent to a Conservation Area	Adjacent to a Conservation Areas and Area of Special Character over the boundary in London borough of Greenwich
Within an Area of Archaeological Priority	The entrance to the site falls within an Area of Archaeological Priority
Listed Building/ located close to a Listed Building	N/A
Flood Zone (FZ)	FZ1
Other	A Site of Local Nature Conservation Importance lies adjacent to the southern and south western boundaries
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

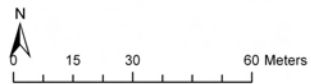
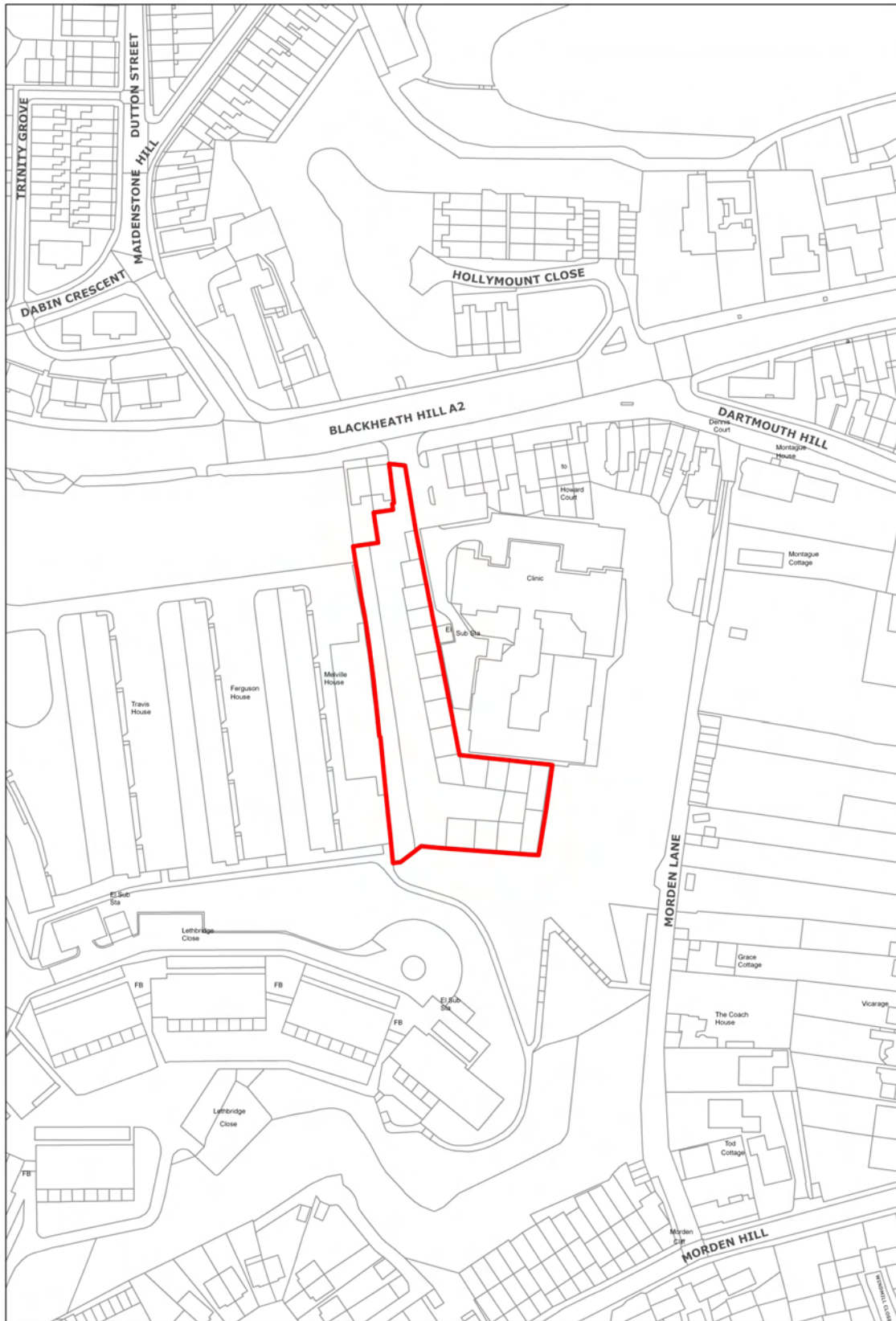
**Other comments:** The proposal site is a small reservoir of business uses in this area of the borough.

**Evidence base**

**Employment Land Study:** Supports designation as LEL but recommends close monitoring following the Plan Monitor Manage Approach.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 4 of the Site Allocations SA.

Map 2.45 Blackheath Hill LEL



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**SITE REF: SA46**

**Site Name/Address:** MANOR LANE LOCAL EMPLOYMENT LOCATION, 203 MANOR LANE, SE12 0TX

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses

**Current use:** Industrial/warehouse units with ancillary offices; builder's merchant

**Location and site description:** This location is close to the eastern boundary of the borough. It is shielded from residential properties to the north by the mainline railway and to the south by the configuration of the units which shield directly adjoining residential back gardens. This area comprises light industrial/warehouse units with ancillary offices forming the Chiltonian Industrial Estate, plus a separate building and yard occupied by a builder's merchant. The estate offers 34 light industrial/warehouse units, 16 of which received planning permission in 2000. The nearest bus routes are close by on Burnt Ash Hill and Lee Railway Station is within walking distance. Access to the South Circular is 10 minutes walk or a short drive away and which also has bus routes.

**Site characteristics**

Area	2.75 hectares
PTAL	3
Within/adjacent to a Conservation Area	Separated from the Manor Lane Conservation Area by a railway embankment
Within an Area of Archaeological Priority	No
Listed Building/close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	A culvert carrying the River Quaggy (Hither Green Branch) is located on the western edge of this LEL and appears to be situated below Manor Lane
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

**Other comments:** This LEL is the only substantial area in employment use in the eastern part of the borough.

**Evidence base**

**Employment Land Study:** The ELS recommends that the site should be designated as a Local Employment Location.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 4 of the Site Allocations SA.

Map 2.46 Manor Lane LEL, SE12



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**SITE REF: SA47**

**Site Name/Address:** STANTON SQUARE LOCAL EMPLOYMENT LOCATION (comprising 471 – 505 Southend Lane, 65 Bell Green and Stanton Square Industrial Estate, Stanton Way), SE26

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses

**Current use:** Stanton Square Industrial Estate, a scaffolding yard, office/workshop

**Location and site description:** This is an island site surrounded by busy roads lying in the south of the borough at the junction of the A212 Sydenham Road and the A2218 Southend Lane SE26. The site has direct access to the main road network. Lower Sydenham station is directly to the south, and several bus routes are locally available. To the north lies the large Bell Green site. Other surrounding development is largely low density residential.

**Site characteristics**

Area	0.97 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes (Stanton Square Industrial Estate and 65 Bell Green)
Listed Building/close to a Listed Building	No
Flood Zone (FZ)	FZ1
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

**Other comments:** The site has been in substantive use as an employment location and contained a small reservoir of business units which are currently being replaced by a newly built self storage centre.

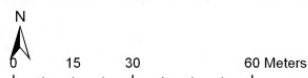
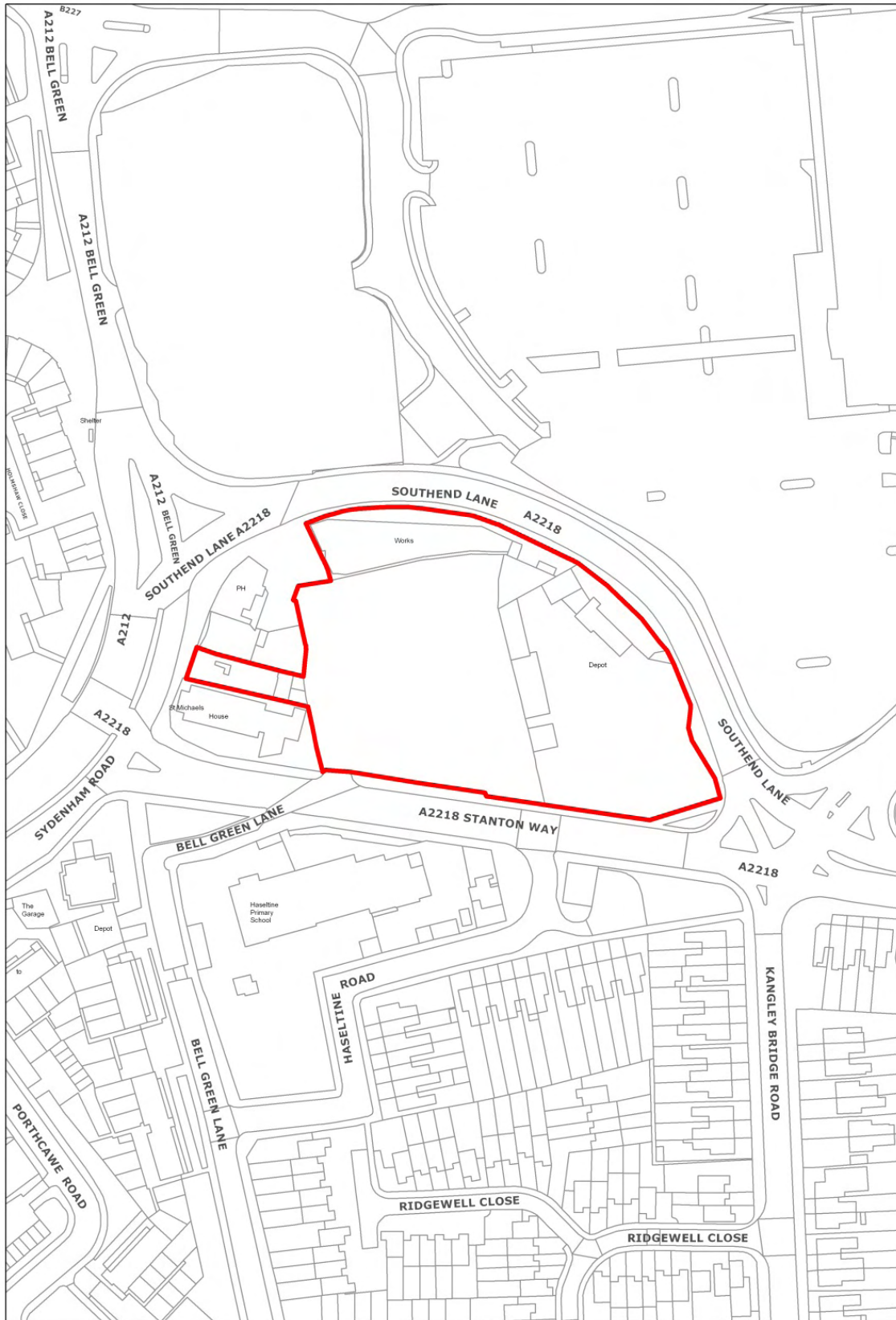
**Evidence base**

**Employment Land Study:** Supports Local Employment Location designation. However, closely monitor following the 'Plan Monitor Manage' approach (see Appendix 6 of the ELS).

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 4 of the Site Allocations SA.



Map 2.47 Stanton Square LEL, SE26



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**SITE REF: SA48**

**Site Name/Address:** WILLOW WAY LOCAL EMPLOYMENT LOCATION (comprising 10-24, 21-57, Council Offices and Depot Willow Way, Units 1-8 Willow Business Park and Church Hall and 1 Sydenham Park), SE26

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses.

**Current use:** Small scale, diverse range of business uses. These include printing, catering and the motor trades, and two design companies, a diamond blade supplier and a medical equipment supplier.

**Location and site description:** This area is located between Forest Hill and Sydenham, in the south western corner of the borough. It lies on a side road linking the local shopping parades on Dartmouth Road and Kirkdale. Forest Hill and Sydenham Network Rail Stations are both about 10 minutes walk away and the area is well served by bus routes. Access to the strategic road network (A205 South Circular) is good via Dartmouth Road (A2216).

**Site characteristics**

Area	0.86 hectares
PTAL	3
Within or adjacent to a Conservation Area	Sydenham Park Conservation Area is directly adjacent to the east.
Within an Area of Archaeological Priority	No
Listed Building or close to a Listed Building	No
Flood Zone (FZ)	FZ1
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

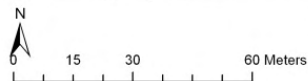
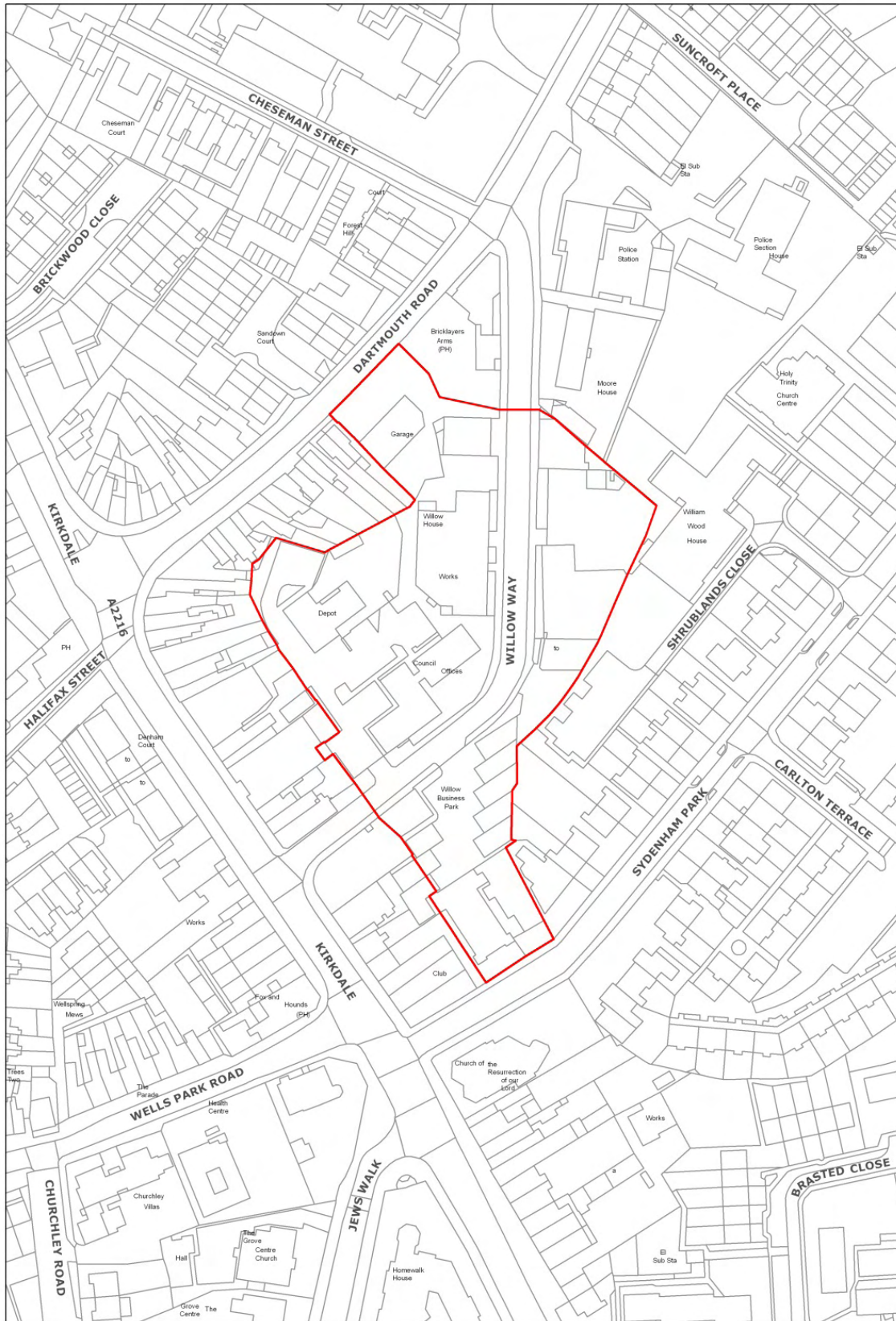
**Other comments:** This site provides a valuable pool of good quality premises serving a local market for which there has been consistent demand.

**Evidence base**

**Employment Land Study:** Supports designation as a Local Employment Location.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

Map 2.48 Willow Way LEL,SE26



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**SITE REF: SA49**

**Site Name/Address:** WORSLEY BRIDGE ROAD LOCAL EMPLOYMENT LOCATION, WORSLEY BRIDGE ROAD, SE26 (comprising Broomsleigh Business Park, Kelvin House and 11b Worsley Bridge Road), SE23

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses.

**Owners:** Multiple ownership

**Current use:** Broad mix of business uses ranging from office to industrial. The Broomsleigh Business Park is mainly in office use.

**Location and site description:** This area is close to the southern boundary of the borough, adjacent to a much larger area of employment land in the London Borough of Bromley. It is located on a triangular strip of land adjacent to the railway. Access to the site is good via Worsley Bridge Road to the A2218 Southend Lane with access to the A205 South Circular via Perry Rise. A number of local bus services are available. Lower Sydenham mainline and the East London Overground railway station is on the southern edge of the site.

**Site characteristics**

Area	1.20 hectares
PTAL	3
Within or adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building or close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	The railway line on the western boundary of the location is designated as green corridor
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

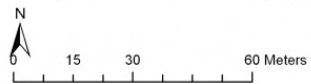
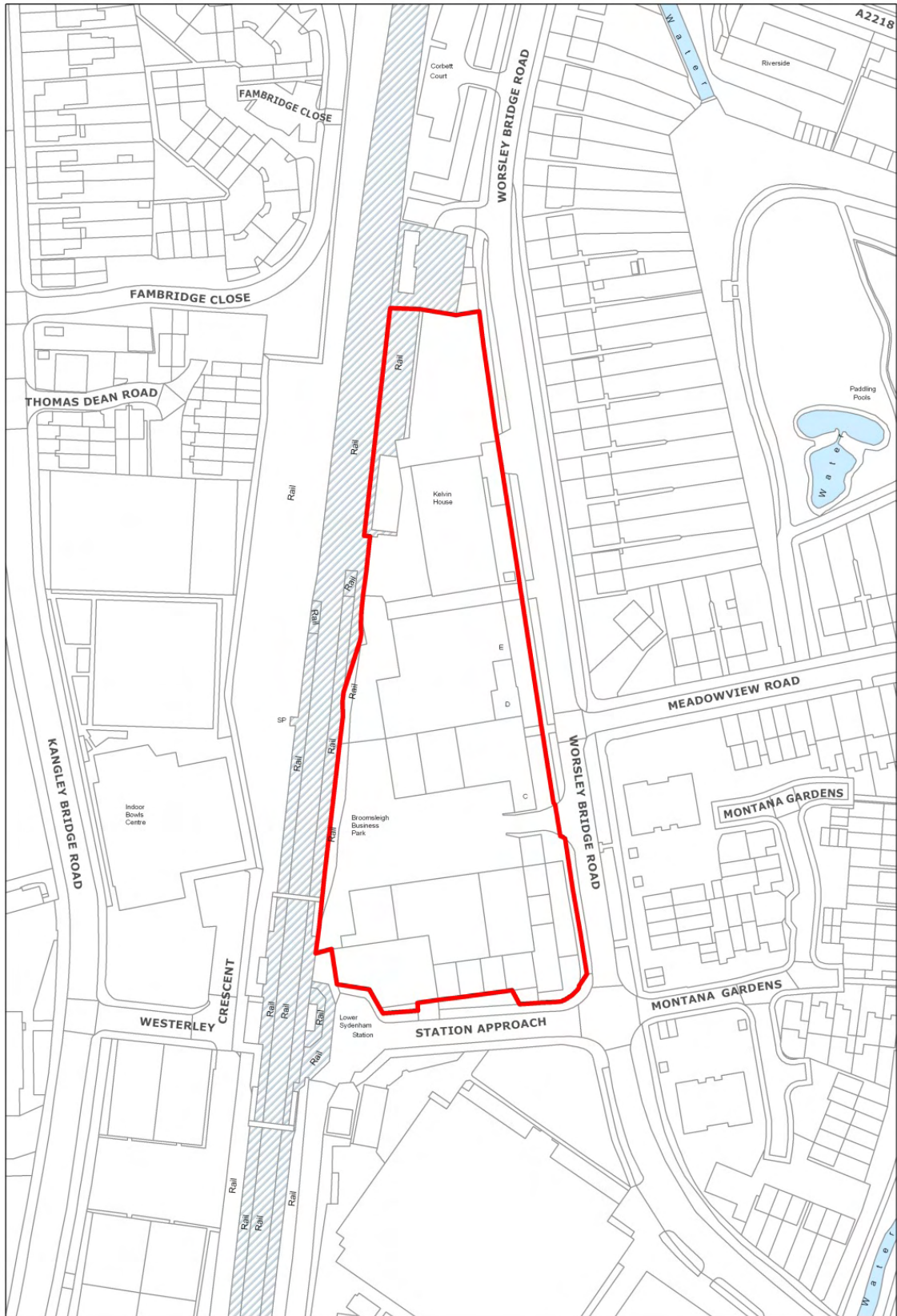
**Other comments:** This site is considered to represent an important reservoir of modern office and industrial premises located close to good public transport which supports the local economy.

**Evidence base**

**Employment Land Study:** Supports Local Employment Location designation. .

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

Map 2.49 Worsley Bridge Road LEL, SE26



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**SITE REF: SA50**

**Site Name/Address:** MALHAM ROAD LOCAL EMPLOYMENT LOCATION (Site bounded by Stanstead Road, Wastdale Road, Beadnell Road and Dalmain Road), SE23

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses.

**Current use:** A mixture of self-contained estates of small light industrial/warehousing units, and a mixture of other office and light industrial buildings.

**Location and site description:** This is a well defined area of land located just off the South Circular to the north east of Forest Hill Town Centre. Frontages on Stanstead Road and Wastdale Road comprise late Victorian three storey terraces with retail on the ground floor and some residential above. There are residential frontages on Dalmain and Beadnell Road. The area has good access to the South Circular A205 via Wastdale Road. There are bus routes on Stanstead Road and the network rail and East London Overground station at Forest Hill is about 10 minutes walk away together with the District Town Centre facilities of Forest Hill.

**Site characteristics**

Area	3.63 hectares
PTAL	3
Within or adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Listed Building or close to a Listed Building	No
Flood Zone (FZ)	FZ1
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

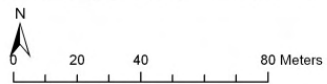
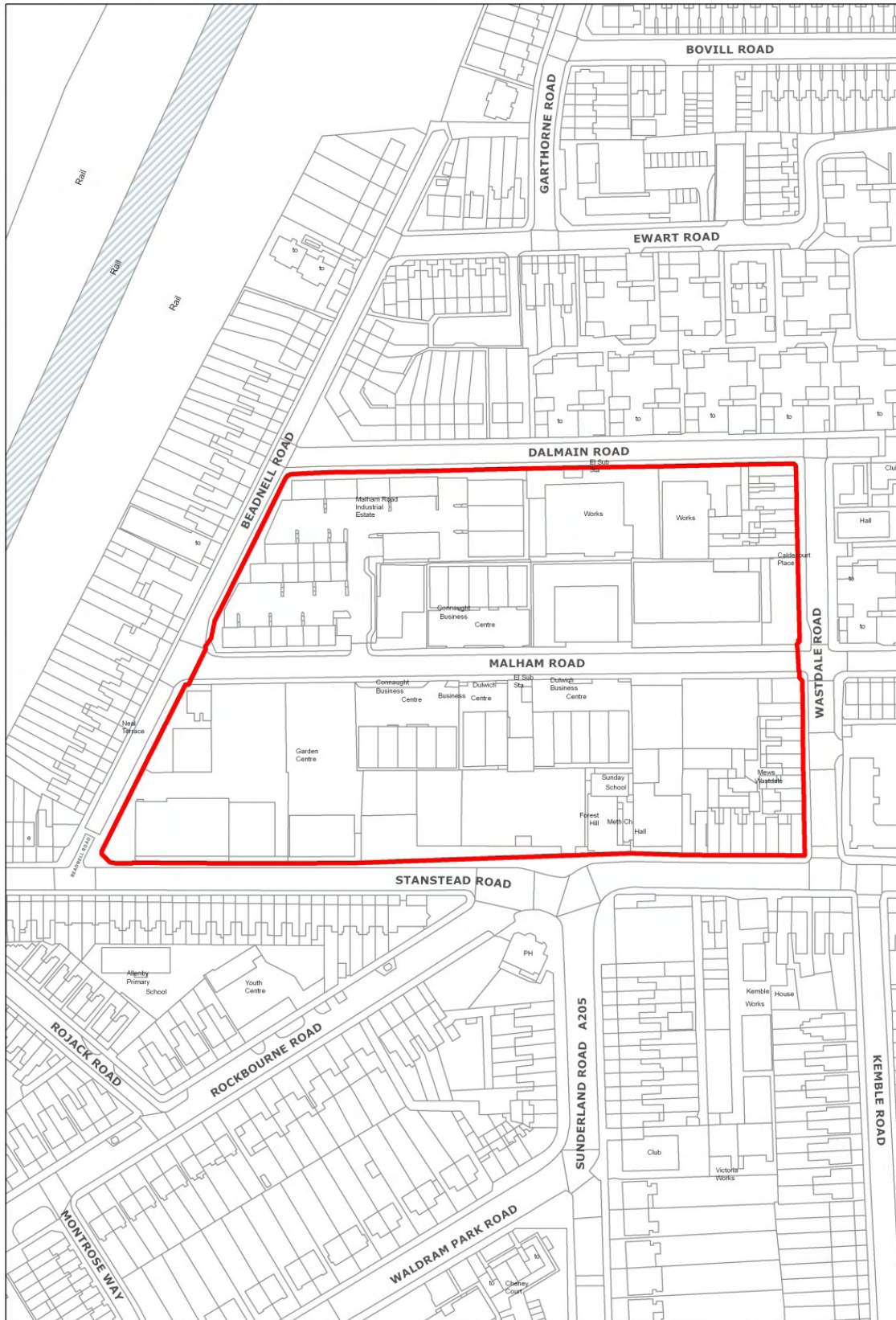
**Other comments:** Uses on this site are successful and in demand.

**Evidence base**

**Employment Land Study:** The ELS supports a Local Employment designation.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

Map 2.50 Malham Road LEL, SE23



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**SITE REF: SA51**

**Site Name/Address:** BONUS PASTOR CATHOLIC COLLEGE/ SECONDARY SCHOOL, Churchdown Road and Winlaton Road, Bromley BR1 5PZ BR1 5PZ

**Allocation:** Safeguard as educational use

**Current use:** Education - Secondary School

**Location and site description:** The Bonus Pastor school is located in the south of the borough, currently occupying two sites. The upper school is located on Winlaton Road, off Bromley Road (A21). The lower school is located on Churchdown Road.

**Site characteristics**

Area	0.8 hectares
PTAL	3
Within or adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Flood Zone (FZ)	FZ 1
Listed Building/located close to a Listed Building	No
Other	Green Chain Walk close by
Core Strategy Objectives	CSO 11
Core Strategy Policies	SP1, SP5, CSP20

**Other comments:** This school, serving 750 pupils, is on two sites, neither of which are large enough to accommodate a single school. Planning application (ref: DC/10/74508) was granted in September 2010 for the erection of college buildings and associated facilities at each sites, followed by demolition of the existing, adjacent, school buildings at each site, to be replaced with landscape and amenity space. Development on both sites would need to accord with Core Strategy Policy on the conservation, development and management of open space (CSP12).

**Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The site is located in Flood Zone 1 and therefore suitable for all development proposals.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, noise and impact on trees (on-site and those adjoining the site). Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.



Map 2.51 Bonus Pastor Catholic College/Secondary School, Downham



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## 2.7 Sites of Importance for Nature Conservation

- 2.39** In February 2006 the Greater London Authority (GLA) carried out a survey across the borough of all Sites of Importance for Nature Conservation (SINC). As a result of that survey, newly proposed SINC and proposed additions and deletions to existing SINC **were suggested and these** are set out below.
- 2.40** Sites of 'Borough Importance Grade 1' are firstly set out, followed by 'Sites of Borough Importance Grade II'. Where a site is proposed to be upgraded from Grade I to Grade II it is detailed under the Grade II category.
- 2.41** The site allocations detailed in this section are set out in the table 2.14 below. Each site allocation is then accompanied by a short explanation followed by a site map. Each site is included in the Site Allocations Sustainability Appraisal (refer to Appendix 6 of the SA).

**Table 2.14 Sites of Importance to Nature Conservation (SINC)**

Reference	Site	Site proposal
SINC 1	Hither Green Cemetery	Deletion and addition to SINC
SINC 2	Pool River Linear Park	Addition to existing SINC
SINC 3	Hillcrest Estate Woodlands	Addition to SINC
SINC 4	Grove Park Nature Reserve	Addition to SINC
SINC 5	Forster Memorial Park	Upgrade from Grade II to Borough Grade I importance
SINC 6	Loats Pit	Addition of habitat to the north of site
SINC 7	Grove Park Cemetery	Split site from Chinbrook Community Orchard and Green Chain Walk
SINC 8	Nunhead Cutting	Include area of habitat to the south and east
SINC 9	St Johns to Lewisham Railsides	Include area of habitat to the south-east
SINC 10	Lewisham Railway Triangles	Include area of habitat to the north-east
SINC 11	Hither Green Railsides	Add new areas of track between Lewisham High Street & St Mildreds Road
SINC 12	Hither Green Sidings	Amend boundary and add isolated strip of land on the southside of the railway
SINC 13	New Cross/ New Cross Gate Railsides	New site proposal
SINC 14	Mountsfield Park	Upgrade from Local Importance to Borough Grade II importance
SINC 15	Chinbrook Allotments	Orchard site combined with allotments to the south

Reference	Site	Site proposal
SINC 16	Chinbrook Meadows	New site proposal to include existing site at Amblecote Wood
SINC 17	Bromley Hill Cemetery	New site proposal
SINC 18	Gilmore Road Triangle	New site proposal

**2.42** The key Core Strategy Objectives (CSO) delivered by the Sites of Importance to Nature Conservation are: CSO5, CSO7 and CSO11.

**2.43** The relevant Core Strategy Policies (CSP) are: CSP12 and CSP19.

Sites of Borough Importance: Grade 1

**SINC 1: HITHER GREEN CEMETERY**

**Ownership:** London Borough of Lewisham

This proposal seeks to add the small area of sidings land set aside as a nature reserve. A proposed correction to the boundary is shown as a deletion.

**Map 2.53 Hither Green Cemetery**

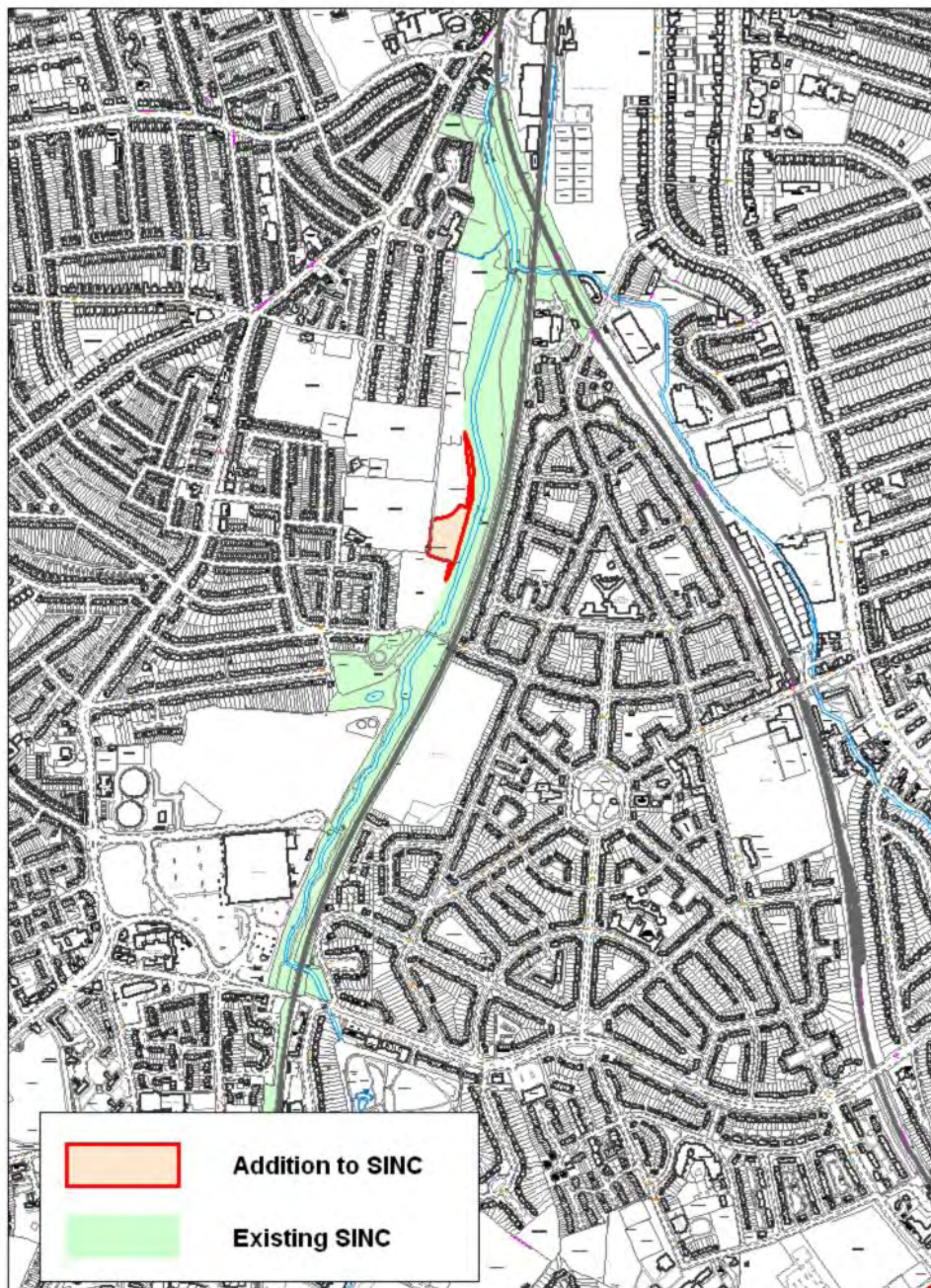


## SINC 2: POOL RIVER LINEAR PARK

**Owner:** London Borough of Lewisham

A small area of unused allotments (east of the cricket ground) is proposed for addition to this site. The site is an area covered in roughland comprising false oat grass, cow parsley, hawthorn, hogweed, hops, bramble, nettle and a few other species. There are a few scattered ash trees. A riverside walk runs the length of this linear park.

Map 2.54 Pool River Linear Park



**SINC 3: HILLCREST ESTATE WOODLANDS**

**Owner:** London Borough of Lewisham

A small area of scattered trees and amenity grassland are proposed additions to this site. This site is a remnant of ancient woodlands, once part of the Great North Wood, scattered around a housing estate. Some fine old oak and sweet chestnut trees link back to this time.

**Map 2.55 Hillcrest Estate Woodland**



#### SINC 4: GROVE PARK NATURE RESERVE

**Owner:** London Borough of Lewisham

This nature reserve and associated land contains a variety of habitats, including a block of woodland and the only substantial area of chalk grassland in the borough. The area nearest to the railway is dominated by grassland and tall herbs. To the east away from the railway, is an impenetrable roughland with many of the same species previously described present but much denser.

**Map 2.56 Grove Park Nature Reserve**

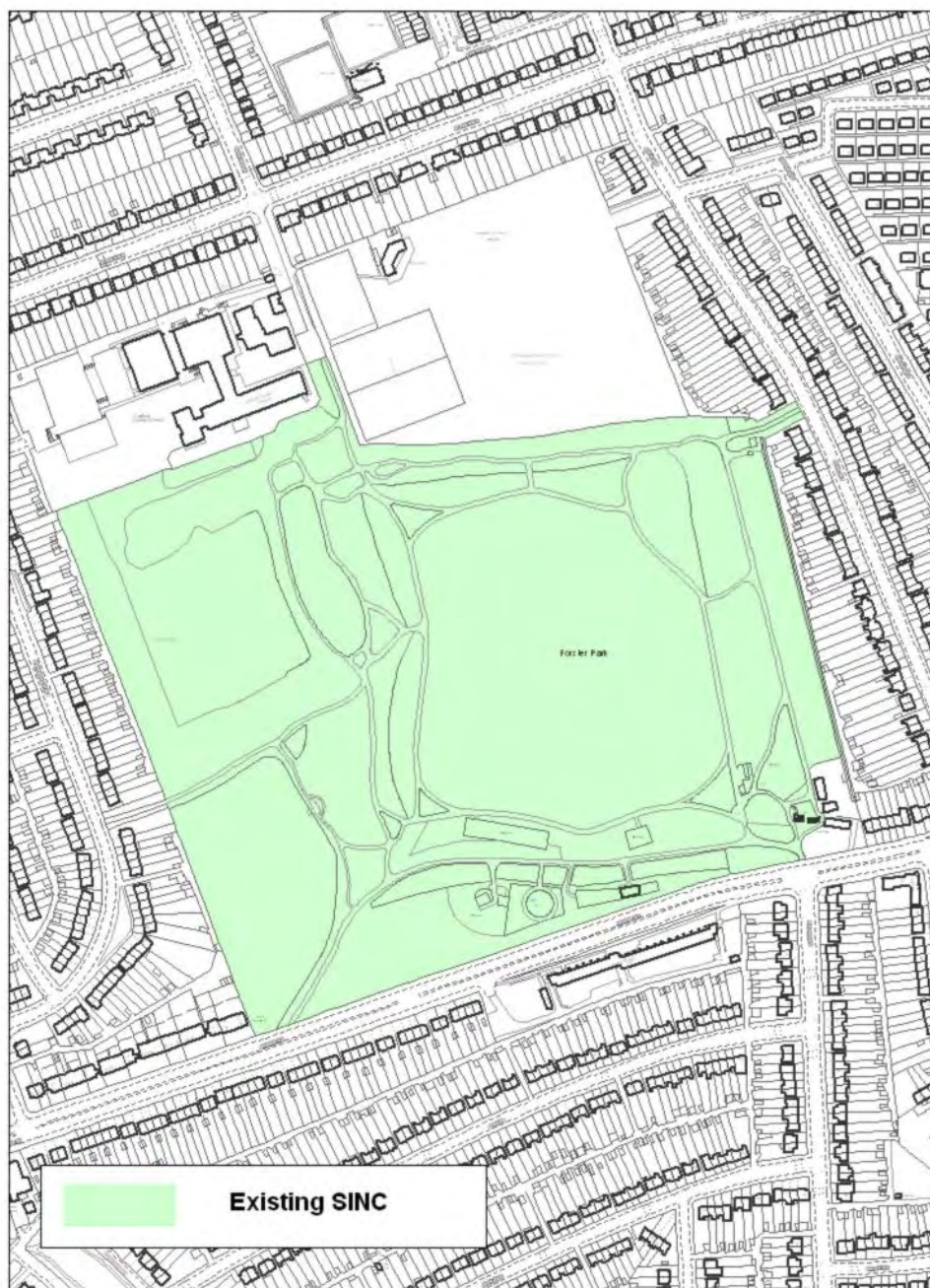


**SINC 5: FORSTER MEMORIAL PARK**

**Owner:** London Borough of Lewisham

This site is a historic park with a ring of ancient woodland around a central grassy field. It is upgraded from a borough Grade II importance to a Borough Grade 1 with no change in boundary.

**Map 2.57 Forster Memorial Park**





**SINC 6: LOATS PIT**

**Owner:** London Borough of Lewisham

The steep wooded slopes at the rear of the Lethbridge Estate, off Blackheath Hill, provide a pleasant backdrop for local residents and some valuable wildlife habitat.

**Map 2.58 Loats Pit**



**SINC 7: GROVE PARK CEMETERY**

**Owner:** London Borough of Lewisham

The allocation splits the site from Chinbrook Community Orchard and Green Chain Walk. The cemetery contains flower-rich grassland and many mature trees and dense planted shrubberies.

**Map 2.59 Grove Park Cemetery**

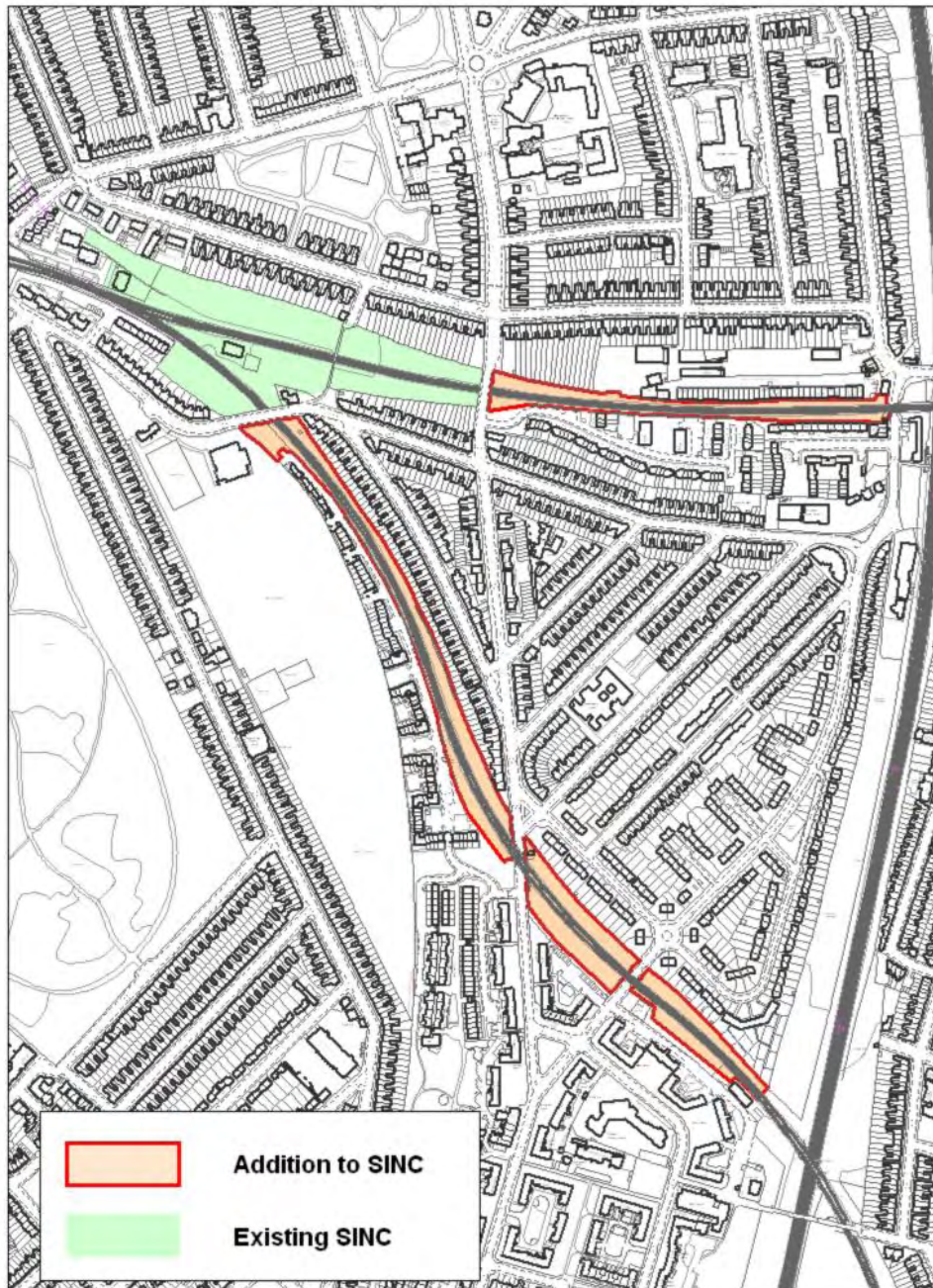


## SINC 8: NUNHEAD CUTTING

**Owner:** London Borough of Lewisham

The wide shallow cutting to the east of Nunhead Station contains a mix of woodland, scrub and grassland. The proposal is to include an area of contiguous habitat to the south and east.

**Map 2.60 Nunhead Cutting**



**SINC 9: ST JOHNS TO LEWISHAM RAILSIDES**

**Owner:** Network Rail

The area around St. Johns Station has a mix of woodland and flower-rich grassland. An additional area of contiguous habitat is proposed to the south east, extending to Lewisham station.

Picture 2.61 St Johns to Lewisham Railsides

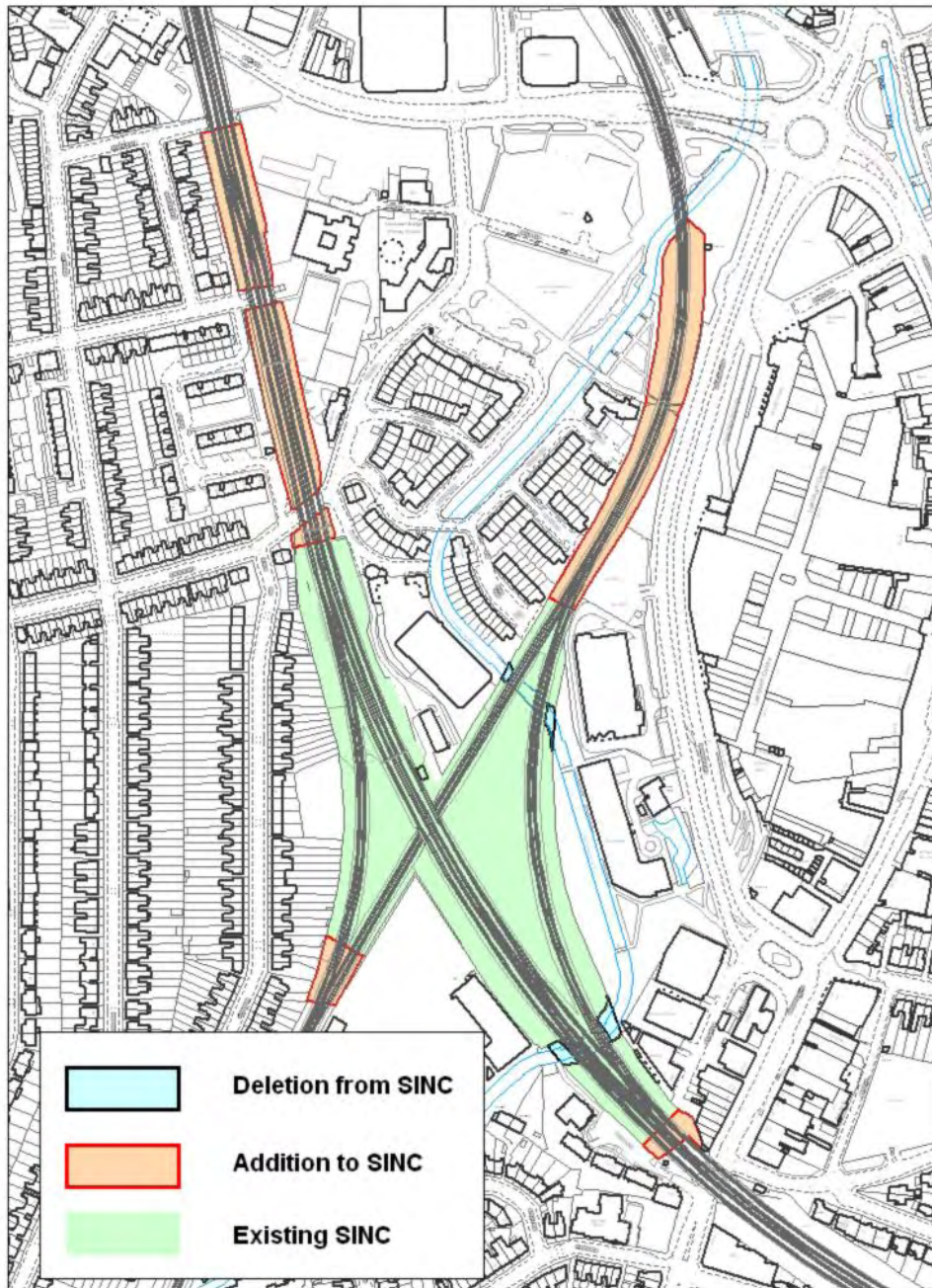


**SINC 10: LEWISHAM RAILWAY TRIANGLES**

**Owner:** Network Rail

The junction of the railway lines to Ladywell and Hither Green provides a valuable wildlife habitat right in the heart of Lewisham. An area of similar habitat is allocated in the north east.

**Map 2.62 Lewisham Railway Triangles**

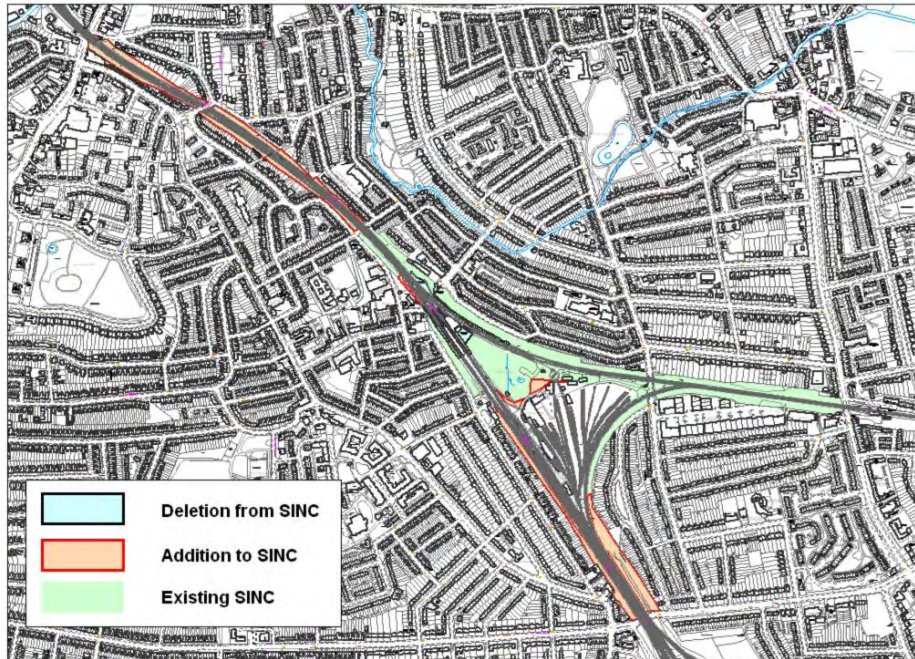


## SINC 11: HITHER GREEN RAILSIDES

**Owner:** Network Rail

The railway tracks converge at Hither Green Station to form a triangular hollow of woodland and grassland. New areas of track have been added to the site between Lewisham High Street and St. Mildreds Road and the boundary around the station and depot have been corrected.

**Map 2.63 Hither Green Railsides**

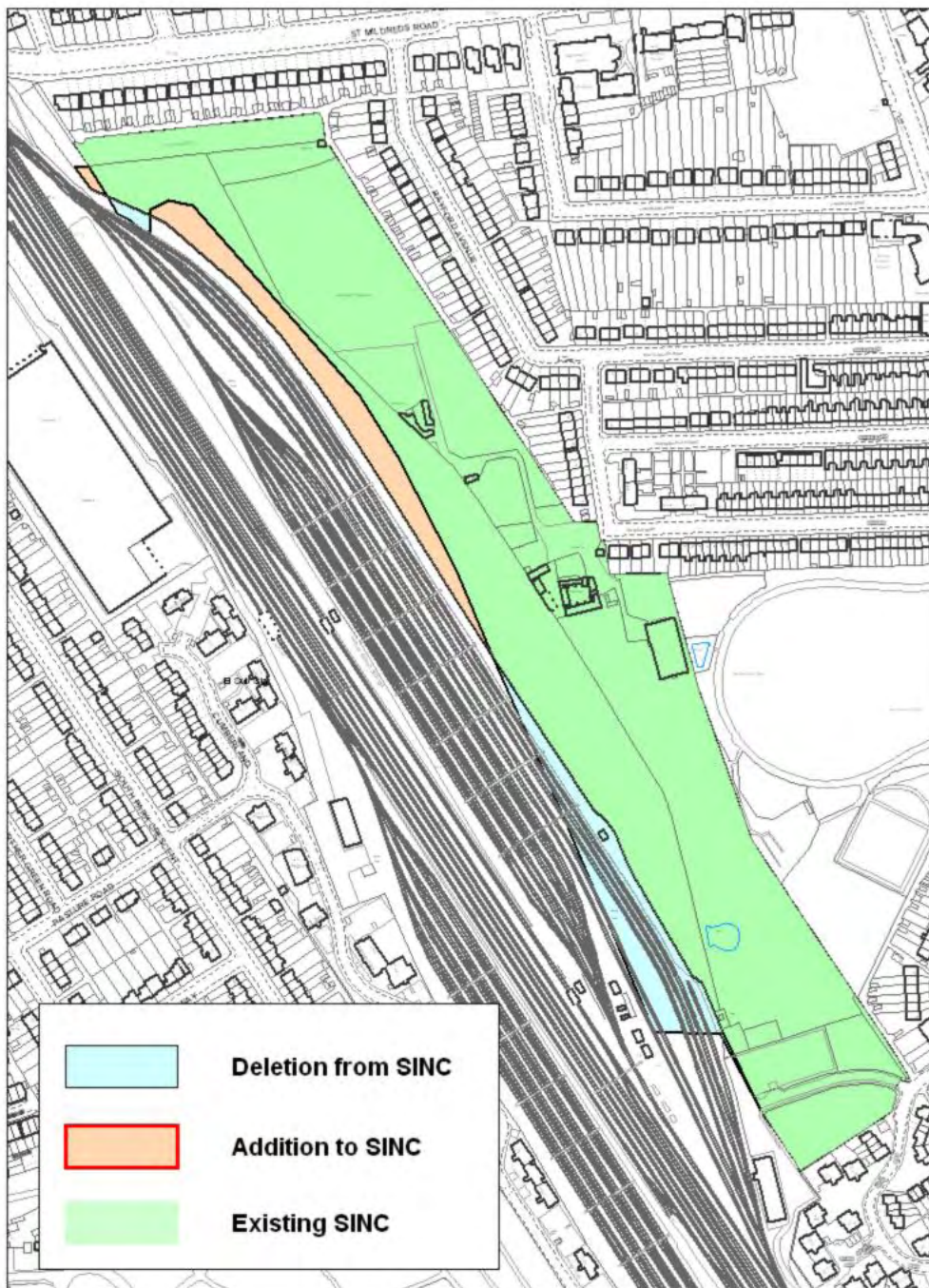


**SINC 12: HITHER GREEN SIDINGS**

**Owner:** Network Rail

These former sidings have a variety of wildlife habitats, including disused allotments, grassland, scattered trees, scrub and a small pond. The allocation amends the boundary to match the current distribution of habitat and adds the isolated strip of land associated with the Fairview Development on the south side of the railway.

**Map 2.64 Hither Green Sidings**



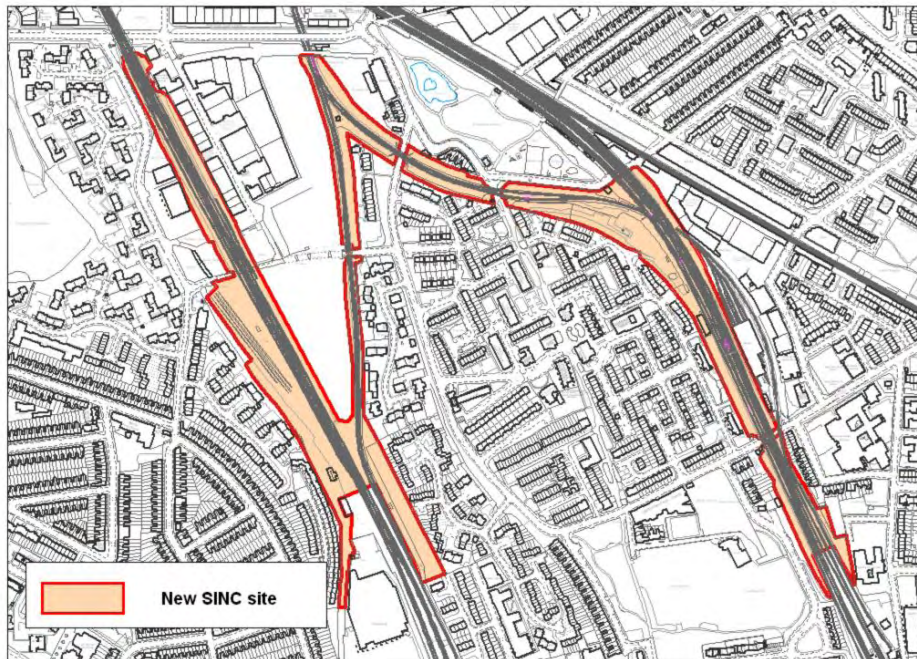


### SINC 13: NEW CROSS and NEW CROSS GATE RAILSIDES

**Owner:** Network Rail

This site comprises a wooded railway cutting reaching to the Southwark border and linking with several Sites of Importance for Nature Conservation. The site falls within a densely urbanised part of Lewisham with relatively few open spaces.

**Map 2.65 New Cross and New Cross Gate Railsides**

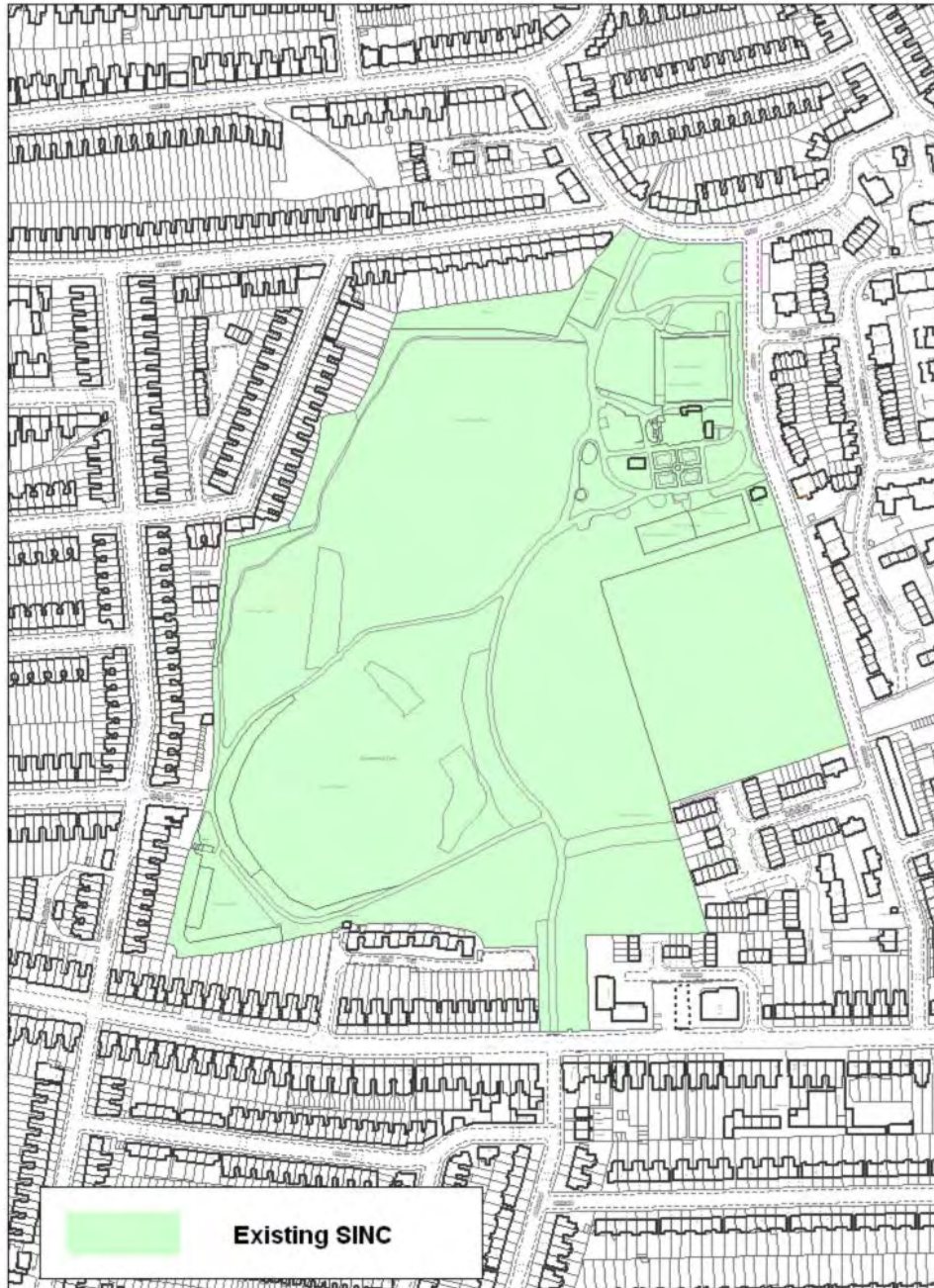


**SINC 14: MOUNTSFIELD PARK**

**Owner:** London Borough of Lewisham

This site is upgraded from a site of Local Importance to Borough Grade II because of the great improvements in good wildlife habitat available. No changes are made to the boundary.

**Map 2.66 Mountsfield Park**



## SINC 15: CHINBROOK ALLOTMENTS

**Owner:** London Borough of Lewisham

The orchard has valuable grassland and two ponds which support amphibians. The allotments, which are managed organically, provide further wildlife habitat. The orchard site was once part of Grove Park Cemetery but it is now combined with the allotments to the south to complement and augment its existing habitats.

**Map 2.67 Chinbrook Allotments**



**SINC 16: CHINBROOK MEADOWS**

**Owner:** London Borough of Lewisham

This site is a good wildlife habitat and the allocation includes the Amblecote Road site.

**Map 2.68 Chinbrook Meadows**



**SINC 17: BROMLEY HILL CEMETERY**

**Owner:** London Borough of Lewisham

This cemetery has a good range of fine mature trees and extensive patches of acid grassland.

**Map 2.69 Bromley Hill Cemetery**



**SINC 18: GILMORE ROAD TRIANGLE**

**Owner:** London Borough of Lewisham

The site is an area of small open space with many mature trees, located on the edge of Lewisham Town Centre

**Map 2.70 Gilmore Road Triangle**



## 2.8 Safeguarded waste sites

**2.44** Core Strategy Strategic Objectives 5 (Climate change) and 8 (Waste management) and Policy 13 'Addressing Lewisham's waste management requirements' sets out how the borough will address its London Plan waste apportionment requirements. The total waste apportioned to Lewisham is 323,000 tonnes by 2020 and Core Strategy Policy 13 has identified sufficient land at the Surrey Canal Strategic Industrial Location (SIL) to meet this requirement. The three sites to be safeguarded within the SIL are:

- South East London Combined Heat and Power (SELCHP) plant
- Hinkcroft Transport Ltd recycling centre and
- Landmann Way recycling centre.

**2.45** Details for the three sites and a map indicating their locations are set out below.

### WASTE SITE 1 - South East London Combined Heat and Power (SELCHP)

<b>Facility</b>	Energy recovery facility
<b>Address</b>	Landmann Way, New Cross, London SE14 5RS
<b>Type of facility</b>	Incineration
<b>Type of waste</b>	Municipal, C&I
<b>Site ownership</b>	London boroughs of Lewisham, Southwark and Greenwich and private sector
<b>Operator/Contractual Arrangements</b>	A commercial partnership between the public and private sectors, the facility is operated by Veolia Environmental Services
<b>Licensed annual throughput</b>	488,000 tonnes
<b>Site area</b>	2.30
<b>Actual annual output</b>	427,000 tonnes
<b>Notes</b>	Final residual waste disposal facility. The amount listed is the actual throughput (averaged over three years), which is 88% of the permitted capacity shown on the Environment Agency's list of incineration facilities (2008). Currently operational. The site has potential for heat generation to supply existing or planned district heating networks.

#### Evidence base

**South-East London Boroughs' Joint Waste Apportionment Technical Paper:** This paper supports the allocation. Also refer to Core Strategy Policy 13.

**Sustainability Appraisal:** Mitigation measures will need to address flood risk and air quality, noise and vibration issues. Refer to Appendix 4 of the Site Allocations SA.

Map 2.71 South East London Combined Heat and Power (SELCHP)





**WASTE SITE 2 - Hinkcroft**

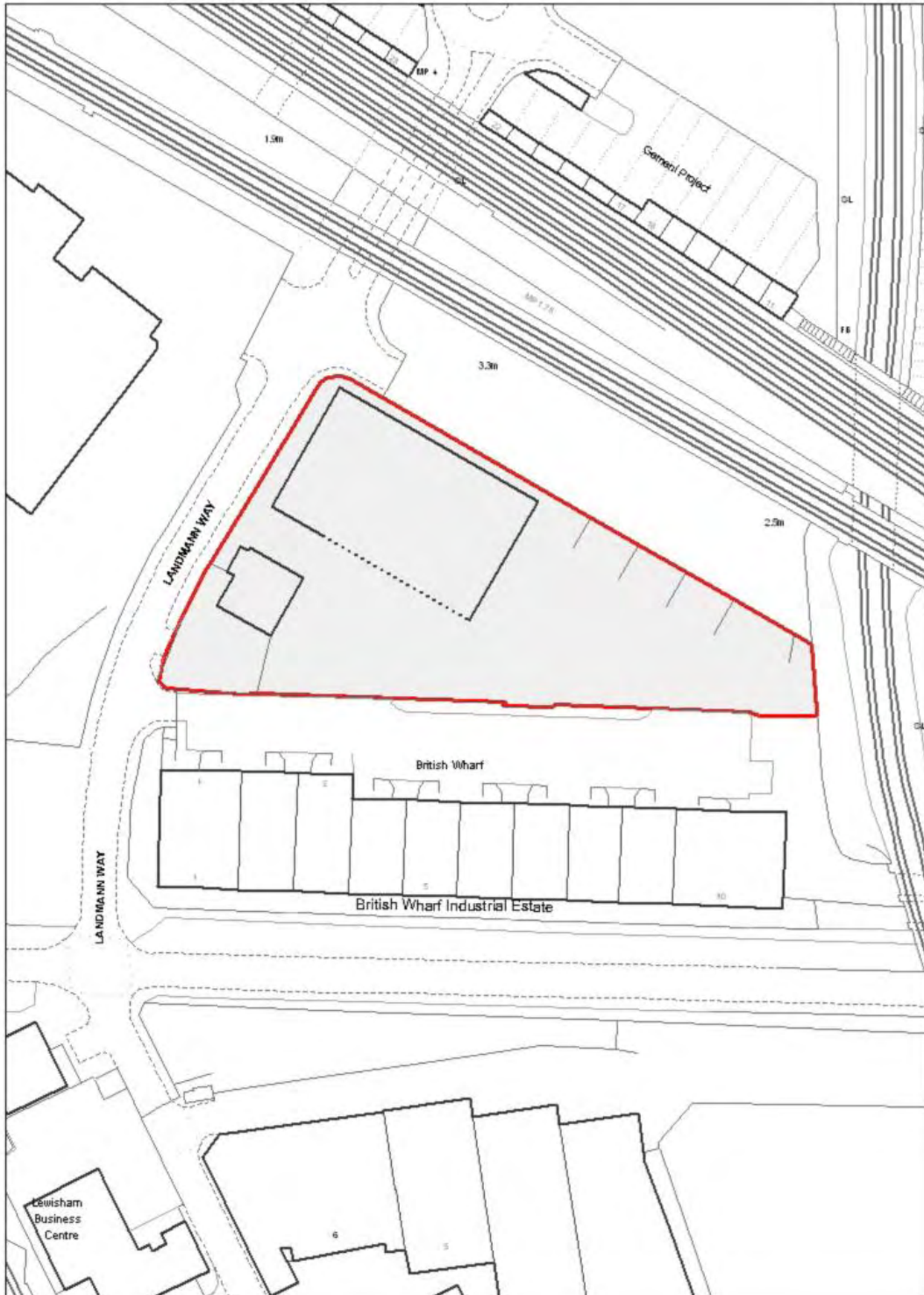
<b>Facility</b>	Reuse and recycling centre
<b>Address</b>	Landmann Way, New Cross, London SE14 5RS
<b>Type of facility</b>	Recycling
<b>Type of waste</b>	Municipal, C&I
<b>Site ownership</b>	HTL Waste Management Services
<b>Licensed annual throughput</b>	130,000 tonnes
<b>Site area</b>	0.63
<b>Actual annual output</b>	52,000 tonnes (recycling component)
<b>Notes</b>	Independent facility, used by local authority. Capacity shown is based on current recycling rate of 40% of actual throughput, as the council cannot necessarily implement a higher recycling rate. Remainder of waste not shown, as this is not a final residual waste disposal facility. Currently operational

**Evidence base**

**South-East London Boroughs' Joint Waste Apportionment Technical Paper:** This paper supports the allocation. Also refer to Core Strategy Policy 13.

**Sustainability Appraisal:** Mitigation measures will need to address flood risk and air quality, noise and vibration issues. Refer to Appendix 4 of the Site Allocations SA.

Map 2.72 Hinkcroft Transport Ltd Reuse and Recycling Centre



**WASTE SITE 3 - Landmann Way**

<b>Facility</b>	Recycling centre
<b>Address</b>	Landmann Way, New Cross, London SE14 5RS
<b>Type of facility</b>	Recycling waste transfer
<b>Type of waste</b>	Municipal, C&I
<b>Site ownership</b>	London Borough of Lewisham
<b>Licensed annual throughput</b>	7,500 tonnes
<b>Site area</b>	0.24
<b>Actual annual output</b>	3,000 tonnes
<b>Notes</b>	Council facility. Capacity shown is 40% of the actual throughput of 7,500, representing a 40% recycling rate. Capacity will be increased 5% for each 5-year period. Remainder of waste not shown, as this is not a final residual waste disposal facility. Currently operational.

**Evidence base**

**South-East London Boroughs' Joint Waste Apportionment Technical Paper:** This paper supports the allocation. Also refer to Core Strategy Policy 13.

**Sustainability Appraisal:** Mitigation measures will need to address flood risk and air quality, noise and vibration issues. Refer to Appendix 4 of the Site Allocations SA.

Map 2.73 Landmann Way Recycling Centre



## 2.9 Major and District Shopping Centres - primary and secondary frontages

**2.46** The Core Strategy sets out the retail hierarchy for the borough and, in line with PPS4 **NPPF paragraph 23** and the London Plan, allows for the designation of primary and secondary frontages<sup>(39)</sup> within the borough's designated Major and District centres.<sup>(40)</sup> To aid clarity, the retail hierarchy is reproduced in Table 2.15; whereas Table 2.16 sets out the primary and secondary frontages within the major and district shopping centres, the extent of which will be defined on the Proposals Map.<sup>(41)</sup>

**Table 2.15 Lewisham's retail hierarchy**

Town centre classification	Location
<b>Major</b>	Lewisham, Catford
<b>District</b>	Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Gross/New Cross Gate, Sydenham
<b>Local Neighbourhood Centre</b>	Downham Way, Crofton Park

**Table 2.16 Major and District Shopping Centre Primary and Secondary Frontages**

Centre	Primary frontages	Secondary frontages	Non-designated frontages
<b>Blackheath</b>	2-36 Montpelier Vale	1-25 Selwyn Court	
	1-23 Montpelier Vale	6-16 Blackheath Village	
	16-74 Tranquil Vale	18-34 Blackheath Village	
	3-49 Tranquil Vale	8-17 Royal Parade	
	6-12 Blackheath Village and Station Forecourt	25-49 Montpelier Vale	
		Tranquil Passage	
		1-4 Blackheath Grove	
Blackheath Post Office, Blackheath Grove			
	1 Lawn Terrace		
<b>Catford</b>	76-166 Rushy Green and Winslade Way	87-205 Rushy Green	17-25 and 14-22 Brownhill Road
		42-70 & 43-85 Rushy Green	

39 PPS4 **The NPPF (Annex 2:Glossary)** defines primary frontages as those "likely to include a high proportion of retail use"; whereas "secondary frontages provide greater opportunity for a diversity of uses"

40 Refer to Core Strategy Section 7, Core Strategy Policy 6 for further details.

41 The Supplementary Report to Lewisham Retail Capacity Study 2009, NLP, 23 September 2010, is the key evidence based document for the designated primary and secondary shopping frontages

Centre	Primary frontages	Secondary frontages	Non-designated frontages
		1 Bromley Road	
		22-44 Sangley Road	
		2-12 and 3-15 Brownhill Road	
		1-35 Catford Broadway	
		1-9 Catford Road (Station Buildings)	
		Unit 4 Catford Island (Mecca Bingo Hall)	
<b>Deptford</b>	1a-137a and 2-126 Deptford High Street	1-25 Deptford Broadway	2-14 New King Street
		483-505 New Cross Road	5-9 Watergate Street
		137c-227 Deptford High Street	2-10 and 7-31 Tanners Hill
		134-220 Deptford High Street	36-57 Deptford Broadway 1-17 Deptford Church Street
<b>Downham</b>	431-473 Bromley Road and 16-74 Downham Way	434-496 and 475-499 Bromley Road	1-9 Old Bromley Road and 422 Bromley Road
		413-429 Bromley Road	
<b>Forest Hill</b>	4-58 London Road	2-30 Dartmouth Road	29-55 London Road
		35-105 Dartmouth Road and	6-18 Devonshire Road
		1-27 London Road	7-9 Davids Road
		1-33 Dartmouth Road and	Waldram Crescent and Place
		1-5 Devonshire Road	31-47; 16-28 Perry Vale
		1-5 David's Road	
		1-29 and 2-14 Perry Vale	
<b>Lee Green</b>	1-24 Leegate	2-10 Burnt Ash Road	382-394 Lee High Road
	7-23 and 12-30 Burnt Ash Road	418-432 & 227-351 Lee High Road	2-8 Hedgeley Street
	430 Lee High Road	2-18 Eltham Road	116-128 Lee Road

Centre	Primary frontages	Secondary frontages	Non-designated frontages
<b>Lewisham</b>	The Lewisham Centre (including Unit 15 - Argos) and 70-212 Lewisham High Street	85-229 and 236-252, 262-328 Lewisham High Street	233-327 & 266-340 Lewisham High Street
		2-32 and 1-43 Lewis Grove	
		73-83 Lewisham High Street	
		1-91 and 6-120 Lee High Road	
<b>New Cross/ New Cross Gate</b>		327-329 New Cross Road	
		275-321 New Cross Road	
		256-272 New Cross Road	
		253A-261 New Cross Road	
		385-407 New Cross Road	
<b>Sydenham</b>	13-111 and 14-78 Sydenham Road	80-118, 2-12, 3-11 Sydenham Road & 309-325 & 260-280 Kirkdale	120-176 and 113-209 Sydenham Road; 242-256, and 291-307 Kirkdale

### Delivery, Implementation and Monitoring Framework

- 3.1** The sites identified in this document will be delivered in the context of the Local Development Framework as a whole, and the wider policy framework which sits alongside the planning system. This means that implementation of this document will be influenced by the successful implementation of the Core Strategy.
- 3.2** Monitoring the delivery of sites allocated through this document will be carried out through the Annual Monitoring Report (AMR). This will include monitoring which sites have come forward in the plan period and whether or not the development has delivered the expected level of growth, for example, the number of housing units, retail floorspace and office floorspace specified in each of the site allocations. This will in turn assist with the future review of relevant LDF documents.
- 3.3** In line with government guidance, the Council has provided timescales for the implementation of the site allocations identified in this ~~DPD~~ [Site Allocations Local Plan](#). Details are provided for each site in section 2.



**Affordable Housing** Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households, including availability at a cost low enough for them to afford, determined with regard to local house prices
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision (Annex B PPS3). **Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision (NPPF Annex 2: Glossary).**

**Annual Monitoring Report** A report submitted to the Government by local authorities or regional planning bodies assessing progress with and the effectiveness of the Local Development Framework. **A report produced by the Local Authority to assess progress with and the effectiveness of the Local Development Framework.**

**Air Quality Management Area** Designated zone where specific air quality management proposals are proposed and defined in an air quality action plan.

**Area Action Plan** A type of development plan document focused on a specific location of an area subject to conservation or major change (for example, major regeneration areas).

**Biodiversity** A variety of life, which includes mammals, birds, fish, reptiles, amphibians, invertebrates, fungi and plants and woodlands, grasslands, rivers and seas on which they all depend including the underlying geology.

**Code for Sustainable Homes** A national standard for sustainable design and construction of new homes which became mandatory on 1 May 2008. The Code measures the sustainability of a new home against categories of sustainable design using a 1 to 6 rating system to communicate the overall sustainability performance of a new home. The code sets minimum standards for energy and water use at each level. Go to [www.communities.gov.uk/thecode](http://www.communities.gov.uk/thecode) to find out more.

**Community Infrastructure Levy (CIL) A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.**

**Conservation Areas** Areas of special architectural or historic interest designated by local authorities under the Planning (Listed Building and Conservation Areas) Act 1990.

**Contribution** Land, services facilities and/or money given by developers of land to the local authority following negotiations, to ensure that the needs of new communities generated by the development are catered for.

**Core Strategy** A development plan document setting out the spatial vision and strategic objectives of the planning framework for the area, in line with the Sustainable Community Strategy.

**Creative Industries** Defined by the Department for Culture, Media and Sports as 'Those industries that are based on individual creativity, skill and talent'. They are also those that have the potential to create wealth and jobs through developing intellectual property. The creative industries include advertising, film and video, architecture, music, art and antiques, performing arts, computer and video games, publishing, crafts, software design, television and radio, and designer fashion.

**Department of Communities and Local Government (CLG)** The government department responsible for setting UK policy on local government, housing, urban regeneration, planning and fire and rescue.

**Development** The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land (Town and Country Planning Act (1990) Part III Section 55).

**Development Plan This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.**

**~~Development Plan Document A local development document that has been subject to independent testing and has the weight of development plan status. Replaces the Local Plans system.~~ A Local Development Document that has been drawn up by the local planning authority in consultation with the community, has been subject to independent testing and has the weight of development plan status. This terminology has been replaced with 'Local Plan' for new documents, but remains for pre-existing documents (i.e. Lewisham Core Strategy DPD, 2011).**

**District Centre A centre that provides convenience goods and services to local communities and is accessible by public transport, walking and cycling. District centres typically contain 10,000-50,000 square metres of retail floorspace.**

**Edge of Centre For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.**

**Equalities Analysis Assessment** This is concerned with anticipating and identifying the equality consequences of particular policy initiatives and service delivery and ensuring that, as far as possible, any negative consequences for a particular group or sector of the community are eliminated, minimised or counterbalanced by other measures.

**Evidence Base** The data and information about the current state of Lewisham used to inform preparation of Local Development Framework documents, including the Site Allocations ~~Development Plan Document~~ **Local Plan**.

**Flood Risk Assessment** An assessment of the likelihood of flooding in a particular area, usually a specific site, so that development needs and mitigation measures can be carefully considered.

**Gypsies and Travellers** Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants educational needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such (Circular 04/2006 **Planning policy for traveller sites (March 2012)**).

**Independent Examination/Examination in Public** The process by which a planning inspector may publicly examine a Development Plan Document, ~~or a Statement of Community Involvement,~~ before issuing a report. The findings set out in the report are recommendations to the local authority.

**Infrastructure** The utilities, transport and other communication facilities and community facilities required to support housing, industrial and commercial activity, schools, shopping centres and other community and public transport services.

**Issues and Options and Preferred Options, Further Options** ~~Two 'p~~ **Pre-submission'** consultation stages on Development Plan Documents with the objective of gaining early public input and agreement on proposals, ahead of submission to Government for independent examination.

**Listed Building** Buildings of special architectural or historic interest designated by the Department of Culture, Media and Sport under the Planning (Listed Building and Conservation Areas) Act 1990.

**Local Development Document** Sits within the portfolio **Local Development Framework** and comprise Development Plan Documents **and Local Plans** that have been subject to independent testing and have the weight of development plan status and Supplementary Planning Documents that are not subject to independent testing and do not have development plan status.

**Local Development Framework** This is a portfolio or a folder of Local Development Documents, which will set out the local planning authority's policies and proposals for meeting the community's economic, environmental and social aims for the future of their area where this affects the development and use of land.

**Local Development Scheme** A public statement identifying which Local Development Documents will be produced by the Council and when.

**Local Employment Location (LEL) Land, as shown on the Policies Map, that is of local significance and provides goods and services for the local economy, which is used for business use, industrial use, storage and distribution uses, generally being those uses falling within Classes B1, B2 and B8 of the Use Class Order.**

**Local Neighbourhood Centre A centre that serves a localised catchment often most accessible by walking and cycling and typically contains mostly convenience goods and other services.**

**Local Plan A Local Development Document that has been drawn up by the local planning authority in consultation with the community, has been subject to independent testing and has the weight of development plan status.**

**Major Centre A centre that has a borough-wide catchment and typically contains over 50,000 square metres of retail floorspace with a relatively high proportion of comparison goods relative to convenience goods. Major centres may also have significant employment, leisure, service and civic functions.**

**Mixed Use Employment Location (MEL) Land currently in industrial use occupied by older and poorer quality industrial uses at low densities which may be incompatible with adjacent residential areas. The sites were considered by the Lewisham Employment Land Study to require redevelopment and have been designated to ensure mixed use development incorporating reprovision of business space to ensure the regeneration of a part of the borough where the environment is poor and levels of deprivation are high.**

**National Planning Policy Framework The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.**

**Out of Centre A location which is not in or on the edge of a centre but not necessarily outside the urban area.**

**Planning and Compulsory Purchase Act 2004** National planning legislation from central government aimed at improving the planning process and improving community involvement in it. Visit [www.communities.gov.uk](http://www.communities.gov.uk) for more information.

**Planning Obligation A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.**

**Planning Policy Statement/Planning Policy Guidance** Planning Policy Statements, which are gradually replacing Planning Policy Guidance Notes, are prepared by the Government after public consultation. These explain statutory provisions and provide guidance to local authorities and others

on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing development plans and supplementary planning documents. The guidance may also be relevant to individual planning applications and appeals.

**Previously Developed Land/Brownfield Land** Land which is or has been occupied by a permanent structure (excluding agriculture and forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal, where provision for restoration has not been made through development control procedures.

**Primary and secondary frontages** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Public Transport Accessibility Level (PTAL)** A standard method used in London to calculate access level of geographical areas to public transport. The result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access to the location by public transport and a PTAL of 6b indicates excellent access by public transport. More parking is generally allowed in areas with a low PTAL i.e. poor public transport and vice versa - and that also relate the allowed density of development to PTAL (i.e. areas with better public transport may have higher density housing or offices).

**Regeneration** The process of putting new life into often derelict older urban areas through environmental improvements, comprehensive development and transport proposals.

**Sequential Test** Introduced into the planning system in relation to flood risk by the publication of Planning Policy Statement 25 (PPS25) in December 2006, it is a process primarily designed to steer development to areas at lowest risk from flooding. **A process primarily designed to steer development to areas at lowest risk from flooding (NPPF paragraphs 100-104)**

**Site of Importance for Nature Conservation (SINC)** Sites of borough and local importance, as shown on the Policies Map, for the protection, management and promotion for the benefit of wild species and habitats, as well as the human communities that use and enjoy them. This also covers the creation and re-creation of wildlife habitats and the techniques that protect genetic diversity and can be used to include geological conservation.

**Spatial Planning** Planning that goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. They will include policies which can impact on land use, for example by influencing the demands on, or need for, development but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Statement of Community Involvement** This document sets out the local planning authority's policy for involving the community in the preparation and revision of the local development documents and planning applications.

**Strategic Environmental Assessment** A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

**Strategic Flood Risk Assessment:** An assessment usually undertaken by a local authority at a borough-wide level that considers flood risk from all sources (river, sea, sewer surcharge, surface water) and examines the risk involved for developing certain areas within the borough in accordance with Planning Policy Statement 25 **the NPPF**. The Lewisham SFRA was produced by Jacobs and published in July 2008. Areas/sites are categorised as falling within one or more of the following flood zones:

**Flood Zone 1** Low probability of flooding. Defined as land outside flood zone 2 and having less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%)

**Flood Zone 2** Medium probability of flooding. Defined as land having between 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year

**Flood Zone 3a** High probability of flooding. Defined as land having 1 in 100 or greater annual probability of river flooding

**Flood Zone 3b** Land where water has to flow or be stored in times of flood. Defined as land having a 1 in 20 (5%) or greater annual probability of flooding in any year; or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the local authority and the Environment Agency.

**Strategic Housing Land Availability Assessment** A study aimed at identifying sites with potential for housing, assessing their housing potential and when they are likely to be developed.

**Strategic Industrial Location (SIL) Land which is capable of housing essential infrastructure such as waste management, utilities and transport related functions including rail and bus depots, and capable of allowing 24 hour working. This land accommodates London's reservoir of industrial capacity for businesses that do not demand a high quality environment and which meet London's economic needs.**

**Supplementary Planning Document** A Local Development Document that has not been subject to independent testing and does not have the weight of development plan status. Supplementary Planning Documents replace Supplementary Planning Guidance that was part of the old planning system and helps to provide further detail on the policies contained in Development Plan Documents. **Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.**

**Sustainability Appraisal** A systematic appraisal process, including the requirements of the European Strategic Environmental Assessment Directive. The purpose is to assess the social, environmental and economic effects of the strategies and policies in a Local Development Document from the start of the preparation to allow any harmful impacts to be identified and minimised and beneficial impacts to be maximised.

**Sustainable Community Strategy** This is a document that has been prepared by Lewisham's Local Strategic Partnership. It sets out how the vision and policies for Lewisham will be achieved. The Core Strategy is the spatial interpretation of the Sustainable Community Strategy.

**Town Centre Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.**

**Waterlink Way** A long distance cycle/pedestrian way **route** following the River Ravensbourne from the south of the borough to the Thames at Deptford.

## List of Abbreviations

<b>AAP</b>	Area Action Plan
<b>AMR</b>	Annual Monitoring report
<b>AQMA</b>	Air Quality Management Area
<b>DCMG</b>	Department of Communities and Local Government
<b>DPD</b>	Development Plan Document
<b>EA</b>	Environment Agency
<b>EQIA</b>	Equalities Impact Assessment
<b>FRA</b>	Flood Risk Assessment
<b>FZ</b>	Flood Zone
<b>GLA</b>	Greater London Authority
<b>LDD</b>	Local Development Document
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LEL</b>	Local Employment Location
<b>MEL</b>	Mixed Use Employment Location
<b><u>NPPF</u></b>	<b><u>National Planning Policy Framework</u></b>
<del><b>PPG</b></del>	<del>Planning Policy Guidance Note</del>
<del><b>PPS</b></del>	<del>Planning Policy Statement</del>
<b>PTAL</b>	Public Transport Accessibility Level
<b>SA</b>	Sustainability Appraisal
<b>SCI</b>	Statement of Community Involvement
<b>SCS</b>	Sustainable Community Strategy
<b>SEA</b>	Strategic Environmental Assessment
<b>SELCHP</b>	South East London Combined Heat and Power Plant
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SINC</b>	Sites of Importance for Nature Conservation
<b>SP</b>	Spatial Policy (within the Core Strategy)

<b>SPD</b>	Supplementary Planning Document
<b>SPG</b>	Supplementary Planning Guidance
<b>ST</b>	Sequential Test
<b>UDP</b>	Unitary Development Plan

## UDP Schedule 1: Proposals Removed

Table 2.1

Map Ref.	Site Ref.	Site Address	Comments
C8	2	Normanton Street	Site developed.
C2	3	Silwood Triangle, Trundleys Road , SE8	Site developed. <b>Site designated as a Strategic Industrial Location in the Core Strategy</b>
C3	4	New Cross Railway Yards, Juno Way	Site developed.
C3	5A	New Cross Hospital Site, Avonley Road	Southern portion of the site is carried forward as SA1.
C4	6	161-171 New Cross Road, SE14	Site developed.
C8	7	Clyde Terrace, Forest Hill SE23	Southern portion of the site is carried forward as SA19.  Northern portion is extended and carried forward as SA18.
C9	11	113-157 Sydenham Road, and 1-8 Berryman's Lane, SE26	113-157 Sydenham Road only carried forward as SA21.
D3	13A	Site at New Cross Station, Amersham Vale, SE14	Site size (0.20ha) is below the threshold for inclusion. No proposals for development within the LDF period.
D3	13B	Site between New Cross Gate Station and 267 New Cross Road, and 17-25 Goodwood Road, SE14  Key Development Site	Address corrected to include 27 Goodwood Road. Carried forward as SA5.
D4	16	Tanners Hill	Boundary modified and carried forward as SA40.
D8/D9	17	Bell Green Gasworks, SE26  Key Development Site	Carried forward as SA25.
E3	20A	Sun Wharf, Kent Wharf, Thanet Wharf, 18 Creekside, and Car Park at Berthon Street SE8  Key Development Site	Carried forward as two sites - SA10: Sun and Kent Wharf; and SA11: Thanet Wharf.  Laban Centre developed.



Map Ref.	Site Ref.	Site Address	Comments
E4	20B	Seager Buildings, Brookmill Road, SE8 Key Development Site	Carried forward as SA3.
E5	22	16a Algernon Road	Carried forward as SA37.
F6	43	104-108 George Lane	Site developed.
G10	46	Arcus Road, Downham	Proposal no longer relevant.

**Site Allocations Removed Since Further Options (2010)**

Table 3.1 -

Site Reference	Site Address	Proposed Allocation	Reason for removal
SA43: Somerville Adventure Playground	Queens Road, New Cross Gate, SE14	Mixed use housing, community and retail	Development of the site is unlikely within the LDF period.
SA52: Former Watergate School	Church Grove, Ladywell, SE13	Gypsy and Traveller Site	Additional site search to be undertaken. -