

Lewisham Local Plan

Site allocations background paper

Prepared to support the Regulation 18 stage consultation on the
Main Issues and Preferred Approaches

January 2021

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1 About Lewisham's Local Plan

- 1.1. The Local Plan forms part of Lewisham council's statutory development plan alongside the London Plan and adopted neighbourhood plans. It is used in the determination of planning applications. It also helps to inform investment decisions made by the council, its key delivery partners and other stakeholders.
- 1.2. The current Local Plan comprises a suite of documents including the Core Strategy (2011), Site Allocations (2013), Development Management (2014) and Lewisham Town Centre Local Plan (2014). The council is now reviewing these documents in the preparation of a new Local Plan. The new plan, once adopted, will update and replace the existing aforementioned documents, bringing them together into a single document.
- 1.3. Lewisham's new Local Plan sets out a vision, strategic objectives and planning policies that together provide the overarching framework for the delivery of sustainable development in the Borough. It covers the twenty-year period from 2020 to 2040. The plan will help to support implementation of the draft London Plan and its aspirations for achieving 'Good Growth' locally, recognising that Lewisham is an integral part of London.

2 What are site allocations and why are they needed?

- 2.1. The Local Plan includes land use designations and site allocation policies. These establish land use principles and, where appropriate, site specific requirements for new development. The designations and site allocations will help to ensure that development within Lewisham is appropriately managed and does not compromise the achievement of the plan's vision, strategic objectives and spatial strategy.
- 2.2. Part 3 of the Lewisham Local Plan: Main Issues and Preferred Approaches document (the "draft Local Plan") identifies five character areas within the borough. It also focusses on the key strategic planning objectives for each area. All of the character areas include 'place principle' policies and corresponding site allocations. The site allocations are included because:
 - They are strategic development sites whose delivery is integral to securing new investment in the Borough, consistent with the spatial strategy;
 - They will help to facilitate the delivery of new development to meet identified local needs, including for different types of housing, employment floorspace, town centre floorspace (such as retail and leisure uses) and community facilities; and

- It is necessary to safeguard land to enable the delivery of strategic infrastructure, including transport infrastructure such as the Lewisham interchange upgrade, Bakerloo line extension and the re-alignment of the South Circular (A205) at Catford major centre.

2.3. In summary, the land-use designations and site allocations are an important tool for the council to plan positively over the long-term, taking into account the Borough's future growth requirements. The site allocation policies will assist in ensuring that the right type of development is delivered in appropriate locations and that this is designed in response to local character.

3 What will happen to the existing site allocation policies?

- 3.1. Site allocation policies are included in the council's adopted Core Strategy (2011), Site Allocations (2013) and Lewisham Town Centre (2014) documents. Roughly half of these sites are now committed. This means that planning permission has been granted, and in some cases construction has started or completed.
- 3.2. The new Local Plan will update and replace the existing site allocation policies. It is proposed to retain and where appropriate refresh requirements for undelivered sites included in the current adopted plan. Site allocations which have been fully delivered will in most cases be deleted and removed from the plan. The new Local Plan will also introduce a number of new sites in order to respond to Lewisham's revised, higher housing targets along with other needs identified by our studies, including for employment and town centre floorspace.
- 3.3. Land use designations will also be reviewed and updated, informed by our latest technical evidence base.

4 How were the sites identified?

- 4.1. The 'site portfolio' comprises all of the site allocations (strategic development sites) proposed to be included in the new Local Plan. To establish the site portfolio, we identified an initial long-list of potential development sites. These potential sites were then screened against a number of criteria in order to determine whether they warranted inclusion in the new plan. The screening exercise is discussed in more detail in Section 5 below.
- 4.2. The initial long-list of potential development sites was identified from various sources including:

- The **London-wide Strategic Housing Land Availability Assessment (SHLAA)** (2017) – This exercise, led by the Greater London Authority in collaboration with local authorities, identified potential development sites across London and informed the borough-level housing targets in the draft London Plan (Intend to Publish version);
- **Lewisham ‘Call for Sites’** – The council undertook two of its own ‘call for sites’ consultations inviting the public (including landowners, agents and developers) to submit sites for consideration in the new Local Plan. The exercises were commenced in June 2015 and September 2018 respectively;
- **Existing site allocations** – These consist of site allocations which are included in the adopted Local Plan but have not been fully delivered. Existing site allocations which are delivered, or expected to be delivered in advance of the new Local Plan period (i.e. 2020), were generally excluded;
- **Development pipeline** – This consists of consented major development schemes, along with sites which have recently come forward for pre-application discussions;
- **Evidence base** – The council has prepared an extensive evidence base to help inform preparation of the new Local Plan. Sites were identified drawing on the key findings and recommendations of these studies, including:
 - New Cross Area Framework and Station Opportunity Study (2019);
 - Bromley Road Southend Village SPD (2009);
 - Employment Land Study Update (2019),
 - Open Space Assessment (2019),
 - Sites of Importance for Nature Conservation (SINC) Survey (2016), and
 - Metropolitan Open Land (MOL) Review (2020);
- **Officer review** – A number of sites were identified by the planning policy team in liaison with internal and external stakeholders, along with detailed investigations of development opportunities across the Borough.

4.3. Not all sites identified in the long-list are included in the draft Local Plan, as discussed below.

5 What types of sites are included in the plan?

5.1. All sites included on the initial long-list of potential development sites were subject to a screening exercise. The sites were considered against a number of criteria to establish whether they were suitable for inclusion as site allocations (strategic development sites) in the new plan. The criteria, which are broadly in line with the London-wide SHLAA, are set out in Table 5.1 below.

TABLE 5.1 - Potential development sites: screening criteria

Criteria	Considerations	Details
Existing site allocation or consented scheme	Is the site expected to be delivered before the start of the plan period?	Existing site allocations, or consented schemes, where development has been fully delivered, or those which have planning consent and are expected to be delivered by the start of the new Local Plan period (i.e. 2020), were excluded.
Site size	Is the site at least 0.25 hectares in size?	Sites less than 0.25 hectares in size are not considered strategic in scale and were therefore excluded. However, limited exceptions were made for small sites where there were good planning reasons for allocating them (e.g. their development can make a more positive contribution to the locality and support delivery of the spatial strategy for the Borough).
Open space	Is the site on a protected open space?	The council will continue to protect open spaces from inappropriate development. Open spaces were therefore excluded. However, limited exceptions were made where the site was demonstrably necessary to facilitate the delivery of strategic infrastructure (e.g. release of small portion of MOL at Catford to enable the re-alignment of South Circular)
Biodiversity	Is the site on a protected nature conservation site?	Sites on protected nature conservation sites are not considered appropriate for development and were therefore excluded.
Social housing estates	Is the site a social housing estate?	Social housing estates were excluded. This is owing to the requirement for residents' ballots on regeneration and renewal schemes, and the resultant uncertainty regarding deliverability of the site allocation. Exceptions were made for sites where there is an extant planning consent for estate regeneration, or future site regeneration has been supported in-principle through a formal ballot.

Criteria	Considerations	Details
Other housing	Does the site include HMOs	Sites with Houses in Multiple Occupation were excluded in line with the London-wide SHLAA methodology.
Employment land	Is the site on safeguarded employment land?	Designated employment sites were largely excluded. However, limited exceptions were made for sites identified in the Employment Land Study Update (2019) as suitable for alternative uses (e.g. co-location or mixed-use development).
Community infrastructure	Does the site include strategic community infrastructure?	Sites containing strategic community infrastructure (such as education and health care facilities) were excluded. However, limited exceptions were made for sites which landowners considered suitable for inclusion as part of the management of the public sector estate, and which there were clear mechanisms or proposals for future delivery. ¹
Cultural institutions	Does the site include strategic cultural institutions or buildings?	Site containing strategic cultural institutions were excluded (e.g. Horniman Museum and Gardens).
Heritage assets	Does the site include heritage assets?	Sites containing heritage assets were excluded where the significance of these assets were considered to pose a significant constraint to site redevelopment.
Strategic infrastructure (transport, waste management, utilities, flood defences)	Does the site include strategic infrastructure?	Sites were included, or land use designations proposed, where land is required to be safeguarded to facilitate the delivery of strategic infrastructure. This is particularly for transport infrastructure associated with the Bakerloo line extension and station interchanges.
Public safety	Does the site include infrastructure or buildings required for public safety?	Sites including public safety infrastructure and services in active use (such as fire stations) were excluded.
Spatial strategy	Will development of the site support delivery of the proposed spatial strategy for the Borough?	Sites were included where they were considered integral to the delivery of the spatial strategy for the Borough.

¹ Where site allocations include community infrastructure, future development proposals will be required to safeguard and/or enhance this infrastructure, in line with the draft Local Plan policies.

Criteria	Considerations	Details
Deliverable and developable	Is the site deliverable and/or developable?	Sites were excluded where they were not considered to be deliverable and developable, having regard to the definitions in the NPPF. ² Considerations were informed by landowner/agent interest in the site, taking into account pre-application discussions, feedback from the 'call for sites' and council's early landowner engagement exercise.

5.2. In total, 378 sites were considered against the screening criteria and following this exercise 81 are now proposed to be included in the Local Plan as site allocations.

5.3. Following the site screening exercise, all sites proposed for site allocations were subject to **flood risk** considerations through the Sequential Test, and where appropriate the Exception Test, in line with national planning policy. A separate evidence base document on the **Sequential and Exception Tests** has been prepared by the council to support the local plan.

5.4. It is worth noting that sites that were not initially identified as potential development sites in the London-wide SHLAA were re-considered for the preparation of Lewisham's Local Plan. This was in order to take account of new studies and local evidence base documents that were prepared/published following the borough input and review stage in the London-wide SHLAA process.

5.5. The full list of sites considered and further details for each, including reasons for exclusion where appropriate, are set out in Appendix C.

5.6. In general, sites have been **included** where they:

- a. Are 0.25 hectares or more in size;
- b. Are adopted site allocations which have not been fully delivered (i.e. sites to be carried over from current local plan);
- c. Are major schemes with extant planning consent;
- d. Are necessary to safeguard strategic infrastructure, including transport infrastructure (such as for the Bakerloo line extension and Lewisham/Brockley station interchanges);
- e. Are integral to support delivery of the new spatial strategy;
- f. Are considered to be deliverable and developable, in line with NPPF.

² Deliverable and developable as defined by the NPPF (2019), Glossary.

- 5.7. One of the key considerations in the site selection and screening process was whether a site would, by virtue of its location and local context, help to support delivery of the emerging spatial strategy for the Borough, as set out in draft Policy OL1 (Delivering an Open Lewisham). Accordingly, the majority of strategic sites are located within the Lewisham's Opportunity Areas (as set out in the London Plan), along strategic growth corridors (particularly the A21 corridor), and within or in proximity to town centres and strategic transport hubs.
- 5.8. There are also a number of sites in the Lower Sydenham and Bell Green area. This is recognising the potential future Bakerloo line extension to Hayes and need to plan positively to safeguard land to secure the delivery of this infrastructure. As well, to optimise the capacity of development sites, linked to improvements in public transport accessibilities and opportunities associated with a strategic masterplan for the area.

6 How have the indicative site development capacities been set?

- 6.1. The new Local Plan will seek to address identified needs of Lewisham's neighbourhoods and communities over the long-term. In order to measure delivery against the Borough's future needs (particularly for housing, employment and town centre / retail floorspace) it is important to establish **indicative** site development capacities for proposed site allocations. This will also help to set clear expectations for the public about the level of development considered appropriate for each site.
- 6.2. The indicative capacities should not be read prescriptively. The **actual** development capacity of a site will ultimately need to be determined through the detailed design and planning approval process.
- 6.3. The **indicative** site development capacity for all proposed site allocations has been established using the following approach:

Existing planning consents

1. Where there is an **existing planning consent**, the capacity is set in line with the approved scheme, unless there is an advanced pre-application discussion for a revised scheme, in line with (2) below;

Pre-application stage proposals

2. For sites where a development proposal is at the **pre-application** stage, there is reliable information on the design-led process and the land-use principles, scale and massing are considered by the Council

to be acceptable in principle, the capacity is set in line with the emerging scheme.

Masterplan sites

3. The council is currently preparing several **masterplan** studies. Indicative capacities has been set having regard to the design-led work for potential development sites included in the Catford Town Centre Masterplan³.

All other sites

4. For **all other sites**, the starting point for establishing the indicative capacity has been informed by the use of a standard methodology, based on the density assumptions used in the London-wide SHLAA (2017) methodology (as set out in Table 6.1 below), which informed the draft new London Plan (Intend to Publish version). This baseline capacity figure includes consideration of:
 - a. The size of the site (site area);
 - b. The character setting of the site (e.g. suburban, urban, central);
 - c. Baseline assumptions on density in these character typologies;
 - d. Public Transport Accessibility Levels (PTAL);
 - e. Mix of land uses; and
 - f. Existing housing units and non-residential floorspace.

TABLE 6.1 – London-wide SHLAA density assumptions (dwellings per hectare)

Setting	PTAL 0-1	PTAL 2-3	PTAL 4-6
Standard density assumptions			
Suburban	65	80	115
Urban	80	145	225
Central	100	210	355
Town centre density assumptions			
Suburban	-	-	-
Urban	95	170	260
Central	110	240	405
Opportunity area density assumptions			
Suburban	80	145	225
Urban	100	210	355
Central	250	350	450

³ The sites are Catford Shopping Centre and Milford Towers, Plassy Road Island, Laurence House and Civic Centre, and Wickes and Halfords.

Sensitivity analysis

5. For all sites considered in line with (4) above, a sense-check exercise was carried out. This was necessary to assess whether the **baseline capacity figure** (standard methodology derived) was feasible and appropriate to the site context. The indicative capacities were considered against actual development capacities that had recently been achieved on major development schemes in different parts of Lewisham, as set out in the council's [Residential Density Technical Paper \(2020\)](#).
6. On sites where there were considered to be significant character and/or design constraints, the capacity was informed through a **sensitivity** process⁴ taking into account the site context including:
 - a. Heritage assets;
 - b. Open spaces, waterways and nature conservation sites;
 - c. Transition sites within but at the edge of centres, where there is a particular need to consider townscape
 - d. Transition sites outside of town centres, and within established residential areas or the Opportunity Area corridor.
7. To respond to these sensitivities, the character setting of the site was adjusted down (e.g. from central to urban), with a commensurate downward adjustment to the development densities applied in the standard methodology. For backland and infill sites in predominantly residential areas, the character setting of the site was adjusted to 'suburban'.

Bakerloo line extension uplift

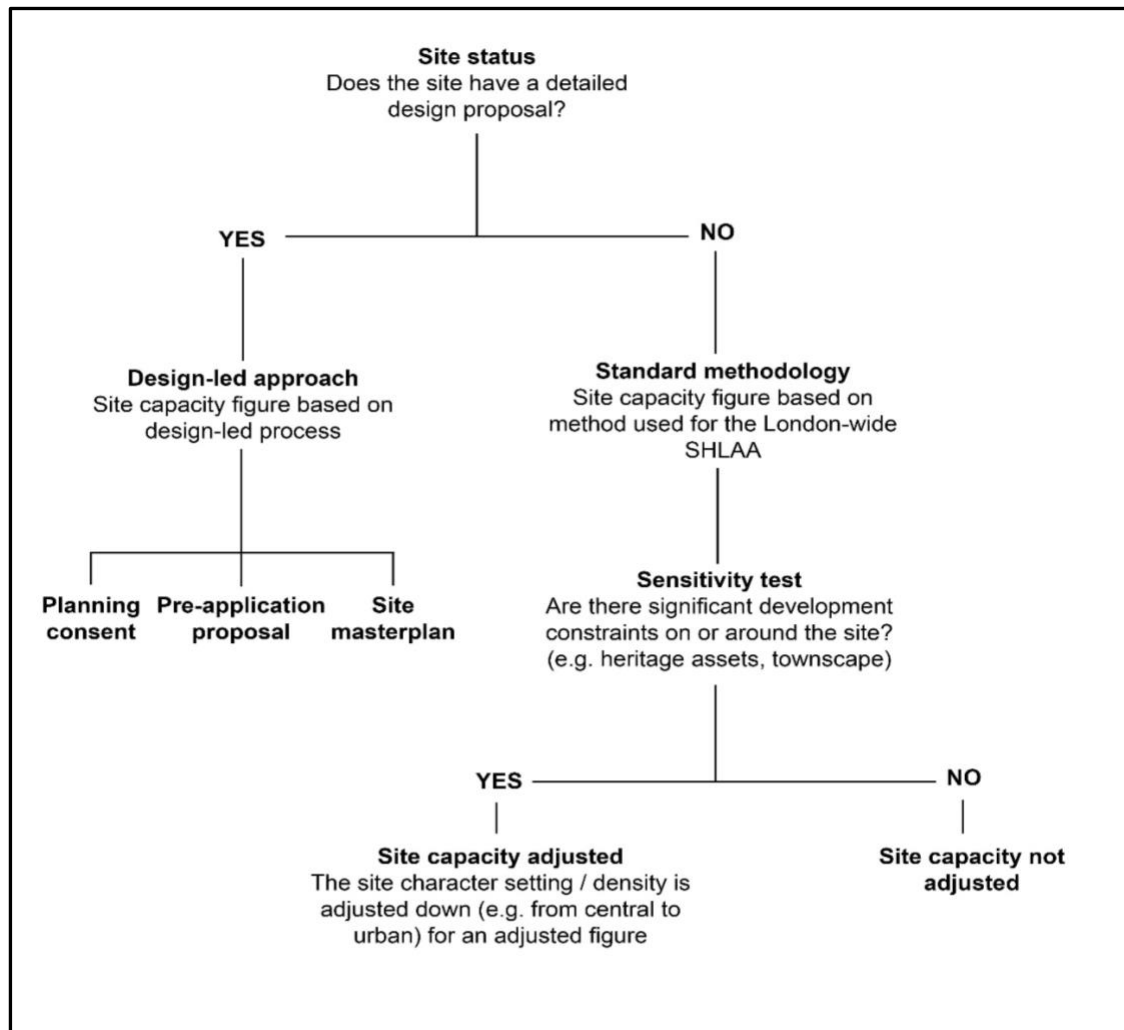
8. For non-committed sites (i.e. those which are not consented) we have tested the potential uplift in capacity that could potentially be achieved through the **Bakerloo line extension** and resultant increase in Public Transport Accessibility Levels (PTAL).
9. The sensitivity testing for uplift in site capacity is limited to the Phase 2 BLE extension and therefore only captures Lewisham's South Area sites within proximity to the BLE line and potential station.⁵ For South Area sites therefore, the sensitivity testing results in a range of indicative capacities (i.e. baseline figure and BLE uplift figure). The uplift is based on the following assumptions:

⁴ The proportion of sites with capacities established through the 'SHLAA plus sensitivity' method described in paragraphs 5-7 amounts to roughly 13% of all proposed site allocations.

⁵ The sites are Former Bell Green Gasholders, Bell Green Retail Park, Sainsbury's Bell Green, Stanton Square LSIS, Sydenham Green Group Practice and Worsley Bridge Road LSIS.

- a. The character of the area is defined as 'Urban' in line with the London-wide SHLAA methodology;
- b. The uplift in PTAL band is from the baseline (current) PTAL 2-3 to future projected PTAL 4-6; and
- c. Opportunity Area status.

6.4. Steps 1 – 7 are illustrated in the chart below.



6.5. Table A.1 in **Appendix A** provides a list of proposed site allocations to be included in the draft Local Plan. It also signposts the route to establishing the indicative site development capacities for each, as detailed above.

7 Mix of uses

7.1. For sites where the London-wide SHLAA methodology was used to establish an indicative capacity (i.e. ‘other sites’, as set out in Section 6), the mix of uses was set using the assumptions set out in Table 7.1.

7.2. In some circumstances, the mixes were adjusted on sites in order to reflect the need for land for ‘other uses’, such as the protection or provision of significant new public open space, public realm enhancements and land for transport functions.

Table 7.1 – General assumptions for uses on mixed-use sites

Site type	Residential	Main town centre	Employment
Sites requiring re-provision of employment/commercial uses/floorspace (SIL/LSIS co-location sites, non-designated employment land)	67%	-	33%
Sites requiring re-provision of high value retail uses or community facilities ⁶	67%	33%	-
Sites for mixed use development in major, district and local centres ⁷	75%	20%	5%
Sites in Bell Green / Lower Sydenham masterplan area sites	70%	20%	10%
Other sites suitable for mixed-use	85%	10%	5%
Lewisham town centre core (Lewisham shopping centre and immediate surrounds) ⁸	60%	30%	10%

7.3. Table A.2 in **Appendix A** provides a list of delivery assumptions (land use mix) for each of the site allocations.

⁶ This assumption reflects that a reasonable amount of residential development would be necessary to provide a financial incentive to the landowner to re-develop the site, along with retention/re-provision of the existing high value land use.

⁷ In some instances employment uses are set at 10% to reflect the site size and context, with other uses adjusted accordingly to provide for 100%.

⁸ This assumption reflects the need for provision of a significant amount of main town centre uses within the Primary Shopping Area, also commensurate with the objective for Lewisham to be designated a Metropolitan Centre.

8 Phasing of development

- 8.1. The phasing of delivery of strategic development sites is an important strategic planning matter. Development phasing of the proposed site allocations will need to be considered in the context of meeting the Borough's strategic housing target. A significant amount of the Lewisham's future housing supply (roughly 35%) is likely to come forward in the later stages of the plan period (i.e. after 10 years). This is mainly owing to the significant amount of supply provided by large sites in the south of the Borough, along with the need for new strategic infrastructure to ensure their capacity is optimised, particularly the Bakerloo line extension.
- 8.2. The Local Plan will therefore need to consider how any shortfalls against the target over the short-term can be addressed. We will continue to liaise with landowners and other stakeholders through the plan preparation process to understand their aspirations for development sites and expected timescales for delivery of new development, including factors that may impact on this. This will help to inform how we best manage delivery against the strategic housing target, for example, through the use of a stepped housing trajectory.

9 A note on small sites

- 9.1. Sites of less than 0.25 hectares in size are considered 'small' sites, in line with the London Plan and the London-wide SHLAA methodology. Given their scale, small sites are not normally considered appropriate for strategic site allocations. However, some have been proposed to be included as site allocations where there are good planning reasons for doing so (for example, to help enable the renewal of sites in Lewisham's town centres, to deliver public realm improvements in key locations, etc.).
- 9.2. The draft London Plan sets an overall housing target for all London boroughs which comprises component 'small' and 'large' sites targets. For housing delivery, small sites will need to be addressed separately from large sites. The London Plan small sites target for Lewisham is 379 units annually (in line with the trend based data on historic delivery rates).
- 9.3. Lewisham's draft Local Plan seeks to boost the delivery of small housing sites beyond the Borough's historic delivery levels. It proposes a number of approaches and measures to support this objective, whilst seeking to ensure that all such development is sensitive to the area within which it is located. The implementation of these approaches will need to be monitored over time, with the expectation that the Borough will experience an incremental rise in the number of housing units delivered on small housing sites. However, for future housing delivery (e.g. the housing trajectory) we will apply a 'windfall' allowance, based on the trend-based figure.

Appendix A – Site development capacity and delivery assumptions

Table A.1 - Site development capacity (method by site)

Lewisham's Central Area			
Site name	Consent, pre-app or masterplan	Standard method (SHLAA)	Standard method + sensitivity
Lewisham Gateway	Yes		
Lewisham Shopping Centre		Yes	
Land at Engate Street			Yes
Conington Road	Yes		
Land at Conington Road and Lewisham Road (Tesco)			Yes
Molesworth Street Car Park		Yes	
Lewisham Retail Park, Loampit Vale	Yes		
Land at Loampit Vale and Thurston Road (Carpet Right)	Yes		
Silver Road and Axion House	Yes		
PLACE/Ladywell (Former Ladywell Leisure Centre)			Yes
Ladywell Play Tower	Yes		
Driving Test Centre, Nightingale Grove		Yes	
Land at Nightingale Grove and Maythorne Cottages		Yes	
Church Grove Self-Build	Yes		
Land to the Rear of Chiddingstone House	Yes		
110-114 Loampit Vale		Yes	
Ravensbourne Retail Park			Yes
Catford Shopping Centre and Milford Towers	Yes		
Plassy Road Island	Yes		
Laurence House and Civic Centre	Yes		
Wickes and Halfords, Catford Road	Yes		
Land at Rushey Green and Bradgate Road (Aldi)			Yes
House on the Hill, Slaithwaite Road			Yes
Land at Randlesdown Road and Bromley Road		Yes	

Lewisham's North Area			
Site name	Consent, pre-app or masterplan	Standard method (SHLAA)	Standard method + sensitivity
Convoys Wharf MEL	Yes		
Timber Yard, Deptford Wharves at Oxestalls Road MEL	Yes		
Riverside Youth Club and 2000 Community Centre		Yes	
Evelyn Court at Surrey Canal SIL		Yes	
Neptune Wharf MEL	Yes		
Strategic Industrial Land at Surrey Canal Road and Trundleys Road	Yes		
Strategic Industrial Land at Apollo Business Centre		Yes	
New Bermondsey/ Surrey Canal Triangle MEL	Yes		

Lewisham's North Area			
Former Hatcham Works, New Cross Road			Yes
Goodwood Road and New Cross Road			Yes
Former Deptford Green School (Upper School Site)	Yes		
Albany Theatre			Yes
Land North of Reginald Road and South of Frankham Street (Former Tidemill School)	Yes		
Sun Wharf MEL	Yes		
Creeside Village East, Thanet Wharf MEL	Yes		
Lower Creekside LSIS			Yes
Kender Triangle, Besson Street	Yes		
Achilles Street	Yes		

Lewisham's East Area			
Site name	Consent, pre-app or masterplan	Standard method (SHLAA)	Standard method + sensitivity
Heathside and Lethbridge Estate	Yes		
Blackheath Hill LSIS		Yes	
Leegate Shopping Centre	Yes		
Sainsbury's Lee Green		Yes	
Land at Lee High Road and Lee Road		Yes	
Southbrook Mews		Yes	
Travis Perkins and Citroen Garage		Yes	
Mayfields Hostel, Burnt Ash Road	Yes		
Sainsbury Local and West of Grove Park Station		Yes	

Lewisham's South Area			
Site name	Consent, pre-app or masterplan	Standard method (SHLAA)	Standard method + sensitivity
Former Bell Green Gas Holders		Yes	
Bell Green Retail Park		Yes	
Sainsbury's Bell Green		Yes	
Stanton Square LSIS		Yes	
Sydenham Green Group Practice		Yes	
Worsley Bridge Road LSIS		Yes	
Lidl, Southend Lane		Yes	
Excalibur Estate	Yes		
Bestway Cash and Carry		Yes	
Homebase / Argos, Bromley Road		Yes	
Downham Co-op		Yes	
Beadles Garage		Yes	
McDonalds Ashgrove Road		Yes	
Catford Police Station		Yes	
Land at Pool Court	Yes		

Lewisham's West Area			
Site name	Consent, pre-app or masterplan	Standard method (SHLAA)	Standard method + sensitivity
111 - 115 Endwell Road		Yes	
6 Mantle Rd		Yes	
Jenner Health Centre		Yes	
Havelock House, Telecom Site and Willow Tree House, Near Horniman Drive			Yes
Land at Forest Hill Station West (Devonshire and Dartmouth Roads)		Yes	
Clyde Vale LSIS		Yes	
Featherstone Lodge, Eliot Bank	Yes		
Former Sydenham Police Station	Yes		
Willow Way LSIS		Yes	
Land at Forest Hill Station East (Waldram Place and Perry Vale)		Yes	
Perry Vale LSIS		Yes	
Land at Sydenham Road and Loxley Close		Yes	
113 to 157 Sydenham Road		Yes	
154 to 158 Sydenham Road		Yes	
74-78 Sydenham Road		Yes	

Table A.2 - Delivery assumptions (land use mix by site)

See Section 7 of this background paper for further details.

Note: Only the original full or outline planning consent or application is listed below, but the land use mix takes into account changes made subsequently, including newer planning consents or applications (full, reserved matters, s73, prior approvals, etc.) and in some instances, pre-application discussions.

Lewisham's Central Area				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
Lewisham Gateway	As per planning consent DC/06/062375			
Lewisham Shopping Centre	10	30	5	55
Land at Engate Street	33	0	0	67
Conington Road	As per planning consent DC/18/109184			
Land at Conington Road and Lewisham Road (Tesco)	10	20	0	70
Molesworth Street Car Park	100	0	0	0
Lewisham Retail Park, Loampit Vale	As per planning consent DC/16/097629			
Land at Loampit Vale and Thurston Road (Carpet Right)	As per planning consent DC/17/102049			
Silver Road and Axion House	As per planning consent DC/18/109972			
PLACE/Ladywell (Former Ladywell Leisure Centre)	5	20	0	75
Ladywell Play Tower	As per pre-application			
Driving Test Centre, Nightingale Grove	33	0	0	67
Land at Nightingale Grove and Maythorne Cottages	33	0	0	67
Church Grove Self-Build	As per planning consent DC/17/104264			
Land to the Rear of Chiddingstone House	As per planning consent DC/14/089027			
110-114 Loampit Vale	33	0	0	67
Ravensbourne Retail Park	0	33	5	62
Catford Shopping Centre and Milford Towers	As per Catford masterplan			
Plassy Road Island	As per Catford masterplan			
Laurence House and Civic Centre	As per Catford masterplan			
Wickes and Halfords, Catford Road	As per Catford masterplan			
Land at Rushey Green and Bradgate Road (Aldi)	0	33	0	67
House on the Hill, Slaithwaite Road	0	0	0	100
Land at Randlesdown Road and Bromley Road	80	20	0	0

Lewisham's North Area				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
Convoys Wharf MEL	As per planning consent DC/13/083358			
Timber Yard, Deptford Wharves at Oxestalls Road MEL	As per planning consent DC/15/092295			

Lewisham's North Area				
Riverside Youth Club and 2000 Community Centre	0	33	0	67
Evelyn Court at Surrey Canal SIL	33	0	0	67
Neptune Wharf MEL	As per planning consent DC/10/075331			
Strategic Industrial Land at Surrey Canal Road and Trundleys Road	As per pre-application			
Strategic Industrial Land at Apollo Business Centre	33	0	0	67
New Bermondsey/ Surrey Canal Triangle MEL	As per planning consent DC/11/076357			
Former Hatcham Works, New Cross Road	5	20	5	70
Goodwood Road and New Cross Road	5	20	0	75
Former Deptford Green School (Upper School Site)	As per planning consent DC/15/095027			
Albany Theatre	0	33	20	47
Land North of Reginald Road and South of Frankham Street (Former Tidemill School)	As per planning consent DC/16/095039			
Sun Wharf MEL	As per planning application DC/20/118229			
Creekside Village East, Thanet Wharf MEL	As per pre-application			
Lower Creekside LSIS	33	0	20	47
New Cross Gate NDC Scheme, Besson Street	As per pre-application			
Achilles Street	As per pre-application			

Lewisham's East Area				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
Heathside and Lethbridge Estate	As per planning application DC/09/72554			
Blackheath Hill LSIS	33	0	0	67
Leegate Shopping Centre	As per pre-application			
Sainsbury's Lee Green	0	33	0	67
Land at Lee High Road and Lee Road	5	20	0	75
Southbrook Mews	33	0	0	67
Travis Perkins and Citroen Garage	33	0	0	67
Mayfields Hostel, Burnt Ash Road	As per planning consent DC/17/103886			
Sainsbury Local and West of Grove Park Station	5	20	0	75

Lewisham's South Area				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
Former Bell Green Gas Holders	10	20	5	65
Bell Green Retail Park	10	20	5	65
Sainsbury's Bell Green	10	20	5	65
Stanton Square LSIS	33	0	0	67
Sydenham Green Group Practice	0	33	0	67
Worsley Bridge Road LSIS	33	0	0	67
Lidl, Southend Lane	0	33	0	67
Excalibur Estate	As per planning consent DC/10/075973			
Bestway Cash and Carry	0	0	0	100

Lewisham's South Area				
Homebase / Argos, Bromley Road	0	33	10	57
Downham Co-op	0	33	0	67
Beadles Garage	5	10	0	85
McDonalds Ashgrove Road	0	33	0	67
Catford Police Station	5	10	0	85
Land at Pool Court	As per pre-application			

Lewisham's West Area				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
111 - 115 Endwell Road	33	0	0	67
6 Mantle Rd	5	20	0	75
Jenner Health Centre	0	33	0	67
Havelock House, Telecom Site and Willow Tree House, Near Horniman Drive	0	0	0	100
Land at Forest Hill Station West (Devonshire and Dartmouth Roads)	5	20	0	75
Clyde Vale LSIS	33	0	0	67
Featherstone Lodge, Eliot Bank	As per planning consent DC/14/086666			
Former Sydenham Police Station	As per planning consent DC/15/092798			
Willow Way LSIS	33	0	0	67
Land at Forest Hill Station East (Waldram Place and Perry Vale)	5	20	0	75
Perry Vale LSIS	33	0	0	67
Land at Sydenham Road and Loxley Close	5	20	0	75
113 to 157 Sydenham Road	5	20	0	75
154 to 158 Sydenham Road	5	20	0	75
74-78 Sydenham Road	5	20	0	75

Appendix B – Worked examples

This Appendix sets out worked examples for establishing the indicative development capacity of the site allocations, following the methodology in sections 6 and 7 above.

Example 1: Residential only scheme

Calculating the indicative site capacity for a residential scheme located outside a town centre.

Site name	Bestway Cash and Carry
Site area	1.7 hectares
Public Transport Accessibility Level (PTAL)	1
Setting	Urban
SHLAA density table (standard)	80 dwellings per hectare
Land use mix	100% residential
Estimated residential capacity	136 units
Existing residential units	0
Indicative site capacity	136 residential units (net)

Example 2: Mixed-use scheme within a town centre

Calculating the indicative site capacity for a mixed-use scheme located within a town centre.

Site name	Land at Forest Hill Station East
Site area	0.67 hectares
Public Transport Accessibility Level (PTAL)	4
Setting	Urban
SHLAA density table (town centre)	260
Land use mix	75% residential, 20% main town centre, 5% employment
Estimated residential capacity (without accounting for other uses)	55 units
Existing residential units	0
Estimated developable floorspace	3,822 m ²
Indicative site capacity	41 residential units (net); 764 m ² main town centre (gross); 191 m ² employment (gross)

Example 3: Mixed-use development with site sensitivity adjustment

Calculating the indicative site capacity for a mixed-use scheme located within a town centre and Opportunity Area. A sensitivity adjustment is applied to respond to the site's transitional position at the edge of the centre and terraced properties surrounding it.

Site name	Land at Rushey Green and Bradgate Road
Site area	0.5 hectares
Public Transport Accessibility Level (PTAL)	5
Setting	Urban (reduced from Central)
SHLAA density table (Opportunity Area)	355 dwellings per hectare (reduced from 450 following sensitivity test)
Land use mix	67% residential, 33% main town centre
Estimated residential capacity (without accounting for other uses)	178 units
Existing residential units	0
Estimated developable floorspace	12,425 m ²

Indicative site capacity	119 residential units (net); 4,100 m ² main town centre (gross)
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Example 4: Mixed-use development with Bakerloo line extension uplift

Calculating the indicative site capacity for a mixed-use scheme in Bell Green. This example includes two figures – the first is a baseline figure (taking account of current PTAL levels) and the second considers the uplift in capacity that could be achieved by the delivery of the Bakerloo line extension.

	Baseline capacity	BLE uplift capacity
Site name	Bell Green Retail Park	
Site area	7.37 hectares	
Public Transport Accessibility Level (PTAL)	2	4-6
Setting	Urban	
SHLAA density table	145 dwellings per hectare (standard)	355 dwellings per hectare (Opportunity Area)
Land use mix	65% residential, 20% main town centre, 10% employment, 5% other (public realm / open space)	
Estimated residential capacity (without accounting for other uses)	1,069 units	2,616 units
Existing residential units	0	0
Estimated developable floorspace	74,806 m ²	
Indicative site capacity	695 residential units (net), 14,961 m ² main town centre (gross), 7,481 m ² employment (gross)	1,701 residential units (net), 14,961 m ² main town centre (gross), 7,481 m ² employment (gross)

Appendix C - Sites considered for site allocations

This Appendix sets out details of the sites that were assessed for inclusion as site allocations in Lewisham's new Local Plan. It includes:

- Sites considered as part of the London-wide SHLAA, led by the Greater London Authority in conjunction with London boroughs, which informed the replacement new London Plan.
- Sites submitted during call for sites exercises in 2015, 2017 and 2018 and early engagement with landowners in 2019.
- Newly identified sites.
- The tables below exclude the sites that were originally deleted from the London-wide SHLAA.

Some sites have been grouped in order to protect the identity of sites that were not made public during the London-wide SHLAA.

Site names of sites that have been duplicated (considered more than once during the process) are shown in grey text. Sites duplicated within individual tables have only been counted once.

Table C.1: 30 sites identified as approvals in the London-wide SHLAA 2017

Site name	Site included in Local Plan	Reason for exclusion
Lewisham's Central Area		
Lewisham Gateway	Yes	n/a
Land at Nightingale Grove And Maythorne Cottages	Yes	n/a
Catford Green, Former Catford Greyhound Stadium	No	Fully delivered
Boones Almshouses	No	Fully delivered
Riverdale House, Molesworth Street	No	Fully delivered
Robert Square, Bonfield Road	No	Fully delivered
Lewisham's North Area		
Convoys Wharf MEL	Yes	n/a
Surrey Canal Triangle MEL	Yes	n/a
Timber Yard, Deptford Wharves at Oxestalls Road MEL	Yes	n/a
Neptune Wharf MEL	Yes	n/a
Besson Street Kender Triangle	Yes	n/a
Cannon Wharf MEL	No	Fully delivered

Site name	Site included in Local Plan	Reason for exclusion
Deptford Foundry, Arklow Trading Estate MEL	No	Fully delivered
Marine Wharf East MEL	No	Fully delivered
Faircharm Trading Estate	No	Fully delivered
Kent Wharf and 24a Creekside	No	Fully delivered
Marine Wharf West MEL	No	Fully delivered
Astra House, Arklow Road, Childers Street MEL	No	Fully delivered
19 Yeoman Street, Plough Way	No	Fully delivered
Lewisham's East Area		
Heathside and Lethbridge Estate	Yes	n/a
Mayfields Hostel, Burnt Ash Road	Yes	n/a
BMW Garage	No	Fully delivered
Boone Street, Dacre Park	No	Fully delivered
Lewisham's South Area		
Excalibur Estate	Yes	n/a
Forster House, Whitefoot Lane	No	Fully delivered
Lewisham's West Area		
Featherstone Lodge, Eliot Bank	Yes	n/a
154 to 160 Sydenham Road	Yes	n/a
Land at rear of 15-17a Tyson Road	No	Fully delivered
St Clements Heights, 165 Wells Park Road	No	Fully delivered
Longfield Crescent Estate	No	Expected to be delivered by 2020

Table C.2: 17 sites identified as an allocation in the London-wide SHLAA 2017

Site name	Site included in Local Plan	Reason for exclusion
Lewisham's Central Area		
Lewisham Retail Park, Loampit Vale	Yes	n/a
Land at Conington Road and Lewisham Road (Tesco)	Yes	n/a
Land at Loampit Vale and Thurston Road (Carpet Right)	Yes	n/a
PLACE/Ladywell (Former Ladywell Leisure Centre)	Yes	n/a
Driving Test Centre, Nightingale Grove	Yes	n/a
Land at Nightingale Grove and Maythorne Cottages (duplicate site)	Yes	n/a
Lewisham's North Area		
Former Hatcham Works, New Cross Road	Yes	n/a
Sun Wharf MEL	Yes	n/a
Creeside Village East, Thanet Wharf MEL	Yes	n/a
Land North of Reginald Road and South of Frankham Street (Former Tidemill School)	Yes	n/a
Goodwood Road and New Cross Road	Yes	n/a
Former Deptford Green School (Upper School Site)	Yes	n/a
Lewisham's East Area		
Leegate Shopping Centre	Yes	n/a
Lewisham's South Area		
Former Bell Green Gas Holders	Yes	n/a
Lewisham's West Area		
113 to 157 Sydenham Road	Yes	n/a
Land at Forest Hill Station West (Devonshire + Dartmouth Roads)	Yes	n/a
111 - 115 Endwell Road	Yes	n/a

Table C.3: 28 sites identified as a potential development site in the London-wide SHLAA 2017

Site name	Site included in Local Plan	Reason for exclusion
Lewisham's Central Area		
Lewisham Shopping Centre	Yes	n/a
Catford Shopping Centre and Milford Towers	Yes	n/a
Plassy Road Island	Yes	n/a
Wickes and Halfords, Catford Road	Yes	n/a
Laurence House and Civic Centre	Yes	n/a
Silver Road and Axion House	Yes	n/a
Church Grove Self-Build	Yes	n/a
Lewisham Hospital	No	Community infrastructure
Former Pheobes Garden Centre	No	Expected to be delivered by 2020
Lewisham's North Area		
Achilles Street	Yes	n/a
SIL at Surrey Canal Road and Trundleys Road	Yes	n/a
Albany Theatre	Yes	n/a
Lower Creekside LSIS	Yes	n/a
SIL at Apollo Business Centre	Yes	n/a
43-49 Pomeroy Street	No	Fully delivered
Lewisham's East Area		
Travis Perkins and Citroen Garage	Yes	n/a
Woodstock Court	No	Expected to be delivered by 2020
Lewisham's South Area		
Bestway Cash and Carry	Yes	n/a
Worsley Bridge Road LSIS	Yes	n/a
South Lewisham Health Centre	No	Community infrastructure
Lewisham's West Area		
Jenner Health Centre	Yes	n/a
Havelock House, Telecom Site and Willow Tree House, Near Horniman Drive	Yes	n/a
Willow Way LSIS	Yes	n/a
Estate regeneration site 1	No	Social housing estates
Estate regeneration site 2	No	Social housing estates
Honor Oak Community Centre	No	Community infrastructure
Bampton Estate	No	Expected to be delivered by 2020

Site name	Site included in Local Plan	Reason for exclusion
Wellington Close, Somerville Estate	No	Expected to be delivered by 2020

Table C.4: 51 sites identified as having a low probability of providing housing in the London-wide SHLAA 2017

Site name	Site included in Local Plan	Reason for exclusion
Lewisham's Central Area		
Ravensbourne Retail Park	Yes	n/a
Land at Rushey Green and Bradgate Road (Aldi)	Yes	n/a
Engate Street	Yes	n/a
Lewisham's East Area		
Sainsburys Lee Green	Yes	n/a
Travis Perkins and Citroen Garage (duplicate site)	Yes	n/a
Lewisham's South Area		
Homesbase / Argos, Bromley Road	Yes	n/a
Downham Co-op	Yes	n/a
Beadles Garage	Yes	n/a
McDonalds, Ashgrove Road	Yes	n/a
Lidl, Southend Lane	Yes	n/a
Lewisham's West Area		
Land at Forest Hill Station East(Waldram Place + Perry Vale)	Yes	n/a
Land at Sydenham Road and Loxley Close	Yes	n/a
Borough-wide		
16 sites (+ 2 duplicate sites)	No	Community infrastructure
11 sites	No	Social housing estate
8 sites	No	Deliverability issues
1 site	No	Safeguarded employment land
1 site	No	Strategic infrastructure

Table C.5: 197 sites identified as not suitable for housing / zero probability in the London-wide SHLAA 2017

Site name	Site included in Local Plan	Reason for exclusion
Lewisham's Central Area		
Ladywell Play Tower	Yes	n/a
Lewisham's North Area		
Evelyn Court at Surrey Canal SIL	Yes	n/a
Lewisham's East Area		
Sainsbury Local and West of Grove Park Station	Yes	n/a
Land at Lee High Road and Lee Road	Yes	n/a
Lewisham's South Area		
Bell Green Retail Park	Yes	n/a
Sainsbury's Bell Green	Yes	n/a
Stanton Square LSIS	Yes	n/a
Worsley Bridge Road LSIS (duplicate site)	Yes	n/a
Land at Pool Court	Yes	n/a
Lewisham's West Area		
Perry Vale LSIS	Yes	n/a
Willow Way LSIS (duplicate site)	Yes	n/a
Borough-wide		
71 sites	No	Community infrastructure
33 sites	No	Recently completed
21 sites (+ 4 duplicate sites)	No	Safeguarded employment land
23 sites	No	Heritage assets
15 sites	No	Open space and/or biodiversity
9 sites	No	Strategic infrastructure
4 sites	No	Other accommodation
3 sites	No	Cultural assets
1 site	No	Not strategic in scale
1 site	No	Public safety
1 site	No	Fully delivered

Table C.6: 46 Sites identified in Lewisham Call for Sites 2015

22 respondents nominated 46 sites during the call for sites exercise in 2015.

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
Lewisham's Central Area					
Plassy Road Island (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Plassy Road Island (duplicate site)	Resident	Residential/ open space	Yes	Mixed-use	n/a
Lewisham Shopping Centre (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Ravensbourne Retail Park (duplicate site)	Resident	Residential	Yes	Mixed-use	n/a
Laurence House Car Park (duplicate site)	Resident	Residential	Yes	Mixed-use	n/a
Former Phoebe's Garden Centre (duplicate site)	Agent	Residential	No	n/a	Fully delivered
Lewisham Fire Station	Agent	Residential	No	n/a	Public safety and not strategic in scale
Car Park behind Lewisham Library	Resident	Residential	No	n/a	Strategic infrastructure
Redfern Road Estate Car Park	Other	Residential	No	n/a	Strategic infrastructure
Lewisham's North Area					
Evelyn Court at Surrey Canal SIL (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Former Deptford Green School (Upper School Site) Amersham Vale (duplicate site)	Housing Association	Residential	Yes	Mixed-use	n/a
Deptford Fire Station	Agent	Residential	No	n/a	Public safety and not strategic in scale
New Cross Fire Station	Agent	Residential	No	n/a	Public safety and not strategic in scale
Rapesco House, Southerngate Way	Landonwer	Residential	No	n/a	Not strategic in scale
Safeguarding of Bakerloo line extension route	TFL	BLE extension	No	n/a	Strategic infrastructure
Lewisham's East Area					
Blackheath Hill LSIS	Agent	Residential	Yes	Mixed-use	n/a
Garages at Melrose Close, Grove Park	Resident	Residential	No	n/a	Not strategic in scale
Lewisham's South Area					
Sainsbury's Bell Green Car Park (duplicate site)	Resident	Residential	Yes	Mixed-use	n/a
Homebase / Argos Car Park, Bromley Road (duplicate site)	Resident	Residential	Yes	Mixed-use	n/a

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
Land to the North of Beckenham Hill Road	Landowner	Residential	No	n/a	MOL
Vineyard Close Estate Car Park	Other	Residential	No	n/a	Strategic Infrastructure
Land adjacent to Downham Fire Station	Housing Association	Residential	No	n/a	MOL and nature conservation
The Old Mill House, 358 Bromley Road	Landowner	Residential	No	n/a	Not strategic in scale
Boundfield Road	Housing Association	Residential	No	n/a	Not strategic in scale
Dunfield Gardens	Housing Association	Residential	No	n/a	Open space
Woodbank Rd	Housing Association	Residential	No	n/a	Not strategic in scale
Forster House (duplicate site)	Housing Association	Residential	No	n/a	Fully delivered
Corner Oakview & Sedgehill Rds	Housing Association	Residential	No	n/a	Not strategic in scale
Launcelot Rd	Housing Association	Residential	No	n/a	Not strategic in scale
Goldsmiths Community Centre	Housing Association	Residential	No	n/a	Community infrastructure
Arcus Rd	Housing Association	Residential	No	n/a	Open space
Sedgehill Community Centre	Housing Association	Residential	No	n/a	Community infrastructure
Wesley Halls (Downham Community Centre)	Housing Association	Mixed-use	No	n/a	Community infrastructure
Bellingham North Allotments (Site A)	Housing Association	Residential	No	n/a	Open space and not strategic in scale
Bellingham North Allotments (Site B)	Housing Association	Residential	No	n/a	Open space and not strategic in scale
Bellingham North Allotments (Site C)	Housing Association	Residential / allotments	No	n/a	Open space and not strategic in scale
Bellingham South (Elfrida) Allotments	Housing Association	Residential	No	n/a	Open space and not strategic in scale
Ballamore Rd	Housing Association	Residential	No	n/a	Open space

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
Brethren Brothers Meeting House (duplicate site)	Housing Association	Residential / community facility	No	n/a	MOL and community infrastructure
Lewisham's West Area					
Havelock House, Telecom Site and Willow Tree House, Near Horniman Drive (duplicate site)	Agent	Residential/ educational use	Yes	Residential	n/a
21-57 Willow Way LSIS (duplicate site)	Landowner	Mixed-use	Yes	Mixed-use	n/a
154-158 Sydenham Road (duplicate site)	Housing Association	Mixed-use	Yes	Mixed-use	n/a
Rear Of 416 To 466 New Cross Road, Alpha Triangle	Agent	Residential	No	n/a	Deliverability issues
Loampit Vale Car Park	Resident	Residential	No	n/a	Strategic infrastructure
Honor Oak Covered Reservoir (duplicate site)	Agent	Residential	No	n/a	Nature conservation
Corner of Brockley & Sevenoaks Roads, Crofton Park	Resident	Residential	No	n/a	Not strategic in scale
Windrush Lane, Forest Hill	Resident	Residential	No	n/a	Social housing estate
Windrush Lane, Forest Hill (duplicate site)	Resident	Residential	No	n/a	Social housing estate

Table C.7: 4 London SHLAA Call for Sites 2017 that were not included in the London-wide SHLAA

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
Lewisham's Central Area					
325-327 and 329-331 New Cross Road and 2 - 10a Clifton Rise and 2 Achilles Street	Agent		No	n/a	Strategic infrastructure and deliverability issues
Catford Timber Yard	Private sector developer		No	n/a	Approved site
Lewisham's West Area					
Rear of 59 London Road	Resident		No	n/a	Not strategic in scale
Kneller Road, Brockley	Network Rail		No	n/a	Strategic infrastructure

Table C.8: 39 sites identified in Lewisham Call for Sites 2018

27 respondents nominated 39 sites during the call for sites exercise in 2018.

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
Lewisham's Central Area					
110-114 Loampit Vale	Agent	Mixed-use	Yes	Mixed-use	n/a
Conington Road (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Land at Conington Road and Lewisham Road (Tesco) (duplicate site)	Landowner	Mixed-use	Yes	Mixed-use	n/a
Plassy Road Island (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
73-77 Lewisham High Street	Agent		No	n/a	Not strategic in scale
205 Rushey Green and 11,13,15,17 19 Sangley Road	TFL	Residential	No	n/a	Strategic infrastructure and not strategic in scale
84 Ravensbourne Park	Agent	Residential	No	n/a	Not strategic in scale
Lewisham's North Area					
Riverside Youth Club and 2000 Community Centre	Resident	Mixed-use	Yes	Mixed-use	n/a
SIL at Trundleys Road and Sanford Road (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Evelyn Court at Surrey Canal SIL (duplicate site)	Agent	Residential	Yes	Mixed-use	n/a
Former Hatcham Works, New Cross Road (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Former Hatcham Works, New Cross Road (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Goodwood Road and New Cross Road (duplicate site)	Landowner	Residential	Yes	Mixed-use	n/a
Surrey Canal Triangle MEL (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Lower Creekside LSIS (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Albany Theatre (duplicate site)	Landowner	Residential / community	Yes	Residential / community	n/a
Master Shipwrights House	Landowner	Mixed-use	No	n/a	Heritage asset
Staunton Street /Clyde Street/Evelyn Green/Evelyn Community Centre	Resident	Mixed-use	No	n/a	Not strategic in scale
Dragoon Street	Resident	Mixed-use	No	n/a	Not strategic in scale

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
KFC Evelyn Street	Resident	Mixed-use	No	n/a	Not strategic in scale
Alverton Street Estate	Resident	Mixed-use	No	n/a	Not strategic in scale
Garages across Evelyn	Resident	Mixed-use	No	n/a	Not strategic in scale
Canal Approach	Resident	Mixed-use	No	n/a	Not strategic in scale
British Wharf, South Bermondsey	Agent	Mixed-use	No	n/a	Safeguarded employment land
Lewisham's East Area					
Blackheath Hill LSIS (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Rear of Lawn Terrace	Resident	Residential	No	n/a	Social housing estate
Garages south of Car Wash, Burnt Ash Road	Resident	Residential	No	n/a	Not strategic in scale
Lewisham's South Area					
Former Bell Green Gas Holders (duplicate site)	Agent	Not specified	Yes	Mixed-use	n/a
Former Bell Green Gas Holders (duplicate site)	Agent	Not specified	Yes	Mixed-use	n/a
Scaffold Company, Stanton Square LSIS (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Bellingham Leisure Centre (duplicate site)	Agent	Residential / Leisure centre	No	n/a	Community infrastructure
Corner of Bromley Road & Randlesdown Road (duplicate site)	Resident	Mixed-use	No	n/a	Safeguarded employment land
Corner of Bromley Road & Randlesdown Road (duplicate site)	Residents Association	Mixed-use	No	n/a	Safeguarded employment land
Corner of Bromley Road & Randlesdown Road (duplicate site)	Residents Association	Mixed Use	No	n/a	Safeguarded employment land
South Lewisham Health Centre (duplicate site)	NHS	Residential / Health centre	No	n/a	Community infrastructure
Lewisham's West Area					
Jenner Health Centre (duplicate site)	NHS	Residential / Health centre	Yes	Mixed-use	n/a
Willow Way LSIS (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Willow Way LSIS (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Land at Forest Hill Station East (Waldram Place and Perry Vale) (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Perry Vale LSIS (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
Land at Forest Hill Station West (Devonshire and Dartmouth Roads) (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Rear Of 416 To 466 New Cross Road, Alpha Triangle (duplicate site) (duplicate site)	Agent	Residential	No	n/a	Deliverability issues
42-60 Dalmain Road	Agent	Mixed-use	No	n/a	Safeguarded employment land
Malham Road LSIS (duplicate site)	Agent	Mixed-use	No	n/a	Safeguarded employment land
Malham Road LSIS (duplicate site)	Agent	Mixed-use	No	n/a	Safeguarded employment land

Table C.9: 10 newly identified sites

This table includes sites not already captured in the London-wide SHLAA, call for sites or early engagement with landowners.

Site name	Site included in Local Plan	Reason for including site in Local Plan
Lewisham's Central Area		
Conington Road	Yes	Originally included within Tesco site
Molesworth Street LSIS Car Park	Yes	Evidence base: Employment Land Survey
Land to rear of Chiddingstone House	Yes	Approved site
House on the Hill, Slaithwaite Road	Yes	Social housing
Randlesdown Road and Bromley Road	Yes	Re-provision of employment
Lewisham's East Area		
Southbrook Mews	Yes	Vitality and viability of the local centre
Lewisham's West Area		
6 Mantle Road	Yes	Unimplemented site allocation
Clyde Vale LSIS	Yes	Evidence base: Employment Land Survey
Former Sydenham Police Station	Yes	Approved site
74-78 Sydenham Road	Yes	Vitality and viability of the local centre

Chart C.1: Summary of excluded sites

A total of 432 sites have been considered, or 378 sites (excluding duplicated sites, i.e. those sites that have been considered multiple times). There are 81 sites, equivalent to 21% of sites considered, that have been included in the Local Plan. There are 297 sites, equivalent to 79% of sites considered, that have been excluded.

Chart D1 below summarises the reasons for sites being excluded/omitted from the draft plan. Percentages are shown as a proportion of all excluded sites.

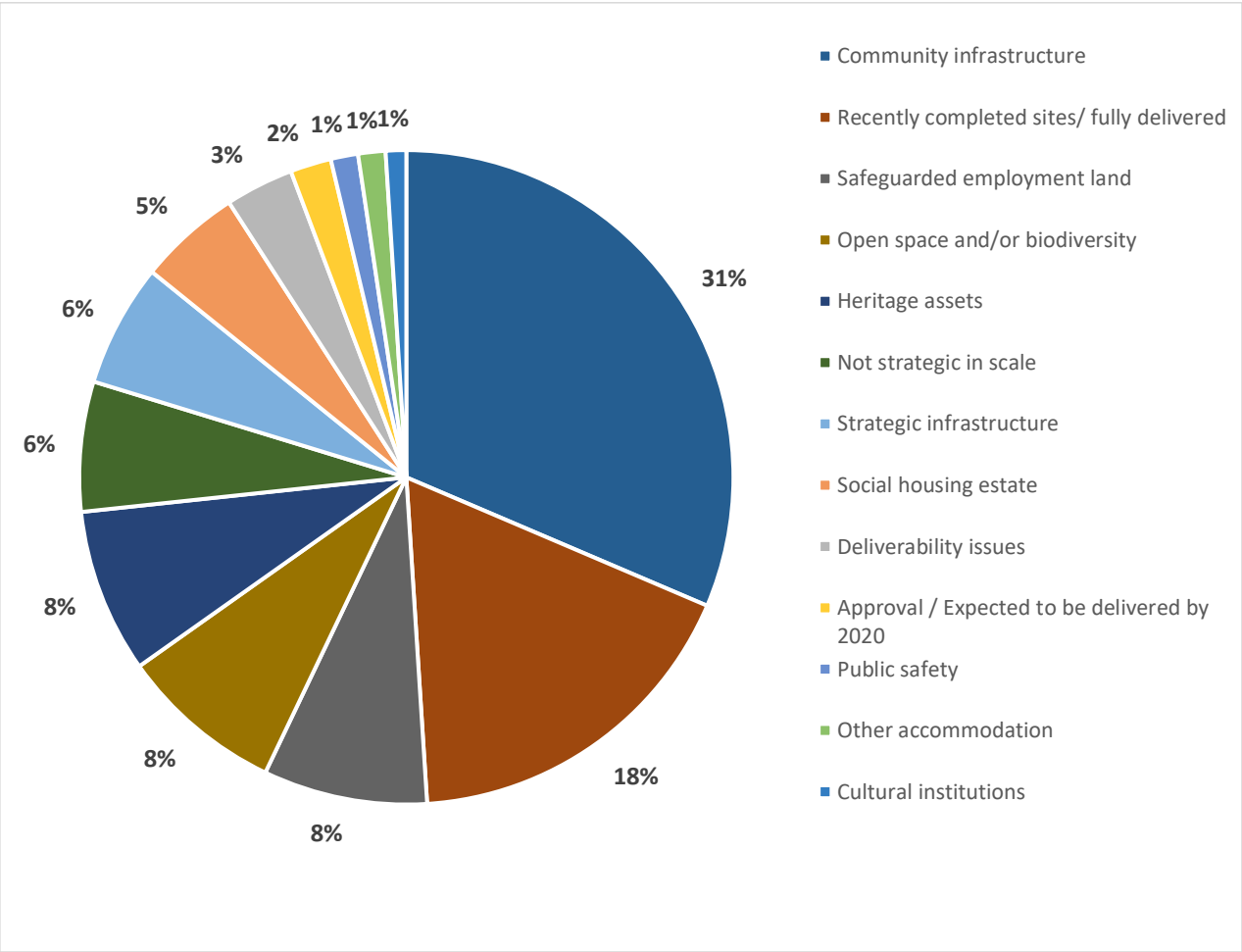


Table C.10: Breakdown of sites considered (excluding duplicated sites)

Sites suitability for housing	Reason for inclusion / exclusion	SHLAA sites	Call for sites	Newly identified sites and early engagement	Total sites
Sites included within the Local Plan	Approvals	12	0	0	12
	Allocations	16	0	0	16
	Potential development sites	18	0	0	18
	Low probability sites	11	0	0	11
	Originally not suitable for housing, but now found to be suitable for housing	9	0	0	9
	Site suitable for housing and will support spatial strategy	0	3	12	15
Total sites included in Local Plan		66	3	12	81
	Recently completed sites / fully delivered	52	0		52
	Approved / Expected to be delivered by 2020	5	1		6
	Not strategic in scale	1	18		19
	Open space and/or biodiversity	15	9		24
	Social housing estate	13	2		15
	Safeguarded employment land	22	2		24
	Community infrastructure (health, education, community facilities)	90	3		93
	Cultural institutions	3	0		3
	Heritage assets	23	1		24
	Strategic infrastructure	10	8		18
	Public safety	1	3		4
	Other accommodation	4	0		4
	Deliverability issues	8	1	2	11
Total sites not brought forward into the Local Plan		247	48	2	297
Total sites		313	51	14	378