

# Site allocations further options report

Development plan document

**October 2010**  
Copy for public consultation





## Site Allocations Further Options Report

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## Have your say

The Council would like to have your views on this Site Allocations Further Options consultation document, which looks at the future development of specified areas of land and buildings within the borough.

This document follows on from the Core Strategy (submission version) and both documents form part of the Lewisham Local Development Framework for the borough.

This is the third round of public consultation on the site allocations, inviting you to make further comments on what should be included in the Site Allocations Development Plan Document.

### Key questions we are asking are:

1. ***Do you have any comments on the recommended or alternative options put forward for future development of any sites?***
2. ***Are there other uses you would like to suggest for any of the sites?***
3. ***Do you think that details included are incorrect or need updating?***
4. ***Are the site boundaries correct?***
5. ***Can you inform us of any constraints or barriers to developing these sites. For example, is development likely to take place and is the timetable reasonable?***
6. ***Can you suggest any additional sites (size 0.25 hectares or above) that should be included?***
7. ***Do you have any other comments on this document?***
8. ***Do you have any comments on the accompanying sustainability appraisal?***

## How do you get involved?

All comments relating to this Site Allocations Further Options document and the accompanying Sustainability Appraisal can be sent to us as follows:

Online: <http://consult.lewisham.gov.uk/portal>

By e-mail:\* [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)

By post:\* Planning Policy, Planning Service, London Borough of Lewisham, Laurence House, 1 Catford Road, London, SE6 4RU

By Fax:\* 020 8314 3127

\* *Using questionnaire reply form*

**Please send comments by 17:00 hrs on 6 December 2010**

Comments received after this date are unlikely to be considered.

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## 1.1 What is Lewisham Site Allocations Further Options Report?

- 1.1** The Government requires all councils to produce a set of documents collectively known as the Local Development Framework (LDF), which sets out the planning strategy and policies for an area. The Core Strategy is the main LDF document. The LDF will eventually replace the Lewisham Unitary Development Plan (UDP).<sup>(1)</sup>
- 1.2** The Lewisham Site Allocations Development Plan Document (DPD) will identify sites, usually 0.25 hectare and above, which are likely to be developed during the lifetime of the LDF (2011-2026).<sup>(2)</sup> The DPD will designate and safeguard suitable sites that are necessary to support the delivery of the Lewisham Core Strategy's objectives and priorities and implement its spatial strategies.
- 1.3** As such, this Further Options Report generally sets out options for the allocation and development of sites and, for designated and safeguarded sites as follows:
- Housing (in line with Core Strategy Policy 1)
  - Gypsy and Travellers sites (in line with Core Strategy Policy 2)
  - Local Employment Locations (LELs) (in line with Core Strategy Policy 3)<sup>(3)</sup>
  - Smaller Mixed Use Employment Locations (MELs) not allocated in the Core Strategy (in line with Core Strategy Policy 4)<sup>(4)</sup>
  - Designate new Sites of Importance to Nature Conservation (in line with Core Strategic Objective 10)
  - Safeguard land for waste management facilities (in line with Core Strategy Policy 13)
  - Safeguard land for social infrastructure provision, such as schools (in line with Core Strategy Policies 19 and 20)
- 1.4** The Site Allocations DPD does not include the five strategic site allocations in the LDF Core Strategy<sup>(5)</sup> and sites within the Lewisham and Catford town centres, which will be included in the Lewisham Town Centre Area Action Plan and the Catford Town Centre Area Action Plan, respectively.

## 1.2 What is the purpose of this further options stage?

- 1.5** This is the third consultation document in the preparation of our Site Allocations DPD and follows on from the Preferred Options consultation in 2007.
- 1.6** This further options stage is being undertaken in the consideration and context of:
- Further advice and guidance from the Government
  - Preparation of a separate Site Allocations Document, rather than a combined document with the Development Management policies
  - Recent publication of the Core Strategy proposed submission version and
  - Regulation 25 of the Town and Country Planning (Local Development Framework) (England) (Amendment) Regulations 2008.

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1 The UDP which was adopted in 2004 and sets out our current planning policies

2 Sub-section 2.1, paragraph 2.3 of this document indicates instances where sites below the 0.25 hectare threshold may be included

3 The LELs are located at Creekside, Evelyn Street, Lewisham Way, Clyde Vale, Perry Vale, Endwell Road, Blackheath Hill, Malham Road, Manor Lane, Stanton Square, Willow Way and Wordsley Bridge Road

4 Arklow Road and Childers Street, Grinstead Road, Sun and Kent Wharf, Creekside and Thanet Wharf

5 Convoys Wharf, Surrey Canal Triangle, Oxestalls Road, Plough Way (Cannon and Marine Wharves) and Lewisham Gateway

**1.7** This document seek your views on:

- Sites that we have identified
- Development options recommend and alternatives suggested and
- Whether other sites should be included.

### 1.3 How has this report been prepared?

**1.8** Planning policy at the local level needs to be developed within the context of national, regional and local policies and strategies and various best practice. The Site Allocations DPD will be prepared with regard to these. Details are summarised below.

#### National Planning Policy

**1.9** The role and format of the Site Allocations DPD will accord with Government guidance as set out in Planning Policy Statement 12 (PPS12)<sup>(6)</sup>, other relevant planning policy statements, planning policy guidance and regulations<sup>(7)</sup>.

#### London Plan

**1.10** As defined in the Planning and Compulsory Purchase Act (2004), the Development Plan for the London Borough of Lewisham comprises both the Regional Spatial Strategy, which is the London Plan<sup>(8)</sup> and Development Plan Documents of the Lewisham Local Development Framework (LDF).

**1.11** The London Plan has important implications for this document as it sets out the London-wide context for borough planning policies, with which the Lewisham LDF documents must be in general agreement. For example, the London Plan establishes Opportunity Areas for Deptford Creek/Greenwich Riverside, a yearly housing target for the provision of dwellings within the borough and allocates the amount of waste the borough must manage.

#### Sustainable Community Strategy

**1.12** The LDF is required to implement certain aspects of the vision for Lewisham's Sustainable Community Strategy 2008-2020, titled 'Shaping the Future'.<sup>(9)</sup> Lewisham has many other strategies and programmes to be taken into account to show how these may influence the use of land in the borough to bring about positive change, particularly for the benefit of the local community.

#### Core Strategy

**1.13** The Lewisham Core Strategy will be the first LDF DPD to be carried forward for adoption.<sup>(10)</sup> The Core Strategy sets out the Council's vision, objectives and strategy for the borough. All of the Council's subsequent planning documents, including the Site Allocations DPD, must align and implement the Core Strategy. The Site Allocations DPD will implement relevant Core Strategy objectives and policy priorities, which need to be developed further through the allocation of appropriate sites.

6 PPS12: Local Spatial Planning, CLG, 2008

7 The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

8 The Mayor of London, The London Plan, February 2008 (Consolidated with Alterations since 2004)

9 Section 4 of the Core Strategy explains this in more detail

10 The Published Core Strategy is awaiting submission to the Secretary of State, for an Examination in Public by an independent Planning Inspector

## London SHLAA

- 1.14** As part of the work in producing the LDF, including the Site Allocations DPD, the Council is required to produce a Strategic Housing Land Availability Assessment (SHLAA), as set out in Planning Policy Statement 3 Housing (PPS3). The primary role of the SHLAA is to identify as many sites as possible with the potential for housing development and estimate when they are likely to be developed. This is in order to assess how Lewisham could meet its housing requirements for a minimum ten year period.
- 1.15** In the special circumstances of London, the Greater London Authority (GLA) co-ordinated a London-wide SHLAA (which included a Housing Capacity Study) with input from all boroughs. The SHLAA identified large sites (defined as 0.25 hectare or larger) across London. An assessment of the housing capacity for each site was made using a model developed by the GLA based on the site area, the public transport accessibility level (PTAL) and the setting of the site. The model used the mid-point of the density ranges in the SRQ matrix in the London Plan to generate a default density for each site.
- 1.16** The London SHLAA has informed the selection of housing sites for this document and also forms part of the Lewisham LDF evidence base. <sup>(11)</sup>

## Public consultation

- 1.17** The Site Allocations DPD must be the subject of consultation with key government departments, neighbouring local planning authorities, local residents and interest groups, local third sector organisations, landowners, developers, users of the planning system and other individuals and organisations with an interest in planning in Lewisham. This consultation is in line with the adopted Lewisham's Statement of Community Involvement (SCI), the requirements of PPS12 and the relevant regulations as referred to earlier in this section. <sup>(12)</sup>

## Sustainability appraisal

- 1.18** In line with national requirements, a sustainability appraisal (SA) (incorporating a Strategic Environmental Assessment) has been undertaken alongside this Site Allocations Further Options document. <sup>(13)</sup> This has involved a separate and concurrent evaluation of the choices considered and the options recommended. The SA has contributed towards the reasoning behind and, the refinement of the site options set out in this document. The SA is also being consulted on at the same time as this Site Allocations Further Options document and comments are sought.

## Equalities Impact Assessment

- 1.19** When adopted by the Council, the Core Strategy will be the main or overarching planning policy document for the Council's LDF. Hence, as mentioned elsewhere in this options document, the Site Allocations document would need to align with the Core Strategy and will deliver some of the Core Strategy's objectives and priorities, and implement its spatial policies.

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11 View at: <http://www.london.gov.uk/sites/default/files/uploads/strategic-housing-land-study-09.pdf>

12 The SCI can be viewed at <http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/>

13 A sustainability appraisal, which incorporates a strategic environmental assessment (SEA), promotes sustainable strategies and policies through an assessment of their environmental, social and economic impacts

- 1.20** An Equalities Impact Assessment or EQIA has been prepared to show what effect, or likely affect, will follow from the implementation of the Core Strategy for different groups within the local community. <sup>(14)</sup> There is therefore no need for a separate EQIA for this Site Allocations Further Options document as it is already implementing the policies for which the EQIA has assessed.

### Evidence base

- 1.21** In preparing the LDF, it is necessary to have up-to-date, relevant and reliable data on what is happening at present and likely to happen in the future. As such, since the Preferred Options consultation in 2007, the Council has commissioned or undertaken a number of technical studies, several of which support the development of the site options put forward in this document. Where necessary, reference is made in this document to the appropriate evidence based documents. A comprehensive list is provided in Appendix 1 of the Core Strategy. <sup>(15)</sup>

### Flood Risk

- 1.22** All flood risk information provided for each site in Section 2 of this document should be read together with Lewisham Strategic Flood Risk Assessment (SFRA) and the Sequential Test (ST), in consultation with the Environment Agency (EA). <sup>(16)</sup> To accord with PPS25, a site specific flood risk assessment (FRA) is required for all sites of one hectare or more.

### 1.4 What consultation has already taken place?

- 1.23** In preparing the emerging Site Allocations DPD the Council has followed the statutory consultation process [as set out in PPS12 (2004) and revised PPS12 (2008)], as follows: <sup>(17)</sup>
- Issues and Options informal public consultation (October 2005)
  - Assessing the consultation responses, preparing and agreeing a Development Policies and Sites Allocations Preferred Options document (April 2007)
  - Consultation on the Development Policies and Site Allocations Preferred Options document (May to June 2007).
- 1.24** In preparing this Site Allocations Further Options document, the Council has taken into consideration the feedback received at the Preferred Options consultation stage. Details of what you have previously told us are contained throughout this document as well as in a separate consultation report available at the Council's offices and on its website <sup>(18)</sup>.

14 Lewisham Local Development Framework, Equalities Impact Assessment, Core Strategy Options Report, November 2008

15 These documents can be viewed at <http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/>

16 The SFRA and ST can be viewed at: <http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/>

17 The principles of community involvement and engagement, as set out in PPS12 are embodied in Lewisham's Statement of Community Involvement (2006). Refer to paragraph 1.1.4 - Extensive Public Consultation

18 <http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/>



## 1.5 What are the next stages?

**1.25** The next stages in the process of preparing the Site Allocations DPD are set out in Table 1.1 below with provisional timings.

**Table 1.1 Key stages and proposed timetable to adoption of the Site Allocations DPD**

KEY STAGE	DATE
Consultation on the Council's ' <b>Further Options Report</b> ' and associated sustainability appraisal. <i><b>This is the current stage</b></i>	October / November 2010
Public consultation on a 'Pre-submission' Sites Allocation DPD	October/November 2011
Submit the Site Allocations DPD to the Government for approval	April 2012
An Examination in Public, where the document is assessed by an Independent Planning Inspector	July 2012
Publication of the Inspector's report which is binding on the Council	November 2012
Adoption of Lewisham's Site Allocations DPD by the Council	2013

## 1.6 Structure of this report

This Site Allocations Further Options report is structured as follows:

- Section 2 identifies the proposed site allocations setting out a recommended use or mix of uses for a specific site and where appropriate, an alternative option. Safeguarded sites, such as those for education and waste management facilities are identified. Newly proposed Sites of Importance for Nature Conservation (SINC) and proposed additions and/or deletions to existing SINC sites are also included in this section.
- Section 3 provides details on delivery, implementation and monitoring of the Site Allocations document.
- The appendices provide additional information.

**2.1** This section provides an overview of how the identified sites were selected and then goes on to provide specific details for each proposed site allocation. Lewisham is well developed, nonetheless there are a number of significant development opportunities in the borough which can help deliver the Core Strategy's objectives, priorities and spatial strategies.

### 2.1 How were sites selected?

**2.2** To ensure the Core Strategy can be delivered, sites allocated must be available, realistic and with reasonable prospects of development. The sites identified in this document were selected from a variety of sources including:

- Existing Unitary Development Plan (UDP) land use schedule (Schedule 1)
- Lewisham supplementary planning documents, regeneration strategies and programmes such as New Deal for Communities and the Building Schools for the Future Programme
- Sites suggested as part of the emerging Local Development Framework consultation process - engagement with the local community, landowners and developers <sup>(19)</sup>
- Planning applications and pre-application discussions
- Lewisham Core Strategy Proposed Submission Version (February 2010 - copy for public consultation)
- London Strategic Housing Land Availability Assessment and Housing Capacity Study (London SHLAA/HCS) 2009
- Lewisham Employment Land Study, November 2008
- London Plan 2008 and Sub Regional Development Frameworks

**2.3** As mentioned earlier, sites considered for allocation and inclusion in this document will generally be 0.25 hectares or larger, which is consistent with the site threshold in the SHLAA. Smaller sites forming part of a group are included in order to co-ordinate comprehensive redevelopment of an area or where a site would significantly contribute to achieving the Core Strategy housing provision targets. <sup>(20)</sup> Where comprehensive development of an area is indicated, the Council may choose to use its compulsory purchase powers. <sup>(21)</sup>

**2.4** Other sites may have the potential for development and be important to local residents, land owners and developers but this document focuses on those most likely to make a significant contribution to delivering the the Core Strategy targets, particularly housing for the period 2011 to 2026. Planning decisions on other sites, including those which may come forward after the adoption of the Site Allocations DPD, will be guided by new development policies contained in the Core Strategy and other development plan documents as appropriate.

**2.5** Section 2.2 sets out those sites which are not recommended to be included in this further options document and are termed 'rejected'. The remainder of section 2, is concerned with those sites proposed to be included in the Site Allocations DPD.

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19 Issues and Options, Preferred Options and call for sites

20 For example, sites at Brockley Cross, Nightingale Grove and Forest Hill Station

21 For further details refer to the Core Strategy, sub-section 9.4: Use of Compulsory Purchase Powers

## 2.2 Rejected sites

**2.6** This section sets out the summary analysis of those sites/site options that were contained in the Preferred Options Report (May 2007), or were put forward at a later date and which the Council has subsequently concluded are not reasonable to be carried forward at this stage <sup>(22)</sup>. These sites were derived from the following sources:

- landowners and developers
- the local community
- other Council plans and programmes
- adopted UDP land use schedule (Schedule 1).

**2.7** The analytical approach has been to assess each site against the relevant 'test of soundness' as a high level sieve. <sup>(23)</sup> The outcome of the analyses focuses particularly on the following constraints:

- site availability for development over the LDF period
- funding availability for site development over the LDF period and
- existing important uses that need to be protected by national, regional or local policy.

**2.8** In addition to the above, a few sites are recommended for 'rejection' as they fall below the 0.25 hectares size threshold for sites to be included in the Sites Allocations DPD.

**2.9** A list of the rejected sites, together with a summary of the reasons for rejection, is provided in the table below.

Ref/Site	Current use	Proposed use and reason for rejection
Land between railway line & Baring Road with access from Hoser Avenue, Grove Park	Metropolitan Open Land (MOL), Site of Importance to Nature Conservation (SINC) and Allotments	<p><i>Proposed Use:</i> Residential development off Hoser Avenue with retention of Green Corridor and enhancement work to Hither Green Nature Reserve</p> <p><i>Source:</i> Woodland Environmental (owners)</p> <p><i>Reasons for Rejection:</i> Designated MOL and SINC</p> <p>Housing development on this greenfield site would not accord with PPS1, PPS3, PPS9, PPG17. Additionally there is a long waiting list for allotments in LB Lewisham as borne out in the Lewisham Leisure and Open Space Study (2009).</p>
Blackheath Station car park	Car park and weekly use as a farmers' market	<i>Proposed Use:</i> High density housing scheme in association with 'decked car parking'

22 See Lewisham LDF Development Policies and Site Allocations, The Preferred Options Report (May 2007). Sites contained in the Preferred Options Report that have since been implemented are listed in Appendix 1

23 As set out in PPS12 paragraphs 5.2 (3 and 4)

Ref/Site	Current use	Proposed use and reason for rejection
		<p><i>Source:</i> Network Rail (owners)</p> <p><i>Reasons for Rejection:</i> The proposal would not accord with the Blackheath Conservation Area Character Appraisal (adopted March 2007) or English Heritage Guidance on appraising the character of conservation areas.</p>
Clyde Street, SE8	Environmental Study Area and Wildlife Garden	<p><i>Proposed Use:</i> Purpose-built community facility</p> <p><i>Source:</i> Positive Mental Attitude (local community group)</p> <p><i>Reasons for Rejection:</i> Forms part of the Grinling Gibbons Primary School's educational facilities. Not available for development over the LDF period.</p>
De Frene Road Allotments, SE26	Allotments	<p><i>Proposed Use:</i> Affordable housing</p> <p><i>Source:</i> De Frene Allotment Club (site owners)</p> <p><i>Reasons for Rejection:</i> These allotments are designated Urban Green Space in the UDP. There is also a long waiting list for allotments within Lewisham as indicated in the Lewisham Leisure and Open Space Study (2009). Furthermore, retention as allotments demonstrates consistency with national and regional guidance and local plans and strategies (PPS1, PPS3, PPS9, PPG17, London Plan and Lewisham's Sustainable Community Strategy).</p>
Honor Oak Road covered reservoir	Local Open Space and Site of Importance to Nature Conservation (SINC)	<p><i>Proposed Use:</i> Housing</p> <p><i>Source:</i> Thomas Wren Homes (site owners)</p> <p><i>Reasons for Rejection:</i> The site supports some of the most interesting grasslands in Lewisham and is home to several rare plants and invertebrates (see Ecology Handbook 30, Nature Conservation in Lewisham, London Ecology Unit 2000). The site was successfully preserved in open space use at the public inquiry into Lewisham's UDP (adopted 2004) and at an appeal against refusal of planning permission for housing.</p>

Ref/Site	Current use	Proposed use and reason for rejection
		The importance of preserving the site in favour of its nature conservation interests outweighs the provision of a housing site.
Nature Reserve - corner Vesta Road & the Brockley to New Cross Gate Railway and 'Scout Hut'	Designated Site of Importance to Nature Conservation (SINC) and of Metropolitan Importance	<p><i>Proposed Use:</i> Residential</p> <p><i>Source:</i> Local resident</p> <p><i>Reasons for Rejection:</i> This site performs a valuable open space function in the area. It also contains some of the finest railside wildlife habitats in London. As a greenfield site, residential development would be contrary to PPS3.</p>
Lewisham College, Lewisham Way, St Johns	Education	<p><i>Proposed Use:</i> Mixed use with education and housing, with relocation of the College to Deptford Campus</p> <p><i>Source:</i> Lewisham Planning Service</p> <p><i>Reasons for Rejection:</i> Funding for development is unlikely to be available during LDF period.</p>
Lewisham College, Deptford Campus	Education	<p><i>Proposed Use:</i> Mixed use education with housing</p> <p><i>Source:</i> Lewisham Planning Service</p> <p><i>Reason for Rejection:</i> Funding for development unlikely to be available during LDF period.</p>
River Thames/ Convoys Wharf (Floating School)	Protected wharf and environs	<p><i>Proposed Use:</i> Floating school moored off Convoys Wharf with playground on the safeguarded area</p> <p><i>Source:</i> New School Campaign</p> <p><i>Reasons for Rejection:</i> A school is now planned to be included on the Convoys site as part of its comprehensive redevelopment.</p>
Florence Road, Deptford	Industrial Estate adjacent to Lewisham Way is a Defined Employment Area (UDP 2004) and	<p><i>Proposed Use:</i> New School site</p> <p><i>Source:</i> New School Campaign</p>

Ref/Site	Current use	Proposed use and reason for rejection
	Tanners Hill is a housing site (UDP 2004)	<i>Reasons for Rejection:</i> The Council's recommended option as set out in this document is to designate Lewisham Way industrial estate as a Local Employment Location, supported by the findings in the Employment Land Study (2009) and Tanners Hill as housing in line with the London-wide Strategic Housing Land Availability Assessment (SHLAA, 2009).
Evelyn Street, Deptford	Defined Employment Area (UDP 2004); part of the Surrey Canal Strategic Employment Location (London Plan, 2008)	<i>Proposed Use:</i> New School site <i>Source:</i> New School Campaign <i>Reasons for Rejection:</i> The Council's recommended use for the site is predominantly mixed use employment and housing, as supported by the north Lewisham Masterplan and the Core Strategy (Proposed Submission Version, February 2010). The need to protect employment uses far outweigh an allocation as a new school site.
BT Depot Site, Fordmill Road, Catford	Strategic Industrial Location	<i>Proposed Use:</i> Employment/ Housing <i>Source:</i> Site owners <i>Reasons for Rejection:</i> Retain as SIL in line with the provisions of Lewisham's Core Strategy (Proposed Submission Version, February 2010) supported by the Employment Land Study.
Land off Fordmill Road, Catford	Builder's Yard	<i>Proposed Use:</i> Housing/other uses <i>Source:</i> Network Rail (owners) <i>Reason for Rejection:</i> Site size 0.16 hectares. Therefore is below threshold for inclusion in the Site Allocations DPD.
Site at New Cross Station Amersham Vale	Open storage	<i>Proposed Use:</i> Housing or housing with commercial or community uses <i>Source:</i> UDP Site Ref. 13A; Preferred Options Report May 2007

Ref/Site	Current use	Proposed use and reason for rejection
		<i>Reasons for Rejection:</i> Size (0.20 ha) is below the threshold for the Site Allocations DPD; no proposals to be developed over the LDF period.
Fishers Court/Besson Street - Land at rear of 132-158 New Cross Road	Car repair workshop / storage / vacant light industrial	<i>Proposed Use:</i> Housing  <i>Source:</i> New Cross Gate NDC (August 2008)  <i>Reasons for Rejection:</i> Site size 0.024 hectares - significantly below threshold for inclusion in the Site Allocations DPD.

## 2.3 Included sites

- 2.10** This section sets out the Council's recommended options for a number of sites for various main development types and land uses applicable to delivery of the Core Strategy's objectives and priorities, as set out in its spatial and thematic policies. <sup>(24)</sup> Where relevant and where genuine alternative options for the development of sites exist, they have been identified.
- 2.11** Government guidance indicates that the Council is not obliged to set out alternatives to its recommended site options simply for its own sake and that any alternatives must be reasonable. <sup>(25)</sup> This means that alternatives must be credible, deliverable and represent a genuine alternative. In particular, all alternative site options must be in conformity with national planning policies and in general conformity with the relevant London Plan policies, as well as take account of local factors.
- 2.12** The inclusion of a site within the Site Allocations document does not automatically mean that a development proposal will be approved. To be approved, a proposal will need to comply with a range of policies found in The London Plan, the Lewisham Core Strategy and other LDF documents that may be in place. <sup>(26)</sup>
- 2.13** The Core Strategy as the overarching document sets out the spatial strategy that guides the allocation of sites for main development types and land uses across the borough, whilst taking into account cross-borough issues. <sup>(27)</sup> When the Site Allocations DPD is considered in the context of the Core Strategy, the Council's policy approach is the standard Plan - Monitor - Manage approach that broadly applies to all types of development. The basic framework is detailed in the following box.

24 Also to ensure conformity with the London Plan

25 Refer to Planning Policy Statement 12 (PPS12), pp16, paragraph 4.38

26 Examples found in the cross cutting and thematic policies set out in Section 7 of the Core Strategy, covers areas such as 'Housing provision, mix and affordability' (CSP 1) and High quality design for Lewisham (CSP 15).

27 These concern sites falling on or close to the boundary of Southwark, Greenwich, and Bromley

**Plan**

Each Core Strategy policy will

- identify
- allocate
- designate
- safeguard

as appropriate, the

- sites
- designated areas (including mixed use employment and local employment locations)
- safeguarded land for social and physical infrastructure, such as schools and waste management facilities

as appropriate, and in line with each core policy thematic heading.

**Monitor**

The Council will monitor:

- Development on identified, allocated and safeguarded sites
- Changes to and the quality of designated areas
- Progress on the implementation of identified schemes

as appropriate.

**Report**

The Council will:

- Report annually on the above through the Implementation, Monitoring and Review Framework set out in the Core Strategy and, more specifically, through the submission and publication of the Local Development Framework (LDF) Annual Monitoring Report, which is a statutory requirement.

**Manage**

The Council will:

- Regularly review the status/current position of each site or designated area under each development type
- Make additional allocations or designations as necessary to meet development targets or enable desirable improvements to enhance the quality of designated areas or facilities
- Carry out a full formal review of all the site allocations in the context of any formal review of the London Plan.



## 2.4 Delivering the Core Strategy objectives and spatial policies

### A. Land for housing development

- 2.14** The Core Strategy seeks to allocate sufficient sites that will enable a continuous delivery of housing over a 15 year period from its adoption to 2026. <sup>(28)</sup> The Core Strategy further indicates a total provision of 18,165 net additional new dwellings by 2026 to meet local housing need and to comply with the London Plan requirement. <sup>(29)</sup> Of this, the strategic sites allocated within the Core Strategy seek to provide at least 9,445 additional dwellings (just over 50 per cent) with the remaining 8,720 being provided from sites identified within the Site Allocations DPD and the forthcoming Area Action Plans for the Lewisham and Catford town centres.
- 2.15** As Lewisham is a largely developed urban area with little opportunity to identify vacant sites for solely housing development, provision has been made for the allocation of mixed-use sites, incorporating housing, commercial, business, retail and community uses.

### B. Gypsies and travellers sites

- 2.16** The Core Strategy provides a policy for the gypsy and travellers sites. The policy approach is to establish criteria for the identification of additional sites and allocate new pitch provision within the Site Allocations DPD. <sup>(30)</sup>
- 2.17** The London Borough's Gypsy and Traveller Accommodation Needs Assessment identified for Lewisham five existing residential pitches and calculated a requirement for four additional pitches by 2012 and a further one by 2017. <sup>(31)</sup> However, if the needs of traveller families living in standard family accommodation but having a 'psychological aversion to bricks and mortar accommodation' is taken into account the minimum need is calculated as a further twelve pitches with a further nine required by 2017.
- 2.18** However, the revised figure in the Draft Replacement London Plan, March 2010 proposes that the borough provides eight additional pitches. This is subject to an Examination in Public by an independent Planning Inspector before it can be adopted. <sup>(32)</sup>
- 2.19** The Council has identified five pitches at the former Watergate School site in Church Grove, Ladywell to relocate the Gypsies and Travellers site from an existing site at Thurston Road, which is required as part of the Lewisham Gateway redevelopment. The Council is seeking to identify sufficient sites in suitable locations to meet its London Plan requirement.
- 2.20** A separate consultation document focusing on gypsy and travellers sites is currently being prepared and will be subject to a separate and more focused round of public consultation over the Winter 2010/11.

### C. Safeguarding sites

- 2.21** There are various community uses, public uses and schemes for which land needs to be safeguarded to ensure that the Core Strategy's objectives and targets are capable of being delivered. These uses and schemes may include proposals of Lewisham Council itself as

28 This is in line with Planning Policy Statement 3 (PPS3), CLG, November 2006

29 Refer to Core Strategy Objective 2 on 'Housing provision and distribution'

30 Submission Core Strategy (September 2010), Section 7, Core Strategy Policy 2

31 Fordham Research (March 2008), Commissioned by the Greater London Authority on behalf of all 33 London Boroughs

32 Minor alteration to the consultation draft replacement London Plan - Draft Policy 3.9 Gypsies and Travellers (including travelling show people), Mayor of London March 2010

well as those of local public service partners and various implementing agencies. The Council's role, as a local planning authority, is to ensure that no development is allowed within these areas that might negatively affect the implementation of these proposals.

- 2.22** This document not only identifies and allocates sites but sets out proposals for designated and safeguarded sites and locations in line with the Core Strategy. Details are provided for sites proposed to be safeguarded for education use, waste management facilities and sites of importance to nature conservation.

#### D. Designated employment locations

- 2.23** This document details designated mixed use employment locations (MELs) and local employment locations (LELs). The employment land designations are evidenced and justified through the Lewisham Employment Land Study.
- 2.24** The proposed Mixed Use Employment Locations (MELs), excluding the Thanet Wharf MEL, were designated as Defined Employment Areas (DEA) in the adopted Lewisham UDP (2004). However, these sites are considered to represent areas of older and poorer quality industrial use of low densities. Some have suffered from piecemeal development that disrupts the continuing industrial functioning of the area and others have been occupied by uses incompatible with adjoining residential areas.
- 2.25** On balance, the Council considers that the sites present opportunities for regeneration which far outweigh retention as existing industrial uses. This could increase employment appeal of the sites and increase the contribution the sites would make to the borough overall regeneration aims.
- 2.26** Local Employment Locations (LELs) were all designated in the adopted Lewisham Unitary Development Plan (2004) as Defined Employment Areas. These are coherent areas of land in employment uses which are not considered to provide undue disturbance to residential property or other noise and pollution sensitive uses nearby. They provide goods and services important to the local economy and are conveniently located to residents.
- 2.27** As employment land is in short supply, the Council needs to protect as much of its land as possible and where possible intensify business uses on these sites. In general the LELs comprise purpose built buildings but some of the areas have non standard buildings or sheds that may be difficult to convert to modern business use. These buildings may be suitable for redevelopment to provide cheaper, modern premises for creative and cultural industries, and for 'start-up' businesses. This is particularly important to growing the local and relatively small borough economy, which is a key priority of the Core Strategy <sup>(33)</sup>.

#### E. Managing growth

- 2.28** Figure 2.1 illustrates conceptually Lewisham's Spatial Strategy as shown in the Key Diagram taken from the Core Strategy. <sup>(34)</sup> The Core Strategy seeks to manage growth by identifying four spatial policy areas. <sup>(35)</sup> Accordingly, in the sub-sections that follow in this document, the proposed site allocations are set out under the four policy areas as follows: <sup>(36)</sup>
- Sites falling within the Regeneration and Growth Areas (Spatial Policy 2)
  - Sites falling within the District Hubs (Spatial Policy 3)

33 Refer to the Published Core Strategy, section 3, paragraph 3.3 'Growing the local economy

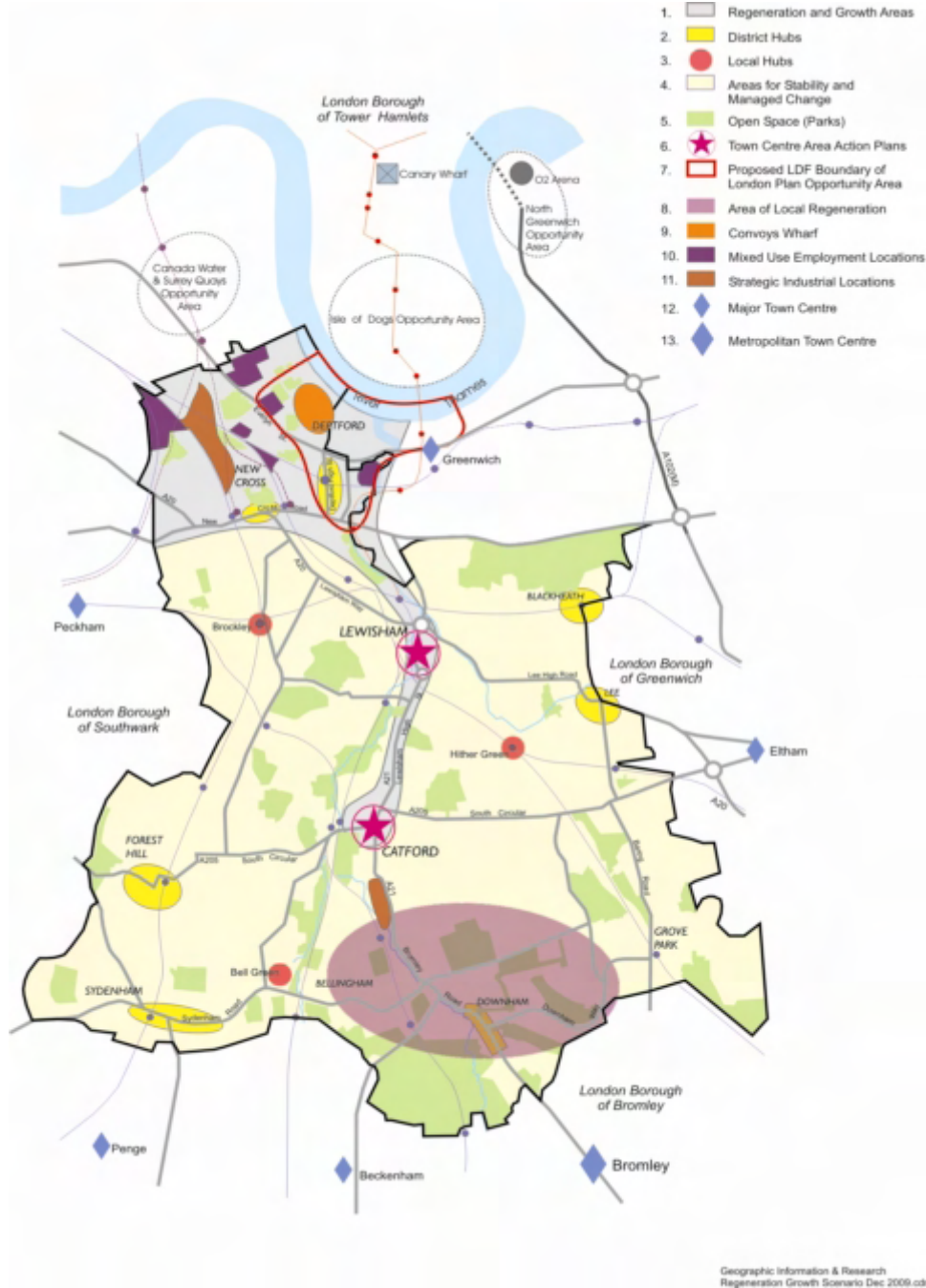
34 Figure 6.1 in the Submission Core Strategy, October 2010

35 Submission Core Strategy, Section 6

36 Except for the proposed Sites of Importance for Nature Conservation (SINC), detailed in sub-section 2.8 and the waste management sites, detailed in sub-sections 2.9

- Sites falling within the Local Hubs (Spatial Policy 4)
- Sites falling within the Areas of Stability and Managed Change (Spatial Policy 5)

Figure 2.1 Lewisham's Core Strategy Key Diagram



**Index to the proposed site allocations identified in sub-sections 2.4 to 2.9**

***Housing Sites***

<b>Site Ref</b>	<b>Address</b>	<b>Page No</b>
SA1	New Cross Hospital Site Avonley Road, New Cross Gate, SE14 5ER	24
SA2	Seager Buildings, Brookmill Road, Deptford, SE8 4HR	27
SA3	Giffin Street Redevelopment Area, Deptford, SE8 4RJ	30
SA4	Octavius Street & Deptford Station, Deptford High Street, SE8 4LW	33
SA5	Site between New Cross Station, 267 New Cross Road & 19-25 Goodwood Road, SE14	36
SA6	New Cross Gate Retail Park/Sainsbury's Site, New Cross Road, SE14 5UQ	39
SA7	NDC Centre, Kender Estate, New Cross Gate, SE14	42
SA8	Childers Street & Arklow Road MEL, New Cross, SE14	45
SA9	Grinstead Road Mixed Use Employment Location, Deptford, SE8	48
SA10	Sun and Kent Wharf MEL, Deptford, SE8	51
SA11	Thanet Wharf MEL, Deptford, SE8 3DA	54
SA12	Evelyn Street LEL, 2 Evelyn Street, SE8 5DL	57
SA13	Creekside LEL, 1-7 & 2-14 Creekside, Deptford, SE8	60
SA14	Lewisham Way LEL, SE14 6QP	63
SA15	Lewisham Bridge School Site, Elmira Street, SE13	66
SA16	Deptford Green School, Edward Street/Amersham Vale, SE8	69
SA17	East of Forest Hill Station - at Waldram Place/Perry Vale, SE23	74
SA18	West of Forest Hill Railway Line (incl.car park & storage yard), SE23	77
SA19	Fairway House, Forest Hill, SE23	80
SA20	O'Rourke Transport/Sivyer Transport 154-160 Sydenham Road, SE26	83
SA21	113 – 157 Sydenham Road, SE26	86
SA22	Leegate Centre, Lee Green, SE12 8SS	89

Site Ref	Address	Page No
SA23	Clyde Vale LEL, Forest Hill, SE23	92
SA24	Perry Vale LEL, Forest Hill, SE23	94
SA25	Former Bell Green Gasworks (Phases II & III), Sydenham, SE26	99
SA26	Site at Coulgate Street, Brockley Cross, SE24	102
SA27	Mantle Road, Brockley Cross, SE24	105
SA28	5 St. Norberts Road, Brockley Cross, SE24	108
SA29	Site at 111 & 115 Endwell Road (Timber Yard & Community College), Brockley Cross, SE24	111
SA30	72 to 78 Nightingale Grove, Hither Green, SE13 6DZ	114
SA31	Nightingale Mews & Adjoining Works, 80-84 Nightingale Grove , Hither Green, SE13	117
SA32	Driving Centre, Nightingale Grove, Hither Green, SE13 6DZ	120
SA33	35 Nightingale Grove Hither Green, SE13 6HE	123
SA34	37 to 43 Nightingale Grove, Hither Green, SE13 6HE	126
SA35	9 Staplehurst Road & Rear of Leahurst Road, Hither Green, SE13 5ND (Former Plumb Trade Centre)	129
SA36	Endwell Road LEL, SE4	132
SA37	16a Algernon Road, SE13 7AT	138
SA38	Former United Dairies Depot Site Baring Road, Lee, SE12 0PW	141
SA39	Tyson Road (Rear of Christian Fellowship Centre) Forest Hill, SE23 3AA	144
SA40	120, 122a, 136 & 136a Tanners Hill, St Johns, SE8	147
SA41	Former Green Man Public House, 355-357 Bromley Road, Downham, SE6 2RZ	150
SA42	Former Tiger's Head Public House, 350 Bromley Road, SE6 2RZ	153
SA43	Somerville Adventure Playground, Queens Road, New Cross Gate, SE14	156
SA44	Former Courts Site, 335-337 Bromley Road, Downham, SE6 2RP	159
SA45	Blackheath Hill LEL, SE10 8BA	162
SA46	Manor Lane LEL, 203 Manor Lane, SE12 0TX	165

<b>Site Ref</b>	<b>Address</b>	<b>Page No</b>
SA47	Stanton Square LEL, Stanton Way SE26	168
SA48	Willow Way LEL, SE26	171
SA49	Worsley Bridge Road LEL, SE23	174
SA50	Malham Road LEL, SE23	177
SA51	Bonus Pastor Catholic College, BR1 5PZ	180
SA52	Former Watergate School, Church Grove, Ladywell, SE13	182
SINC1	Hither Green Cemetery	187
SINC2	Pool River Linear Park	188
SINC3	Hillcrest Estate Woodlands	189
SINC4	Grove Park Nature Reserve	190
SINC5	Forster Memorial Park	191
SINC6	Loats Pit	192
SINC7	Grove Park Cemetery	193
SINC8	Nunhead Cutting	194
SINC9	St Johns to Lewisham Railsides	195
SINC10	Lewisham Railway Triangles	196
SINC11	Hither Green Railsides	197
SINC12	Hither Green Sidings	198
SINC13	New Cross/ New Cross Gate Railsides	199
SINC14	Mountsfield Park	200
SINC15	Chinbrook Allotments	201
SINC16	Chinbrook Meadows	202
SINC17	Bromley Hill Cemetery	203
SINC18	Gilmore Road Triangle	204
Waste Sites	Waste Site1, Waste Site 2 & Waste site 3, Landmann Way, New Cross SE14	205

## 2.5 Sites falling within the Regeneration and Growth Areas

**2.29** The following provides a summary of the proposed site allocations located within the Regeneration and Growth Areas and the Council's recommended and alternative option.

**2.30** Table 2.2 identifies those sites that are recommended to be allocated for 100% housing development.

**Table 2.1 Housing sites (100%)**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA1	New Cross Hospital Site, Avonley Road, New Cross Gate, SE14	Housing 100%	None

**2.31** Table 2.3 identifies those sites that are recommended to be allocated for mixed use housing development.

**Table 2.2 Mixed Use housing sites**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA2	Seager Buildings, Brookmill Road, Deptford, SE8	Mixed use housing with employment/commercial and community use <b>Planning permission granted. Phase1 being implemented.</b>	None
SA3	Giffin Street Redevelopment Area, Deptford, SE8	Mixed use commercial/ creative floorspace, relocation of Tidemill School, relocation of library, housing and community use (work/office space and community café)  <b>Planning permission granted for northern part of site &amp; being implemented</b>	None
SA4	Octavius Street and Deptford Station, Deptford High Street, SE8	Mixed use commercial and housing; Station redevelopment. <b>Planning permission granted for station redevelopment</b>	None
SA5	Site between New Cross Station & 267 New Cross Road & 17-25 Goodwood Road, SE14	Mixed use retail, business and housing	Mixed use retail and business

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA6	New Cross Gate Retail Park (adjoining Sainsbury's Superstore), New Cross Road, SE14	Mixed use retail, housing, community facilities and a new station access and public space (station square)	Mixed use retail and business
SA7	NDC Centre, Kender Estate New Cross Gate, SE14	Community facilities (including doctor's surgery, library, gym, community hall, café, crèche and public space) with residential above. <b>Planning permission granted (Ref: 08/68448)</b>	None

**2.32** Table 2.4 identifies those sites that are recommended to be allocated for mixed use employment locations (MELs).

**Table 2.3 Mixed Use Employment Locations (MELs)**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA8	Childers Street & Arklow Road MEL, New Cross, SE14	Designate as mixed use employment location - Providing Use Class B1 light industrial and offices with housing	Retain as existing employment location
SA9	Grinstead Road MEL, Deptford, SE8	Designate as mixed use employment location – Providing Use Class B1(a) office type uses with housing	Retain as existing Strategic Industrial Location
SA10	Sun and Kent Wharf MEL, Deptford, SE8	Designate as mixed use employment location – Providing employment uses including creative industries, office and workshops, with housing	Retain as existing employment use
SA11	Thanet Wharf MEL, Deptford, SE8	Designate as mixed use employment location - Providing Use Classes B1 (business), A1 (shops), A3 (restaurants and cafés), A4 (pubs and bars) and housing. <b>Planning permission granted in November 2007. Ref: 06/63352</b>	None



**2.33** Table 2.5 identifies those sites that are recommended to be allocated for local employment locations (LELs).

**Table 2.4 Local Employment Locations (LELs)**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA12	Evelyn Street LEL, 2 Evelyn Street, SE8	Designate as LEL	None
SA13	Creekside LEL, 1-7 & 2-14 Creekside, SE8	Designate as LEL	None
SA14	Lewisham Way LEL, SE14	Designate as LEL	None

**2.34** Table 2.6 identifies those sites that are recommended to be allocated for educational uses.

**Table 2.5 Safeguarded sites**

Ref	Site	Council's recommended option
SA15	Lewisham Bridge School Site, Elmira Street, SE13	Safeguard for new through-school under the Building Schools Future Programme (BSF). Site currently a primary school. <i>Application submitted June 2010. Ref: 10/74507</i>
SA16	Deptford Green Secondary School Sites, Edward Street and Amersham Vale, SE8	New School (upper & lower) on Edward Street to include a small section of the north-east corner of Fordham Park. Redevelop Amersham Vale/upper school site for new public open space and residential. <b><i>Planning permission granted for new school and public open space</i></b>

**SITE REF: SA1**

**Site Name/Address:** FORMER NEW CROSS HOSPITAL SITE, AVONLEY ROAD, NEW CROSS GATE, SE14

**Source:** Lewisham UDP 2004

**Owner:** Lewisham Primary Care Trust (PCT)

**Current use:** Vacated by PCT in 2009. Research & administrative buildings on site currently being cleared

**Location and site description:** This is part a former National Health Service hospital site. Approximately three quarters of the original site has been developed forming a residential estate with buildings ranging from two to four storeys in the northern part. This remaining site is bounded by railway lines along most of it eastern side, the A2 New Cross Road to the south and Avonley Road to the west. It is within easy reach of New Cross railway station.

**Site characteristics**

Area	0.90 hectares
PTAL	3 & 4 (mainly 3)
Within/adjacent to a Conservation Area	Part of Hatcham Conservation Area is on the opposite side of Avonley Road, north of Barlough Street
Within an Area of Archaeological Priority	Yes
Flood Zone (FZ)	FZ2: 5%; FZ3a: 95%
Listed Building/located close to a Listed Building	Yes. 3-41 New Cross Road
Other	Adjacent to Green Corridor

**Council’s recommended option:** Housing

**Council’s recommended alternative option:** None

Implementing body	Private/RSL
Expected development timescale	Period 1: 2011 - 2016
Planning status	Planning application submitted August 2010 (ref: 10/75036) for housing (127 units)
Indicative Housing Capacity	40
Key Core Strategy Objectives (CSO) this site allocation would deliver	CSO 1, 2, 3, 5, 6 and 10
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP21

**Reason for recommended option:** This site is suitable for housing and would contribute to meeting the borough's housing provision targets. The recommended option would: provide the opportunity for a link to western site (ambulance station and surgery); ensure that any proposal is sensitive to small scale development south and north of the site and the ground floor and elevation overlooking Avonley Road create a strong relationship between the development and the main access route. As the site falls adjacent to a local shopping centre a retail element is not considered viable.

#### **Evidence base**

**Strategic Flood Risk Assessment/Sequential Test:** The site is deemed 'unacceptable'/fails the sequential test due to its location within Flood Zone 2 (5% site area) and 3a (95% site area) and, reasonably available alternative sites have been identified in Flood Zone 1. However, should the land capacity in the lower flood risk zone be insufficient to cater for the overall levels of land proposed to meet demand in the borough, then this site could be reconsidered using PPS25 guidance. (*Sequential Test Report Reference: DC03*).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Six out of twelve respondents favoured a mixed use development with one of the six favouring introduction of a retail element; four expressed no preference whereas two favoured 100% housing. Thames Water had no concerns regarding water supply or waste water to this site.

**Summary of Preferred Option consultation (2007):** No responses received.

Map 2.1 New Cross Hospital Site, Avonley Road



**SITE REF: SA2****Site Name/Address:** SEAGER BUILDINGS, BROOKMILL, ROAD, DEPTFORD, SE8**Source:** Lewisham Adopted UDP 2004 and Hephher Dixon (now Savills)**Owner:** Galliard Homes**Current use:** Building site/proposal being implemented.

**Location and site description:** This site comprises two parcels of land: the site of the former Seager Distillery which had its frontage onto Deptford Road; and the former Norfolk House site with its frontage onto Brookmill Road. The site is bound to the north by the A2 Deptford Bridge and to the west by Brookmill Road. The eastern boundary is formed by the Ravensbourne River, with the elevated Docklands Light Railway (DLR) on the eastern side of the River. Downstream of Deptford Bridge the Ravensbourne River is known as Deptford Creek and is tidal. The southern boundary of the site is formed by Broadway Fields that is designated as Metropolitan Open Land.

The site is adjacent to the Deptford Bridge DLR station, giving ready access to Lewisham, Docklands and the City. Deptford Bridge, which is a major distributor road, is served by numerous bus routes. The site is also within close walking distance of the Deptford railway station, which provides links to central London. There are four mainline railway stations within 12 minutes walk distance of the site. The surrounding land use is predominantly residential, with office and retail uses fronting onto Deptford Broadway and Deptford High Street. Lewisham College Deptford campus is situated opposite the site next to the DLR Station.

**Site characteristics**

Area	0.7 hectares
PTAL	5
Within/adjacent to a conservation area	Adjacent to the conservation areas of Deptford High Street & Brookmill Road
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	Grade II listed: Mereton Mansions, opposite on Brookmill Road; Nos. 14 to 16 Deptford Bridge adjoins the site; Nos. 17 to 21 Deptford Broadway located diagonally opposite adjacent to Deptford Church Street
Flood Zone (FZ)	FZ2 50%; FZ3a 50%
Other	Adjacent to MOL; edge of Deptford district centre; traversed by proposed pedestrian waterway link way

**Council's recommended option:** Mixed use housing with employment/commercial and community use

**Council recommended alternative option:** None

Implementing body	Private (Galliard Homes)
Expected development timescale	Period 1: 2011 - 2016
Planning status	Planning permission granted - 08/69448 for residential, live/work and commercial. Phase 1 (of 3 phases) is being implemented
Indicative housing capacity	278
Indicative floorspace (commercial)	4,697 square metres commercial
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 4, 5, 6 8, 9, 10
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP7, CSP8, CSP10, CSP11, CSP12, CSP13, CSP14, CSP15, CSP21

**Reason for recommended option:** The proposed mix use development would provide new employment, contribute to meeting the borough's housing provision targets, social infrastructure needs and to the wider regeneration of Deptford. The development provides opportunity to increase the density on an under-used site in a high profile location with good transport accessibility.

#### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The site area (50%) affected by Flood Zone 2 satisfies the Sequential Test. The site area (50%) located in Flood Zone 3a would need to satisfy the Exception Test if used for residential or educational development (Sequential Test Report Reference: DC08).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** No responses were received.

**Summary of Preferred Option Consultation (2007):** The site owner and the agent supported the Council's Preferred Option of a Mixed Use Development.

Map 2.2 Seager Buildings, Brookmill Road



**SITE REF: SA3**

**Site Name/Address:** GIFFIN STREET REDEVELOPMENT AREA, DEPTFORD, SE8

**Source:** Deptford Urban Design and Development Framework Supplementary Planning Guidance 2004

**Owner:** London Borough of Lewisham

**Current use:** A mix of civic uses including library, pool, school and adjoining residential.

**Location and site description:** The Giffin Street redevelopment area is bounded to the north by Resolution Way beyond which is the railway viaduct severing the site from the St. Paul's conservation area. To the east are Creekside and the Crossfield Estate which are severed by the wide road on Deptford Church Street. To the west are the rear of the various buildings which, together with Giffin Square, front onto Deptford High Street. The south-eastern part of the site is bounded by Reginald Road. Both Frankham Street and Giffin Street cut through the site from Deptford Church Street to the east to Deptford High Street to the west. Deptford High Street is a historic high street with a varied townscape. It is characterised by a concentration of creative industries providing employment and cultural diversity. The Tidemill Primary School fronts onto Frankham Street. There are good public transport access links to central London via the national rail network at Deptford Station and the DLR at Deptford Bridge.

**Site characteristics**

Area	4.01 hectares
PTAL	4/5
Falling within or adjacent to a Conservation Area	Adjacent to Deptford conservation area
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	Viaduct listed
Flood Zone (FZ)	FZ1 40%; FZ2 58%; FZ3a 2%
Other	Within boundary of Deptford District Centre. St Paul's Church forms an important local landmark. Deptford Creek is within close proximity.

**Council's recommended option:** Mixed use commercial/creative floorspace, relocation of Tidemill School, relocation of library, housing and community use (work/office space and community café)

**Council's recommended alternative option:** None



Implementing body	Lewisham Council and private sector partners
Expected development timescale	Period 1: 2011 - 2016
Planning status	Planning permission granted Dec 2008 (Ref: 08/69668) for northern part of site only. Part implemented.
Indicative housing capacity	238
Core Strategy Strategic Objectives (CSO) delivered	Objectives 1,2, 3, 5,8, 9,10,11
Relevant Core Strategy Policies	SP1,SP2, CSP1, CSP7, CSP8, CSP10, CSP11, CSP12, CSP13, CSP14, CSP15, CSP21

**Reason for recommended option:** The recommended option is in line with the regeneration strategy and objectives for this area and will enhance Deptford as a functioning commercial and leisure destination for local people and provide a contribution to meeting the borough's housing provision targets and to the implementation of the Building Schools for the Future (BSF) programme. This option will, among other things, support the functioning of the local economy including new and improved premises for the creative industries. The recommended option will provide opportunity for proposals to reinforce the existing street pattern and grain of development compatible with Deptford and retain and reuse the existing Tidemill Primary School building.

A 100% housing provision on this site would not contribute to the overall town centre functioning as the site already has a proportion of housing.

#### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The site area (40%) falling within Flood Zone 1 satisfies the Sequential Test. The site area (58%) affected by Flood Zone 2 and the site area (2%) affected by Flood Zone 3a fails the sequential test as reasonably available alternative sites are identified in Flood Zone 1. If for some reason alternative sites cannot accommodate the proposals, then the Flood Zone 2 area of the site should be allocated before Flood Zone 3a (Sequential Test Report Reference: DC13).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** One response was received that favoured leisure, parking and housing uses.

**Summary of Preferred Option consultation (2007):** Three objections were received. The Green Group highlighted an opportunity here for incorporating living roofs and sustainable urban drainage systems (SUDS). Thames Water Property Services raised concerns over the sewerage network capacity in this area. Creekside Forum objected to inclusion of the south east corner of the site within the allocation.

Map 2.3 Giffin Street, Deptford



**SITE REF: SA4**

**Site Name/Address:** OCTAVIUS STREET/DEPTFORD STATION, DEPTFORD HIGH STREET, SE8

**Source:** Deptford Urban Design and Development Framework Supplementary Planning Guidance 2004

**Owner:** London Borough of Lewisham/Network Rail

**Current use:** Railway station, carriage ramp, car park, former Rose Apple Day Centre site is day in use for temporary market traders' storage

**Location and site description:** This site comprises the Deptford Railway Station, which is located within its north-west corner; the Carriage Ramp which is adjacent to the Railway Station and just off the High Street; the Octavius Street car park within the north-western boundary; and the former Rose Apple Day Centre site within the south-western boundary.

**Site characteristics**

Area	0.87 hectare
PTAL	4
Within/adjacent to a Conservation Area	Partly within Deptford Conservation Area
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	Carriage Ramp & Viaduct are both Grade II Listed
Flood Zone (FZ)	FZ1
Other	Deptford High Street forms part of the Shopping Core Area.

**Council's recommended option:** Mixed use commercial and housing; Station redevelopment and renovation of the Carriage Ramp

**Council's recommended alternative option:** None

Implementing body	London Borough of Lewisham, private sector partners, Network Rail
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted for station redevelopment only (Ref: DC/05/58693)
Indicative housing capacity	115
Indicative floorspace (commercial)	20 % of overall built floorspace
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 4, 9, 10
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP7, CSP8, CSP11, CSP12, CSP13, CSP14, CSP15, CSP21

**Reason for recommended option:** The recommended option will provide opportunity for a legible, attractive and well overlooked station square; repair and promote active use of the viaduct and carriageway; provide overlooking and active frontages onto the viaduct and carriageway; and improve linkages with Douglas Way, Deptford High Street and Octavius Street. The physical improvements to Deptford Station would enhance the gateway to the High Street and improve accessibility to the station particularly in line with the Disability Discrimination Act (DDA). Small retail, leisure and business units will be provided to meet local demand and enhance the economy and the conservation area will be enhanced. The services and facilities previously provided by the now demolished Rose Apple Day Centre will be provided by other facilities in the area.

#### **Evidence base**

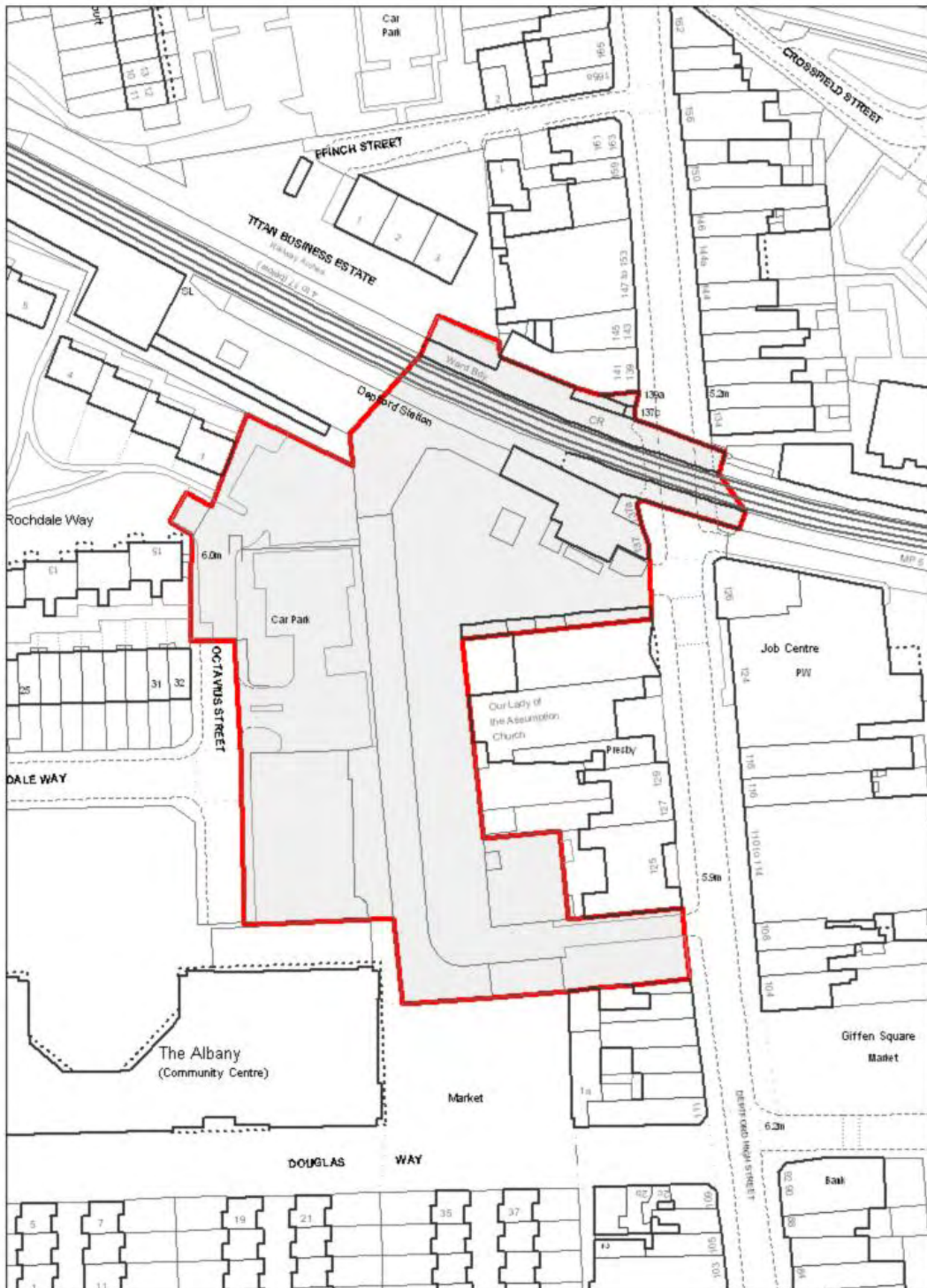
**Strategic Flood Risk Assessment/Sequential Test:** The site's Flood Zone 1 location means that in principle it is suitable for all development types (Sequential Test Report Reference: DC15).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options Consultation (2005):** Out of 108 persons who signed a petition, 107 supported rebuilding the Rose Apple Day Centre on the site.

**Summary of Preferred Options Consultation (2007):** Network Rail fully supported improving Deptford Station. Lewisham Green Group identified the listed ramp as an ideal opportunity (if English Heritage agree) to be retrofitted with a living roof. Cathedral Ltd supported the site allocation but suggested St. Paul's House be included within the site boundary.

Map 2.4 Octavius Street & Deptford Station, Deptford High Street



**SITE REF: SA5**

**Site Name/Address:** SITE BETWEEN NEW CROSS GATE STATION and 267 NEW CROSS ROAD and 19 - 25 GOODWOOD ROAD, NEW CROSS GATE, SE14

**Source:** Lewisham Unitary Development Plan (UDP) 2004

**Owner:** London Borough of Lewisham

**Current use:** Industrial (part vacant)

**Location and site description:** *[In the Preferred Options Consultation Document, May 2007, this site formed part of a larger site including a part of the New Cross Gate Retail Park/Sainsbury's site, which now forms Site 22a].*

This is an important town centre site next to New Cross Gate station. Most of the site fronts onto Goodwood Road. The site is served by a number of bus routes and the New Cross Gate Railway Station, which has recently been improved through the delivery of Phase I of the East London Line Extension (now part of the London Overground network).

**Site characteristics**

Site area	0.67 hectare
PTAL	6
Within or adjacent to a Conservation Area	That part of the site fronting New Cross Road is within a Conservation Area
Falling within an Area of Archaeological Priority	Yes
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Part of the site fronting on to New Cross Road is located within the New Cross Road District Centre.

**Council's recommended option:** Mixed use retail, business and housing

**Council's recommended alternative option:** Mixed use retail and business

Implementing body	Private sector
Expected development timescale	Periods 1 & 2: 2011-16 & 2016-21
Planning status	Application not submitted
Indicative housing capacity	90
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 10, 11
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP6, CSP7, CSP8, CSP13, CSP14, CSP15, CSP21

**Reason for recommended option:** In general, the site presents a poor image of the borough to people arriving at New Cross Gate Station. The recommended option will present an opportunity to regenerate and to improve the image and accessibility of this gateway to the borough. A mixed use development option, including housing, is considered to contribute to improving the vitality and viability of the New Cross Gate District Centre. The site is an ideal location for mixed-use development as it is well served by both the railway and buses.

Opportunity exist for proposals for the site to provide a sense of orientation towards the Railway Station from New Cross Road, Batavia Road and Goodward Road and orientation from new Cross Gate Station to Goldsmith's University; provide appropriate legible, safe and secure access to the development; create strong frontages, particularly towards New Cross Road, which contributes to vibrancy and overlooking; and provide a sense of arrival from the station.

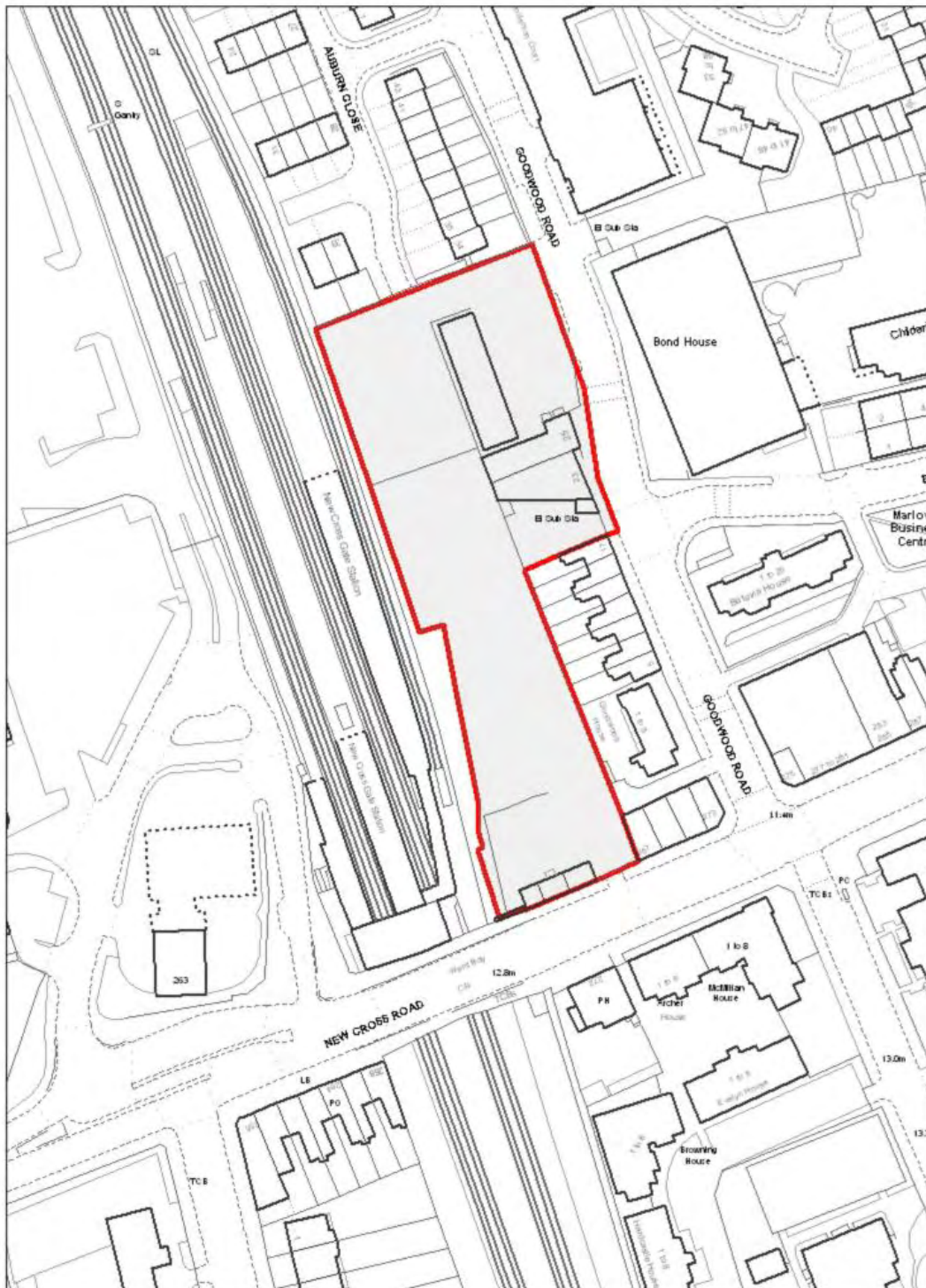
**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** The site is acceptable for the proposed development as it falls within Flood Zone 1 (Sequential Test Report Reference: DC22).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** The two respondents expressed no preference for uses. Thames water cited no concerns regarding waste water to this site.

**Summary of the Preferred Options consultation (2007):** Sainsbury's Supermarket Ltd agreed in principle to the preferred option but sought promotion of a high density residential development together with town centre uses. Network Rail welcomed the reference to improvements to New Cross Gate Station. TfL supported the redevelopment of this site, particularly if it opened up opportunities to improve the station and its integration with the surrounding area.

**Map 2.5 Site Between New Cross Gate Station, 267 New Cross Road & 19-25 Goodward Rd**



**SITE REF: SA6**

**Site Name/Address:** NEW CROSS GATE RETAIL PARK/SAINSBURY'S SITE, NEW CROSS ROAD, SE14

**Source:** Turley Associates acting for Sainsbury's Supermarkets Ltd

**Owner:** Sainsbury's Supermarkets Ltd

**Current use:** Forms part of the New Cross Gate Retail Park

**Location and site description:** This is an important town centre site located within the New Cross Gate Retail Park and adjoins the existing Sainsbury's superstore. To its mid/south-west is residential accommodation. To its south the site fronts onto New Cross Road. The site is well served by the New Cross Gate railway station and buses.

**Site characteristics**

Site area	4.29 hectares
PTAL	6
Within or adjacent to a Conservation Area	Part of the site fronting New Cross Road and Brighton Grove are within a Conservation Area
Falling within an Area of Archaeological Priority	Yes
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Part of the site fronting on to New Cross Road is located within the New Cross Road District Centre. Part of the site is designated as Green Corridor

**Council's recommended option: Mixed use retail, housing, community facilities and a new station access and public space (station square)**

**Council's recommended alternative option: Mixed use retail and business**

Implementing body	Private sector plus Network Rail
Expected development timescale	Period 1 & 2: 2011-2016 & 2016-2021
Planning status	No application submitted
Indicative housing capacity	200
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 10, 11
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP6, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP16, CSP21

**Reason for recommended option:** This site is an ideal location for mixed-use development as it is well served by both the railway and buses. The recommended option will present an opportunity to regenerate this site and contribute to improving the vitality and viability of New Cross Gate District Centre. There is opportunity for proposals to: provide a strong frontage that clearly addresses New Cross Gate Station as a vibrant, pleasant and attractive area; provide clear access to Sainsbury's and the new development; and to provide appropriate scale and massing in relation to the surrounding area.

**Evidence base:**

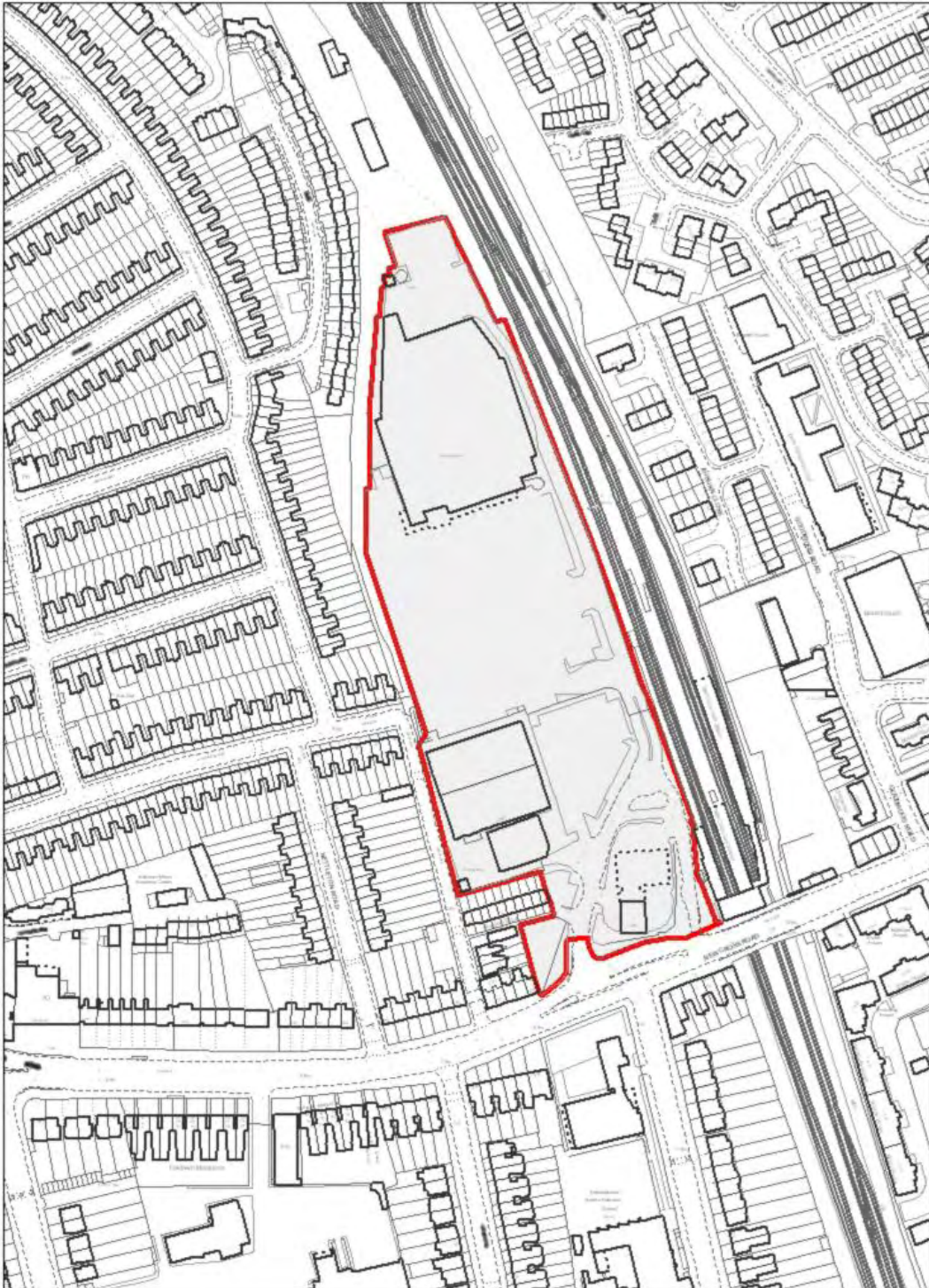
***Strategic Flood Risk Assessment/Sequential Test:*** The site is acceptable for the proposed development as it falls within Flood Zone 1 (Sequential Test Report Reference: DC22).

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** The two respondents expressed no preference for uses on this site. Thames Water cited no current concerns regarding waste water to this site.

**Summary of the Preferred Options consultation (2007):** Sainsbury's Supermarket Ltd agreed in principle to the Preferred Option but suggested promotion of a high density residential development with town centre uses, including leisure. Network Rail welcomed the reference to improvements / rebuilding of New Cross Gate Station. TfL supported the redevelopment of this site, particularly if it opened up opportunities to improve the station and its integration with the surrounding area. As previously mentioned, the site is now separated into two allocations.

Map 2.6 New Cross Gate Retail Park/Sainsbury's Site SE14



**SITE REF: SA7**

**Site Name/Address:** PROPOSED NDC CENTRE, KENDER ESTATE, NEW CROSS GATE, SE14

**Source:** New Cross Gate New Deal for Communities (successor New Cross Gate Trust)

**Owners:** London Borough of Lewisham

**Current Use:** Previously vacant Council residential blocks; builder's yard at 112-114 New Cross Road; the Fox and Hound Public House at 58-60 Besson Street. Much of site now cleared.

**Location and site description:** This site is located in the Kender Triangle in New Cross Gate. It is bounded by Briant Street to the west, Besson Street to the south and New Cross Road (A2) to the north.

**Site characteristics**

Site area	1.05 hectares
PTAL	5
Within/adjacent to a Conservation Area	The frontage of the site on New Cross Road falls within the Hatcham Conservation Area
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ1 70%; FZ2 20%, FZ3a 10%
Other	The Hatcham Conservation Area Supplementary Planning Document (SPD) considers that the 'Music Room' building adjacent to the development sites positively contributes to the character of the Conservation Area

**Council's recommended option:** Community uses at ground floor (including a doctors' surgery, library, gym, community hall, café, crèche and public square) with residential above

**Council's recommended alternative option:** None

Implementing body	Public/private sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	Planning permission granted (Ref: 08/68448)
Indicative housing capacity	173 units
Core Strategy Strategic Objectives (CSO) delivered	CSO 1,2, 3, 5, 10
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP16, CSP21

**Reason for recommended option:** This proposed Centre is to be a major development project, providing a focal point for the New Cross Gate community and an architecturally striking landmark building. It will serve as a catalyst for regeneration in the area, which is characterised by a high level of physical and social deprivation. The recommended option will result in the creation of new high quality housing, new open space and provide pedestrian links and active frontages to Briant and Besson streets.

**Evidence base:**

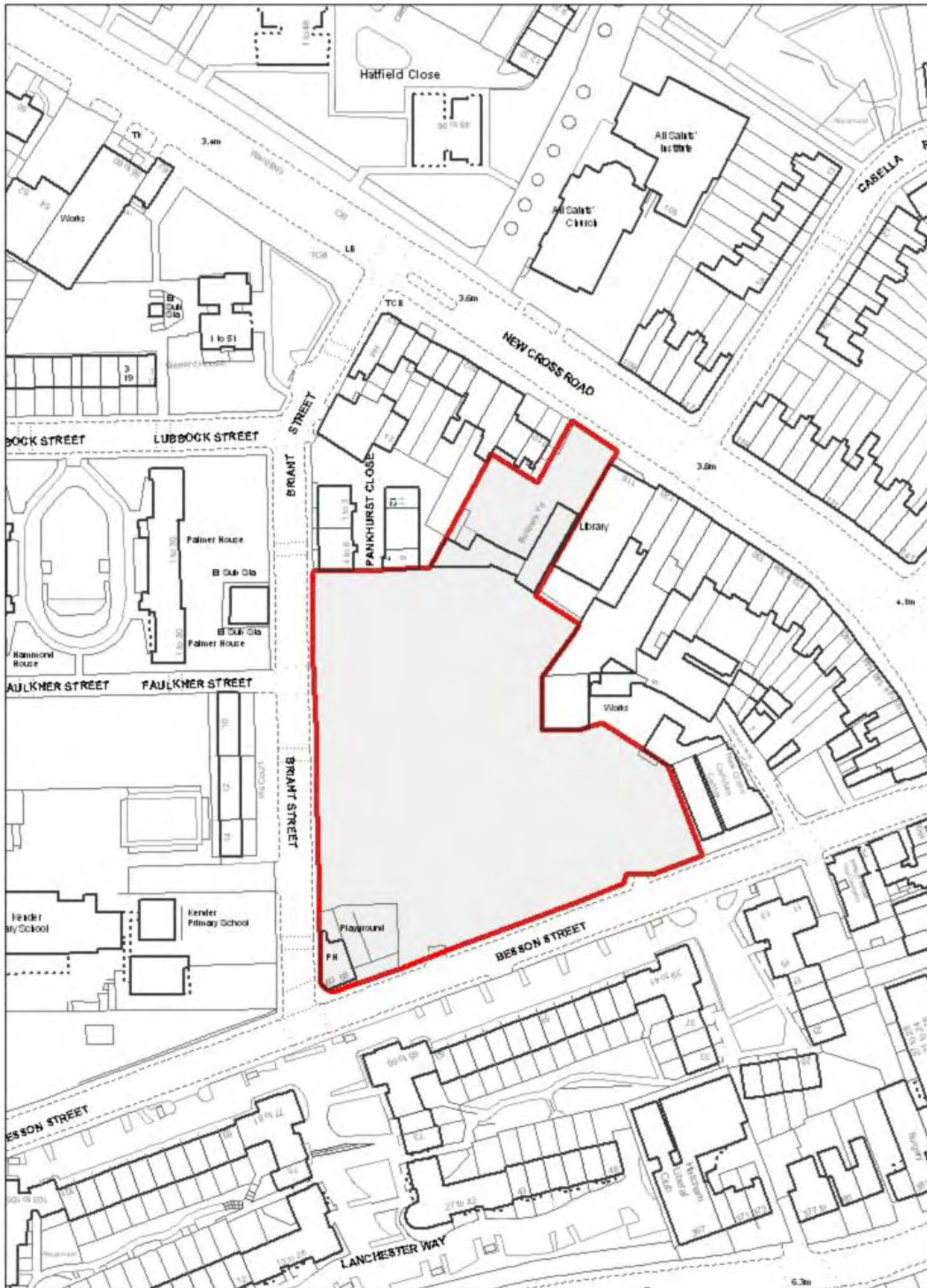
**Strategic Flood Risk Assessment (SFRA)/Sequential Test:** The site area (70%) falling within Flood Zone 1 and the area (20%) falling within Flood Zone 2 satisfies the Sequential Text. The area (10%) affected by Flood Zone 3a would satisfy the Sequential Test if exclusively used for Less Vulnerable or Water Compatible development, such as open space otherwise the Exception Test would need to be satisfied (Sequential Test Report Reference: DC23).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Five respondents (a petition) favoured a community centre for the elders to replace the Rose Apple Day Centre lost at Griffin Street.

**Summary of Preferred Options consultation (2007):** No responses received.

Map 2.7 NDC Site, Kender Estate, New Cross Gate



**SITE REF: SA8**

**Site Name/Address:** CHILDERS STREET AND ARKLOW ROAD MIXED USE EMPLOYMENT LOCATION, SE14

**Source:** Defined Employment Area in the Lewisham UDP 2004, Mixed Use Location in the Deptford New Cross Masterplan and London Plan

**Owner:** Multiple ownership

**Location and site description:** This site is bounded to the west by the New Cross mainline railway lines and to the east by Arklow Road and Childers Street. The northern part of the site is bisected by the Deptford rail line. The area is surrounded by residential development. Access to the site by road is deemed to be relatively poor. Public transport provision to the site is poor. At its northern end it is about five minutes walk from the A200 Evelyn Street, and to the south, approximately ten minutes walk away from New Cross Town Centre and New Cross Network Rail station.

The site is divided into four distinct elements: (i) The Parkside Business estate comprises 83 units in converted railway arches under the Deptford Railway line. Access is by a dedicated access road and parking spaces are adjacent to individual units; (ii) Arklow Road trading Estate is a self-contained estate of about 9-10 factory and storage units in a varying state of repair and with dedicated parking and servicing; (iii) The Childers Street buildings are one long building varying between two and three floors; and (iv) The Astra Business Centre.

**Site characteristics**

Area	2.94 hectares
PTAL	1, 2, 3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes
Flood Zone (FZ)	FZ 3a
Listed Building/close to a Listed Building	No
Other	Railway embankments and viaducts restrict visibility and development potential

**Council's recommended option:** Designate as a Mixed Use Employment Location incorporating employment (B1 Use Classes light industrial/offices) with housing

**Council's recommended alternative option:** Retain as existing employment use

Implementing body	Private Sector
Expected development timescale	Periods 1 & 12; 2011/2016 & 2016/2021
Planning status	Application not submitted
Indicative housing capacity	200
Indicative floorspace	20% of overall built floorspace
Core Strategy Strategic Objectives (CSO) delivered	Objective 1, 2, 3, 4, 5, 6, 9
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP4, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP16, CSP18, CSP21

**Reasons for recommended option:** The site is fragmented by railway lines and road haulage constraints exist along Childers Street. Given the site constraints, the introduction of residential development would entail the loss of industrial uses and their replacement by predominantly office based or light industrial/workshop uses. This would meet and be compatible with the surrounding residential uses. In line with Core Strategy Policy 4 'Mixed Use Employment Locations', to ensure a comprehensive approach to development a masterplan would need to be submitted with a planning application, the requirements for which is detailed in Section 8 of the Core Strategy under Site Allocation 1.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** This site would pass the Sequential Test if at ground level it is exclusively used for Less Vulnerable development such as commercial. Should More Vulnerable development be proposed at ground floor level, for example residential PPS25 Exception Test would need to be satisfied (Sequential Test Report Ref: DCE12).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Employment Land Study:** Supports designation as a Mixed Use Employment Location.

**Summary of Issues and Options consultation (2005):** Four out of five responses received on the part of the site on Childers Street were in favour of a mixed use development, including residential. Eight responses on the Arklow Road Industrial Estate were generally in favour of a mix of employment and residential uses.

**Summary of Preferred Option consultation:** The Aitch Group, MacDonald Egan Developments and Circle 33 Housing commented that to achieve mixed use development each built element should be considered on an individual basis. The GLA objected that mixed use development would not be in accordance with Strategic Industrial Location (SIL) policy. Since this time the GLA has withdrawn its objection due to evidence in Lewisham Employment Land Study 2008.



**Map 2.8 Childers Street & Arklow Road Mixed Use Employment Location**



**SITE REF: SA9****Site Name/Address:** GRINSTEAD ROAD MIXED USE EMPLOYMENT LOCATION, SE8**Source:** Defined Employment Area in the Lewisham UDP 2004, Mixed Use development in the Deptford/New Cross Masterplan**Owner:** Multiple ownership**Current Use:** Industry and warehousing

**Location and site description:** This site which lies at the western end of Grinstead Road is separated from the larger industrial areas along Surrey Canal Road by a railway line on arches which also form its western boundary. It is adjoined to the north by flatted residential development. Its eastern boundary comprises Canal Approach with the buildings of the Deptford Business Park directly beyond this. Deptford Park lies opposite across Grinstead Road. An office building with an attached yard/car park was destroyed in a major fire in about 2007.

Access is from Grinstead Road and Neptune Works Canal Approach. The nearest public transport (bus routes) is on the A200 Evelyn Street, which is about a five minute walk away along Grinstead Road. Access to the main road network is via Grinstead Road. The closest railway station is about 10 minutes walk away but this would improve if the construction of the Surrey Canal Road Station on Phase 2 of the East London Line Extension (London Overground) were to be funded.

**Site characteristics**

Area	1.00 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes
Listed Building/lose to a Listed Building	No
Flood Zone (FZ)	FZ 3a
Other	On the edge of the London Plan Strategic Industrial Location; known to be contaminated.

**Council's recommended option:** Designate as a Mixed Use Employment Location, comprising a range of Business (B-class) uses and residential

**Council's recommended alternative option:** Retain as a Strategic Industrial Location

Implementing body	Private Sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	No application submitted
Indicative housing capacity	160
Indicative floorspace (Use Class B uses)	20% of overall built floorspace
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 4, 5, 6
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP4, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP16, CSP18, CSP21

**Reasons for recommended option:** This site does not present the potential to retain uses suitable for a Strategic Industrial Location due to its relatively small size and its location directly adjacent to residential development and to a District Park. The buildings on site are poor quality. A mixed use development would be the appropriate use for this site to deliver, amongst other things, new employment floorspace, create a connection through from Folkstone Gardens to Deptford Park, address the park and maximise views over it.

In line with Core Strategy Policy 4 'Mixed Use Employment Locations', to ensure a comprehensive approach to development a masterplan would need to be prepared, the requirements for which is detailed in Section 8 of the Core Strategy under Site Allocation 1.

#### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The site would pass the Sequential Test if at ground floor level it is exclusively used for the Less Vulnerable development of the proposed land use such as commercial. Should more vulnerable development be proposed at ground floor level, such as residential, the Exception Test would need to be satisfied (Sequential Test Report Ref: DCE16).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Employment Land Study:** Supports designation as a mixed use employment location.

**Summary of Issues and Options consultation (2005):** Although the owners of Parkside House on Grinstead Road responded that the building was in poor condition and should be redeveloped for housing, this has since been burnt down.

**Summary of Preferred Options consultation (2007):** The Greater London Authority objected to the release of this site from designation as a Strategic Industrial Location. Since this time the GLA has withdrawn its objection due to evidence in the Employment Land Study. MacDonald Egan Developments and Millwall Properties supported the option of a Mixed Use Employment Location. The latter considered that that site should be identified as being suitable for tall buildings.

Map 2.9 Grinstead Road Mixed Use Employment Location, Deptford



**Site Ref: SA10**

**Site Name/Address:** SUN AND KENT WHARF MIXED USE EMPLOYMENT LOCATION, CREEKSIDE AND COPPERAS STREET, SE8

**Source:** Mixed Use Proposal Site No. 20A in the Lewisham UDP 2004, Mixed Use Location in the Deptford New Cross Masterplan

**Owner:** Multiple ownership

**Current use:** Creative industries (Cockpit Arts); caterers occupy Sun Wharf. Scaffolding firm occupies some of the arches.

**Location and site description:** Sun Wharf and Kent Wharf are two adjacent sites bordered on the west by Creekside and on the east by Deptford Creek. Kent Wharf is at the north end of the site and is adjacent to the Laban Dance Centre. Sun Wharf forms the larger part of the site and is bordered by the railway viaduct between Deptford and Greenwich. Kent Wharf comprises storage sheds and vehicle servicing facilities. Sun Wharf comprises a mixture of sheds and warehouses. A footpath/cycle path leading over the Ha'penny Hatch Bridge, which crosses the Creek, gives easy access to Greenwich Rail and DLR Station. Access to the Strategic Road Network (A2 and A200) is via Deptford Church Street.

**Site characteristics**

Area	1.4 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes
Flood Zone (FZ)	FZ 3a
Listed Building/close to a Listed Building	Bridge and Viaduct listed
Other	Close to Deptford Town Centre

**Council's recommended option:** Designate as a Mixed Use Employment Location comprising employment uses including creative industries, office, workshop development and housing

**Council's recommended alternative option:** Retain in employment use

Implementing body	Private Sector
Expected development timescale	Periods 1 & 2: 2011/16 & 2016/21
Planning status	Outstanding Planning Application (resolution to grant August 2005 but S106 not completed) for ground floor commercial units and flats above at Kent Wharf
Indicative housing capacity	300
Indicative floorspace (employment uses)	20% of overall built floorspace
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 4, 6
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP4, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP16, CSP18, CSP21

**Reasons for recommended option:** The recommended mixed use development option have the potential to contribute to the improvement of Deptford by:

- Increasing commercial floorspace and employment to contribute to the development of the area as a creative quarter, building on the Deptford/Greenwich creative hub and the presence of Cockpit Arts, a provider of workspace for creative industries
- Meeting the needs of new and expanding business sectors as identified in the ELS
- Building on the presence of the landmark Laban Centre building
- Taking advantage of a prominent site by the Creek and creating a fitting gateway from Lewisham to Greenwich
- Contribution to housing provision
- Creating waterside access and and improving the Creek's environment and walls
- Providing opportunity to create an attractive new public path at the edge of the Creek

The Council considers that an alternative option of retaining the current development form on site will not take advantage of the opportunities offered.

In line with Core Strategy Policy 4 'Mixed Use Employment Locations', to ensure a comprehensive approach to development a masterplan would need to be submitted with a planning application, the requirements for which is detailed in Section 8 of the Core Strategy under Site Allocation 1.

### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The site would pass the Sequential Test if Less Vulnerable development such as commercial is provided at ground floor. Should more vulnerable development be proposed at ground floor level, such as residential, the PPS25 Exception Test would need to be satisfied (Sequential Test Report Ref: DCE18).

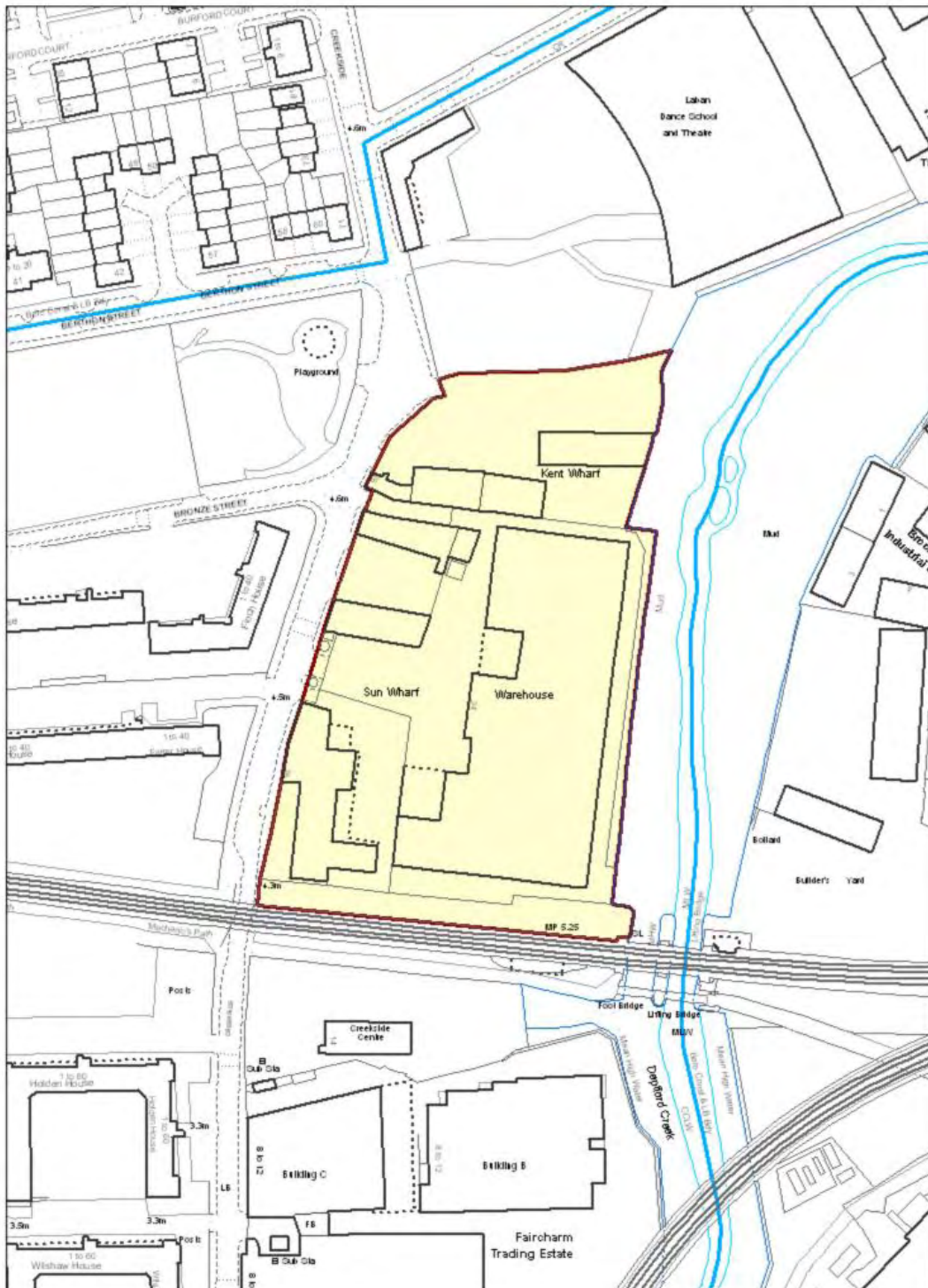
**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Employment Land Study:** Supports a Mixed Use Employment Location.

**Summary of Issues and Options consultation (2005):** One respondent replied in favour of retaining the warehouse and industrial uses.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.10 Sun and Kent Wharf Mixed Use Employment Location, Deptford



**SITE REF: SA11**

**Site Name/Address:** THANET WHARF MIXED USE EMPLOYMENT LOCATION, COPPERAS STREET, DEPTFORD, SE8

**Source:** Lewisham Unitary Development Plan, 2004

**Owner:** Ampurius Nu Homes Investments Ltd and London Borough of Lewisham

**Current use:** Vacant site

**Location and site description:** This site, which includes the Copperas Depot, lies south of Creek Road and is bounded by Copperas Street to the north west, the Laban Centre to the west and Deptford Creek to the south east. The north-west and south-east side of the site forms the borough boundary with Greenwich. The site is conveniently placed for Deptford mainline station, the Cutty Sark DLR and Greenwich mainline and DLR. Creek Road (A200) is served by 2 bus services and 4 others run along Deptford Church Street. Copperas Street is a cycle route with links to national routes 2 along the southern bank of the Thames and route 21, which follows the Waterlink Way.

**Site characteristics**

Area	0.61 hectares
PTAL	4
Within/adjacent to a Conservation Area	Adjacent to Deptford High Street and Brookmill Rd Conservation areas
Falling within an Area of Archaeological Priority	Deptford Creek Archaeological Priority Area
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 3a
Other	Deptford Creek is a Site of Metropolitan Importance for Nature Conservation; Adjacent to Sue Godfrey Nature Park; Close to safeguarded Brewery Wharf; the East London Green Grid identifies Waterlink Way as a Strategic Corridor; contaminated land

**Council’s recommended site option:** Designate as a Mixed Use Employment Location providing a range of Business (B1) employment uses, including provision for cultural and creative industries and housing

**Council’s recommended alternative option:** None



Implementing body	Private sector/Ampurius Nu Homes Investments Ltd
Expected development timescale	Period 1: 2011 - 2016
Planning status	Planning application approved in November 2007. Ref: 06/63352
Indicative housing capacity	226
Indicative floorspace	20% of total floorspace
Core Strategy Strategic Objectives (CSO) delivered	1, 2, 3, 4, 6, 8, 9, 10, 11
Relevant Core Strategy Policies	SP1, SP2, CSP1, CSP4, CSP7, CSP8, CSP10, CSP11, CSP12, CSP13, CSP14, CSP15, CSP16, CSP18, CSP21

**Reasons for recommended option:** The mix of uses would enhance one of the borough's landmarks, forming part of a wider comprehensive approach to regenerating the area thereby complementing the Laban Centre and relating to nearby areas for regeneration. The recommended option provides an opportunity to promote sustainable transport, accessibility and permeability across the site and physical links with the surrounding area. The views of the Creek would need to be protected and enhanced and the natural habitat of specific fauna and flora maintained.

In line with Core Strategy Policy 4 'Mixed Use Employment Locations', to ensure a comprehensive approach to development a masterplan would need to be submitted with a planning application, the requirements for which is detailed in Section 8 of the Core Strategy under Site Allocation 1.

#### Evidence base

**Strategic Flood Risk Assessment/Sequential Test:** The redevelopment of Thanet Wharf is location specific to the regeneration needs of the area. As such, the site would pass the sequential test if the ground level is used for less vulnerable development in accordance with PPS25. However, should more vulnerable residential, health and nursery/education uses be proposed at ground level, PPS 25 Exception Test would need to be satisfied (Sequential Test Report Reference DCE20).

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options (2005):** Site not included.

**Summary of Preferred Options Consultation (2007):** Site not included.

Map 2.11 Thanet Wharf Mixed Use Employment Location, Deptford



**SITE REF: SA12**

**Site Name/Address:** EVELYN STREET LOCAL EMPLOYMENT LOCATION, 2 EVELYN STREET, SE8

**Source:** Defined Employment Area in the Lewisham Unitary Development Plan 2004

**Owner:** Multiple ownership

**Current Use:** Commercial and warehouse

**Location and site description:** A small well defined area with access directly on to the A200 Evelyn Street. It is close to the north western boundary of the borough. Surrey Quays London Overground Station is 500 metres away (about 10 minutes walk), and is well served by bus routes. The site is surrounded on three sides by residential development.

**Site characteristics**

Area	1.19 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 3a
Other	Within Strategic Viewing Corridor from Blackheath Point to St Paul's Cathedral
Relevant Core Strategy Policies	SP1, SP2, CSP3

**Council's recommended option:** Designate as a Local Employment Location to enable protection for B Use Class Employment Uses

**Council's recommended alternative option:** None

**Reason for recommended option:** This site provides modern buildings in a location close to public transport and to the strategic road network. Demand for these buildings has been consistently high over many years. The site is of a size that makes it locally significant. A Local Employment Location designation, in the light of the generally tight market for modern business development identified in the Employment Land Study, is considered to outweigh the need for the allocation of this site for housing or mixed use development, which is in any case met by other site allocations.

**Evidence base:**

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

***Employment Land Study:*** The ELS supports this site's designation as a Local Employment Location.

**Summary of Issues and Options consultation (2005):** One response received which favoured retaining the current employment uses.

**Summary of Preferred Options consultation (2007):** No comments were received.

Map 2.12 Evelyn Street Loyal Employment Location



**SITE REF: SA13**

**Site Name/Address:** CREEKSIDE LOCAL EMPLOYMENT LOCATION, 1-7 and 2-14 CREEKSIDE, SE8

**Source:** Defined Employment Area in the Lewisham Unitary Development Plan 2004

**Owner:** No 1: Harpinder Singh Jhas; Nos 5-7 (odd): Laurence Cohen; Meredale Limited and Workspace Plc (owners of Faircharm Studios)

**Current use:** Workshops, offices, storage and warehousing with a strong emphasis on creative industries particularly at Faircharm Studios. Harold Wharf is converted to art an gallery and artists' studios.

**Location and site description:** The area is located on the north eastern boundary of the borough. It is made up of two sites – the Faircharm Trading Estate (8-12) and Creekside South. The site as a whole is bounded by Deptford Creek to the east and south, and the Deptford Greenwich network rail line to the north. The western boundary is formed partly by a housing estate and partly by Deptford Church Street. The Docklands Light Railway passes through the site on pillars. The British Gas Site at 14 Creekside is the location of underground gas supply pipes. The Faircharm Trading Estate is self-contained with its own servicing and café.

**Site Characteristics**

Area	3.12 hectares
PTAL	3
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	No
Flood Zone	FZ3a
Other	Within Strategic Viewing Corridor from Blackheath Point to St Paul's Cathedral. Adjacent to Deptford Creek Site of Metropolitan Importance to Nature Conservation. British Gas Site at 14 Creekside is a Site of Importance to Local Nature Conservation. The proposed route of the Waterlink Way passes along the edge of the Creek at this site.
Relevant Core Strategy Policies	SP1, SP3, CSP3

**Council's recommended option:** Designate as a Local Employment Location which entails protection for B Use Class Employment Uses

**Council's recommended alternative option:** None

**Reason for recommended option:** This area retains a strong industrial character and provides premises for a significant cluster of creative industries. The Core Strategy aims to support a cluster of creative industries at Creekside. Additionally, the Core Strategy indicates that the housing provision targets can be met using sites allocated elsewhere in the borough. The Employment Land Study supports the recommended option.

**Evidence base:**

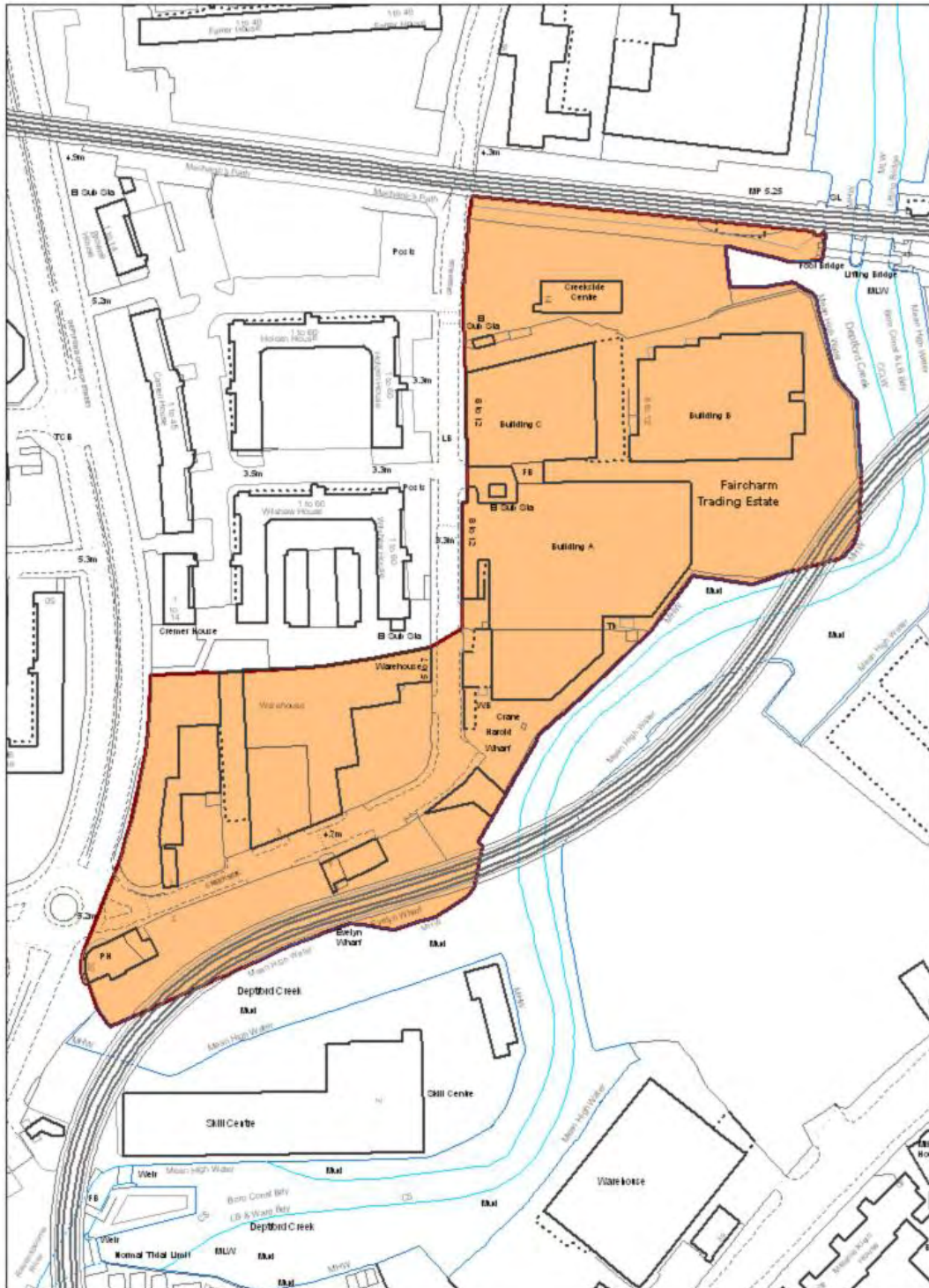
***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

***Employment Land Study:*** The ELS supports designation as a LEL and states that any new development in the area for mixed use should not undermine the importance of this location for generating employment uses.

**Summary of Issues and Options consultation (2005):** Responses were generally in favour of releasing the vacant sites on Creekside and the Faircharm Trading Estate from employment land designation. Alternative uses suggested were such as mixed use with residential.

**Summary of Preferred Options consultation (2007):** Three respondents including Meredale Limited supported allowing mixed use employment with residential on all or part of this site, with Meredale Limited favouring the south western part of this location for residential uses with a creative hub of small units.

Map 2.13 Creekside Local Employment Location, Deptford





**SITE REF: SA14**

**Site Name/Address:** LEWISHAM WAY LOCAL EMPLOYMENT LOCATION, 155 LEWISHAM WAY, SE14

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**Owner:** Big Yellow Storage Company owns 7 units

**Current use:** Business

**Location and site description:** Lewisham Way is currently a purpose-built modern business estate of 10 units, which is accessed from Lewisham Way. To the west is a terrace of shop with residential above. To the east is predominantly residential development on Tanners Hill. To the rear of the site and accessed from Tanners Hill are two open storage employment sites that are allocated for housing within the UDP and this Site Allocations Document. The site has parking and servicing facilities and direct road access from the A20 Lewisham Way. Several bus routes pass close by. New Cross Rail Station is about 10 minutes walk away. Lewisham Way is served by a range of local shopping parades with more extensive facilities at Lewisham and New Cross town centres.

**Site characteristics**

Area	0.5 hectares
PTAL	6
Within/adjacent to a Conservation Area	The Brockley Conservation Area is on the opposite side of Lewisham Way.
Within an Area of Archaeological Priority	No
Listed Building/close to a Listed Building	The Grade II Listed Art House (formerly Deptford Public Library) is on the opposite side of Lewisham Way
Flood Zone (FZ)	FZ1
Relevant Core Strategy Policies	SP1, SP3, CSP3

**Council's recommended option:** Designate as a Local Employment Location which entails protection for B Use Class Employment Uses

**Council's recommended alternative option:** None

**Reasons for recommended option:** The site is considered to represent a valuable reservoir of small business units for which the Employment Land Study has identified a demand. However, on 10 March 2010, a Planning Application for self-storage was granted on appeal (Ref: DC/09/71479). If implemented, this permission would result in seven of the 10 business units being converted to a self-storage facility. Nonetheless, the area is still worthy of an LEL designation.

**Evidence base:**

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

***Employment Land Study:*** The ELS concludes that this provides a valuable pool of good quality premises that are clearly marketable and should be designated as a Local Employment Location. However, its future should be closely monitored following the 'Plan Monitor Manage' approach.

**Summary of Issues and Options Consultation (2005):** No responses were received.

**Summary of Preferred Option Consultation (2007):** No responses were received.

Map 2.14 Lewisham Way Local Employment Location



**SITE REF: SA15**

**Site Name/Address:** LEWISHAM BRIDGE PRIMARY SCHOOL, ELMIRA STREET, SE13

**Source:** Lewisham's Education Directorate (BSF programme)

**Owner:** Costain

**Current use:** Education (Primary School)

**Location and site description:** The school is a 2-storey stock brick building located in Elmira Street close to the DLR at Loampit Vale. Its boundaries comprise Vian Street to the north, Elmira Street to the south and east and a national railways embankment to the west. The River Ravensbourne is located approximately 100 metres east of the site. The Sundermead Estate (renewed since 2005) is located on Elmira Street, immediately east and southeast of the site.

**Site characteristics**

Area	1.03ha
PTAL	6
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	No
Flood Zone (FZ) Location	FZ 3a with small parts in Flood Zone 2
Listed Building/located close to a Listed Building	The school is a Listed Building Grade II

**Council's recommended option:** Redevelopment of Primary School to cater for both primary and secondary education levels - ages 3 to 16

Implementing body	Lewisham Education Directorate Learning 21 (Building Schools for the Future programme)
Expected development timescale	Period 1: 2011-2016
Planning status	Planning Application submitted on 3/06/2010
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 6, 10, 11
Relevant Core Strategy Policies	SP1, SP2, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP16, CSP19, CSP20

**Reason for recommended option:** This existing primary school site will be part of the Prendergast Federation of Schools and known as Prendergast Vale School, providing for 855 students and 70 staff. This site is considered the most suitable location for the 'through' school being in a central area close to Lewisham Town Centre and with good public transport links. Lewisham Train Station and DLR, plus several bus routes are in very close proximity.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** This site is not included in Lewisham's SFRA or Sequential Test reports. However, the EA Flood Map shows this site lies mainly within Flood Zone 3, with some parts within Zone 2. The flood risk is understood to attribute to fluvial flooding from the River Ravensbourne.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Infrastructure Delivery Plan:** This site is required under the borough's Building Schools for the Future Programme.

**Summary of Preferred Options Consultation (2007):** Site came forward after Issues and Options consultation stage (2005). No responses received at the Preferred Options consultation stage (2007).

Map 2.15 Lewisham Bridge Primary School, Elmira Street



**SITE REF: SA16**

**Site Name/Address:** DEPTFORD GREEN SECONDARY SCHOOL (COMPRISING EDWARD STREET ANNEX and AMERSHAM VALE sites), SE14

**Source:** Lewisham Education Directorate

**Owner:** London Borough of Lewisham

**Current use:** Mixed, comprehensive, secondary school

**Location and site description:** Deptford Green is a mixed comprehensive secondary school that occupies two sites. The lower school site is at the Edward Street whereas, the upper school site is at Amersham Vale. The Amersham Vale site is bounded to the north by Edward Street and to the west and south is Amersham Grove. To the north on the opposite side of Edward Street are two churches and the upper school's Multi Use Games Area. Amersham Vale lies to the east of the site. The Lower school site (Edward Street) is bounded to the north by Edward Street and to the east by Pagnell Street. To the south are Angus Street, The Moonshot Centre and Fordham Park.

**Site characteristics**

Area	Amersham Vale site - 1.1 hectares approximately Edward St site - 0.96 hectare approximately
PTAL	4/5 (Edward St 4; Amersham Vale 5)
Within/adjacent to a Conservation Area	No
Within an Area of Archaeological Priority	Yes - both sites
Flood Zone (FZ)	Edward Street - FZ 1 (97%); FZ2 (3%). Amersham Vale Site - Flood Zone 3a
Listed Building/located close to a Listed Building	No
Other	Edward St Annex is adjacent to Fordham Park. The River Thames is approximately 15 minutes walk away from the Amersham Vale site. Both sites are within an Air Quality Management Area. Railway bridges to the west of the sites form part of a Designated Green Corridor. The upper school site is located within an EA designated Total Source Protection Zone meaning that it is considered an area of high pollution risk to groundwater. New Cross District Town Centre lies to the south of the Edward Street site

**Council's recommended option:** Provide a new School (upper and lower) on Edward Street Annex, to include a small section of land at the north-east corner of Fordham Park. Redevelop Amersham Vale/upper school site for new public open space and residential.

Implementing body	Lewisham Education Directorate
Expected development timescale	Period 1: 2011 - 2016
Planning status	Planning permission granted 8/4/2010 for (1) Edward Street - new school to include 7,400 square metres of the eastern end of Fordham Park (Ref: 10/73436); (2) Amersham Vale - Ref:10/73438 - approx 39% of site for open space
Indicative housing capacity	120
Core Strategy Strategic Objectives (CSO) delivered	CSO 1, 2, 3, 6, 7, 10, 11
Relevant Core Strategy Policies	SP1, SP2, CSP7, CSP8, CSP9, CSP10, CSP13, CSP14, CSP15, CSP16, CSP19, CSP20

**Reason for recommended option:** Deptford Green School is scheduled for significant improvements under the Building Schools for Future (BSF) programme. The split site arrangement is unsatisfactory from an educational point of view. To enable the provision of the single school on the Edward Street site, an element of land take from Fordham Park has been agreed. To meet local need, it has been agreed to replace the open space on the Amersham Vale/upper school site (39% of the site) with the remaining 61% allocated to residential.

In addition, the Edward Street site and the adjacent Fordham Park falls within Flood Zone 1 (97%) and Flood Zone 2 (3%), whereas the Amersham Vale/upper school is located within Flood Zone 3a. The new school will be predominantly located within an area of lower flood risk (Flood Zone 1) and the compensatory open space, which is a 'Less Vulnerable' use (PPS25 classification) will be located in the area of higher flood risk. The open space proposal is in line with the North Lewisham Links Strategy to improve pedestrian and cycle connectivity and open spaces within Deptford and New Cross.

In design terms, the frontage of the school would need to address and respect the nearby, award winning Cornmill Gardens, provide an active frontage down Vian Street and lessen the impact of the railway on teaching.

#### **Evidence base:**

**Strategic Flood Risk Assessment:** The site area (97%) falling within Flood Zone 1 and the 3% falling within Flood Zone 2 both satisfy the sequential test. (Sequential Test Report Ref: ADD5)

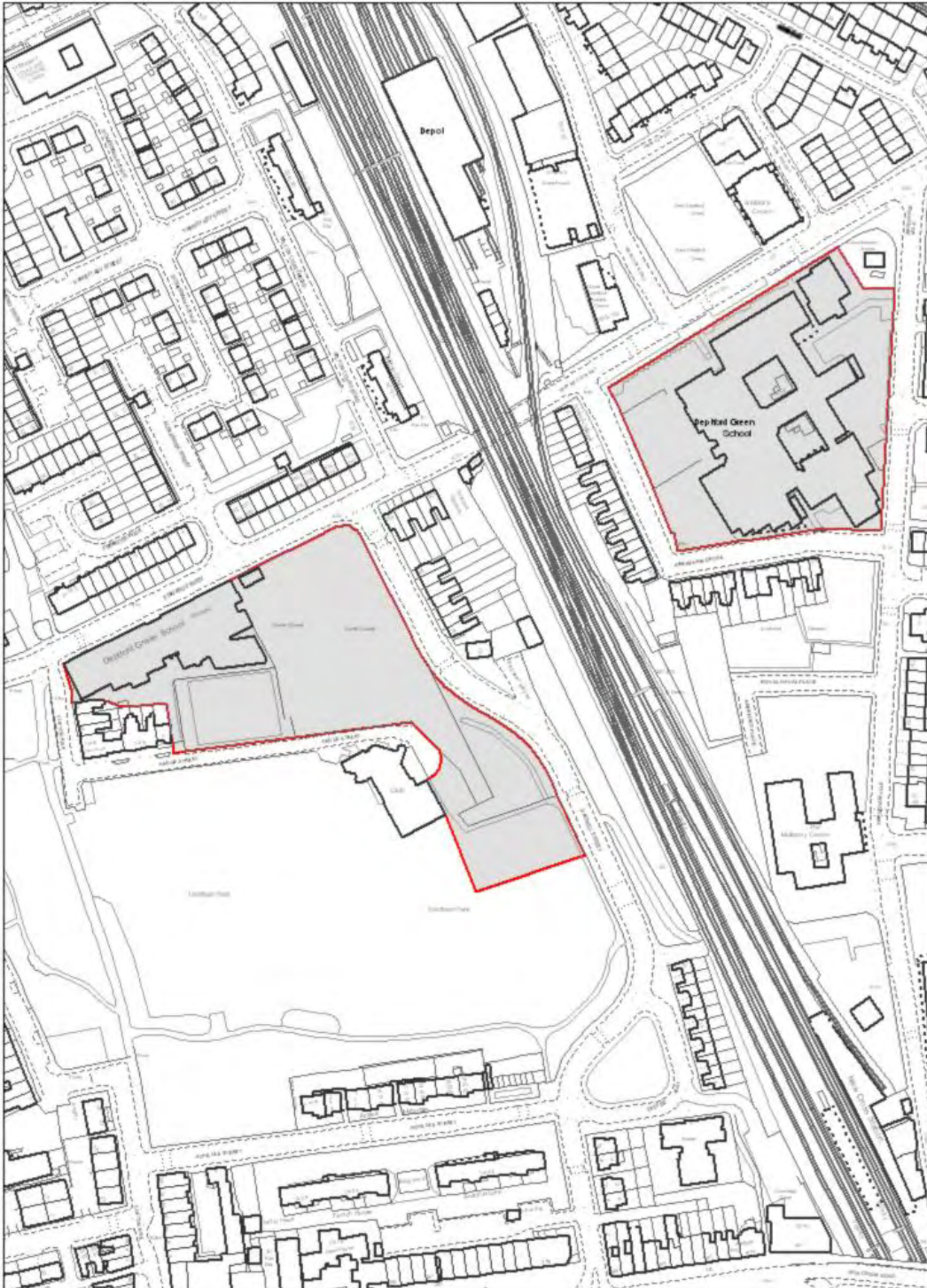
**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Four of six respondents supported the use of the Edward Street site as a single school.

**Summary of Preferred Options Consultation (2007):** No responses received.



Map 2.16 Deptford Green Secondary School (Edward Street & Amersham Vale) SE14



## 2.6 Sites falling within the District Hubs

**2.35** The following provides a summary of the proposed site allocations located within the District Hubs and the Council's recommended and alternative option.

**2.36** Table 2.7 identifies those sites that are recommended to be allocated for for mixed use housing development.

**Table 2.6 Mixed Use housing sites**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
	<b>Forest Hill Station - SA17, SA18, SA19</b>		
SA17	Site at Waldram Place/Perry Vale including Timber Yard, SE23	Mixed use retail, business/employment with housing	Business/employment
SA18	Site at Forest Hill Station, incl. car park and storage yard, SE23	Mixed use retail, business/employment with housing	Business/employment
SA19	Fairway House, Rear of 53 Dartmouth Road, Forest Hill, SE23	Mixed use retail, business/employment with housing  <b><i>Permission granted 19/07/10 for MOT testing station &amp; car repairs. Ref 10/74247</i></b>	Business/employment
SA20	O'Rourke Transport/ Sivyer Transport 154-160 Sydenham Road, SE26	Mixed use employment with housing	Retain as existing - 100% employment
SA21	113 to 157 Sydenham Road, SE26	Mixed use retail, employment and housing	None
SA22	Leegate Centre Lee Green, SE12	Retail led mixed use including housing, offices and hotel	Retain as existing - retail, residential and offices

**2.37** Table 2.8 identifies those sites that are recommended to be allocated for local employment locations (LELs).

**Table 2.7 Local Employment Locations (LEL)**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA23	Clyde Vale LEL, Forest Hill - comprising Forest Hill Business Centre, SE23	Designate as LEL	None
SA24	Perry Vale LEL, Forest Hill – comprising Forest Hill Industrial Estate & Postal Sorting Office Perry Vale, SE23	Designate as LEL	None

**SITE REF: SA17**

**Site Name/Address:** EAST OF FOREST HILL RAILWAY LINE & WEST SIDE OF WALDRAM PLACE/PERRY VALE, SE23

**Source:** Lewisham Unitary Development Plan (UDP) 2004 and Forest Hill Urban Design Framework and Development Strategy Supplementary Planning Guidance 2003

**Owner:** John Thomas Forry

**Current use:** Light industrial/timber yard

**Location and site description:** This site which falls east of Forest Hill Railway Station includes the timber yard and is bounded by Waldram Place and Perry Vale. Local bus routes, train connections to Victoria and London Bridge and the east London Overground serve the area. At the Preferred Options consultation stage, the site formed part of a wider site that included the Finches site on Perry Vale, which has subsequently been developed.

**Site characteristics**

Area	0.20 hectares
PTAL	4
Within/adjacent to a Conservation Area	On the boundary of Forest Hill Conservation Area
Within an Area of Archaeological Priority	No
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other characteristics	Rail line is green corridor. Within District Centre boundary. Buildings in this location should not exceed 8 storeys. Views of church spire to be protected

**Council’s recommended option:** Mixed use retail, business/employment with housing

**Recommended alternation option:** Business/employment

Implementing body	Private sector
Expected development timescale	Medium to long term
Planning status	No planning application
Indicative housing capacity	To be confirmed
Core Strategy Strategic Objectives (CSO) delivered	CSO 2, 3, 4
Relevant Core Strategy Policies	SP1, SP3, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP16, CSP17, CSP18, CSP21

**Reason for the recommended option:** The recommended option will: provide opportunity for visual and physical improvements to the surrounds of the Railway Station to give people a sense of arrival; provide a strong relationship with the existing built form on the other side of Perry Vale and Waldram Park; improve the vitality to the town centre: and is in line with the Forest Hill Urban Design Framework and Development Strategy. In spite of the sustainable location 100% housing would fail to take advantage of this District Centre location in terms of increasing its vitality and viability and its offer to local businesses and residents.

**Evidence base:**

***Strategic Flood Risk Assessment/Sequential Test:*** Flood Zone 1 location therefore suitable in principle for all development types.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

***Employment Land Study:*** This site is not mentioned in ELS.

**Summary of Issues and Options consultation (2005):** Four responses received favouring a mixed use development with passenger interchange improvements, possibly involving rebuilding the Station, improved pedestrian facilities, offices, shops and residential.

**Summary of Preferred Options consultation: (2007):** Network Rail supported the Preferred Option, namely intensive mixed use development with improvement to the passenger transport interchange and pedestrian facility; and comprehensive mixed use commercial and residential development on Perry Vale (Finches site on Perry Vale has subsequently been developed).

Map 2.17 Site East of Forest Hill Railway Line at Waldram Place/Perry Vale including Timber Yard



**SITE REF: SA18**

**Site Name/Address:** SITE WEST OF FOREST HILL STATION, including CAR PARK and STORAGE YARD, SE23

**Source:** Lewisham Unitary Development Plan (UDP) 2004 and Forest Hill Urban Design Framework and Development Strategy Supplementary Planning Guidance 2003

**Owner:** Multiple ownership

**Current use:** Light industrial/storage/car park

**Location and site description:** The site falls to the west of Forest Hill railway line within the Forest Hill town centre boundary. The area is served by local bus routes, train connections to Victoria and London Bridge and the East London Overground.

**Site characteristics**

Area	0.62 hectares
PTAL	4
Within/adjacent to a Conservation Area	Within Forest Hill Conservation Area
Within an Area of Archaeological Priority	No
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Rail line is green corridor. Within District Centre boundary

**Council's recommended option:** Mixed use retail, business/employment with housing

**Recommended alternation option:** Business/employment

Implementing body	Private sector
Expected development timescale	Medium to long term
Planning status	No planning application
Indicative housing capacity	To be confirmed
Core Strategy Strategic Objectives (CSO) delivered	CSO 2, 3, 4
Relevant Core Strategy Policies	SP1, SP3, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP16, CSP17, CSP18, CSP21

**Reason for the recommended option:** The recommended option will: provide opportunity for a legible, attractive and well overlooked Station Square; provide visual and physical improvements to the surrounds of the Railway Station to give people a sense of arrival; and ensure a legible route into the city centre. The option will also make a better use of the commercial accommodation by redesigning the layout to include residential and improve the vitality to the town centre. In spite of the sustainable location 100% housing would fail to take advantage of this District Centre's location in terms of increasing its vitality and viability and increasing its offer to local businesses and residents.

**Evidence base:**

***Strategic Flood Risk Assessment/Sequential Test:*** Flood Zone 1 location therefore suitable in principle for all development types

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

***Forest Hill Urban Design Framework and Development Strategy:*** The option supports the SPG.

**Summary of Issues and Options consultation (2005):** Four respondents favoured a mixed use development with passenger interchange improvements, possibly involving rebuilding the Station, improved pedestrian facilities, offices, shops and residential.

**Summary of Preferred Options consultation (2007):** Network Rail supported the Preferred Option. Namely intensive mixed use developments with improvements to the passenger transport interchange and pedestrian facility; and comprehensive mixed use commercial and residential development on Perry Vale.



Map 2.18 Site at Forest Hill Station including Car Park & Storage Yard



**SITE REF: SA19**

**Site Name/Address:** FAIRWAY HOUSE, REAR OF 53 DARTMOUTH ROAD, FOREST HILL, SE23

**Source:** Lewisham Unitary Development Plan (UDP) 2004 and Forest Hill Urban Design Framework & Development Strategy Supplementary Planning Guidance 2003

**Owner:** Daybreak Ventures Ltd

**Location and site description:** The site is located within the boundary of the Forest Hill town centre and to the rear of 53 Dartmouth Road. Forest Hill mainline station and the East London Overground is in close proximity. At the Preferred Options consultation stage, the site formed part of a wider site, the southern part of which has been developed, whilst the northern part (Octavius House) having been refurbished continues in commercial/B1 use and no longer forms part of the proposal site.

**Site characteristics**

Area	0.16 hectares
PTAL	4
Within/adjacent to a Conservation Area	Within Forest Hill conservation area
Within an Area of Archaeological Priority	No
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Rail line is green corridor. Within District Centre boundary

**Council’s recommended site option:** Mixed use retail, business/employment with housing

**Recommended alternation option:** Business/employment

Implementing body	Private sector
Expected development timescale	Medium to long term
Planning status	Permission granted 19/07/10 for MOT testing station & car repairs. Ref 10/74247
Indicative housing capacity	To be confirmed
Core Strategy Strategic Objectives (CSO) delivered	CSO 2, 3, 4
Relevant Core Strategy Policies	SP1, SP3, CSP7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP16, CSP17, CSP18, CSP21

**Reason for the recommended option:** The recommended option will provide visual and physical improvements and improve the vitality to the town centre. The option is also in line with the Forest Hill Urban Design Framework and Development Strategy. In spite of the sustainable location 100% housing would fail to take advantage of this District Centre location in terms of increasing its vitality and viability and its offer to local businesses and residents. Should the planning permission granted on 19th July 2010 (mentioned above) not be implemented the Council favours this recommended option.

**Evidence base:**

***Strategic Flood Risk Assessment/Sequential Test:*** Flood Zone 1 location therefore suitable in principle for all development types.

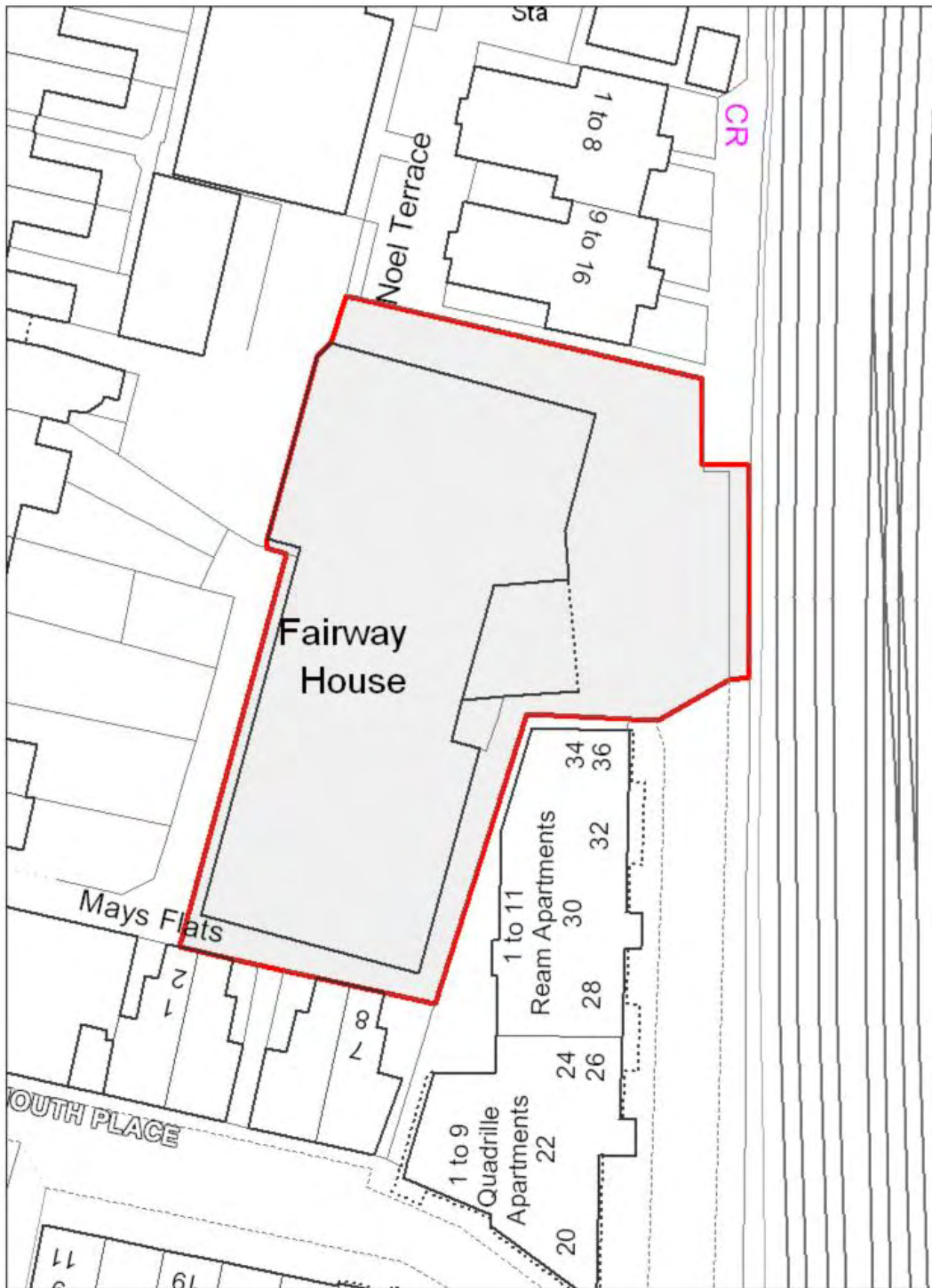
***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

***Forest Hill Urban Design Framework & Development Plan:*** Supports the recommended option.

**Summary of Issues and Options consultation (2005)** (for the original, wider site proposal): Four respondents favoured a mixed use development with passenger interchange improvements, possibly involving rebuilding the Station, improved pedestrian facilities, offices, shops and residential.

**Summary of Preferred Options consultation (2007)** (for the original, wider proposal): Network Rail supported the Preferred Option, namely intensive mixed use developments with improvements to the passenger transport interchange and pedestrian facility; and comprehensive mixed use commercial and residential development on Perry Vale.

Map 2.19 Fairway House, Forest Hill



**SITE REF: SA20**

**Site Name/Address:** O'ROUKE TRANSPORT/SIVYER TRANSPORT SITE 154-160 SYDENHAM ROAD, SE26 5JZ

**Source:** SHLAA

**Owner:** Sean and Maureen O'Rouke & Alliance Trust Pensions Ltd

**Current use:** Haulage services and related administration/offices

**Location and site description:** This site is located in Sydenham to the south of the A212 and is predominantly surrounded by residential. Access is via a narrow alley way.

**Site characteristics**

Site 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

**Council's recommended option:** Mixed use employment with housing

**Council's recommended alternative option:** Retain as existing employment use

Implementing body	Private
Expected development timescale	Period 2: 2016 -2021
Planning status	None
Indicative housing capacity	29
Core Strategy Strategic Objectives (CSO) delivered	CSO 2, 3, 4,
Relevant Core Strategy Policies	SP1, SP3, CSP5, CSP7, CSP8, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for the Council's recommended option:** The Council recommended option would promote a mixed use employment with housing development that maximises the current employment contribution and at the same time contributes to the housing provision targets for the borough. The site represents a major employment asset for Sydenham that will bring short and long term economic benefits to the area. As such, a recommended alternative would be to retain the site in its current employment use. A wholly housing allocation would represent a loss of employment land and opportunity.

**Evidence base:**

***Strategic Flood Risk Assessment / Sequential Test:*** A Flood Zone 1 location renders the site suitable for all types of development.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Two respondents favoured retaining the site in employment use; One preferred a mix of uses; whereas two expressed no preference. Thames Water identified no current concerns regarding waste water to this site.

**Summary of Preferred Options Consultation (2007):** No responses received.

Map 2.20 O'Rourke Transport/Sivyer Transport Site 154-160 Sydenham Road



**SITE REF: SA21****Site Name/Address:** 113 – 157 SYDENHAM ROAD, SE26**Source:** Lewisham Unitary Development Plan 2004, London Wide SHLAA Housing Capacity 2009**Owner:** Multiple ownership**Current use:** Mix of uses**Location and site description:** This site is located in Sydenham north of the A212 and is bounded by Mayow Road and Berryman's Lane.**Site characteristics**

Area	0.85 hectares
PTAL	4
Within/adjacent to a Conservation Area	Thorpes Conservation Area is on the opposite side of the street.
Within an Area of Archaeological Priority	yes
Listed Building/ located close to a Listed Building	No
Flood Zone (FZ)	FZ1
Other	Town centre location

**Council's recommended option:** Mixed use retail, employment and housing**Council's recommended alternative option:** None

Implementing body	Private sector
Expected development timescale	Period 2: 2016-2021
Planning status	10/02/10 permission granted for change of use from car sales showroom to car rental hire at 139 - 151 (Ref: 09/73204)
Indicative housing capacity	49
Core Strategy Strategic Objectives (CSO) delivered	CSO 2, 3, 4
Relevant Core Strategy Policies	SP1, SP3, CSP5, CSP7, CSP8, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** This site is promoted in the Unitary Development Plan (2004) for a mix of 'retail, leisure, employment and housing uses. A mixed use development on this high profile site will enhance the town centre, add to its vitality and viability and contribute towards the borough's housing provision targets. Public realm improvements would result from the implementation of this site option. A 100 % housing development, as indicated in the London Wide SHLAA and



Housing Capacity Study 2009, would be inappropriate as it would result in the loss of employment uses on the site. The recommended mix of uses would add more variety to the economy of the town centre. The site is in multiple ownership with no plans to consolidate.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** By virtue of its location in Flood Zone 1, this site is suitable for the proposed uses.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** One respondent favoured 100% housing, two expressed no preference, whilst one suggested a mix of uses and a town square 'green space' for events and markets in Sydenham. Thames Water expressed no current concerns regarding waste water capability to this site.

**Summary of the Preferred Options consultation (2007):** None received.

Map 2.21 113-157 Sydenham Road



**SITE REF: SA22**

**Site Name/Address:** LEEGATE CENTRE, LEE GREEN, SE12

**Source:** St. Modwen

**Owner:** St. Modwen

**Current use:** Retail, offices and residential

**Location and site description:** Located within the Lee Green District Centre, Leegate Centre is situated at the junction of Burnt Ash Road and Eltham Rd which comprises the A20 running south-east to both the M20 and M25. The South Circular A205 is a short distance away to the south and there are numerous bus routes with pick up / drop off points immediately adjacent. To the south of the site lies a large multi-storey car park. The current owners have proposed to acquire a limited amount of adjoining land, the boundary of which is indicated by the broken lines on the ordnance survey map overleaf.

**Site characteristics**

Site Area	1.53 hectares (1.95 ha with proposed site extension)
PTAL	4
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 – 30%%; FZ2 – 10%%; FZ 3a - 60%
Other	On borough boundary with Greenwich

**Council’s recommended option:** Mixed use retail-led with housing, offices, hotel

**Council’s recommended alternative option:** Retain as existing - retail, housing and offices

Implementing body	Private/St Modwen
Expected development timescale	Period 3: 2021-2026
Planning status	Application not submitted
Indicative housing capacity	130
Core Strategy Strategic Objectives (CSO) delivered	CSO 2, 3, 4, 6, 8
Relevant Core Strategy Policies	SP1, SP3, CSP6, CSP7, CSP8, CSP10, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** This site which forms a significant part of the Shopping Core Area within the Lee Green District Centre is of poor environmental quality. Therefore, its redevelopment would support and enforce the role of the District Centre within the borough's retail and service hierarchy.

**Evidence base:**

**Lewisham's Retail Capacity Study (RCS), 2009:** The Retail Capacity Study cites the continued decline of the Leigate Centre as a threat to the Lee Green District Centre. It also cites as an opportunity the redevelopment or refurbishment of the Centre to provide modern retail units.

**Strategic Flood Risk Assessment /Sequential Test:** The site area 30% that falls within Flood Zone 1 and the 10% within Flood Zone 2 also satisfy the Sequential Test. The 60% of the site that falls within the Flood Zone 3a would satisfy the Sequential Test if this portion is exclusively used for Less Vulnerable development (such as residential), otherwise the Exception Test would need to be satisfied.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options (2005) and Preferred Options consultation (2007):** This site was put forward by St. Modwen during the Preferred Options consultation stage.



**SITE REF: SA23**

**Site Name/Address:** CLYDE VALE LEL, FOREST HILL, SE23 (comprising Forest Hill Business Centre)

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**Owner:** London Borough of Lewisham

**Current Use:** Industrial

**Location and site description:** This is a small purpose built industrial estate on the edge of Forest Hill town centre separated by the network railway line and lies on the western side of the railway on Clyde Vale. Forest Hill lies on the A205 providing good access to the strategic road network. The site is close to Forest Hill mainline and the East London Overground line. Several bus routes pass close by.

**Site characteristics**

Area	0.44 hectares
PTAL	3
Within/adjacent to a Conservation Area	The Forest Hill Business centre adjoins Sydenham Park Conservation Area to the south
Within an Area of Archaeological Priority	No
Listed Building/close to a Listed Building	No
Flood Zone (FZ)	FZ1
Relevant Core Strategy Policies	SP1, SP3, CSP3

**Council's recommended option:** Designate as Local Employment Location to offer protection for B Use Class Employment Uses

**Council's Recommended alternative option:** None

**Reasons for recommended option:** This estate provides good quality business/industrial units in an accessible location close to a District Centre. The benefits that would be presented by housing or mixed use development would not outweigh the maintenance of employment protection.

**Evidence base:**

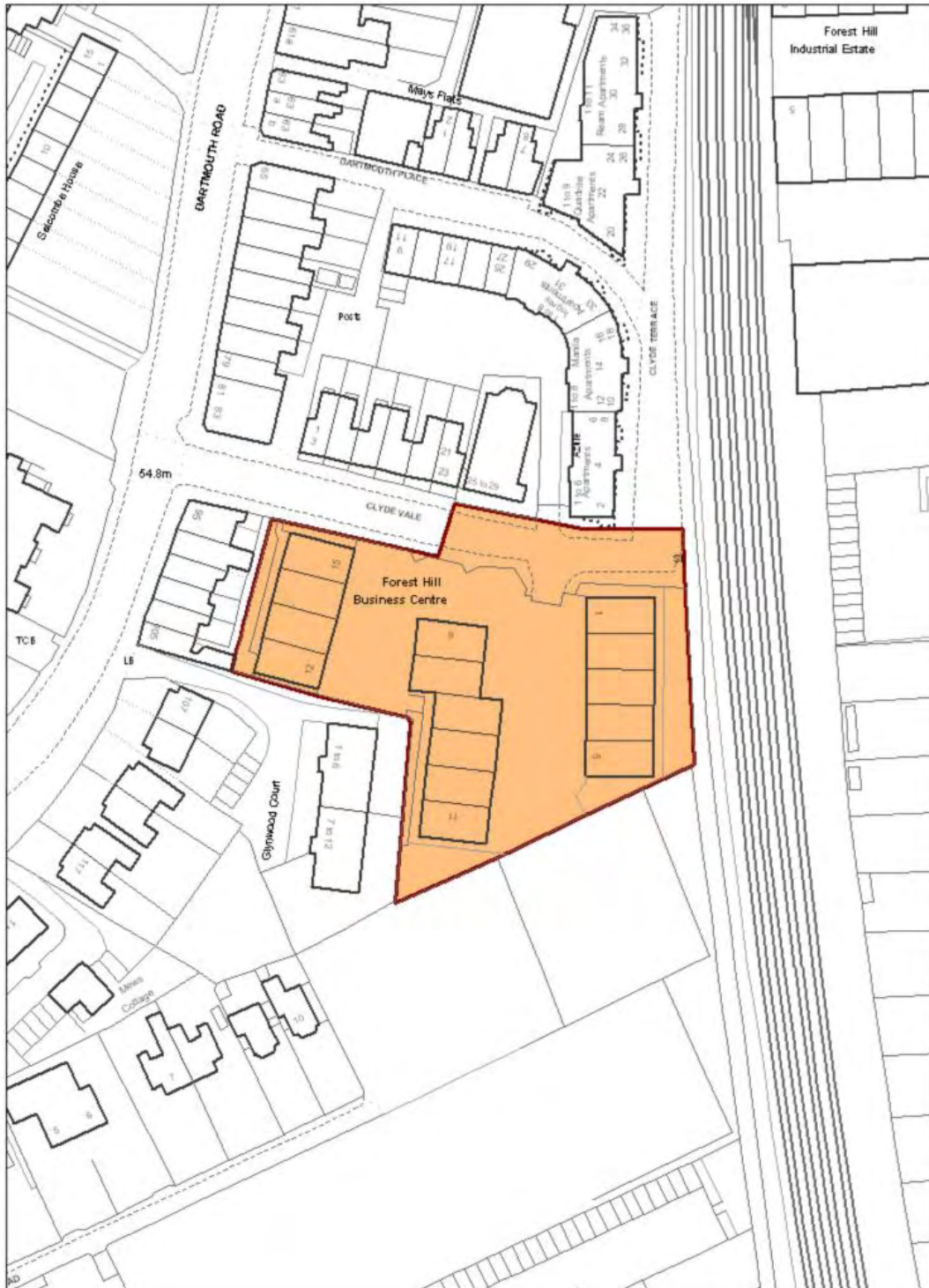
**Employment Land Study:** Retain sites in their current uses and designate as a Local Employment Location but closely monitored following the Plan, Monitor and Manage approach.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** One respondent favoured retention in employment use. Another favoured 50% commercial and 50% housing.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.23 Clyde Vale Local Employment Location, Forest Hill





**SITE REF: SA24**

**Site Name/Address:** PERRY VALE LEL, FOREST HILL, SE23 (comprising Forest Hill Industrial Estate and Postal Sorting Office)

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**Owners:** Multiple ownership

**Current Use:** Industrial

**Location and site description:** This is a small purpose built industrial estate on the edge of Forest Hill town Centre separated by the network railway line. The estate lies on the west side of Perry Vale. Forest Hill lies on the A205 and provides good access to the strategic road network. Close by is Forest Hill mainline Railway and the East London Overground Station. Several bus routes pass close by.

**Site characteristics**

Area	0.46 hectares
PTAL	3
Within/adjacent to a Conservation Area	The Forest Hill Industrial Estate is separated from the Forest Hill Conservation Area by the mainline railway
Within an Area of Archaeological Priority	No
Listed Building/close to a Listed Building	No
Flood Zone (FZ)	FZ1
Relevant Core Strategy Policies	SP1, SP3, CSP3

**Council's recommended option:** Local Employment Location to offer Protection for B Use Class Employment Uses

**Council's recommended alternative option:** None

**Reasons for recommended option:** This estate provides good quality business/ industrial units in an accessible location close to a District Centre, meeting the needs of a local market. The potential benefits from a housing or mixed use development would not outweigh the maintenance of employment protection on these sites.

**Evidence base:**

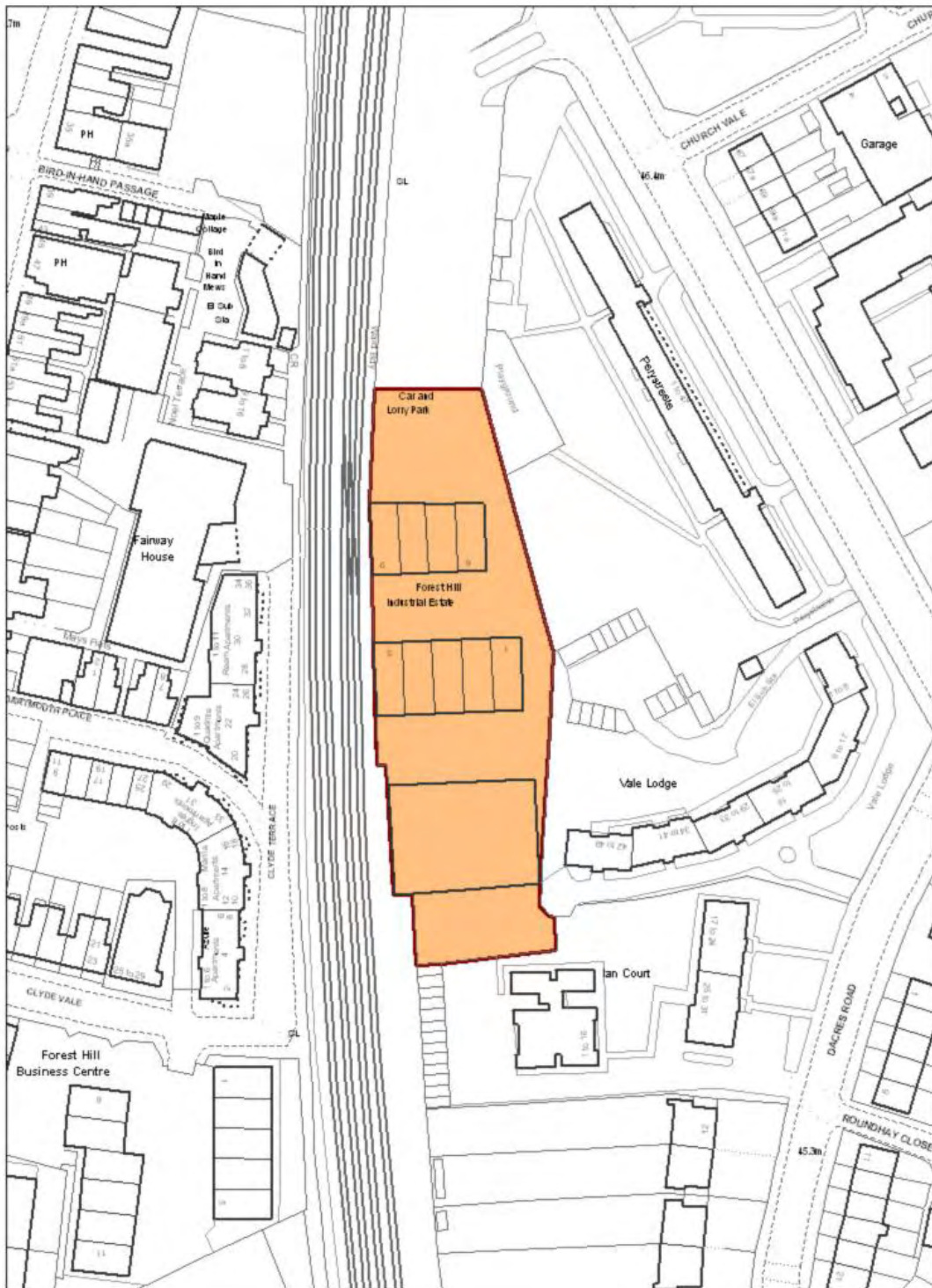
**Employment Land Study:** Designate estate as a Local Employment Location but closely monitored following the Plan, Monitor and Manage approach.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** One respondent favoured retention in employment use because of good transport links. Another respondent expressed preference for a mixed use development of 50% commercial and 50% housing.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.24 Perry Vale Local Employment Location, Forest Hill



## 2.7 Sites falling within the Local Hubs

**2.38** The following provides a summary of the proposed site allocations located within the Local Hubs and the Council's recommended and alternative option.

**2.39** Table 2.9 identifies those sites that are recommended to be allocated for mixed use housing development.

**Table 2.8 Mixed Use Housing Sites**

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
<b>Bell Green</b>			
SA25	Former Bell Green Gas Works (Phases II & III), Perry Hill Sydenham, SE26	<p><b>Phase II:</b> Mixed use business, industrial or warehouse, non-food retail and associated garden centre, restaurant, use of Livesey Memorial Hall as a social club</p> <p><b>Phase III:</b> Mixed use housing and retail</p> <p><i>Planning permission granted October 2006</i></p>	Mixed use housing and commercial and use of Livesey Memorial Hall as a social club
<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	Housing 100%
SA27	Site at Mantle Road, SE4	Mixed Use Housing with Commercial  <i>Planning application submitted Jan 2010 for housing (Ref:10/73314)</i>	Housing 100%
SA28	5 St Norbert Road, SE4	Mixed Use Housing with Commercial	Housing 100%
SA29	111 & 115 Endwell Road (Timber Yard and Community College), SE4	Mixed Use Housing with Commercial and retention of Church	Housing with retention of Church
<b>Hither Green - SA30, SA31, SA32</b>			
SA30	72-78 Nightingale Grove, SE13	Mixed use business with housing  <i>Planning permission granted February 2010 for 500 sqm commercial with 62 residential units above). Appln. Ref. DC/07/65777</i>	Retain as existing - Mixed use commercial & industrial

Ref	Site	Council's recommended option (Option 1)	Council's recommended alternative option (Option 2)
SA31	Nightingale Mews Estate & adjoining works, 80-84 Nightingale Grove, SE13	Mixed use business with housing	Retain as existing
SA32	Driving Centre, Nightingale Grove, SE13	Mixed use business/ employment with housing	Retain as existing commercial use
<b>SA33</b>	35 Nightingale Grove, SE13	Mixed use business/ employment with housing	Retain as existing industrial use
SA34	37 to 43 Nightingale Grove, SE13	Mixed use business/ employment with housing and retention of existing nursery facility	Retain as existing mixed use industrial and nursery facility
SA35	9 Staplehurst Road and rear of Leahurst Road (Former Plumb Trade Centre), SE13	Mixed use business with housing  <i>Planning permission granted (06/64094 &amp; A)</i>	None

**2.40** Table 2.10 identifies those sites that are recommended to be allocated for local employment locations (LELs).

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

Reference/Site	Council's Recommended Option	Council Recommended Alternative Option
SA36 Endwell Road LEL - comprising Brockley Cross Business Centre; Martins Yard 82a and 84a/b Endwell Road SE4; & Martins Yard, 198 Drakefell Road, SE4	Designate as LEL	None

**BELL GREEN LOCAL HUB**

**SITE REF: SA25**

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

**Source:** Castlemore Securities (previous landowner) and Lewisham Unitary Development Plan 2004

**Owner:** National Grid, Phase II site; Circle Anglia Housing Association - Phase III site

**Current sse:** Vacant except for Livesley 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. The site 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 Savacentre (which includes a Sainsbury’s supermarket) at Bell Green, which was developed as Phase I. The northern section of the site is located to the east of the A212 (Perry Hill) and adjacent to the junction between the the A212 (Perry Hill and Bell Green) and the B227 (Perry Rise). The Phase II 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. The Phase III land is the vacant site 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 - a 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 Ravensbourne River. part of site is adjacent to the River Poole; ground contamination issues

**Council’s recommended option:** Phase II: Mixed use business, industrial or warehouse, non-food retail units and associated garden centre , restaurant and retention of Livesley Memorial Hall as a social club. Phase III: Mixed use residential and retail.

**Council’s recommended alternative site option:** Mixed use residential and commercial & use of Livesley Memorial Hall as a social club

Implementing body	Private and National Grid
Expected development timescale	Period 1: 2011 to 2016
Planning status	Planning permission granted for Phases II and III in October 2006 (Ref: DC/05/59375 & DC/05/58884)
Indicative housing capacity	156 (Phase III)
Indicative floorspace	Phase II: 10,644 sq.m (B1/B2/B8); 13,517 sq.m. non-food retail (A1); 316 sq.m restaurant (A3). Phase III: 11,247 sq.m A1 and/or A3.
Core Strategy strategic objectives delivered	Objectives 2, 3, 4, 5, 7, 8, 9, 10, 11
Relevant Core Strategy Policies	SP1, SP4, CSP1, CSP5, CSP6, CSP7, CSP8, CSP9, CSP10, CSP11, CSP12, CSP13, CSP14, CSP15, CSP16, CSP18, CSP19, CSP21

**Reason for recommended option:** The redevelopment of this site provides an opportunity to promote new homes as well as business and employment within the borough. At the same time the Council is conscious that proposals for this out-of-centre site should be considered in the context of protecting existing town centres within the borough's hierarchy. The recommended option allows for comprehensive redevelopment of the site. Should the planning permission not be implemented, the recommended alternative option also allows for a comprehensive redevelopment of the site but without the retail element, which can be provided for elsewhere within the borough's town centres.

#### Evidence base:

**Strategic Flood Risk Assessment/Sequential Test:** The (80%) of the site that falls within Flood Zone 1 satisfies the Sequential Test. The site area (18%) that falls within Flood Zone 2 and the area (2%) located in Flood Zone 3a fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk. The proposed use should therefore be allocated within the Flood Zone 1 area of the site.

**Retail Capacity Study:** Existing town centres should be protected and, in particular, proposals for Bell Green should not be to the detriment of schemes such as the Lewisham Gateway. Furthermore, there is sufficient capacity within existing centres to cater for any increase in retail floorspace need.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Of four respondents, one suggested a town centre designation; one favoured residential on part of the site; one favoured the site and the existing Sainsbury's store be allocated retail with residential and employment uses; and one considered that employment uses were not appropriate for the site. Thames Water expressed concern over the inadequate sewerage network capacity in this area.

**Summary of Preferred Options consultation (2007):** Castlemore Securities Limited agreed the continued promotion of Phases II and III of the Bell Green Gas Works site to be redeveloped for a mix of uses in accordance with planning permission DC/03/54844 and DC/05/58884B; and disagreed with the Council's approach to the existing Sainsbury's store at Bell Green Lewisham Green Group mourned the loss of the biodiverse habitat on the old residual contaminated heaps. Thames Water were concerned regarding the inadequate sewerage network in the area.

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





**BROCKLEY CROSS LOCAL HUB** (Site Ref: SA 26, SA27, SA28 & SA29)**SITE REF: SA26****Site Name/Address:** SITE AT COULGATE STREET, BROCKLEY CROSS, SE4**Source:** Brockley Cross Urban Design Framework and Development Strategy, 2004**Owner:** John Kelsey Edgley/Ross Brown/Caroline Reed**Current use:** MOT garage, car lot, café and houses**Location and site description:** This site at numbers 1-6 (odds and evens) 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 Site of Importance to Nature Conservation

**Council's recommended option:** 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)

**Council's recommended alternative site option:** Housing 100%

Implementing body	Private sector
Expected development timescale	Period 2 (2011 - 2016)
Planning status	Application not submitted
Indicative housing capacity	20
Core Strategy strategic objectives delivered	CSO 2, 3, 4, 9, 10
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The mixed-use option would enable redevelopment of the MOT garage and car lot and is in line with the Council's aims for Brockley Cross. This option, 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. The option would also enable retention of the 19<sup>th</sup> century Coulgate Street Cottages.

On this prominent town centre location, adjacent to the railway station, the recommended mixed use option would be more sustainable than 100% housing in that it would enhance the vitality and viability of the town centre. Commercial uses on the ground floor is vital to the success in implementing the Brockley Cross Urban Design Framework and Development Strategy. Retention of the existing MOT garage and car lot or a community use on the site would result in a loss opportunity to provide a high quality gateway to Brockley Cross and would not contribute to improving the vitality or viability of the town centre.

**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.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** One response favoured uses in the Brockley Cross Urban Design Framework and Development Strategy SPD. The GLA supported the retention of any open space on the site.

**Summary of Preferred Option consultation (2007):** No responses received.

Map 2.26 Site at Coulgate Street, Brockley Cross



**SITE REF: SA27****Site Name/Address:** SITE AT MANTLE ROAD, BROCKLEY CROSS, SE4**Source:** Brockley Cross Urban Design Framework and Development Strategy, 2004**Owner:** M & D Enterprises Limited **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

**Council's recommended option:** Mixed use housing with commercial**Council's recommended alternative site option:** Housing 100%

Implementing body	Private sector
Expected development timescale	Period 2: 2011 - 2016
Planning status	Application not submitted
Indicative housing capacity	20
Core Strategy strategic objectives delivered	CSO 2, 3, 4, 7, 9
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** 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 recommended option considers that as this area is predominantly residential, new development should strengthen its character and design in natural surveillance. There is potential for improved access to Brockley Station.

**Evidence base:**

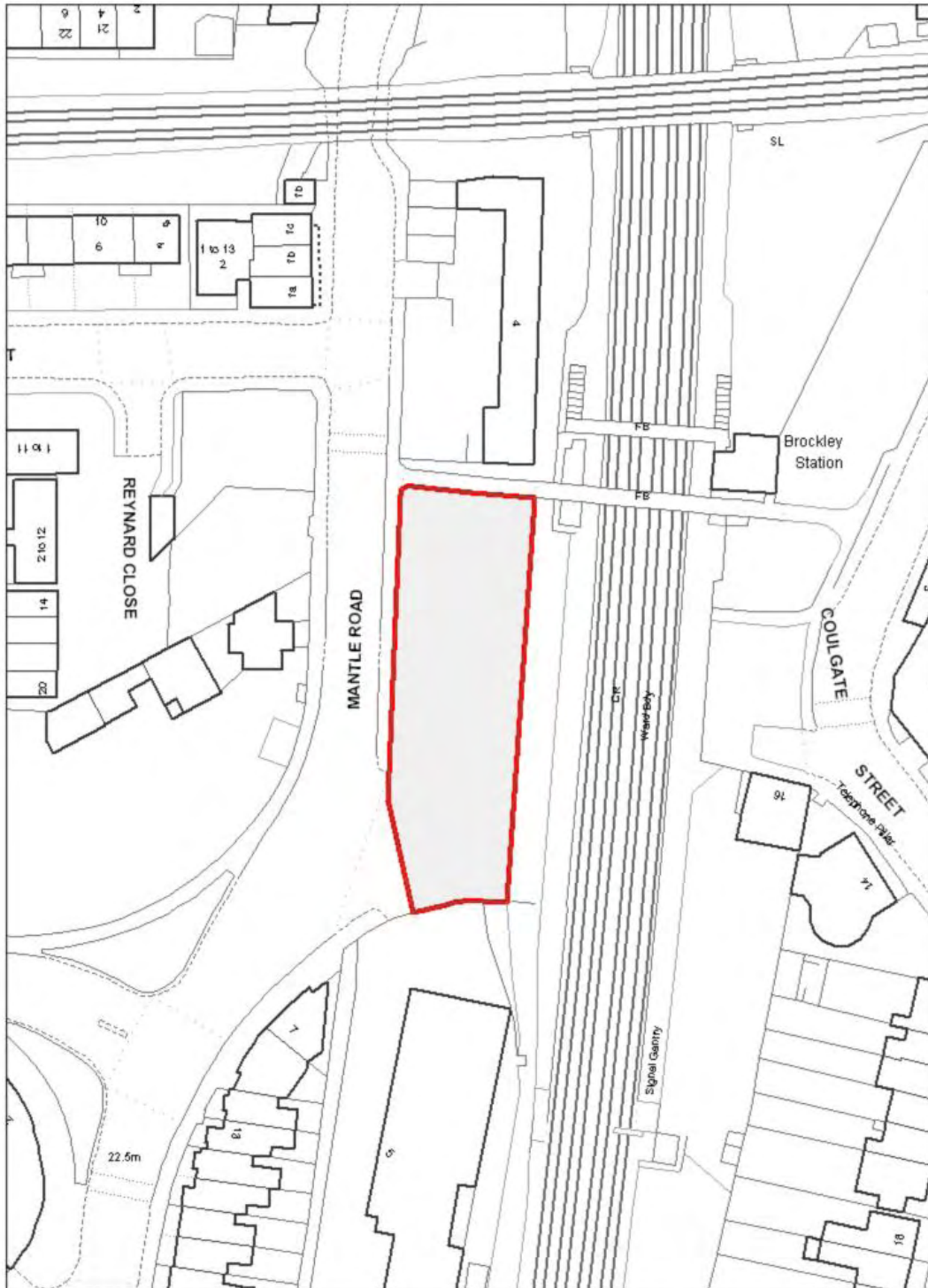
***Strategic Flood Risk Assessment/Sequential Test:*** The Flood Zone 1 location of the site means that this site is suitable for the proposed use.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Respondents generally supported mixed use housing and live work units.

**Summary of Preferred Option consultation (2007):** Network Rail supported a mixed-use commercial and residential development.

Map 2.27 Site at Mantle Road, Brockley Cross



**SITE REF: SA28****Site Name/Address:** 5 ST NORBERTS ROAD, BROCKLEY CROSS, SE4**Source:** Brockley Cross Urban Design Framework and Development Strategy**Owner:** UGC Properties Limited (5 St Norberts Road) Network Rail Infrastructure Ltd surrounding land)**Current use:** Vacant light industrial units**Location and site description:** This site comprises 5 St Norberts 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. Norberts 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

**Council's recommended option:** Mixed Use commercial and housing**Council's recommended alternative option:** Housing 100%

Implementing body	Private
Expected development timescale	Period 2 (2011 - 2016)
Planning status	Application submitted Jan 2010 for housing & access to allotments (Ref:10/73314)
Indicative housing capacity	32
Core Strategy strategic objectives delivered	Objectives 2, 3, 4, 7, 9
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The Council's recommended option 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. The Council considers that housing would be a reasonable alternative proposal for this site and would contribute to the 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).

**Evidence base:**

***Strategic Flood Risk Assessment/Sequential Test:*** The Flood Zone 1 location of the site means that it is suitable for all types of development in terms of flood risk.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** No responses were received in relation to this site

**Summary of Preferred Options consultation (2007):** Lewisham Green Group welcomed the retention of allotment space and improved access.



Map 2.28 5 St Norberts Road, Brockley Cross



**SITE REF: SA29**

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

**Source:** Brockley Cross Urban Design Framework and Development Strategy

**Owner:** Lancer Investment Limited

**Current use:** Timber yard & 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 Site of Importance to Nature Conservation (SINC)

**Council’s recommended option:** Mixed use commercial/employment uses to the ground floor with housing above

**Council’s recommended alternative option:** None

Implementing body	Private sector
Expected development timescale	Period 2 (2011 - 2016)
Planning status	Application not submitted
Indicative housing capacity	41
Core Strategy strategic objectives delivered	Objectives 2, 3, 4, 7, 9
Relevant Core Strategy Policies	SP1,SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The recommended option meets the Council’s aims for Brockley Cross by improving vitality and viability an the urban quality of this important location, as set out in the Brockley Cross Urban Design Framework and Development Strategy.

**Evidence base**

***Strategic Flood Risk Assessment/Sequential Test:*** The Flood Zone 1 location of the site means that it is suitable for all types of development in terms of flood risk.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Option consultation (2005):** None

**Summary of Preferred Option consultation (2007):** MacDonald Egan Developments suggest site expansion to include the Endwell Road Local Employment Location to enable a more comprehensive regeneration of the area; also include a mix of uses, primarily B1(a) with residential.

Map 2.29 111 &amp; 115 Endwell Road, Brockley Cross



**LOCAL HUB HITHER GREEN****SITE REF: SA30****Site Name/Address:** 72-78 NIGHTINGALE GROVE, HITHER GREEN, SE13**Source:** Approved Urban Design Framework and Design Strategy for Hither Green**Owner:** London & Quadrant Housing Trust**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 N.G Joy 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

**Council's recommended option:** Mixed use housing with business

**Council's recommended alternative option:** Retain as existing mixed use comprising commercial and industrial

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
Indicative housing capacity	72
Core Strategy strategic objectives delivered	CSO 2, 3, 4,11
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The recommended option 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 option 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. An intensification of the industrial/commercial uses on these sites would negatively impact on the surrounding residential area. Whereas a 100% housing allocation would take away from the mixture of uses.

**Evidence base:**

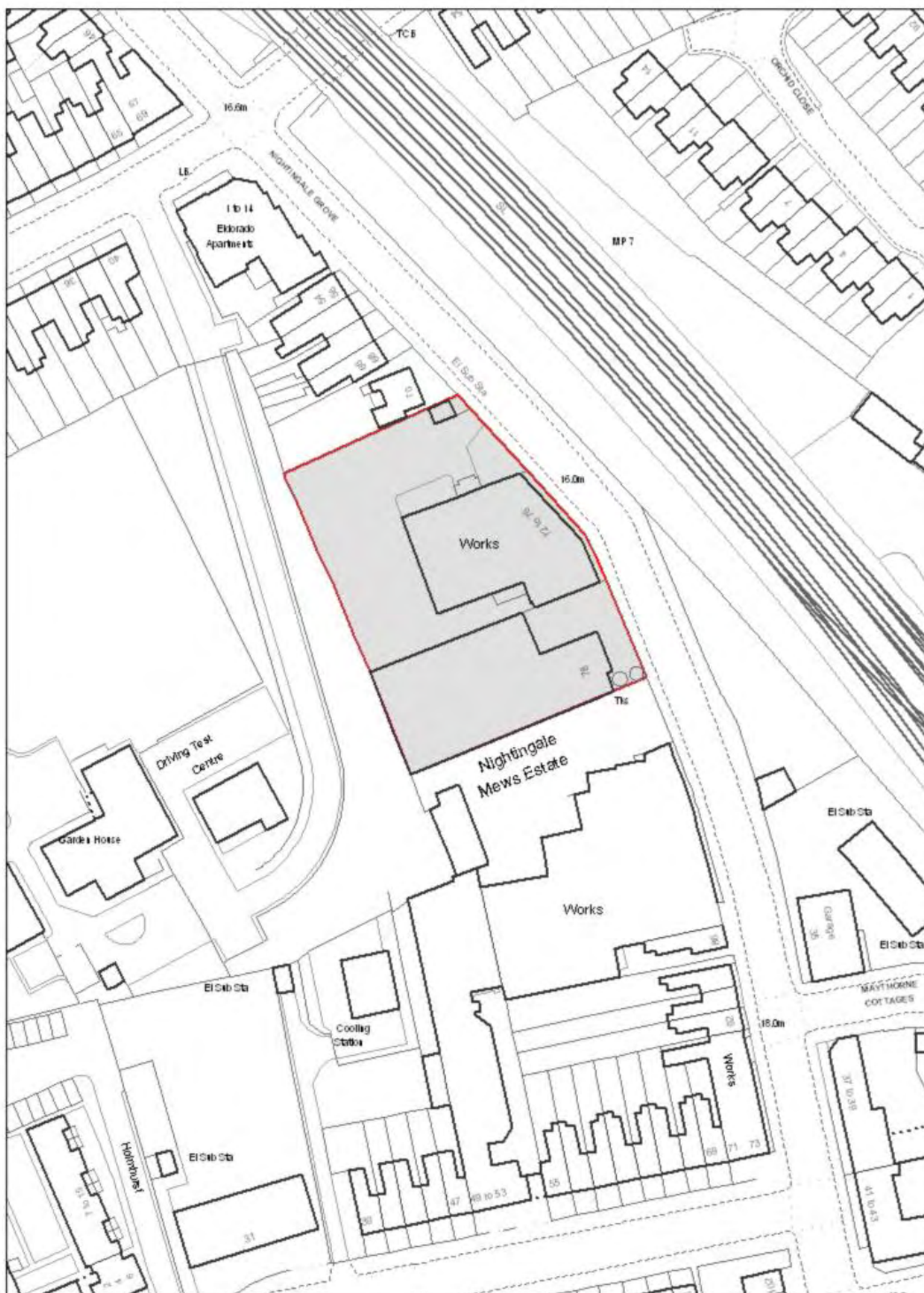
**Strategic Flood Risk Assessment/Sequential Test:** The proposed development is acceptable as this site falls within Flood Zone 1.

**Employment Land Study:** Not mentioned in the Employment Land Study.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options and Preferred Options consultations:** No responses were received.

Map 2.30 72-78 Nightingale Grove, Hither Green



**SITE REF: SA31**

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

**Source:** Approved Urban Design Framework and Design Strategy for Hither Green

**Owner:** Multiple: [No 84 - National Youth Advocacy Service Ltd]

**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

**Council’s recommended option:** Mixed use housing with business

**Council’s recommended alternative option:** Retain as existing mixed use comprising commercial and industrial



Implementing body	Private sector
Expected development timescale	Period 1: 2011 to 2016
Planning status	Planning permission granted February 2010 for mixed use commercial with housing for 72 to 78 Nightingale Grove
Indicative housing capacity	30
Core Strategy strategic objectives delivered	CSO 2, 3, 4, 11
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The recommended option 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 option 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. An intensification of the industrial/commercial uses on these sites would negatively impact on the surrounding residential area. Whereas a 100% housing allocation would take away from the mixture of uses.

**Evidence base:**

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

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options and Preferred Options consultations:** No responses were received.

Map 2.31 80-84 Nightingale Grove, Hither Green



**SITE REF: SA32****Site Name/Address:** DRIVING TEST CENTRE, NIGHTINGALE GROVE, HITHER GREEN, SE13**Source:** Approved Urban Design Framework and Design Strategy for Hither Green**Owner:** The First Secretary of State of Driving Standards Agency**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. Its 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

**Council's recommended option:** Mixed use housing with business/employment

**Council's recommended alternative option:** Retain as existing commercial use

Implementing body	Private sector
Expected development timescale	Period 1: 2011 to 2016
Planning status	Application not submitted
Indicative housing capacity	30
Indicative floorspace	NA
Core Strategy strategic objectives delivered	CSO 2, 3, 4, 11
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The recommended option 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. The option 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. An intensification of the commercial use on this site would negatively impact on the surrounding residential area. Whereas a 100% housing allocation would take away from the mixture of uses.

**Evidence base:**

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

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options and Preferred Options consultations:** No responses were received.

Map 2.32 Driving Test Centre, Nightingale Grove, Hither Green



**SITE REF: SA33**

**Site Name/Address:** 35 NIGHTINGALE GROVE, HITHER GREEN, SE13

**Source:** Approved Urban Design Framework and Design Strategy for Hither Green

**Owner:** Balwinder Singh Rehal

**Current use:** Commercial and industrial including a skip hire firm

**Location and site description:** This roughly triangular site is bounded to the east by the railway embankment, beyond which is Hither Green Station, which is less than 100 metres away. To the south of the site are Maythorne Cottages and to west is Nightingale Grove. To the west on the opposite side of Nightingale Grove is 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' and 'Site of Importance for Nature Conservation'

**Council’s recommended option:** Mixed use housing with business/employment

**Council’s recommended alternative option:** Retain as existing industrial use

Implementing body	Private sector
Expected development timescale	Period 1: 2011 to 2016
Planning status	Application not submitted
Indicative housing capacity	35
Core Strategy strategic objectives delivered	CSO 2, 3, 4, 11
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The recommended option 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 option 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. An intensification of the industrial/commercial uses on these sites would negatively impact on the surrounding residential area. Whereas a 100% housing allocation would take away from the mixture of uses.

**Evidence base:**

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

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options (2005) and Preferred Options consultations (2007):** No responses were received.

Map 2.33 35 Nightingale Grove, Hither Green





**SITE REF: SA34****Site Name/Address:** 37 TO 43 NIGHTINGALE GROVE, HITHER GREEN, SE13**Source:** Approved Urban Design Framework and Design Strategy for Hither Green**Owner:** London Electricity Board; L B Lewisham; Newgate Property Company Ltd; Zoom Management Ltd; Patrick and Mary Harte**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

**Council's recommended option:** Housing with business/employment and retention of existing nursery facility

**Council's recommended alternative option:** Retain as existing mixed use industrial and nursery facility

Implementing body	Private sector
Expected development timescale	Period 1: 2011-2016
Planning status	Application not submitted
Indicative housing capacity	30
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** The recommended option 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. The option 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. An intensification of the industrial/commercial uses on these sites would negatively impact on the surrounding residential area. Whereas a 100% housing allocation would take away from the mixture of uses.

**Evidence base:**

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

***Employment Land Study:*** Not mentioned in the Employment Land Study.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options (2005) and Preferred Options consultations (2007):** No responses were received.

Map 2.34 37 - 43 Nightingale Grove, Hither Green



**SITE REF: SITE 35**

**SITE NAME/ADDRESS:** 9 Staplehurst Road and rear of Leahurst Road (Former Plumb Trade Centre), Hither Green, SE13

**Source:** London Borough of Lewisham

**Owner:** MacDonald Egan Ltd

**Current use:** Industrial/warehouse buildings, now vacant

**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%

**Council's recommended option:** Mixed use commercial with housing

**Council's recommended alternative option:** None

Implementing body	Private sector/MacDonald Egan Ltd
Expected development timescale	2011 -2016
Planning status	Planning permission granted for mixed use commercial, live work and residential development (Ref: DC/06/64094 & 64094A)
Indicative housing capacity	57
Core Strategy strategic objectives delivered	CSO 2, 3, 4, 6
Relevant Core Strategy Policies	SP1, SP4, CSP 7, CSP8, CSP12, CSP13, CSP14, CSP15, CSP18, CSP21

**Reason for recommended option:** This site (formerly the Plumb Trading Centre) is suitable for a mix use development, comprising commercial and housing. This option would make a positive contribution to the mix of uses on the approaches to Hither Green Station and, a contribution to meeting housing provision targets in a sustainable, brownfield location. The Council does not considered that a wholly housing development would take advantage of the possibilities of this site, adjacent to a busy commuter rail station to contribute to a mix of uses, and therefore the regeneration of this location.

**Evidence base:**

**Strategic Flood Risk Assessment /Sequential Test:** The site area 40% affected by Flood Zone1 satisfies the Sequential Test and is therefore deemed acceptable for commercial and residential development. The site area 30% affected by Flood Zone 2 and 30% affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone1, an area of lower flood risk.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** One respondent was in favour of community use, one mixed use commercial, live-work and residential use, whilst two expressed no preference.

Thames Water expressed no current concerns regarding water supply or waste water capability in relation to this site

**Summary of Preferred Options consultation (2007):** McDonald Egan Developers supported the Council's preferred be built out.

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



**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

**Source:** Defined Employment Area in the Lewisham Unitary Development Plan 2004

**Owners:** Multiple ownership

**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 and west. The scaffolding yard adjoins the northern boundary. The site has a narrow access and egress on to Endwell Road and a small access between houses onto Drakefell Road. The nearest major road at the A202 at New Cross. Brockley is well served by buses and the mainline rail and the East London Overground station is within five minutes walk of the site.

**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)
Relevant Core Strategy Policies	SP1, SP4, CSP3

**Council's recommended option:** Designate as a Local Employment Location thereby protecting B Use Class Employment Uses

**Council's recommended alternative option:** None

**Reason for recommended option:** 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.

An alternative option for this site is not recommended as the proposed LEL designation meets demand for small quality business units identified in the Employment Land Study. There is an outstanding planning permission on part of the site (Martin's Yard) for 3,882 square metres of business (Use Class B1) floorspace and 38 flats. 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.

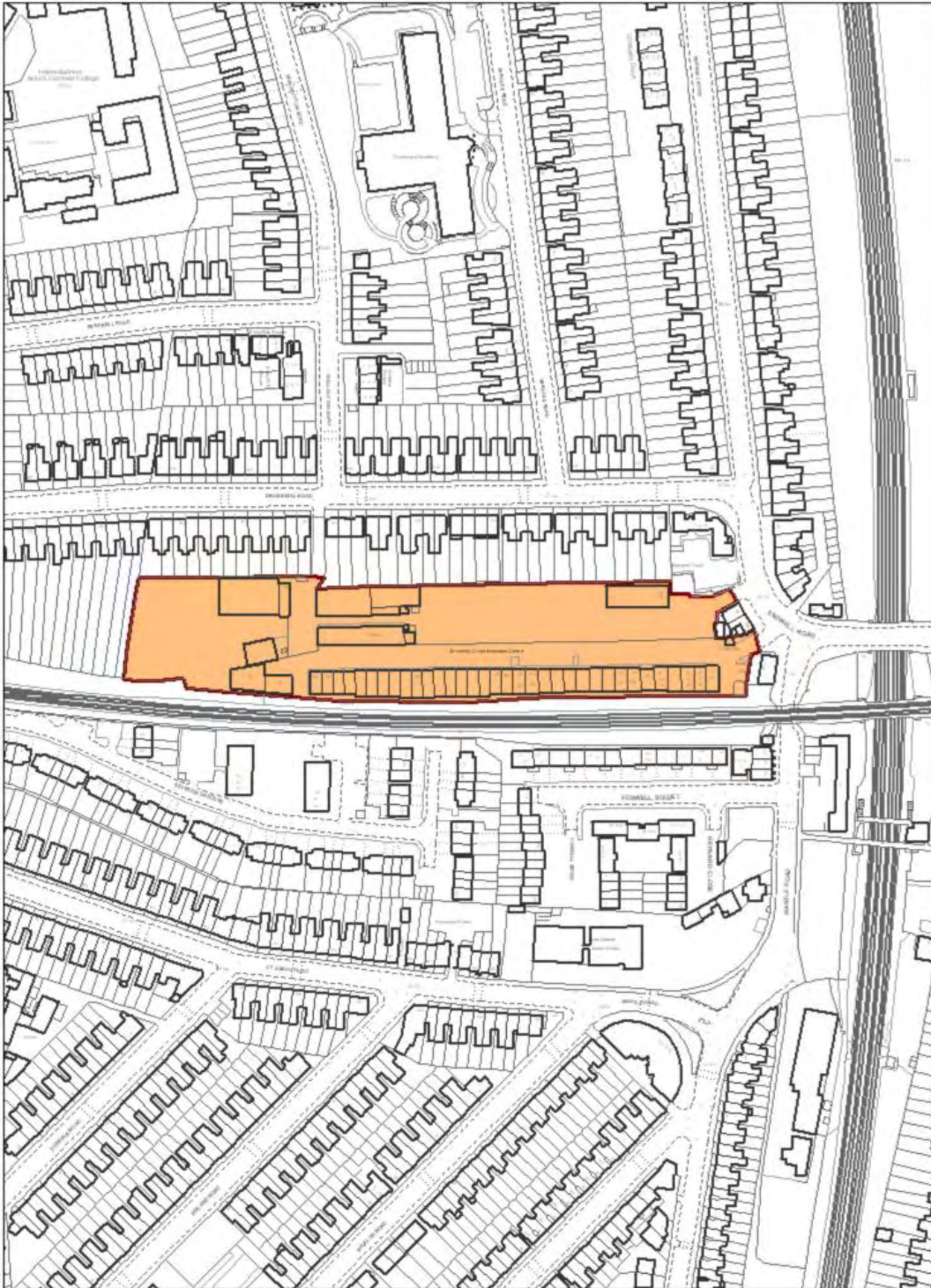
***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Respondents favoured retaining current employment uses on the site.

**Summary of Preferred Options consultation (2007):** MacDonald Egan Developments objected to the proposed Local Employment Location allocation and expressed a preference for a mixed use allocation with residential.



Map 2.36 Endwell Road Local Employment Location, Brockley Cross



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

**2.41** The following provides a summary of the proposed site allocations located within the Area of Stability and Managed Change and the Council's recommended and alternative option.

**2.42** Table 2.11 shows those sites recommended for housing development.

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

Ref	Site	Council's recommended option (Option 1)	Council recommended alternative option (Option 2)
SA37	16a Algernon Road, SE13	Housing <i>Planning permission granted (Ref: 09/72782)</i>	None. Needed as part of housing supply
SA38	Former United Dairies Depot, Baring Road, Lee, SE12 OPW	Housing	Mixed Use Housing, Employment
SA39	Land off Tyson Road and Honor Oak Road (Rear of Christian Fellowship Centre) Forest Hill, SE23 3AA	Housing <i>April 2010 outline permission for housing granted on appeal</i>	Housing and provision of open space
SA40	120, 122a, 136 & 136a Tanners Hill, St Johns, SE8	Housing <b>4 separate sites/owners. No 120 - planning permission (pp) granted for housing but work ceased at foundation level due to structural challenges. 122a - pp refused due to access issues. 136 - pp refused due to access issues. 136a - pp granted for housing</b>	None
SA41	Former Green Man Public House, 355 - 357 Bromley Road, Downham, SE6 2RZ	Housing	Commercial or retail and community space at the ground floor; residential to upper floors
SA42	Former Tiger's Head Public House, 350 Bromley Road, Downham, SE6	Housing <i>Planning permission granted for residential (ref: 07/66009)</i>	None

**2.43** Table 2.12 shows those sites recommended to be allocated for mixed use housing development.

**Table 2.11 Mixed Use Housing Sites**

Ref	Site	Council's recommended option (Option 1)	Council recommended alternative option (Option 2)
SA43	Somerville Adventure Playground, Queens Road, New Cross Gate, SE14	Mixed use housing, community facilities (adventure playground) and retail uses	None
SA44	The Former Courts Site, 335-337 Bromley Road, Downham, SE6 2RP	Mixed use housing and commercial	Commercial or retail uses at ground floor, including a pharmacy and a community use with catering facilities; residential at upper floors.

**2.44** Table 2.13 shows those sites recommended to be allocated for local employment locations.

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

Ref	Site	Council's recommended option (Option 1)	Council recommended alternative option (Option 2)
SA45	Blackheath Hill LEL, SE10 8BA	Designate as LEL	None
SA46	Manor Lane LEL, 203 Manor Lane, SE12 0TX	Designate as LEL	None
SA47	Stanton Square LEL – comprising 471-505 Southend Lane, 65Bell Green & Stanton Square Industrial Estate, Stanton Way, SE26	Designate as LEL	None
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	Designate as LEL	None
SA49	Worsley Bridge Road LEL – comprising Broomsleigh Business	Designate as LEL	None

Ref	Site	Council's recommended option (Option 1)	Council recommended alternative option (Option 2)
	Par; Kelvin House; & 11b Worsley Bridge Road, SE26		
SA50	Malham Road LEL – site bounded by Stanstead Road, Wastdale Road, Beadnell Road and Dalmain Road, SE23	Designate as LEL	None

**2.45** Table 2.14 shows those sites recommended to be allocated for a education.

**Table 2.13 Safeguarded site**

Ref	Site	Council's recommended option (Option 1)	Council recommended alternative option (Option 2)
SA51	Bonus Pastor Catholic College/Secondary School, Downham, BR1 5PZ	Safeguard as secondary school sites	None

**2.46** Table 2.15 shows those sites recommended to be allocated for a gypsy and traveller site.

**Table 2.14 Gypsies And Travellers site**

Ref	Site	Council's recommended option (Option 1)	Council recommended alternative option (Option 2)
SA52	Watergate School, Church Road, Ladywell, SE13	Gypsies and Travellers Site	None

**SITE REF:** SA37

**Site Name/Address:** 16A ALGERNON ROAD, LEWISHAM, SE13 7AT

**Source:** Lewisham Adopted UDP 2004 (Housing site No 22); SHLAA

**Owner:** To be sold to Family Mosaic

**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. The site 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 garages which are disused 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.

**Council's recommended site option:** Housing

**Council's recommended alternative option:** None

Implementing body	Private sector (Family Mosaic)
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted (DC/0972782)
Indicative housing capacity	34
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 5, 8, 10
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** This site is suitable for housing, irrespective of the fact that its topography will reduce the area available for development. The Preferred Options Consultation Report (May 2007) states the Council's Preferred Option was to continue uses as an MOT Testing Station and garages. The reason being the site owners were not committed to releasing the site for housing at that time. However, the site has subsequently been released and is to be sold to Family Mosaic, a registered social landlord.

**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:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Out of the 59 respondents 57 objected to a housing allocation on this site.

**Summary of Preferred Option consultation (2007):** There was general support for the site to continue its use as an MOT Testing Station and garages. Some respondents, including the Lewisham Green Group, cited the significance of its wooded banks to local biodiversity.

Map 2.37 16A Algernon Road, Lewisham



**SITE REF: SA38**

**Site Name/Address:** FORMER UNITED DAIRIES DEPOT, 2 BARING ROAD, LEE, SE12 0PW

**Source:** London Borough of Lewisham

**Owner:** The Big Yellow Storage Company

**Current use:** Vacant but was former diary depot

**Location and site description:** This site is located on the south-western corner of the junction between the A2212 Baring Road and A205 Mildreds Road (also referred to as the South Circular Road). The site is predominantly surrounded by residential development. Bus stops are located on both Baring Road and the South Circular Road 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

**Council’s recommended option:** Housing

**Council’s recommended alternative option:** Mixed use housing, employment and community use

Implementing body	Private sector
Expected development timescale	Period 1: 2011 - 2016
Planning status	History of applications for self-storage - approximately 8. Application for housing refused in 2007 and dismissed at appeal (Ref: DC/06/63234 & A). March 2009 outline application for submitted for housing - 76 units
Indicative housing capacity	44
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 5, 8, 10,
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8,CSP13, CSP15, CSP18, CSP21



**Reason for recommended option:** The council considered that the opportunity should be taken to improve the urban quality of this site, which is prominently located in an elevated position, on the main South Circular Road passing through the borough. Due to its immediate, surrounding residential nature housing is deemed to be a more sustainable alternative than employment. The Council considers that a mixed use housing-led development with employment would be a reasonable alternative as this would retain some element of employment on site, a use that will be compatible with the surrounding residential uses.

**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:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Of 12 responses, five favoured 100% housing, two favoured mixed use employment and housing, one suggested a wildlife reserve, one favoured green technology and three expressed no preference. Thames Water had no concern regarding water supply or waste water to this site

**Summary of Preferred Option consultation (2007):** The site owner objected stating that the Council's Preferred Option (100% housing) fails to fully consider the revised mixed use proposal for employment and housing that had been put forward; which the site could accommodate and for which there is demonstrable demand. Grove Park Community Group supported housing on this site.

Map 2.38 Former United Dairies Depot, Baring Road, Lee



**SITE REF: SA39**

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

**Source:** SHLAA

**Owner:** Loromah Estates Ltd

**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 having its main access on Tyson Road (via properties nos. 15, 17 and 17a). The site is surrounded by buildings of three and four storeys high. 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.

**Council's recommended option:** Housing

**Council's recommended alternative option:** Housing and provision of open space

Implementing body	Private sector
Expected development timescale	Period 1: 2011-2016
Planning status	April 2010 outline permission for housing granted on appeal (Application Ref: 09/7956; Appeal Ref: C5690/A/092114438)
Indicative housing capacity	74
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 5, 8, 10
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** This brownfield site falls adjacent/to the rear of existing housing development and is therefore suitable for housing. A number of planning applications for housing were considered by the Council for this site. In April 2010 an outline planning permission was granted on appeal against a refusal by the Council to approve an application for housing on this site. As such the Council's recommended option for this site is housing. Should the planning permission for housing not be implemented, the Council would recommend, as an alternative, housing with open space provision. However, it should be borne in mind that public open space provision would pose management and maintenance issues.

**Evidence base:**

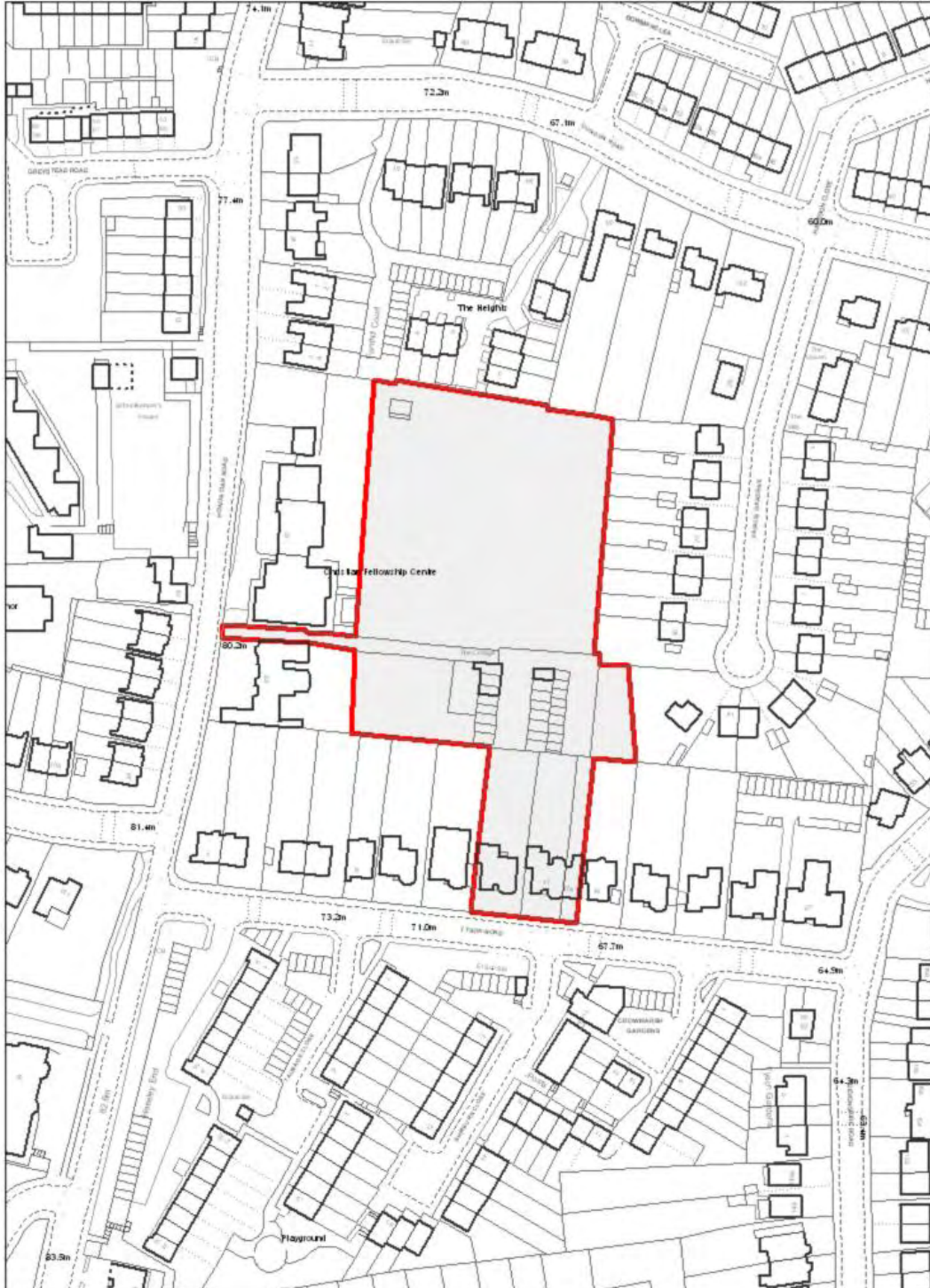
**Strategic Flood Risk Assessment/Sequential Test:** The site is suitable for the proposed residential development as it is located within Flood Zone 1.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Out of 6 respondents, 3 expressed a preference for housing with one of the three favouring offices or an amenity area as alternatives. 2 respondents suggested a playground whilst one stated no preference. Thames Water had no concerns concerning waste water to this site but stated detailed planning proposals would be required in order to ascertain impact on water supply network.

**Summary of Preferred Options consultation (2007):** Approximately 65 respondents suggested that the site be designated as open space/nature reserve. Questions were raised, in some instances, over the need for more flatted development as opposed to family housing.

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



**SITE REF: SA40**

**Site Name/Address:** 120, 122a,136 and 136a TANNER'S HILL, ST JOHNS, SE8

**Source:** Lewisham Unitary Development Plan (UDP)2004

**Owners:** Four owners (120 - Presentation Housing Association; No. 136 - Freelove Investments Ltd)

**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 Industrial Estate is adjacent to the western boundary of the site. 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 redevelopment of this site unless proven otherwise. Additionally, construction works on site no. 20 were abandoned at foundation excavation stage due to the presence of metal girders that anchor the railway's retaining wall.

**Council's recommended option:** Housing

**Council's recommended alternative option:** None

Implementing body	Registered Social Landlord/Private Sector
Expected development timescale	Period 1: 2011-2016
Planning status	Nos 120 - permission granted for 42 residential units (Ref: DC/ 05/60705) & unimplemented; No 136a - permission granted for 6 houses - unimplemented; No 122a & 136 application for residential refused due to access issues.
Indicative housing capacity	42
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 5, 8, 10
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** Housing is considered an appropriate use of this site which does not benefit from wide road access but which can provide a high quality residential environment. Additionally, it would result in re-use of a brownfield site which has become underused and will contribute to the borough's housing provision figures. A comprehensive redevelopment of the site is necessary due to access challenges for sites nos. 122a and 136. A proposal by the New School Campaign at the Issues and Options stage for this site plus the adjacent Lewisham Way Industrial Estate to be allocated as a new secondary school site was rejected. The reason being the Council intends to protect the continual industrial/commercial functioning of the Lewisham Way Industrial Estate.

**Evidence base:**

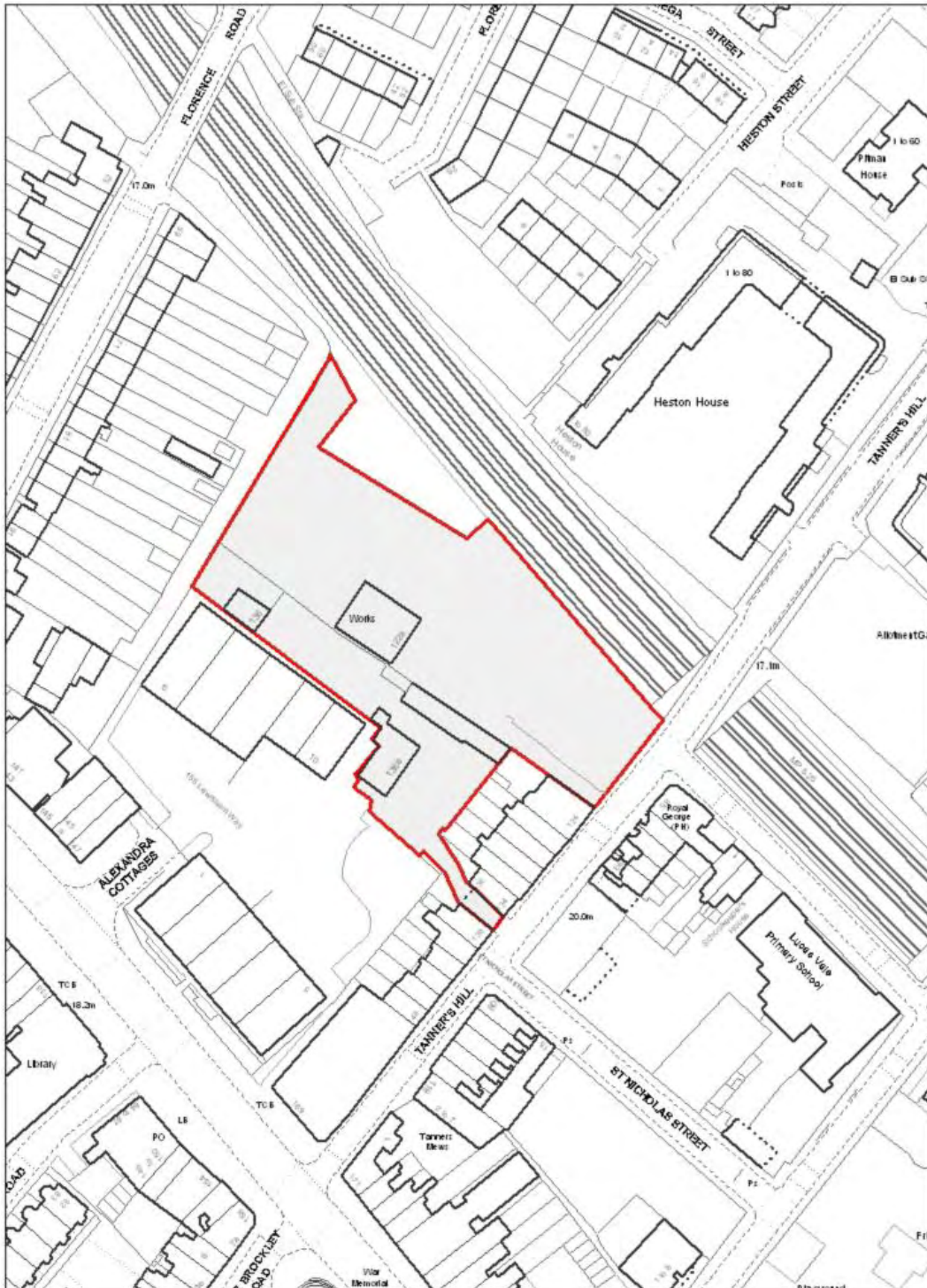
**Strategic Flood Risk Assessment/Sequential Test:** Flood Zone 1 location therefore suitable for all development types, including the proposed use.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** The New School Campaign suggest that this site plus the adjacent Lewisham Way Industrial Estate, be allocated as a new secondary school site.

**Summary of Preferred Options consultation (2007):** Lewisham Green Group cited the opportunity for Living Roofs on housing to be provided on this site.

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





**SITE REF: SA41**

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

**Source:** Bromley Road SPD

**Owners:** B.L.C.T Limited

**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 for 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	Within the Bromley Road/Southend Village SPD area

**Council's recommended option:** Housing

**Council's recommended alternative option:** Commercial or retail and community space at the ground floor; residential to upper floors

Implementing body	Private Sector/RSL
Expected development timescale	Period 1: 2011-2016
Planning status	Application not submitted
Indicative housing capacity	36
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 6, 10. Alternative option will additionally deliver CSO 4
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP10, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** Redevelopment of this public house which will make a positive contribution towards achieving the borough's housing targets. The alternative land uses proposed are accords with the Bromley Road Supplementary Planning document.

**Evidence base:**

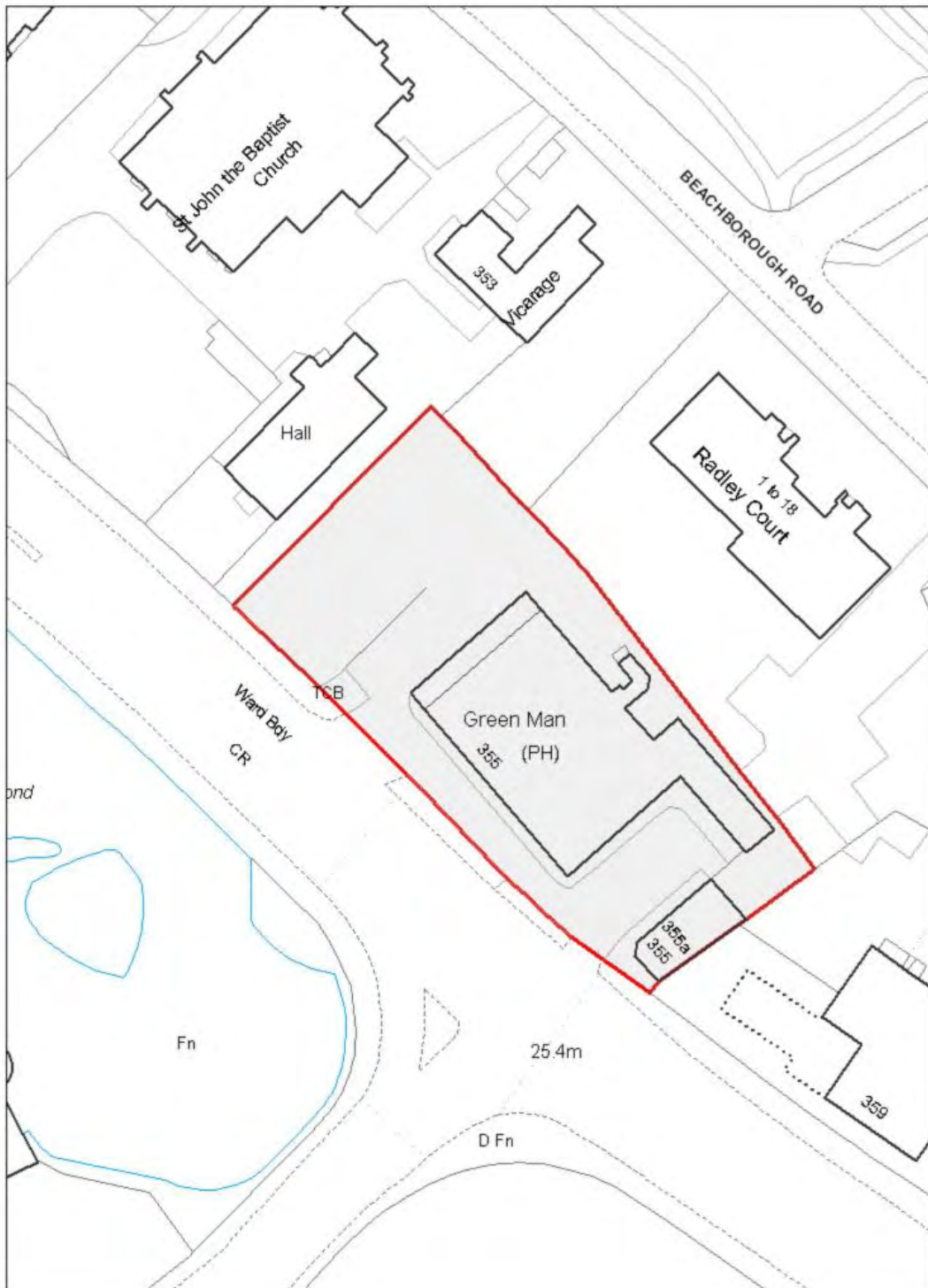
**Strategic Flood Risk Assessment/Sequential Test:** The area 90% falling within Flood Zone 1 satisfies the Sequential Test. The 5% of the site area affected by Flood Zone 2 and the 5% affected by Flood Zone 3a both fail the Sequential Test as the proposed development could be allocated on the Flood Zone 1 element of the site.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

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

**Summary of Issues and Options and Preferred Options consultation:** Site not included in these consultation exercises.

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



**SITE REF: SA42**

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

**Source:** Developer/Planning application

**Owners:** Ink Development Company Ltd

**Current use:** Vacant public house - closed in 2006

**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 Site. 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	No
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 3a
Other characteristics	Falls within the Bromley Road, Southend SPD area

**Council's recommended option:** Housing

**Council's recommended alternative option:** None

Implementing body	Private Sector
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted January 2008 (DC/07/66009) for 5-storey residential block. New application for housing submitted in February 2010.
Indicative housing capacity	43
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 6, 10
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP10, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** The development would contribute towards achieving the Council's housing provision targets and result in improvements to the Conservation Area.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** This site which is 100% affected by Flood Zone 3a fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 2, an area of lower flood risk.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options and Preferred Options consultation:** Not included in either consultation document.

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



**SITE REF: SA43**

**Site Name/Address:** SOMERVILLE ADVENTURE PLAYGROUND, QUEENS ROAD, NEW CROSS GATE, SE14

**Source:** Former New Cross Gate New Deal for Communities

**Owners:** London Borough of Lewisham

**Current use:** Adventure Playground

**Location and site description:** The site comprises the adventure playground, with a brick wall, fronting on to Queens Road. To its western end is a shopping parade on Wild Goose Drive, the corner of which is at right angles to the road and set back with a grassed area which adjoins the entrance to the play ground. The Barnes Wallace Community Centre is located to the south-western end of the site, with the Fire Station adjacent to its eastern end and Swallow to its southern end.

**Site characteristics**

Area	0.42 hectares
PTAL	3
Within/adjacent to a Conservation Area	Conservation Area on opposite side of Queens Road
Within an Area of Archaeological Priority	Yes
Listed Building/located close to a Listed Building	No
Flood Zone (FZ)	FZ 1

**Council's recommended option:** Mixed use housing, community and retail uses

**Council's recommended alternative option:** None

Implementing body	Public/private sector
Expected development timescale	Period 2: 2016 - 2021
Planning status	No application submitted
Indicative housing capacity	To be confirmed
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 4, 10,11
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** The New Cross Gate New Deal for Communities (successor body is the New Cross Gate Trust) intended to improve facilities on this site. There is potential to relocate the shops on Wild goose Drive to the playground adjacent to the fire Station with housing above, provide an improved Adventure Playground building that is both attractive and secure and to provide a better street frontage to Queens Road.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** This site is wholly located in Flood Zone 1, hence the proposed uses are acceptable.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Out of four respondents, 2 supported retention of the adventure playground, 1 expressed no preference and I, Creekside Forum, favoured the retention and improvement of the Adventure Playground as a priority.

**Summary of Preferred Options consultation (2007):** No comments received.



Map 2.43 Somerville Adventure Playground, Queens Road, New Cross Gate



**SITE REF: SA44**

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

**Source:** Planning Application

**Owners:** BLCT Limited

**Current use:** Redundant site. Formerly occupied by Courts and more recently, the temporary store That.

**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
Flood Zone (FZ) Location	FZ1 90%; FZ2 8%; FZ3a 2%
Listed Building/located close to a Listed Building	No

**Council's recommended option:** Mixed use incorporating housing and retail

**Council's recommended alternative option:** Commercial or retail uses at ground floor, including a pharmacy and a community use with catering facilities; residential at upper floors

Implementing body	Private sector
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted March 2010
Indicative housing capacity	115
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 4, 5, 6, 8, 10, 11,
Relevant Core Strategy Policies	SP1, SP5, CSP7, CSP8, CSP13, CSP15, CSP18, CSP21

**Reason for recommended option:** The development would revitalise this area of Bromley Road and make a positive contribution towards achieving the Core Strategy's housing targets. Much needed family homes would be provided, together with public realm improvements. An element of retail will be maintained on this site and will create an active frontage to encourage greater surveillance. Planning permission was granted in March 2010 for mixed use incorporating housing and retail.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** Given the relatively small proportion of the site falling within Flood Zones 2 and 3a, the proposed land use would pass the sequential test if it is located within the area of the site falling within Flood Zone 1. Should this not be the case, the following would apply; The 8% of the site area falling within Flood Zone 2 would fail the Sequential Test because the proposed development can be allocated on developable land in Flood Zone 1. The 2% of affected by Flood Zone 3a should only be considered if the developable land in Zones 1 and 2 cannot accommodate all the proposed land use allocations. If this is the case the Exception Test would need to be applied for the residential element.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Bromley Road Supplementary Planning Document - Southend Village:** Refer to paragraph 10.2, page 85

**Summary of Issues and Options and Preferred Options consultation:** Not included in either of these consultation documents.

Map 2.44 Former Courts Site, 335-337 Bromley Road



**SITE REF: SA45**

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

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**Owners:** Multiple ownership

**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 a little closer. 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
Relevant Core Strategy Policies	SP1, SP5, CSP3

**Council's recommended option:** Designate as Local Employment Location enabling protection of B Use Class employment uses

**Council's recommended alternative option:** None

**Reasons for recommended option:** Alternative options for housing or mixed use commercial development and housing were considered to not outweigh the advantages of maintaining this small, valuable reservoir of business uses in this area of the borough. Housing allocations are met sufficiently elsewhere in the borough.

**Evidence base:**

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

***Strategic Flood Risk Assessment/Sequential Test:*** The LEL is not included in the Sequential Test Report as it is only a designation.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** No responses were received.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.45 Blackheath Hill LEL



**SITE REF: SA46**

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

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**Owner:** Multiple ownership

**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 mainline 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
Relevant Core Strategy Policies	SP1, SP5, CSP3

**Council's recommended site option:** Designate as Local Employment Location enabling protection of B Use Class employment uses

**Council's recommended alternative options:** None

**Reasons for recommended option:** This area offers the only substantial area in employment use in the eastern part of the borough. Development for housing and likewise mixed use commercial and residential development would remove this site from the limited reservoir of employment land in the borough



**Evidence base:**

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

***Strategic Flood Risk Assessment/Sequential Test:*** Site not included in the Sequential Test Report as it is proposed designation only.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Both respondents favoured the retention of employment uses.

**Summary of Preferred Option consultation (2007):** No responses were received.

Map 2.46 Manor Lane LEL, SE12



**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

**Source:** Lewisham Unitary Development Plan 2004: Defined Employment Area

**Owner:** Multiple ownership

**Current Use:** Stanton Square Industrial Estate comprising light industrial/warehouse (6 units), 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 mainline railway 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
Relevant Core Strategy Policies	SP1, SP5, CSP3

**Council's recommended option:** Designate as Local Employment Location

**Council's recommended alternative option:** None

**Reasons for recommended option:** The site is in substantive use as an Employment Location and contains a small reservoir of business units. Demand for some of these units has been patchy over several years. However, demand appears to be emerging for redevelopment. It is therefore recommended that the site should be retained as a Local Employment Location. In respect of a housing use the Council considers that sufficient housing sites have been allocated elsewhere in the borough. A mixed use development including housing might be difficult to achieve as the site suffers from extensive severance from the surrounding roads.

**Evidence base:**

***Employment Land Study:*** The site is of local employment significant due to its proximity to the employment area at Worsley Bridge Road and the development at Bell Green that is in the pipeline. The area should be designated as a Local Employment Location use by closely monitored following the 'Plan Monitor Manage' approach (see Appendix 6 of the ELS).

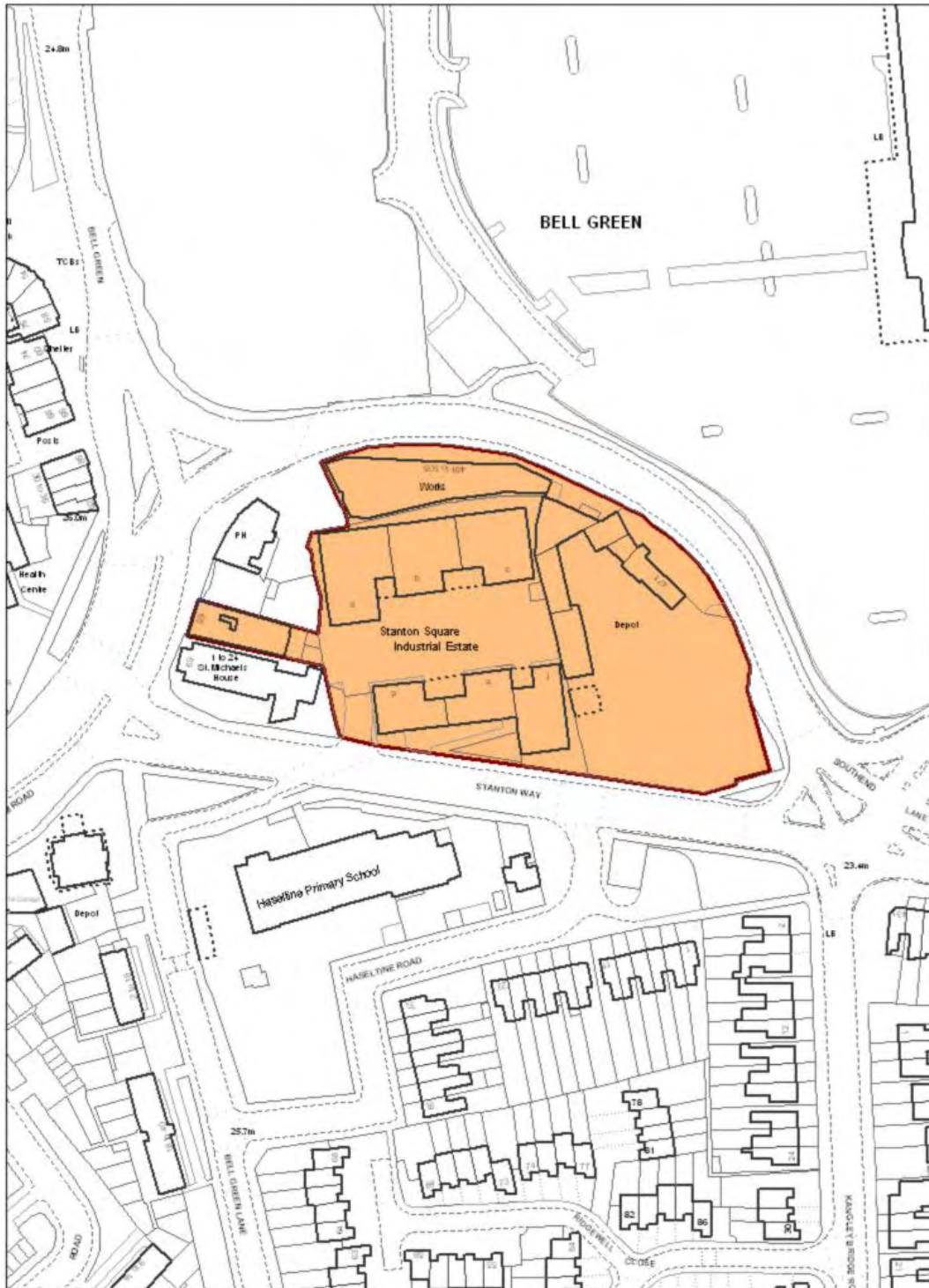
***Strategic Flood Risk Assessment:***

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Four out of five responses favoured retention of employment uses. The fifth response was in favour of redeveloping the area as mixed use development including residential and commercial floorspace.

**Summary of Preferred Options consultation (2007):** No consultation responses were received.

Map 2.47 Stanton Square LEL, SE26



**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

**Source:** Defined Employment Area in the Lewisham Unitary Development Plan 2004

**Owner:** Multiple ownership

**Current use:** Small scale, diverse range of business uses. These include traditional industrial uses such as 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
Relevant Core Strategy Policies	SP1, SP5, CSP3

**Council's recommended option:** Local Employment Location – Protection for B Use Class Employment Uses.

**Council's recommended alternative option:** None

**Reasons for recommended option:** This site provides a valuable pool of good quality premises serving a local market for which there has been consistent demand. The proposed LEL designation is supported by the Employment Land Study.

**Evidence base:**

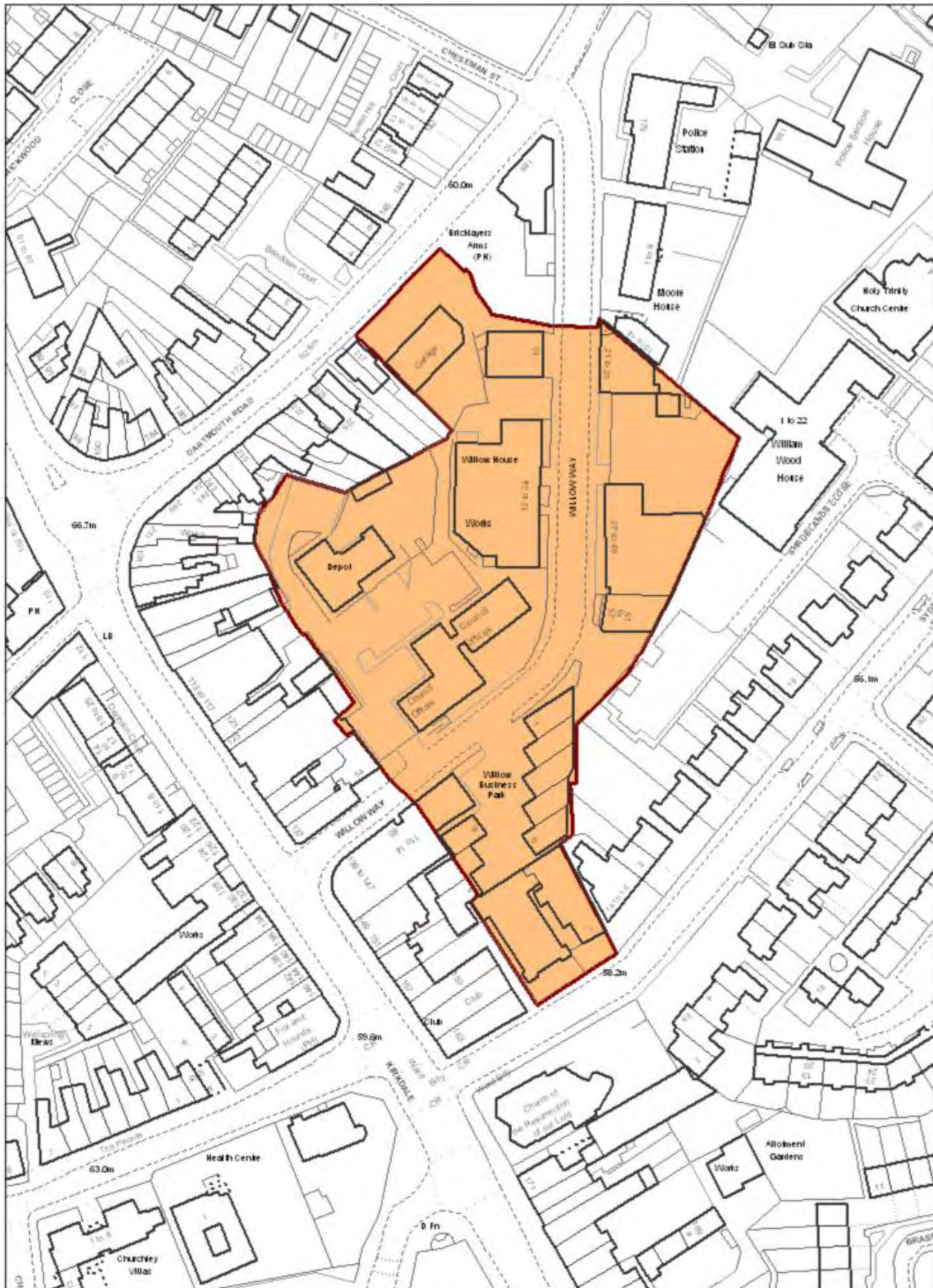
***Employment Land Study:*** Supports designation as a Local Employment Location.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Two responses received supporting continued employment uses.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.48 Willow Way LEL, SE26





**2.47 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

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**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
Relevant Core Strategy Policies	SP1, SP5, CSP3

**Council's recommended option:** Local Employment Location – protection of Class B Uses

**Council's recommended alternative option:** None

**Reasons for recommended option:** 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:*** This site should continue as an important employment location in the borough and be designated as a Local Employment Location.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Three respondents favoured retention of this area for employment use.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.49 Worsley Bridge Road LEL, SE26



**SITE REF: SA50**

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

**Source:** Lewisham Unitary Development Plan 2004 Defined Employment Area

**Owner:** Multiple ownership

**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
Relevant Core Strategy Policies	SP1, SP5, CSP3

**Council's recommended option:** Local Employment Location – retention of offices, warehouses and workshops (Class B Uses)

**Council's recommended alternative option:** None

**Reasons for recommended option:** The site could be a suitable site for housing, however, as the Council has identified sufficient sites to meet housing provision targets elsewhere and in the light of the identified need for business units to meet local demand the Council is not recommending this option. With respect to mixed use development this could also be possible. However, the site is about ten minutes walk away from other local facilities and mixed use town centre areas in Forest Hill which will provide for this type of market. The Council considers that the uses on the site are successful and in demand and is therefore not recommending redesignation of the site in favour of a mixed use allocation.

**Evidence base:**

***Employment Land Study:*** The ELS recommends that this area be designated as a Local Employment Location.

***Sustainability Appraisal:*** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Two responses were received both of which were in favour of retaining the area in employment use.

**Summary of Preferred Option consultation (2007):** No comments were received.

Map 2.50 Malham Road LEL, SE23



**SITE REF: SA51**

**Site Name/Address:** BONUS PASTOR CATHOLIC COLLEGE/ SECONDARY SCHOOL, DOWNHAM, BR1 5PZ

**Source:** Lewisham Education Directorate

**Owner:** The Southwark Diocesan Board of Education

**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 Winalton 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
Relevant Core Strategy Policies	SP1, SP5, CSP20

**Council's recommended option:** Retain education uses and as existing

**Reason for recommended option:** This school is on two sites currently serving 750 pupils. The split site is not considered satisfactory from an educational point of view. Lewisham's Education Directorate consider that neither of the existing sites are large enough to accommodate a single school. However, no alternative site has been found to relocate the school. 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:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options consultation (2005):** Two out of five respondents supported the option for redevelopment of one of the school sites to higher density to accommodate the school.

**Preferred Options consultation (2007):** No responses were received.

Map 2.51 Bonus Pastor Catholic College/Secondary School, Downham





**SITE REF: SA52****Name/Address:** FORMER WATERGATE SCHOOL, CHURCH GROVE, LADYWELL, SE13**Source:** Lewisham Council**Owner:** London Borough of Lewisham

**Location and site description:** This site is roughly triangular in shape and is bounded from the north-east corner to the south-west corner by the River Ravensbourne. Residential property forms the eastern and southern boundaries and the site is located at the north end of a cul-de-sac on Church Grove. On the site is a single storey former school building of 1970s construction, which has been disused since 2003.

**Site characteristics**

Area	0.34 hectares
PTAL	6
Within or adjacent to a Conservation Area	Immediately adjacent to the St Mary's Conservation Area.
Within an Area of Archaeological Priority	No
Flood Zone (FZ)	FZ 3a
Listed Building/located close to a Listed Building	No
Other	There is a wild-life garden surrounded by mature trees. Target species and habitats contained within the London Regional and Lewisham Biodiversity Action Plan (BAP) are found on site and along the northern boundary. Ladywell Fields which falls beyond the south-western boundary is noted in the London Ecology Handbook 30 (2000) as a 'Site of Local Importance'

**Council's recommended option:** Gypsies and Travellers site to encompass five pitches, each comprising an amenity block, external area and areas for both static and travelling caravans as well as a car parking space.

**Council's recommended alternative option:** None

Implementing body	Lewisham Council
Expected development timescale	Period 1: 2011-2016
Planning status	Planning permission granted on 13/08/08 (Ref: 07/67610 & 07/676104)
Core Strategy strategic objectives (CSO) delivered	CSO 2, 3, 11
Relevant Core Strategy Policies	SP1, SP5, CSP1, CSP20

**Reason for recommended option:** The site is required to be redeveloped to house a community of travellers who are being relocated from their current site on Thurston Road, which is needed for the Lewisham Gateway redevelopment. This site is considered suitable when assessed against the criteria set out in the Published Core Strategy. These include convenient and safe access to social and community facilities, shops and the road network; ability to accommodate parking and servicing, water, sewage and drainage disposal, no adverse impact on the safety and amenity of neighbouring residential occupiers. <sup>(37)</sup>.

**Evidence base:**

**Strategic Flood Risk Assessment/Sequential Test:** As this site is located in Flood Zone 3a (100%), the Sequential Test recommends that it should not be developed for the identified proposal, which falls under PPS25 'Highly Vulnerable' classification.

**Sustainability Appraisal:** Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

**Summary of Issues and Options and Preferred Options consultation:** This site was put forward after commencement of the Preferred Options consultation.

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37 Refer to Core Strategic Policy 2, section 7

Map 2.52 Former Watergate School, Ladywell



### 2.9 Sites of Importance for Nature Conservation

- 2.48** 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 are set out below.
- 2.49** 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.
- 2.50** The site proposals detailed in this section are set out in the table 2.15 below. Each site proposal 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 2.15 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 Ambelcote Wood
SINC 17	Bromley Hill Cemetery	New site proposal
SINC 18	Gilmore Road Triangle	New site proposal

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

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

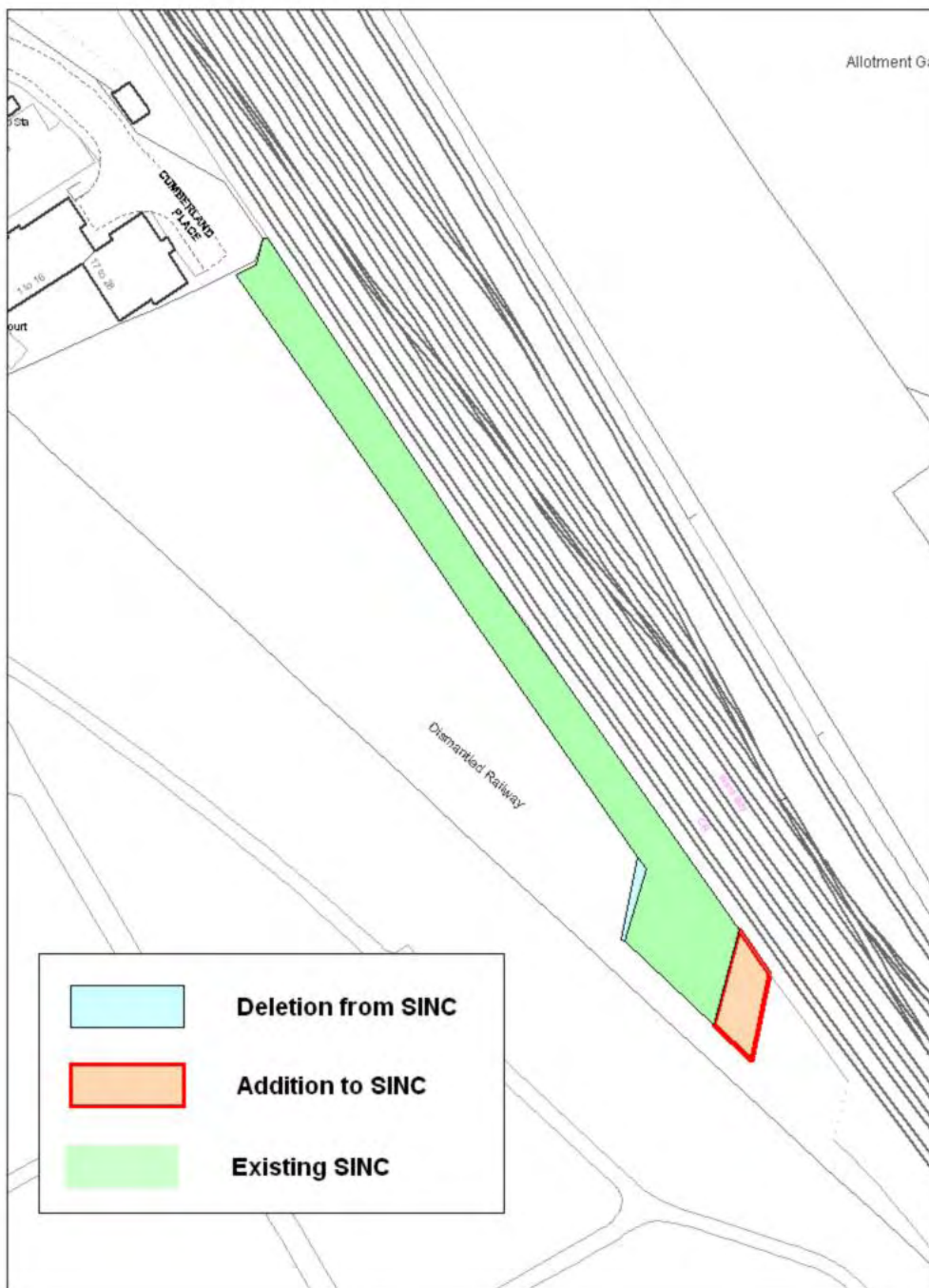
Sites of Borough Importance: Grade 1

SINC 1: HITHER GREEN CEMETERY

**Ownership:** London Borough of Lewisham

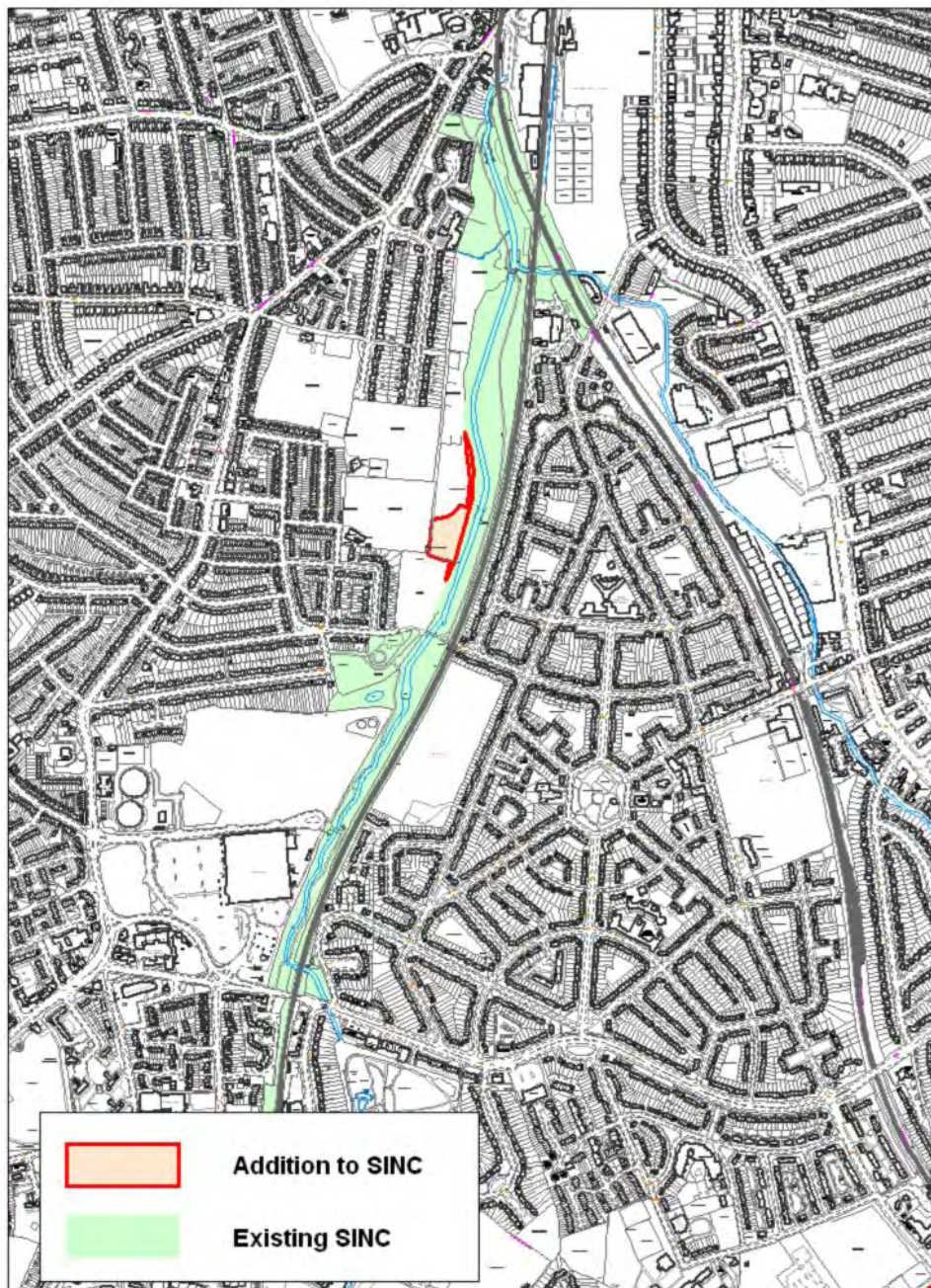
**2.53** This proposal seeks to add the small area of sidings land set aside as a nature reserve. A proposed correction to the boundary is shown as a deletion.

**Map 2.53 Hither Green Cemetery**



**SINC 2: POOL RIVER LINEAR PARK****Owner:** London Borough of Lewisham

**2.54** 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

**2.55** 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

**2.56** 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. This area is a proposed new addition.

**Map 2.56 Grove Park Nature Reserve**

SINC 5: FORSTER MEMORIAL PARK

**Owner:** London Borough of Lewisham

**2.57** This site is a historic park with a ring of ancient woodland around a central grassy field. It is proposed to be 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

- 2.58** 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. A small addition of similar habitat is proposed to the north of the site.

**Map 2.58 Loats Pit**



SINC 7: GROVE PARK CEMETERY

**Owner:** London Borough of Lewisham

**2.59** The proposal is to split 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**

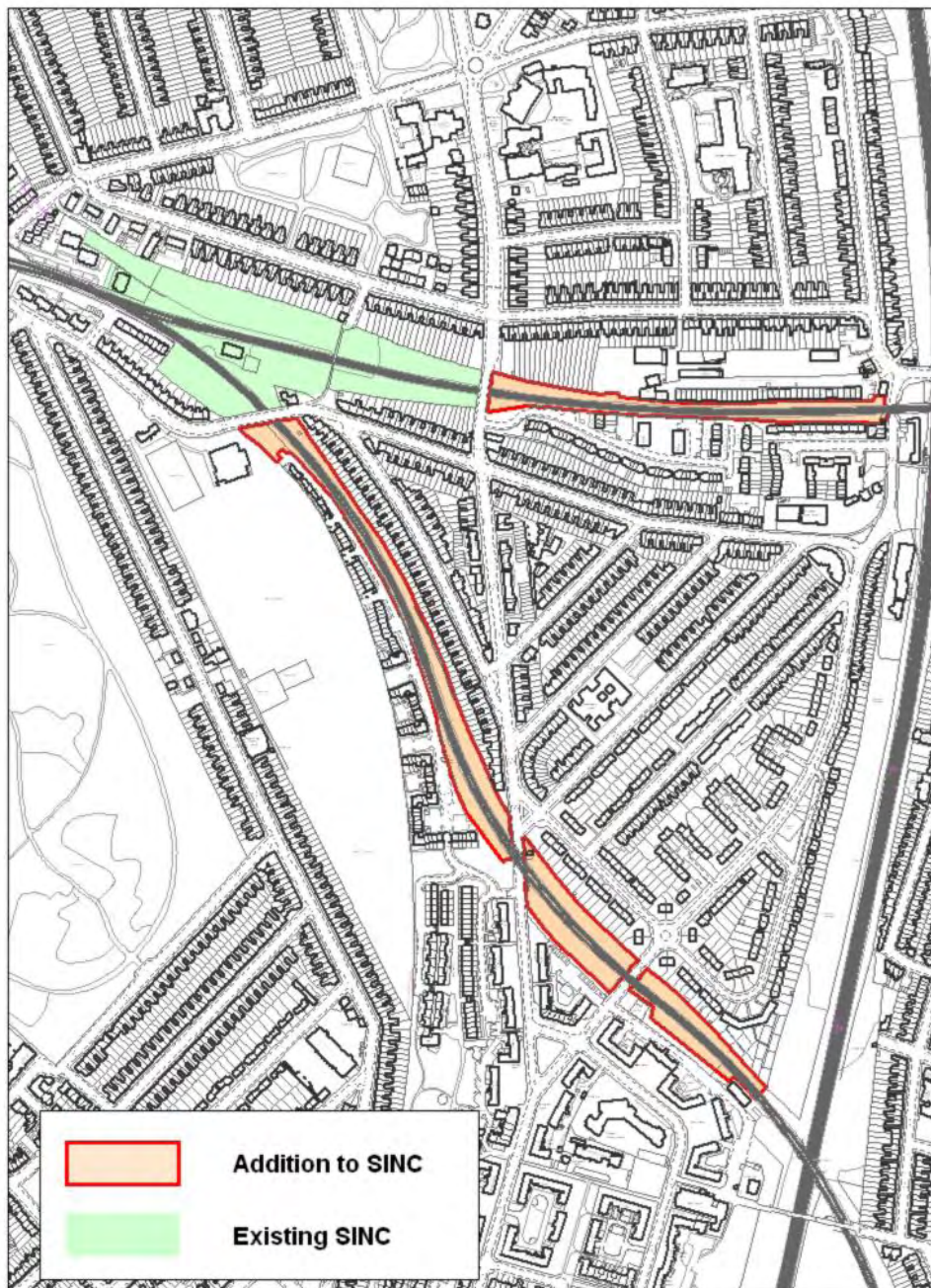


## SINC 8: NUNHEAD CUTTING

**Owner:** London Borough of Lewisham

**2.60** 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

**2.61** 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.

Map 2.61 St Johns to Lewisham Railsides

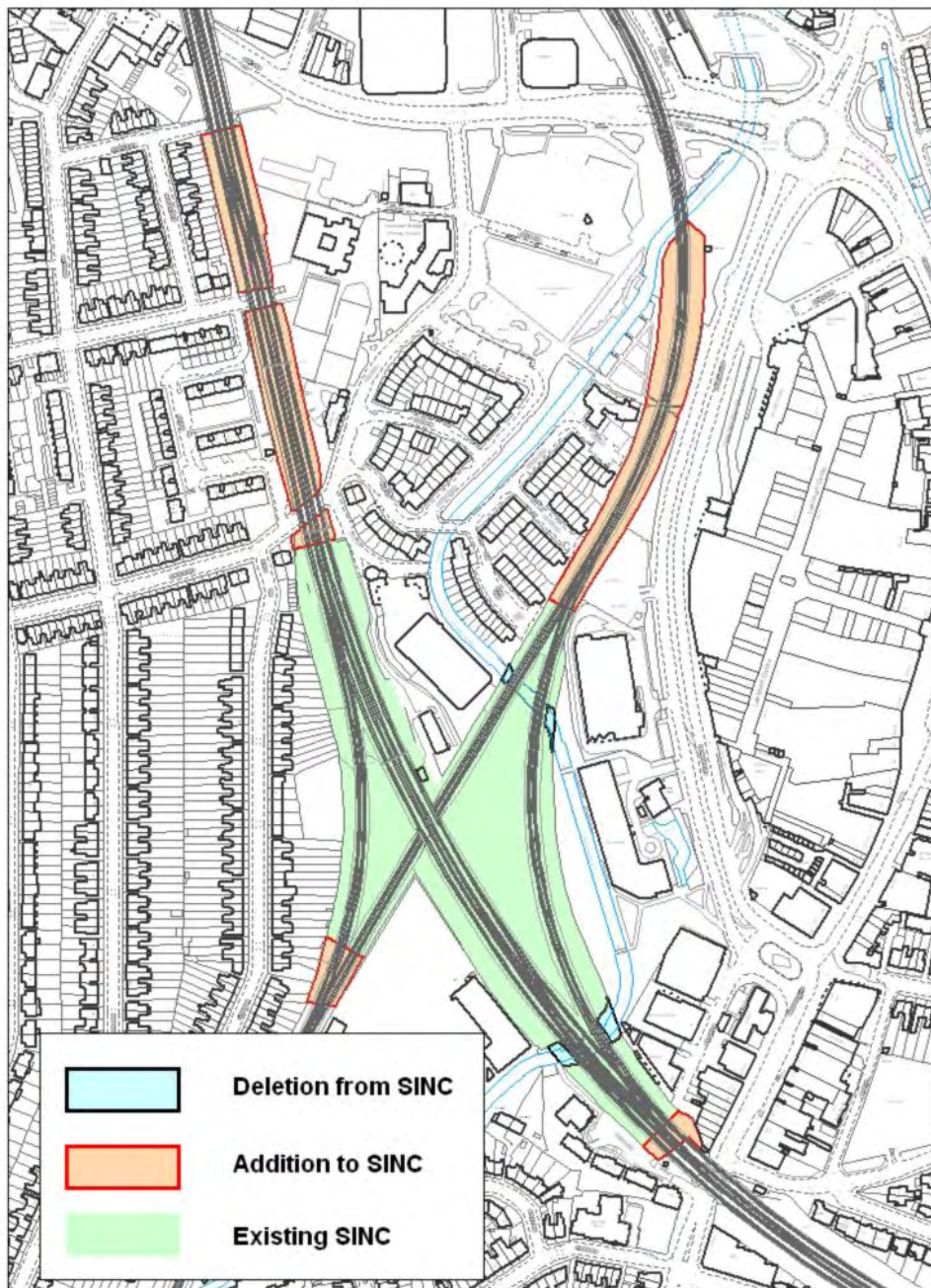


## SINC 10: LEWISHAM RAILWAY TRIANGLES

**Owner:** Network Rail

**2.62** 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 proposed in the north east.

**Map 2.62 Lewisham Railway Triangles**

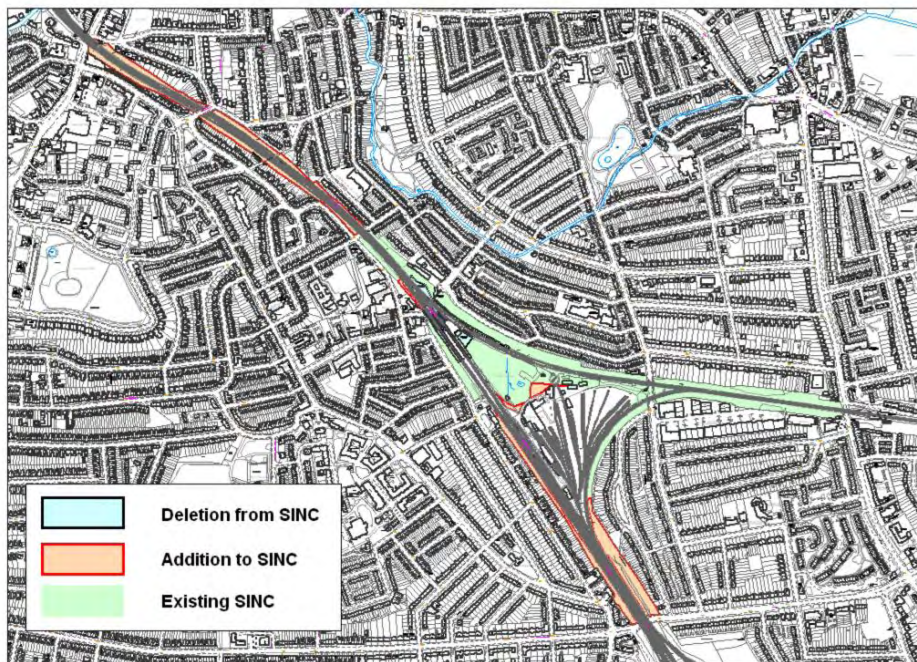


SINC 11: HITHER GREEN RAILSIDES

**Owner:** Network Rail

**2.63** 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**



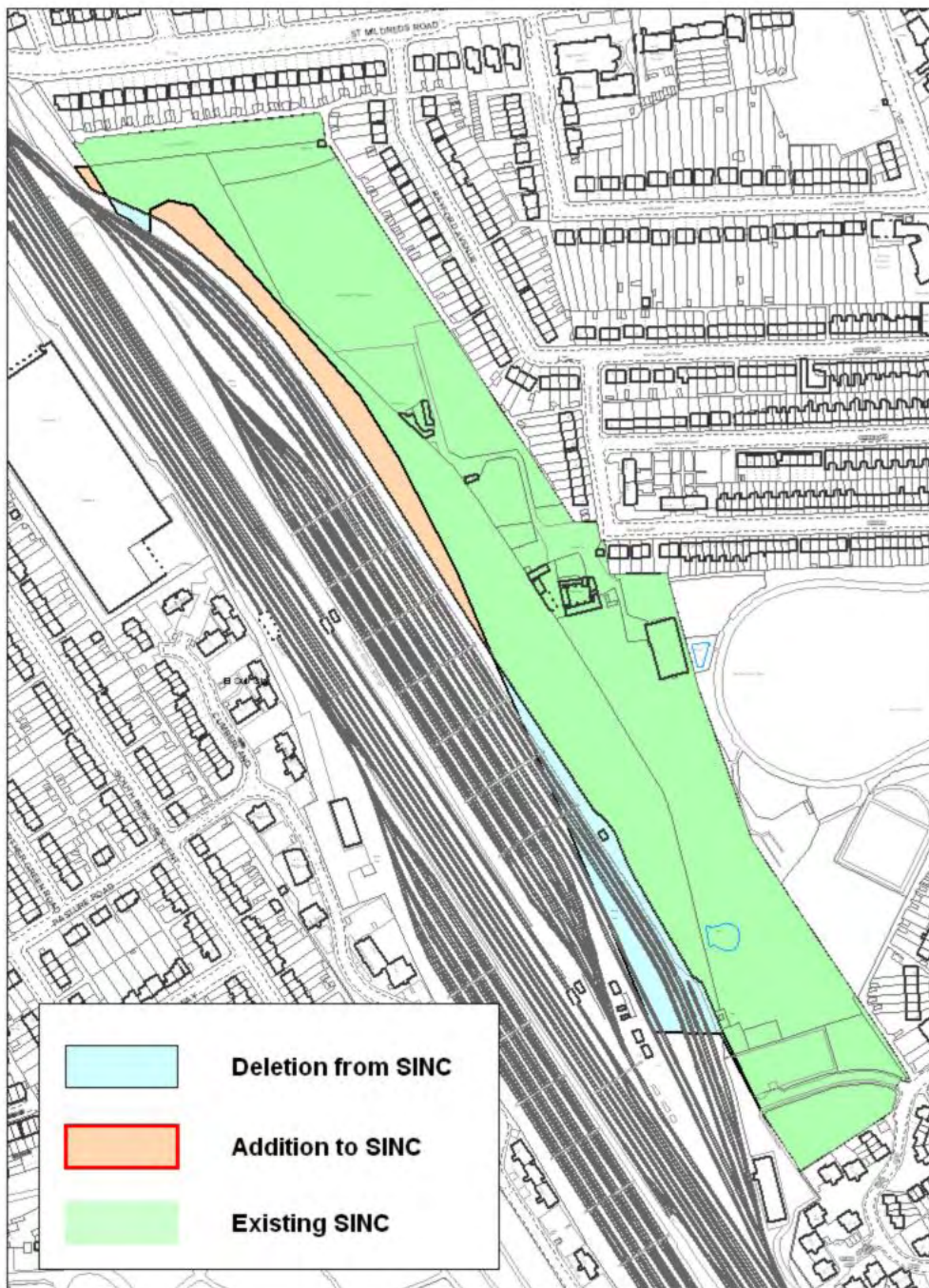


## SINC 12: HITHER GREEN SIDINGS

**Owner:** Network Rail

**2.64** These former sidings have a variety of wildlife habitats, including disused allotments, grassland, scattered trees, scrub and a small pond. It is proposed to amend the boundary to match the current distribution of habitat. It is also proposed to add the isolated strip of land associated with the Fairview Development on the south side of the railway.

**Map 2.64 Hither Green Sidings**

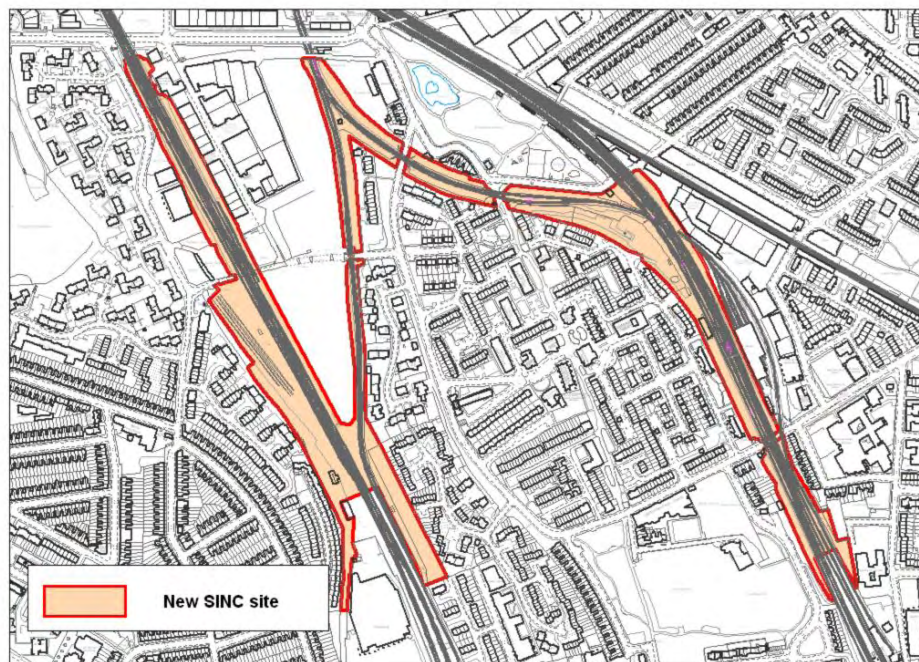


### SINC 13: NEW CROSS and NEW CROSS GATE RAILSIDES

**Owner:** Network Rail

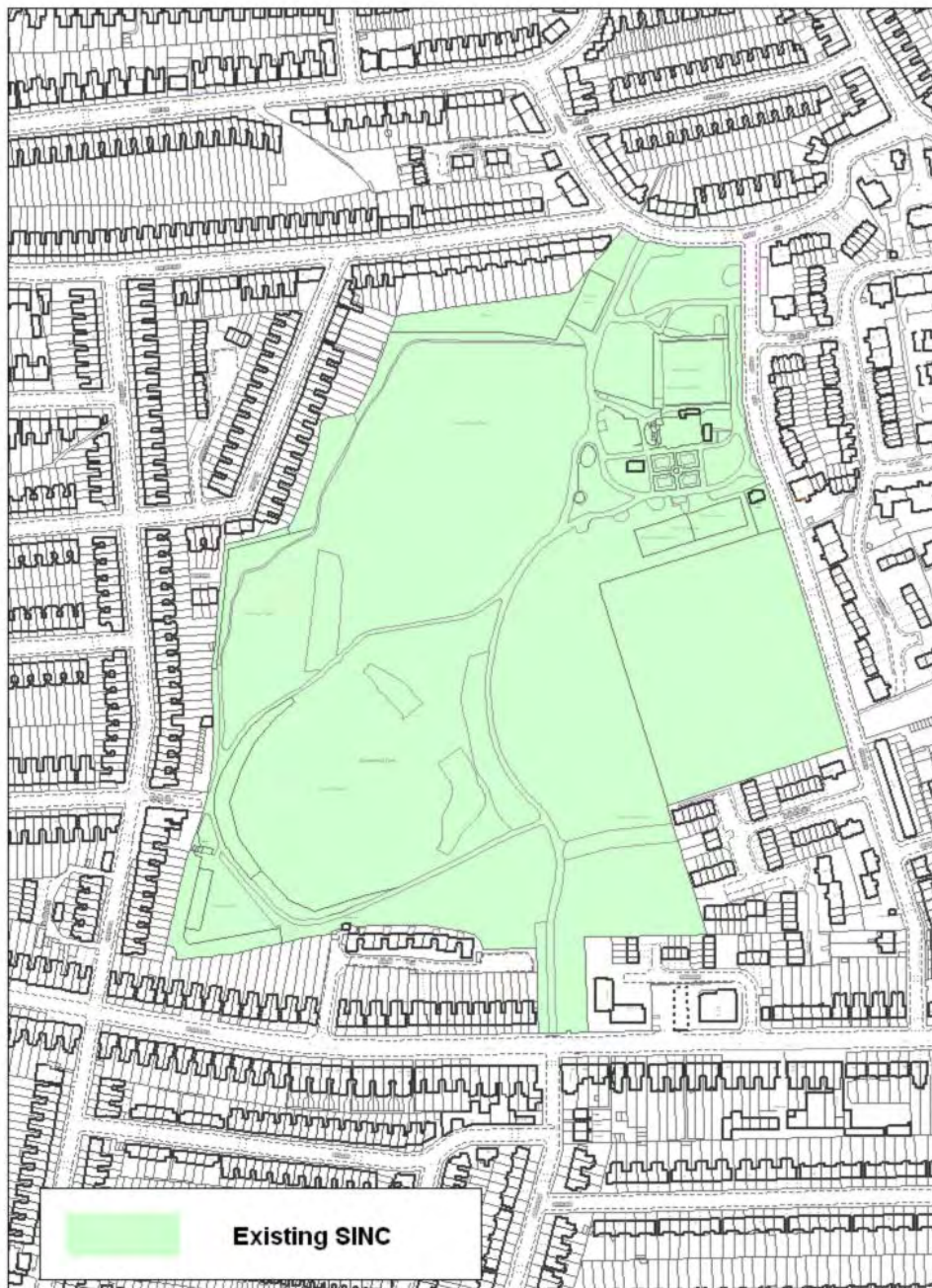
**2.65** This site is a new proposed site comprising wooded railway cutting reaching to the Southwark border and linking with several Sites of Importance for Nature Conservation. The site falls within a densely urbanised part of Lewisham with relatively few open spaces.

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



**SINC 14: MOUNTSFIELD PARK****Owner:** London Borough of Lewisham

- 2.66** This site is proposed to be upgraded from a site of Local Importance to Borough Grade II because of the great improvements in good wildlife habitat available. No changes are proposed to the boundary (as delineated in the adopted UDP 2004).

**Map 2.66 Mountsfield Park**

SINC 15: CHINBROOK ALLOTMENTS

**Owner:** London Borough of Lewisham

**2.67** 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 is proposed to be 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

- 2.68** This new site is proposed because of its successful creation of good wildlife habitat. The site also includes the existing site Amblecote Wood.

**Map 2.68 Chinbrook Meadows**

SINC 17: BROMLEY HILL CEMETERY

**Owner:** London Borough of Lewisham

**2.69** This cemetery is a new site proposal. It 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

**2.70** This is a new proposed site allocation. It 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**

## 2.10 Safeguarded waste sites

**2.71** The Core Strategy sets out how the borough will address its Greater London Authority's (GLA) waste apportionment requirements in order to implement Strategic Objectives 5 (climate change) and 8 (waste management).<sup>(38)</sup> The relevant Core Strategy policies (CSPs) are CSP7 and CSP13.<sup>(39)</sup> The total requirement for Lewisham is 323,000 tonnes of waste by 2020 and the Core Strategy has identified sufficient land at the Surrey Canal Strategic Industrial Location (SIL). The three sites to be safeguarded within the SIL are:

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

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

### WASTE SITE 1

<b>Facility</b>	Energy recovery facility - <b>South East London Combined Heat &amp; Power (SELCHP)</b>
<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
<b>Site area</b>	2.30
<b>Actual annual output</b>	427 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.

38 See Core Strategy section 5 for strategic objectives 5 & 8; and Section 7, Core Strategy Policy 13 'Addressing Lewisham's waste management requirements'

39 See Core Strategy section 7 for details



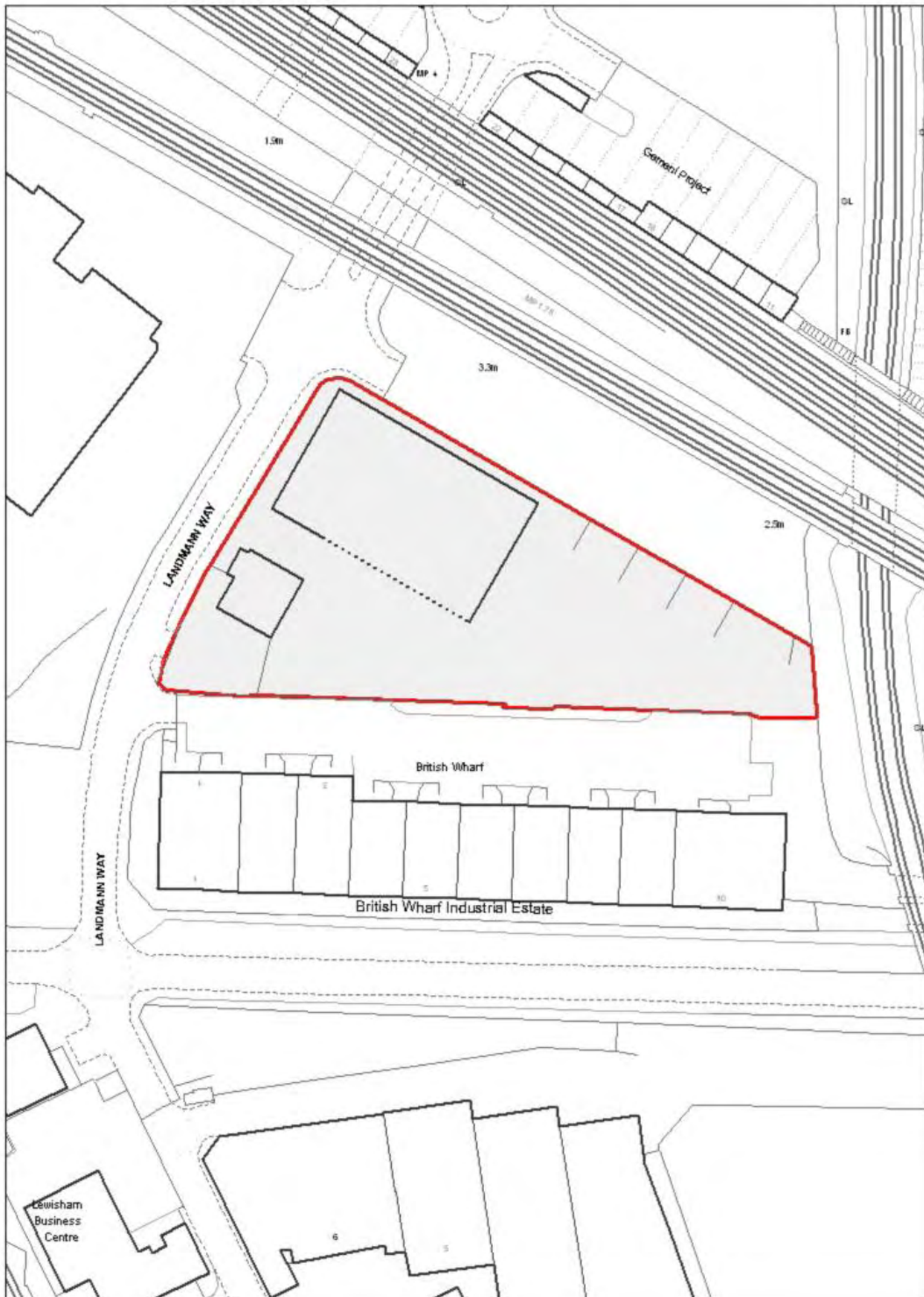
Map 2.71 South East London Combined Heat and Power (SELCHP)



## WASTE SITE 2

<b>Facility</b>	<b>Reuse &amp; recycling centre - Hinkcroft Transport Ltd recycling centre</b>
<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
<b>Site area</b>	0.63
<b>Actual annual output</b>	52,000 [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

Map 2.72 Hinkcroft Transport Ltd Reuse and Recycling Centre



WASTE SITE 3

<b>Facility</b>	<b>Recycling centre - Landmann Way recycling centre</b>
<b>Address</b>	Landmann Way, New Cross, London SE14 5RS (Site 3 on map)
<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
<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.

**Map 2.73 Landmann Way Recycling Centre**

### **Delivery, Implementation and Monitoring Framework**

- 3.1** In line with government guidance, the Council has defined timescales for the implementation of the site proposals identified in this document. Details are provided for each site in section 2.
- 3.2** Monitoring the delivery of the Sites Allocation DPD will be carried out through the Annual Monitoring Report (AMR) which will in turn assist with the future review of relevant LDF documents.

- 1.1** Appendix Table 1.1 shows those sites from the Preferred Options Consultation Report (2007) that have not been carried forward into this Site Allocations Further Options Report.

**Table 1.1 Other Sites from the Preferred Options Consultation Report that are not included**

Site	Reason
Mantle Road Furniture Warehouse, Brockley Cross	Implemented
100-106 Endwell Road & 16- 28 Brockley Cross	Implemented
Former Alfred Morris Day Centre, Clyde Street, SE8	Implemented
Comet Street, Deptford SE8	Implemented
Hamilton Street, Deptford SE8	Implemented
Rival Envelope Company, 50-52 Trundleys Road, Deptford SE8	Part constructed
161-171 New Cross Road(Rear of)	Implemented
Downham Lifestyles Project	Implemented
Sedghill School and sites on Beckenham Hill Road, Bellingham	Implemented

**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.

**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).

**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.

**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 (DCLG):** 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 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.



**Equalities Impact 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.

**Exception Test:** A set of three criteria which a proposed development must pass where, in exceptional circumstances, there may be a valid reason for a development type which is not compatible with the level of flood risk at a particular site to be considered.

**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.

**Flood Risk Assessment:** An assessment of the likelihood of flooding in a particular area, usually a specific site, so that development needs and reduction 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 01/2006).

**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 binding report. The findings set out in the report are binding on 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:** Two '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 and comprise Development Plan Documents 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.

**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 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.

**Public Transport Accessibility Level:** 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.

**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 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. 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.

**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.

**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.

**Waterlink Way:** A long distance cycle/pedestrian way following the river Ravensbourne to the south of the borough.

#### List of Abbreviations

<b>AAP</b>	<b>Area Action Plan</b>
<b>AMR</b>	Annual Monitoring report
<b>AQMA</b>	Air Quality Management Area
<b>DCLG</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>AAP</b>	<b>Area Action Plan</b>
<b>LEL</b>	Local Employment Location
<b>MEL</b>	Mixed Use Employment Location
<b>PPG</b>	Planning Policy Guidance Note
<b>PPS</b>	Planning Policy Statement
<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



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