

# **Lewisham Local Plan**

## **Site allocations background paper**

Prepared to support the Local Plan Submission document –  
Regulation 22

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## Contents

1	About Lewisham's Local Plan .....	3
2	What are site allocations and why are they needed? .....	3
	Part 1: Site Identification .....	4
3	What will happen to the existing site allocation policies?.....	4
4	How were the sites identified? .....	5
5	What types of sites are included in the draft Local Plan?.....	7
	Part 2: Site Assessment.....	11
6	Assessment Considerations .....	11
7	How have the indicative site capacities been established? .....	11
8.	How have the mix of uses been established? .....	16
9	How have the sites been phased? .....	18
10	How are small sites dealt with? .....	19
11.	Conclusion.....	20
	Appendix A - Sites considered for inclusion in the draft Local Plan .....	22
	Appendix B – Indicative site capacities and delivery assumptions applied in the draft Local Plan.....	45
	Appendix C – Site Assessments.....	51

## 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 adopted Local Plan comprises a suite of documents including the Core Strategy (2011), Site Allocations Local Plan (2013), Development Management Local Plan (2014) and Lewisham Town Centre Local Plan (2014). The Council is now reviewing these documents in the preparation of a new draft 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 draft 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 draft Local Plan will help to support implementation of the 2021 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. To support the delivery of the spatial strategy for the Borough, the draft 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 draft Local Plan's vision and strategic objectives.
- 2.2. Part 3 of the draft Local Plan deals with Lewisham's character areas. It 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, considering the Borough's identified needs and future growth requirements. The Council is committed to plan-making as a key component part of sustainable place-shaping, with a spatial strategy that seeks to positively deliver the growth by optimising the potential of existing infrastructure networks and ensuring the delivery of sustainable and successful places. The site allocations 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. Appendix 6 of the draft Local Plan provides an overview of the quantum of development to be delivered over the 20-year Plan period.
- 2.4. To explain the narrative behind the site allocations included in the draft Local Plan, the remainder of this report is divided into two parts:
- Part 1: Site Identification; and
  - Part 2: Site Assessment.

## Part 1: Site Identification

### 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 Local Plan (2013) and Lewisham Town Centre Local Plan (2014). Roughly three quarters of these sites have been fully delivered or are now committed, (with planning permission granted, and in some instances, construction started). The remaining one quarter have made little progress but they are still deemed to be deliverable within the longer time period of the draft Local Plan.
- 3.2. The draft 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 have been deleted and removed from the draft Local Plan. The draft 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 the evidence base studies, including for employment and town centre floorspace.

- 3.3. Land use designations will also be reviewed and updated, informed by the 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 draft Local Plan. To establish the site portfolio, the Council 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 draft Local 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:
- 4.2.1. **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. A theoretical exercise was carried out, considering site area, location, land use designations, accessibility, land-uses, density and constraints in policy, environment, and delivery. For those sites deemed potential development sites, their constrained capacity was identified, based on a site's notional capacity and its probability for being delivered. The results of the London-wide SHLAA informed the borough-level housing targets in the 2021 London Plan, including Lewisham's target of 1,667 p.a.;
- 4.2.2. **Lewisham 'Call for Sites'** – The Council undertook three call for sites consultations inviting the public (including landowners, agents and developers) to submit sites for consideration in the draft Local Plan. The exercises were commenced in June 2015, September 2018 and in January 2021. More details can be found here [Lewisham Council - Current and future consultations](#) in:
- Section 2.3 of the **Regulation 18 Consultation Statement on the Consultation on Main Issues and Preferred Approaches Document** (September 2022),
  - Section 7.2 and Appendices 6 and 7 of the **Regulation 18 Consultation Statement on the Consultation on Main Issues** (March 2020);
- 4.2.3. **Existing site allocations** – These consist of site allocations which have been brought forward from the adopted Local Plan as they have not yet been fully delivered:
- 14 (24%) of the existing site allocations have made little progress and have yet to reach pre-application stage; and

- 20 (33%) of the existing site allocations are either currently under construction, have gained planning consent or are at application stage.

However, 26 (43%) of the existing site allocations have been delivered and so these sites have been excluded from the draft Local Plan.

- 4.2.4. **Development pipeline** – This consists of consented major development schemes, along with sites which have recently come forward for advanced pre-application discussions;
- 4.2.5. **Evidence base** – The Council has prepared an extensive evidence base to help inform preparation of the draft Local Plan. Sites were identified drawing on the key findings and recommendations of these studies and can be found in the evidence base documents section of the webpage: [Lewisham Council - Current and future consultations](#)
- 4.2.6. **Officer review** – A number of sites were identified by the planning policy team, in liaison with internal and external stakeholders, as having development opportunities across the Borough;
- 4.2.7. **Sites Survey** - The Council undertook a site survey in August 2019, to determine the suitability and deliverability of a select number of sites, based on the aspirations of landowners. To gain a greater understanding of each site, the Council asked landowners for comments relating to:
  - the site boundary;
  - aspirations to develop the site;
  - the type and scale of development suitable on the site;
  - other benefits that could arise from developing the site;
  - whether there is a realistic chance of the site being developed;
  - when development is likely to occur;
  - any barriers that might delay or constrain development, and how they can be overcome.

Section 7.4 and Appendix 8 of the **Regulation 18 Consultation Statement on the Consultation on Main Issues** (March 2020) provides more details.

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

## 5 What types of sites are included in the draft Local 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 draft Local Plan. The criteria, which are broadly in line with the London-wide SHLAA, are set out in Table 1 below.

**Table 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 fully delivered by the start of the draft 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?	Sites on protected open space are not considered appropriate for development and 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 Metropolitan Open Land (MOL) at Catford to enable the re-alignment of South Circular).
Biodiversity	Is the site on a designated nature conservation site?	Sites on designated 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 generally 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 where

Criteria	Considerations	Details
		future site regeneration has been supported in-principle through a formal ballot.
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 excluded. However, limited exceptions were made for sites identified in the Employment Land Study Update (2019) as suitable for alternative or co-location uses.
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 where there are clear mechanisms or proposals for future delivery and/or where redevelopment allows for the safeguarding, replacement or enhancement of the existing community infrastructure.
Cultural institutions	Does the site include strategic cultural institutions or buildings?	Sites 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 these would pose a significant constraint to 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, station interchanges and the re-alignment of the South Circular (A205).
Public safety	Does the site include infrastructure or buildings required for public safety?	Sites including public safety infrastructure and services (such as fire stations) were excluded.
Spatial strategy	Will development of the site support delivery of the proposed spatial	Sites were included where they were considered integral to the delivery of the spatial strategy for the Borough.



Criteria	Considerations	Details
	strategy for the Borough?	
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 glossary <sup>1</sup> . 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, 394 sites were considered against the screening criteria, of which 75 are now included as site allocations in the draft Local Plan.
- 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 draft 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 the draft Local Plan. This was in order to take account of new studies and local evidence base documents that were prepared/published following the borough's input into the London-wide SHLAA process.
- 5.5. The initial long list of sites considered for inclusion in the draft Local Plan, including reasons for exclusion where appropriate, are set out in Appendix A.

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<sup>1</sup> NPPF Annex 2 Glossary:

**Deliverable**

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

**Developable**

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 5.6. In general, sites have been **included** where they:
- Are 0.25 hectares or more in size;
  - Are adopted site allocations which have not been fully delivered and are not expected to be fully delivered by the start of the draft Local Plan period (i.e., sites to be carried over from the adopted local plan);
  - Are major schemes with extant planning consent;
  - Are necessary to safeguard strategic infrastructure, including transport infrastructure;
  - Are integral to support delivery of the new spatial strategy; and
  - Are considered to be deliverable and developable, in line with NPPF.
- 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 Local Plan Policy OL1 (Delivering an Open Lewisham). Accordingly, the majority of site allocations are located within the Lewisham's Opportunity Areas (as set out in the 2021 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 site allocations in the Lower Sydenham and Bell Green area. This is recognising the potential future Phase 2 Bakerloo line extension to Hayes and the need to plan positively to safeguard land to secure the delivery of this infrastructure. The site allocations seek to optimise the capacity of development sites and improve public transport accessibility and maximise opportunities associated with a strategic masterplan for the area.
- 5.9. Several changes have been made to the site allocations as the draft Local Plan has progressed, in order to create a more refined set of site allocations and to take into account of the following considerations:
- The progress made in developing some of the sites;
  - To reflect alternative plans that make redeveloping the site unrealistic;
  - To align with the responses received during the Regulation 18 and 19 consultations, including the aspirations of landowners;
  - To enable infrastructure to be secured and delivered; and
  - To ensure consistency with other policies in the draft Local Plan.
- 5.10. Table A.12 provides details of the 10 sites that have been removed and the four sites that have been newly added prior to Regulation 19 consultation.
- 5.11. To summarise Chart A.1 contains a pie chart showing the 319 sites that have been excluded from the draft Local Plan and Table A.14 provides a breakdown of all the sites that have been considered.

## Part 2: Site Assessment

### 6 Assessment Considerations

- 6.1. After screening, the remaining site allocations to be included within the draft Local Plan have been evaluated against a range of considerations to determine site suitability, indicative capacities, land-use mix and site phasing. The remainder of this report looks at some of these considerations in more detail:
- Section 7 and Table B.1 in Appendix B focus on how indicative site capacities have been determined for each site;
  - Section 8 and Table B.2 in Appendix B focus on how land-use mix has been determined for each site;
  - Section 9 focusses on how sites have been phased; and
  - Appendix C considers each site allocation in turn, focussing on how they perform against the assessment considerations (i.e. if the site is suitable, available, achievable and can overcome constraints) and explain the reasoning behind the nature and quantum of development proposed for each site.

### 7 How have the indicative site capacities been established?

- 7.1. The draft Local Plan will seek to address identified needs of Lewisham, its people and neighbourhoods 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, landowners and agents about the level of development considered appropriate for each site.
- 7.2. The indicative capacities should not be read prescriptively. They are included within the draft Local Plan as a guide only, as a starting point for landowners and developers when determining the quantum of development of their site. The optimal development capacity of a site that will actually be consented will ultimately need to be determined through the detailed design and planning approval process. This is emphasized in the draft Local Plan.
- 7.3. The **indicative** site development capacity for all proposed site allocations has been established using the following approach:

- Existing planning consents
- 7.3.1. 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
- 7.3.2. 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 acceptable in principle, having regard to the local context, the capacity is set in line with the emerging scheme;
- Masterplan sites
- 7.3.3. The Council has prepared several **masterplan** studies. Indicative capacities have been set having regard to the design-led work for potential development sites included in the Catford Town Centre Framework<sup>2</sup>, the A21 Development Framework<sup>3</sup> and the New Cross Gate Area Framework<sup>4</sup>;
- All other sites
- 7.3.4. 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 2 below), which informed the Intend to Publish version of the London Plan and subsequently the adopted 2021 London Plan;

**Table 2 – London-wide SHLAA density assumptions**

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

<sup>2</sup> The sites are Catford Shopping Centre and Milford Towers, Catford Island, Laurence House and Civic Centre, and Wickes and Halfords.

<sup>3</sup> The sites are Engate Street, Ravensbourne Retail Park, Land at Rushey Green and Bradgate Road (Aldi), House on the Hill Slaithewaite Road, Beadles Garage and Catford Police Station.

<sup>4</sup> The sites are Former Hatcham Works and Goodwood Road.

- 7.3.5. This baseline capacity figure includes consideration of:
- The need to make the most efficient use of land in line with policies set out in the NPPF;
  - Optimal capacity of the site considering the site's local distinctiveness, character and constraints;
  - The size of the site (site area);
  - The character setting of the site (e.g., suburban, urban, central);
  - GLA assumptions on density in these character typologies;
  - Public Transport Accessibility Levels (PTAL); The capacity of infrastructure to support the development proposed;
  - Mix of land uses; and
  - Existing housing units and non-residential floorspace.

#### Sensitivity analysis

- 7.3.6. For all sites considered in line with paragraphs 7.3.4 – 7.3.5 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 **Development Density Background Paper** (2020).
- 7.3.7. On selected sites, where there were character and/or design constraints, the capacity was informed through a **sensitivity** process taking into account the site context including:
- Heritage assets;
  - Open spaces, waterways and nature conservation;
  - Lewisham's Characterisation Study;
  - Transition sites within but at the edge of centres, where there is a particular need to consider townscape; and
  - Transition sites outside of town centres, and within established residential areas or the Opportunity Area corridor;
- 7.3.8. 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';

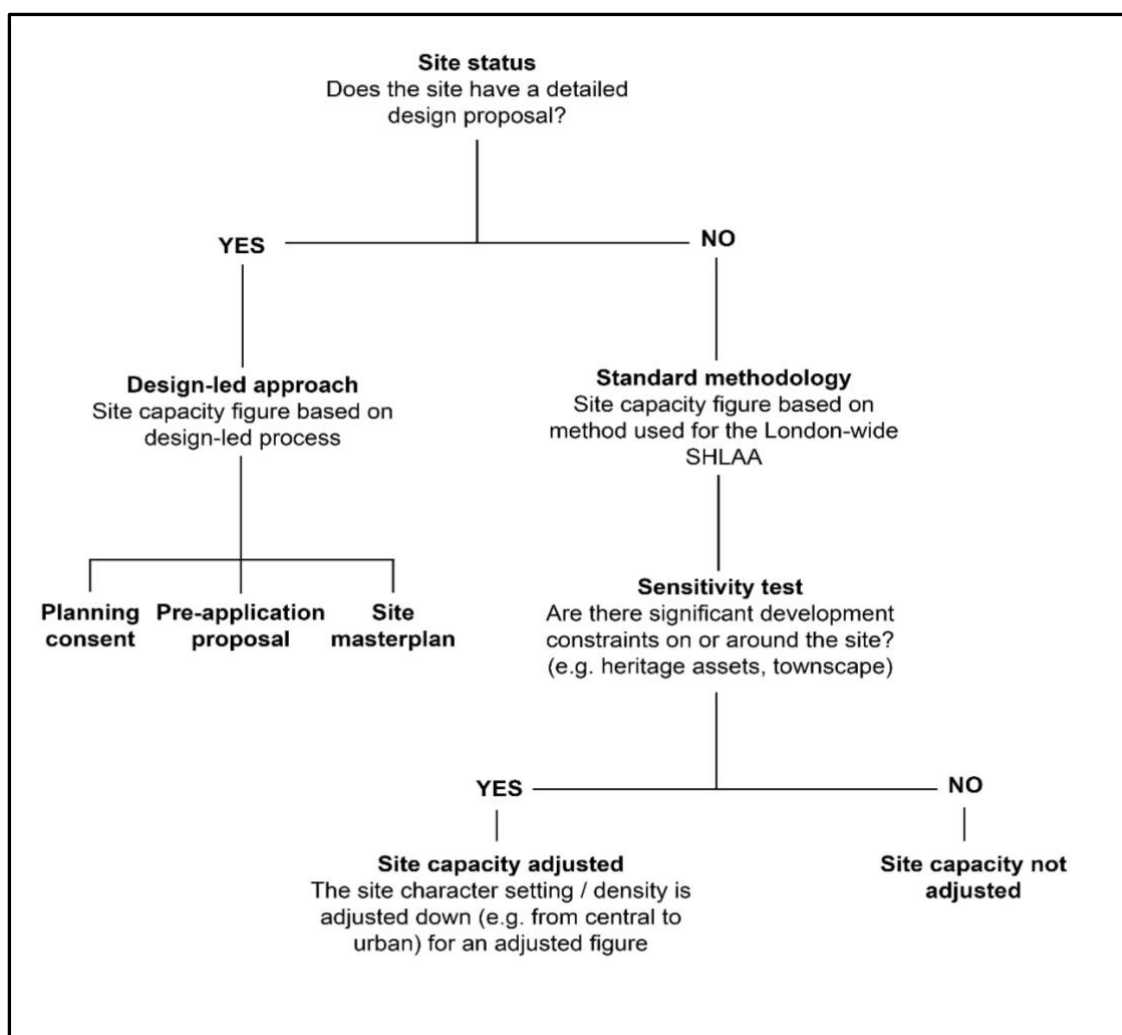
### Bakerloo line extension uplift

- 7.3.9. For non-committed sites (i.e., those which are not consented or at the pre-application stage) the Council 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). Whilst the spatial strategy is not predicated on the delivery of the BLE within the 20-year Plan period, it has the potential to boost housing delivery, should this major piece of transport infrastructure come to fruition prior to 2040.
- 7.3.10. 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.<sup>5</sup> For South Area sites therefore, the sensitivity testing results in a range of indicative capacities (i.e., baseline figure and BLE uplift figure).
- 7.3.11. The uplift is based on the following assumptions:
- The character of the area is defined as 'Urban' in line with the London-wide SHLAA methodology;
  - The uplift in PTAL band is from the baseline (current) PTAL 2-3 to future projected PTAL 4-6; and
  - Opportunity Area status.
- 7.4. Steps 1 – 7 are illustrated in the Chart 1 below.

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<sup>5</sup> The sites are Former Bell Green Gasholders and Livesey Memorial Hall, Bell Green Retail Park, Sainsbury's Bell Green, Stanton Square LSIS, Sydenham Green Group Practice and Worsley Bridge Road LSIS.

**Chart 1 – Site capacity assumptions**



7.5. The indicative site development capacities have been re-visited prior to, and after, Regulation 19 consultation, to create a more refined set of site allocations and considering the following:

- The responses received during the Regulation 18 and 19 consultations, including the aspirations of landowners;
- The complexities of the sites;
- The existing character surrounding the sites;
- The progress made in delivering the site and/or gaining planning consent;
- The likelihood of new / revised pre-application discussions to amend existing or proposed schemes, and make them more viable;
- The need to align with Catford Town Centre Framework, New Cross Area Framework and the A21 Development Framework; and
- The findings of the Tall Buildings Study.

7.6. Table B.1 in **Appendix B** provides a list of site allocations included in the draft Local Plan and signposts the route to establishing the indicative site development capacities for each site.

## 8. How have the mix of uses been established?

- 8.1. For sites where the London-wide SHLAA methodology was used to establish an indicative capacity (i.e., All other sites, as set out in Section 7), in general, the mix of uses was set using the assumptions set out in Table 3.
- 8.2. 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.
- 8.3. The mixed-use assumptions have been re-visited prior to, and after the Regulation 19 consultation, to create a more refined set of site allocations by considering a range of assumptions, as listed in paragraph 7.5.

**Table 3 – General assumptions for uses on mixed-use sites**

Site type	Residential	Main town centre	Employment	Assumption
Sites requiring re-provision of employment /commercial uses/floorspace (SIL/LSIS co-location sites, non-designated employment land)	40 - 67%	-	33 - 60%	The amount of residential development to be co-located on employment sites will vary site by site, depending upon the site characteristics and the nature of the industrial processes taking place. At least one third of the site should be retained for non-residential uses.
Sites requiring re-provision of high value retail uses or community facilities	45 - 67%	33 - 50%	0 – 5%	A reasonable amount of residential development is necessary to provide a financial incentive to the landowner to re-develop the site. This should not prejudice the retention of existing high value land use that may require up to half of the site for its re-provision.
Sites for mixed use development in major, district and local centres	70 - 75%	20%	5 -10%	Non-residential uses should not drop below a quarter of the site within town centre sites. The amount of employment will vary to reflect the site size and context. For example, 10%



Site type	Residential	Main town centre	Employment	Assumption
				employment uses may be realistic on larger sites near major town centres, whilst 5% may be more appropriate in district and local centres.
Sites in Bell Green / Lower Sydenham masterplan area sites	75%	20%	5%	To ensure a sustainable community is created, at least a quarter of the site should be utilised for non-residential uses. This will help to avoid the Bell Green/Lower Sydenham area becoming a commuter settlement.
Other sites suitable for mixed-use	47 - 90%	0 - 20%	0 – 33%	There is a need to be flexible to adjust to site circumstances on sites outside town centres. On these sites, residential land use may cover between half and almost all of the site, depending upon the amount of space required to accommodate the non-residential uses.
Lewisham town centre core (Lewisham shopping centre and immediate surrounds)	60%	30%	10%	There is a need for the provision of a significant amount (third of the site) of main town centre uses within the Primary Shopping Area. This is commensurate with the objective for Lewisham to be designated a Metropolitan Centre.
Residential only site	100%	0%	0%	Non-residential uses may not be suited to every site, especially those located away from town centres or in lower PTAL areas.
Newly designated SIL	0%	0%	100%	Due to the nature of industrial processes, SIL is often not compatible with other uses, especially residential. In these instances, 100%

Site type	Residential	Main town centre	Employment	Assumption
				employment land should be retained. Note: Bermondsey Dive Under has 50% employment as 50% of the site is taken up by other uses (rail infrastructure) - the remaining developable floorspace is used solely for employment uses.

8.4 Table B.2 in Appendix B provides a list of delivery assumptions (land use mix) for each of the site allocations included in the draft Local Plan.

## 9 How have the sites been phased?

- 9.1. The capacity of sites and the phasing of development has been continually re-visited, prior to and after the Regulation 19 consultation, to create a more refined set of site allocations by considering a range of factors, as listed in paragraph 7.5.
- 9.2. It is anticipated that delivery of the site allocations will be spread throughout the draft Local Plan period, with 4% of the site allocations anticipated to be delivered between 2019/20 – 2023/24, 37% within Years 1 – 5, 29% in Years 6-10, 26% in Years 11 – 15 and 4% beyond Year 15 up till the end of the Plan period in 2040. The phasing of delivery of site allocations is an important strategic planning matter that needs to be considered in the context of meeting the Borough's strategic housing target. More than half of Lewisham's future housing supply is likely to come forward in the later stages of the plan period (i.e., after 5 years). This is mainly owing to the length of time it will take to build out complex, phased developments on large scale strategic sites in the north of the borough, the complexities of dealing with town centre regeneration schemes and the significant amount of supply provided by some large sites in the south of the Borough. Nevertheless, delivery of site allocations within the first 5 years, together with additional consented sites and small site windfalls, will provide sufficient supply to meet the 5YHLS target.
- 9.3. The Council 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 the management of delivery against the strategic housing target.

## 10 How are small sites dealt with?

- 10.1 Sites of less than 0.25 hectares in size are considered 'small' sites, in line with the 2021 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.).
- 10.2. The 2021 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 2021 London Plan small sites target for Lewisham is 379 units annually (in line with the trend-based data on historic delivery rates). This equates to 23% of the London Plan 1,667 p.a. housing target.
- 10.3. The Annual Monitoring Reports show that during 2017/18 to 2021/22, sites that have experienced small gains of less than 10 dwellings have amounted to 22.9% of the net units completed. Sites that can accommodate more than 10 dwellings but are less than 0.25 hectares in size add further to this supply of small sites. It is therefore reasonable to assume that the trend based historic delivery rates will continue to be met and exceeded in the future.
- 10.4. 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. Despite this expected increase, the baseline housing trajectory has applied a 'windfall' allowance, based on the trend-based figure.
- 10.5 Furthermore, paragraph 69 of the NPPF advocates that local planning authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Table 20.5 in the draft Local Plan demonstrates that 14% of the supply across the 20-year Plan period will be on site allocations and other consented sites of one hectare or less. This rises to 36% if trend based small site windfalls are also considered – thereby significantly exceeding the NPPF's 10% target.

## 11. Conclusion

- 11.1. When combined, the site allocations provide a package of sites that will support the delivery of the spatial strategy for the Borough. Table 4 (also replicated in the draft Local Plan as table 13.1) summarises the overall delivery outcomes expected by the site allocations, both borough-wide and by character area.
- 11.2. This demonstrates that the draft Local Plan has identified sites with sufficient capacity to meet and exceed the Borough's housing targets as well as exceeding the needs identified in the latest Employment Land and Retail Capacity Studies. This will allow for flexibility and enable the delivery of sufficient homes and non-residential floorspace, should some of the site allocations not be brought forward for development or their delivery delayed.
- 11.3. For the South area, the housing capacity figures are set out as a range. This is because of the significant uplift in development capacity that could be achieved on selected sites in Bell Green / Lower Sydenham should delivery of Phase 2 of the Bakerloo line extension take place within the Plan period.

**Table 4 - Site allocations – indicative delivery outcomes over 20-year Plan period**

Character Area	Homes (net units)	Employment (gross floorspace m <sup>2</sup> )	Main town centre uses (gross floorspace m <sup>2</sup> )
Central	7,085	73,714	131,499
North	12,948	110,597	124,866
East	1,400	5,140	13,325
South	2,594 – 5,068	23,793	38,648
West	901	23,985	10,612
Total for 20-year Plan period	24,928 – 27,402	237,228	318,950
Net additional m <sup>2</sup> excluding consented developments		62,634	32,394

- 11.4. Table 20.5 in the Regulation 19 version of the draft Local Plan assesses the baseline supply of housing against the London Plan's 10-year target (equivalent to 16,670), the NPPF's 5-year target (equivalent to 11,060) and the NPPF's 15-year target (equivalent to 27,730) and finds that together the site allocations, consented sites and small site windfalls will exceed all of the above mentioned targets. Some of the targets have been reviewed and amended prior to Submission, taking account of the results of the completions survey, the need to roll forward the five-year supply to start in 2024/25 (the anticipated year when the Local Plan will be adopted) and an

increase in the backlog to be catered for by 2028/29. The NPPF's 5-year target (now equivalent to 11,790) and the NPPF's 15-year target (now equivalent to 28,460) can still be achieved through the delivery of the site allocations, consented sites and small site windfalls.

## Appendix A - Sites considered for inclusion in the draft Local Plan

This Appendix sets out details of the sites that were assessed for inclusion as site allocations in the draft 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 2021 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 A.1: Sites identified as approvals in the London-wide SHLAA 2017**

Site name	Site included in Local Plan	Reason for exclusion
<b>Lewisham's Central Area</b>		
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
<b>Lewisham's North Area</b>		
Convoys Wharf MEL	Yes	n/a
New Bermondsey/Surrey Canal Triangle MEL	Yes	n/a
Deptford Landings MEL and Scott House	Yes	n/a
Neptune Wharf MEL	Yes	n/a
Besson Street Kender Triangle	Yes	n/a
Cannon Wharf MEL	No	Fully delivered
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
<b>Lewisham's East Area</b>		
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
<b>Lewisham's South Area</b>		
Excalibur Estate	Yes	n/a

Site name	Site included in Local Plan	Reason for exclusion
Forster House, Whitefoot Lane	No	Fully delivered
<b>Lewisham's West Area</b>		
Featherstone Lodge, Eliot Bank	Yes	n/a
154 to 158 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

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.

**Table A.2: Sites identified as an allocation in the London-wide SHLAA 2017**

Site name	Site included in Local Plan	Reason for exclusion
<b>Lewisham's Central Area</b>		
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
<b>Lewisham's North Area</b>		
Former Hatcham Works, New Cross Road	Yes	n/a
Sun Wharf MEL (including Railway Arches)	Yes	n/a
Creekside 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
<b>Lewisham's East Area</b>		
Leegate Shopping Centre	Yes	n/a
<b>Lewisham's South Area</b>		
Former Bell Green Gas Holders and Livesey Memorial Hall	Yes	n/a
<b>Lewisham's West Area</b>		
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

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.



**Table A.3: Sites identified as a potential development site in the London-wide SHLAA 2017**

Site name	Site included in Local Plan	Reason for exclusion
<b>Lewisham's Central Area</b>		
Lewisham Shopping Centre	Yes	n/a
Catford Shopping Centre and Milford Towers	Yes	n/a
Catford 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
<b>Lewisham's North Area</b>		
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
<b>Lewisham's East Area</b>		
Travis Perkins and Citroen Garage	Yes ^	n/a
Woodstock Court	No	Expected to be delivered by 2020
<b>Lewisham's South Area</b>		
Bestway Cash and Carry	Yes	n/a
Worsley Bridge Road LSIS	Yes	n/a
South Lewisham Health Centre	No	Community infrastructure
<b>Lewisham's West Area</b>		
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
Wellington Close, Somerville Estate	No	Expected to be delivered by 2020

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.

**Table A.4: 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
<b>Lewisham's Central Area</b>		
Ravensbourne Retail Park	Yes	n/a
Land at Rushey Green and Bradgate Road (Aldi)	Yes	n/a
Engate Street	Yes	n/a
<b>Lewisham's East Area</b>		
Sainsbury's Lee Green	Yes	n/a
Travis Perkins and Citroen Garage (duplicate site)	Yes ^	n/a
<b>Lewisham's South Area</b>		
Homebase / 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
<b>Lewisham's West Area</b>		
Land at Forest Hill Station East(Waldram Place + Perry Vale)	Yes	n/a
Land at Sydenham Road and Loxley Close	Yes	n/a
<b>Borough-wide</b>		
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

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.

**Table A.5: 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
<b>Lewisham's Central Area</b>		
Ladywell Play Tower	Yes	n/a
<b>Lewisham's North Area</b>		
Evelyn Court at Surrey Canal SIL	Yes	n/a
<b>Lewisham's East Area</b>		
Sainsbury Local and West of Grove Park Station	Yes	n/a
Land at Lee High Road and Lee Road	Yes	n/a
<b>Lewisham's South Area</b>		
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
<b>Lewisham's West Area</b>		
Perry Vale LSIS	Yes	n/a
Willow Way LSIS (duplicate site)	Yes	n/a
<b>Borough-wide</b>		
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 A.6: 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
<b>Lewisham's Central Area</b>					
Catford Island (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Catford 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
<b>Lewisham's North Area</b>					
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
<b>Lewisham's East Area</b>					
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
<b>Lewisham's South Area</b>					
Sainsbury's Bell Green Car Park (duplicate site)	Resident	Residential	Yes	Mixed-use	n/a
Homebase / Argos, Bromley Road (duplicate site)	Resident	Residential	Yes	Mixed-use	n/a
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

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
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
Brethren Brothers Meeting House (duplicate site)	Housing Association	Residential / community facility	No	n/a	MOL and community infrastructure

#### Lewisham's West Area

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
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

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.

**Table A.7: 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
<b>Lewisham's Central Area</b>					
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
<b>Lewisham's West Area</b>					
Rear of 59 London Road	Resident		No	n/a	Not strategic in scale
Kneller Road, Brockley	Network Rail		No	n/a	Strategic infrastructure

**Table A.8: 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
<b>Lewisham's Central Area</b>					
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
Catford 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
<b>Lewisham's North Area</b>					
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
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



Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
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
<b>Lewisham's East Area</b>					
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
<b>Lewisham's South Area</b>					
Former Bell Green Gas Holders and Livesey Memorial Hall (duplicate site)	Agent	Not specified	Yes	Mixed-use	n/a
Former Bell Green Gas Holders and Livesey Memorial Hall (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
<b>Lewisham's West Area</b>					
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
Land at Forest Hill Station West (Devonshire and Dartmouth Roads) (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
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

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.

**Table A.9: Responses to early engagement with landowners**

31 sites were contacted in 2019 to find out landowner aspirations for their sites. Substantial responses were received in relation to 11 sites.

Site name	Site included in Local Plan	Reasons for inclusion/exclusion
<b>Lewisham's Central Area</b>		
Lewis Grove	No	Deliverability issue.
Driving Test Centre, Nightingale Grove (duplicate site)	Yes	Deliverability issue. Landowner has no aspirations to redevelop unless alternative provision can be found.
94-196 Bromley Road (Catford Delivery Office)	No	Deliverability issue. Landowner has no aspirations to redevelop.
<b>Lewisham's East Area</b>		
Sainsbury's Local and West of Grove Park Station (duplicate site)	Yes	The garage is operational but could come forward for development in the long term.
<b>Lewisham's South Area</b>		
Catford Police Station	Yes	Site is on a list of Metropolitan Police Service disposal sites and is to be marketed for sale in 2020 / 2021 for residential use. Disagree with the proposal for the building to be added to the Local List as this will frustrate development of the site.
Downham Co-op (duplicate site)	Yes	The site is operational but could come forward in long term if phasing of the redevelopment allows the store to continue trading throughout. Amend site boundary to omit the public house from the site – <i>the site allocation boundary will remain the same but a reference has been included to retain, or re-provide, the public house.</i>
Sydenham Green Group Practice	Yes	Amend design guidelines to reflect some of the things being said in pre-app.
<b>Lewisham's West Area</b>		
Sydenham Road and Loxley Close (duplicate site)	Yes	<i>Boundaries have been redrawn to address objections relating to impact on listed building, loss of recently developed existing housing and the need to exclude three residential properties at Trewsbury Road.</i> Deliverability issues remain relating to the loss of the car park and consequent impact on loss of retail trade and the plot in the middle of the site that has no aspirations to redevelop except the airspace above.
154-160 Sydenham Road (duplicate site)	Yes ^	Need to amend capacity and design guidelines to reflect the current consent for housing development.
111-115 Endwell Road (duplicate site)	Yes	Requests a change in mix of use from existing allocation to a retail superstore/residential. Amend boundary to remove the recently consented MOT centre - <i>a reference has been included to acknowledge the consented redevelopment of the MOT centre.</i>
Land at Forest Hill Station East (Waldram Place and Perry Vale) (duplicate site)	Yes	Amend site boundary to include 1 Waldram Place – <i>site boundary has now been amended.</i>

^ This site allocation has been subsequently removed prior to Regulation 19 consultation.

**Table A.10: New sites identified in the draft Local Plan prior to Regulation 18 consultation**

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 inclusion
<b>Lewisham's Central Area</b>		
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
<b>Lewisham's East Area</b>		
Southbrook Mews	Yes	Vitality and viability of the local centre
<b>Lewisham's West Area</b>		
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

^ This site allocation has been removed prior to Regulation 19 consultation.

**Table A.11: Sites identified during the Regulation 18 consultation**

14 respondents nominated 14 new sites during the Regulation 18 consultation. Four of the call for sites are located either within or immediately adjacent to the existing site allocation boundaries and these have been subsumed within existing site allocations.

The remaining call for sites that are not located close to existing site allocations have not been included in the draft Local Plan prior to the Regulation 19 consultation. In general, newly emerging sites that still require site assessment are not being added at this stage of the Plan process. This does not mean that they are not suitable for development – they simply have not been assessed as yet - and they may be considered through a Plan review in due course.

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
<b>Lewisham's Central Area</b>					
TK Maxx, Lewisham High Street -forms part of Lewisham Shopping Centre (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
<b>Lewisham's North Area</b>					
Big Yellow Storage Company, 155 Lewisham Way	Agent	Employment	No	n/a	Not added at this stage. The site forms part of the BLE safeguarding.
Scott House, Oxestalls Road - forms part of Deptford Landings MEL (duplicate site)	Agent	Mixed-use	Yes	Mixed-use	n/a
Huntsman House and 10-16 Evelyn Street	Agent	Mixed-use, co-location	No	n/a	Not added at this stage.
<b>Lewisham's East Area</b>					
One Kings Hall Mews, Lewisham	Housing Association	Residential	No	n/a	Not added at this stage.
Blackheath Station Car Park	Agent	Mixed-use	No	n/a	Not added at this stage.
Former Willow Tree Riding Establishment, Ronver Road		Riding establishment / community uses	No	n/a	Not added at this stage.
Land at Station Approach, Burnt Ash Hill, Lee	Agent	Residential-led development	No	n/a	Not added at this stage.
Vacant land at Grace Close	Housing Association	Residential	No	n/a	Not added at this stage.
<b>Lewisham's South Area</b>					
Land to rear of Livesey Memorial Hall - now forms part of Bell Green Gas Holders (duplicate site)	Agent	Residential-led development	Yes	Mixed-use	n/a

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
491-499 and 501-505 Southend Lane - forms part of Stanton Square LSIS (duplicate site)	Agent	Mixed-use, co-location	Yes	Mixed-use	n/a
Brethren Meeting Hall, Beckenham Hill Road	Agent	Community uses	No	n/a	Not added at this stage.
<b>Lewisham's West Area</b>					
1-25 Malham Road Industrial Estate	Agent	Mixed-use, co-location	No	n/a	Not added at this stage.
Old Scout Hut, Courtrai Road	Agent	Residential	No	n/a	Not added at this stage.

**Table A.12: Change to site allocations in the draft Local Plan between Regulation 18 and Regulation 19 consultations**

Only the site allocations that have been added or removed from the draft Local Plan are shown in Table A.12.

Site boundaries have also changed for the following sites: Lewisham Gateway, Catford Island, Deptford Landings and Scott House, Former Bell Green Gas Holders and Livesey Memorial Hall, Bell Green Retail Park, 111-115 Endwell Road, Land at Forest Hill Station East and Land at Sydenham Road and Loxley Close.

Additionally, amendments have been made to the policy wording of all site allocations.

Site name	Site included in Local Plan	Reason for inclusion/exclusion
<b>Lewisham's Central Area</b>		
Molesworth Street LSIS Car Park	No	The Lewisham Strategic Flood Risk Assessment Level 2 (2020) assessed the Molesworth Street car park site as “more vulnerable” because it is located in Flood Zone 3B. Only water compatible development which passes the sequential and exception tests is suitable. The site is needed as a flood storage site and needs to remain undeveloped. Hence the site allocation has been removed from the Regulation 19 version of the Local Plan.
Land at Loampit Vale and Thurston Road (Carpet Right)	No	The site allocation has been removed from the Regulation 19 version of the Local Plan as redevelopment of the site has been completed.
Thurston Road Bus Station	Yes	In line with the aspirations of TFL, the site has been added to safeguard strategic bus infrastructure. This is in response to the Regulation 18 consultation, where TFL seek a site to accommodate future bus standing and driver facilities within the vicinity of the existing bus stand and in close proximity to Lewisham town centre and the interchange facilities.
Land to rear of Chiddingstone House	No	The site allocation has been removed from the Regulation 19 version of the Local Plan as redevelopment of the site has been completed.
Re-route of South Circular	Yes	<p>The site has been added to enable the delivery of strategic road infrastructure. The site allocation proposes to de-designate a 0.4ha strip of MOL along the northern boundary of private playing fields associated with St Dunstan's College, to accommodate the realignment of South Circular (A205).</p> <p>The Catford Town Centre Framework (2021) explains the benefits of realigning the A205 South Circular which will fundamentally change the character and experience of the town centre, and it is identified as a key component of the development strategy for Catford. Relocating the road would connect the Laurence House site with the Civic Centre site, the town centre and its key public transport assets.</p> <p>The Lewisham Metropolitan Open Land Review (2020) also recommended that the northern boundary should be reviewed and realigned with the A205.</p> <p>The Lewisham Local Plan MOL background paper justifies that there are exceptional circumstances to sufficiently demonstrate the release of the MOL. Re-routing this main road is an integral component to unlocking higher density</p>

Site name	Site included in Local Plan	Reason for inclusion/exclusion
		development within the town centre providing significant new homes, main town centre floorspace, community facilities, employment floorspace and a more cycle-friendly and walkable environment.
Randlesdown Road and Bromley Road	No	The site allocation has been removed from the Regulation 19 version of the Local Plan as mixed-use or residential development is not suitable or deliverable on this designated SIL. There is no suitable land that could be designated as compensatory SIL in proximity to this site and therefore no possibility of releasing this site from SIL without being contrary to the 2021 London Plan. Whilst redevelopment of the site for non-residential uses is supported, no site allocation is needed as new applications for non-residential development will be assessed against policy EC5.
<b>Lewisham's North Area</b>		
Riverside Youth Club and 2000 Community Centre	No	The site allocation has been removed from the Regulation 19 version of the Local Plan as there are now plans to refurbish parts of the building. This provides an alternative re-development approach to that previously envisaged, making redevelopment of the whole site undeliverable within the Plan period.
Silwood Street	Yes	The site has been added as a site allocation to reflect a recent consent for a mixed-use development at Silwood Street. It has also been added as the consented uses, including residential uses, on this site will have an impact in the delivery of the newly designated SIL and LSIS land at the adjoining Bermondsey Dive Under site.
Bermondsey Dive Under	Yes	<p>Land at the Bermondsey Dive-Under is designated SIL to provide substitute industrial capacity for the release of some of the land at Surrey Canal SIL, specifically at Apollo Business Centre, Trundleys Road and Evelyn Court. To recognise the constraints associated with the Bermondsey Dive Under site, the site allocation has a dual designation, with the majority of the site designated as SIL but the Railway Arches part of the site designated as LSIS.</p> <p>The Lewisham Employment Land Study (2019) identify opportunities to consolidate and intensify employment uses at Surrey Canal Road. The South Bermondsey Dive-Under masterplan (2019) demonstrates that industrial development can feasibly be delivered on this site. Redevelopment of the site will provide a positive transition in character and use from the surrounding residential areas to the commercial and industrial core of the SIL. To safeguard the site for appropriate industrial uses, a site allocation for the Bermondsey Dive Under site has been included in the Plan. Whilst the site allocation has been newly introduced at Regulation 19 stage, the concept behind re-configuration of SIL within the Surrey Canal Road area was included in the Regulation 18 version of the Local Plan.</p> <p>The New Cross Area Framework (2019) also identifies opportunities to redevelop, consolidate and intensify employment uses in Surrey Canal Road area. The three sites, released from SIL, are re-designated as LSIS where the co-location of employment and other compatible uses will be supported, where they continue to function principally as employment locations and where they secure the long-term viability of the LSIS whilst helping to facilitate renewal and regeneration. This is consistent with the relevant site allocation policies set out in the Regulation 18 version of the Local Plan, where employment-led mixed-use redevelopment was supported in principle.</p>
<b>Lewisham's East Area</b>		
Travis Perkins and Citroen Garage	No	The site allocation has been removed from the Regulation 19 version of the draft Local Plan as the site now has consent for a builder's merchants and operational yard, making redevelopment of the whole site for a mix of uses undeliverable within the Plan period.



Site name	Site included in Local Plan	Reason for inclusion/exclusion
<b>Lewisham's South Area</b>		
McDonalds Ashgrove Road	No	The site allocation has been removed from the Regulation 19 version of the draft Local Plan as the site allocation does not align with the long-term aspirations of the landowner and is therefore undeliverable within the Plan period.
<b>Lewisham's West Area</b>		
Havelock House, Telecom Site and Willow Tree House, Near Horniman Drive	No	The site allocation has been removed from the Regulation 19 version of the draft Local Plan as the site generated significant objections during the Regulation 18 consultation. This is in relation to redevelopment of the site resulting in the loss of green infrastructure with negative impacts on open space, biodiversity, a wildlife corridor and remnants from the Great North Wood.
Former Sydenham Police Station	No	The site allocation has been removed from the Regulation 19 version of the draft Local Plan as redevelopment of the site has been completed.
154-158 Sydenham Road	No	The site allocation has been removed from the Regulation 19 version of the draft Local Plan as redevelopment of the site has been completed.

**Table A.13: Sites identified during the Regulation 19 consultation**

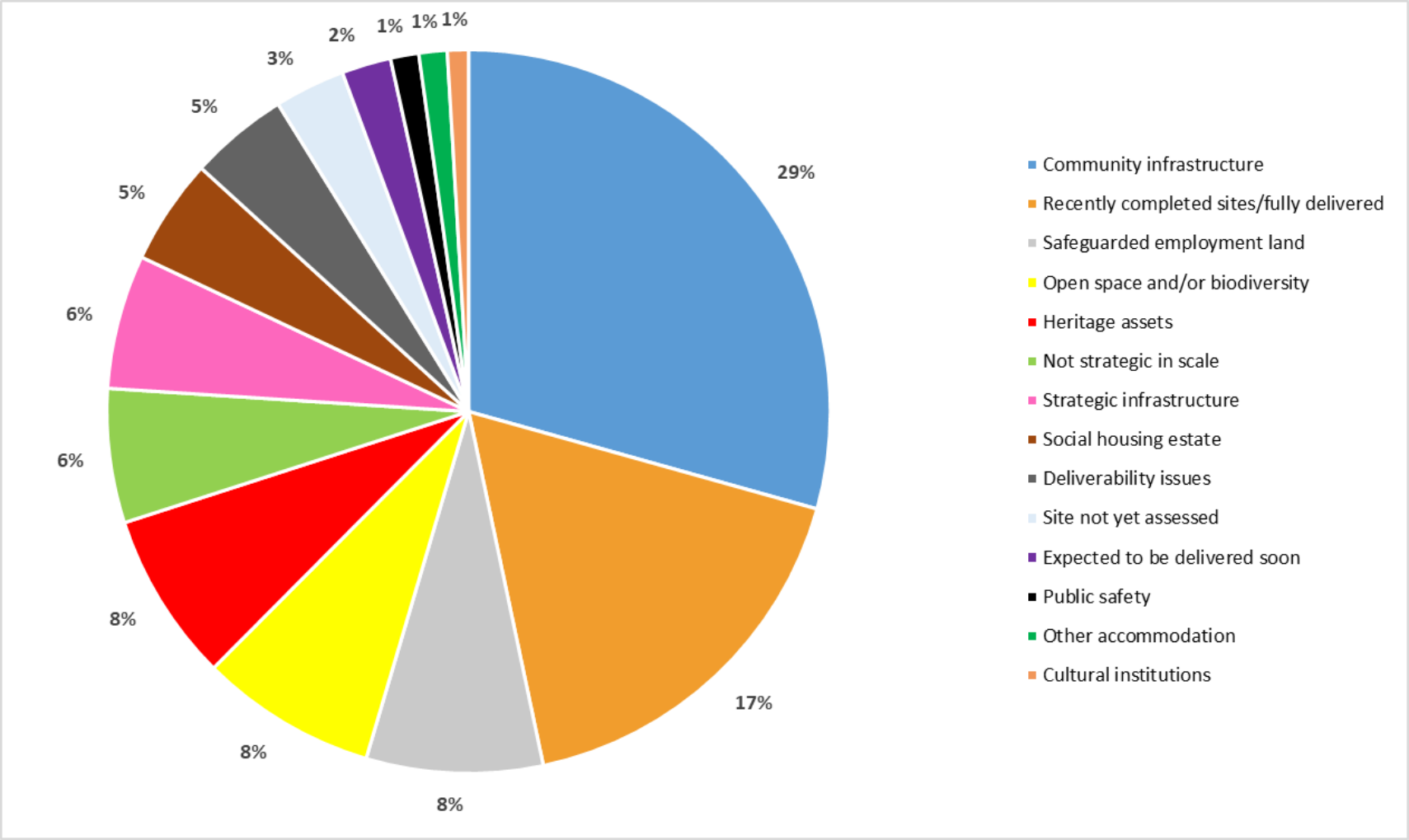
Four respondents nominated four new sites during the Regulation 19 consultation, although three of these had been identified previously.

Site name	Nominator	Suggested use	Site included in Local Plan	Proposed use in Local Plan	Reason for exclusion
<b>Lewisham's Central Area</b>					
Big Yellow Storage, 155 Lewisham Way (duplicate site)	TFL	Safeguarding of BLE infrastructure	No	n/a	BLE safeguarding already covers this site
Wearside Depot, Wearside Road	TFL	Safeguarding of BLE infrastructure	No	n/a	BLE safeguarding already covers this site
Malham Road LSIS (duplicate site)	Agent	Re-designate for mixed use as a MEL	No	n/a	Safeguarded employment land
Havelock House, Telecom Site and Willow Tree House, Near Horniman Drive (duplicate site)	Metropolitan Police	Residential and educational use	No	n/a	Regulation 18 consultation objections relating to the loss of green infrastructure with negative impacts on open space, biodiversity, a wildlife corridor and remnants from the Great North Wood.
Sports fields at St Dunstan's	St Dunstan's College	Sports facility and residential	No	n/a	Existing MOL

**Chart A.1: Summary of excluded sites**

A total of 394 sites have been considered (excluding duplicated sites, i.e., those sites that have been considered multiple times). There are now 75 site allocations, equivalent to 19% of sites considered, included in the draft Local Plan. There are 319 sites, equivalent to 81% of sites considered, that have been excluded.

Chart A.1 below summarises the reasons for sites being excluded/omitted from the draft Local Plan. Percentages are shown as a proportion of all excluded sites.



**Table A.14: Breakdown of sites considered (excluding duplicated sites) for inclusion in the draft Local Plan**

Site included within Local Plan	Reason for inclusion / exclusion	SHLAA sites	Call for sites	Newly identified sites and early engagement	Total sites
Yes	Approvals	11	0	0	11
	Allocations	15	0	0	15
	Potential development sites	16	0	0	16
	Low probability sites	10	0	0	10
	Originally not suitable for housing, but now found to be suitable for housing	9	0	0	9
	Site suitable for housing and/or will support spatial strategy	0	2	12	14
<b>Total sites included in draft Local Plan</b>		<b>61</b>	<b>2</b>	<b>12</b>	<b>75</b>
No	Recently completed sites / fully delivered	53	0	2	55
	Expected to be delivered soon	6	1	0	7
	Not strategic in scale	1	18	0	19
	Open space and/or biodiversity	16	9	1	26
	Social housing estate	13	2	0	15
	Safeguarded employment land	22	2	1	25
	Community infrastructure (health, education, community facilities)	90	3	0	93
	Cultural institutions	3	0	0	3
	Heritage assets	23	1	0	24
	Strategic infrastructure	10	8	2	20
	Public safety	1	3	0	4
	Other accommodation	4	0	0	4
	Deliverability issues	10	2	2	14
	Site not yet assessed	0	0	10	10
<b>Total sites not included in the draft Local Plan</b>		<b>252</b>	<b>49</b>	<b>18</b>	<b>319</b>
<b>Total sites</b>		<b>313</b>	<b>51</b>	<b>30</b>	<b>394</b>

## Appendix B – Indicative site capacities and delivery assumptions applied in the draft Local Plan

**Table B.1 - Site development capacity (method by site) as at Submission stage**

The development capacities for the site allocations have been established using the approach set out in section 7.

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

<b>Lewisham's North Area</b>			
<b>Site name</b>	<b>Consent, pre-app or masterplan</b>	<b>Standard method (SHLAA)</b>	<b>Standard method + sensitivity</b>
Convoys Wharf MEL	Yes		
Deptford Landings MEL (formerly known as Oxestalls Road) and Scott House	Yes		
Evelyn Court at Surrey Canal SIL	Yes	Yes	
Neptune Wharf MEL	Yes		
Strategic Industrial Land at Surrey Canal Road and Trundleys Road	Yes		
Strategic Industrial Land at Apollo Business Centre	Yes		Yes
Silwood Street	Yes		
Bermondsey Dive Under		Yes	
New Bermondsey/ Surrey Canal Triangle MEL	Yes		Yes

<b>Lewisham's North Area</b>			
Besson Street Kender Triangle	Yes		
Former Hatcham Works, New Cross Road	Yes		
Goodwood Road and New Cross Road	Yes		
Achilles Street	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		
Lower Creekside LSIS	Yes		Yes
Sun Wharf MEL (including Network Rail Arches)	Yes		
Creekside Village East, Thanet Wharf MEL	Yes		

<b>Lewisham's East Area</b>			
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	
Mayfields Hostel, Burnt Ash Road	Yes		
Sainsbury Local and West of Grove Park Station		Yes	

<b>Lewisham's South Area</b>			
Site name	Consent, pre-app or masterplan	Standard method (SHLAA)	Standard method + sensitivity
Former Bell Green Gas Holders and Livesey Memorial Hall	Yes		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	
Land at Pool Court	Yes		
Catford Police Station	Yes	Yes	
Homebase / Argos, Bromley Road		Yes	
Beadles Garage	Yes	Yes	
Downham Co-op		Yes	
Excalibur Estate	Yes		
Bestway Cash and Carry		Yes	

<b>Lewisham's West Area</b>			
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	

<b>Lewisham's West Area</b>			
Land at Forest Hill Station East (Waldram Place and Perry Vale)		Yes	
Land at Forest Hill Station West (Devonshire and Dartmouth Roads)		Yes	
Perry Vale LSIS			Yes
Clyde Vale LSIS			Yes
Featherstone Lodge, Eliot Bank	Yes		
Willow Way LSIS		Yes	
74-78 Sydenham Road		Yes	
Land at Sydenham Road and Loxley Close		Yes	
113 to 157 Sydenham Road		Yes	

**Table B.2 - Delivery assumptions (land use mix by site) as at Submission stage**

The delivery assumptions for the site allocations have been established using the approach set out in section 8<sup>6</sup>.

<b>Lewisham's Central Area</b>				
<b>Site name</b>	<b>Land use mix (%)</b>			
	<b>Employment</b>	<b>Main town centre uses</b>	<b>Other</b>	<b>Residential</b>
Lewisham Gateway	As per planning consent DC/06/062375			
Lewisham Shopping Centre	10	30	5	55
Land at Engate Street	33	10	0	57
Conington Road	As per planning consent DC/18/109184			
Land at Conington Road and Lewisham Road (Tesco)	5	20	0	75
Thurston Road Bus Station	0	0	100	0
Lewisham Retail Park, Loampit Vale	As per planning consent DC/16/097629			
110-114 Loampit Vale	10	20	0	70
Silver Road and Axion House	As per planning consent DC/18/109972			
House on the Hill, Slaithwaite Road	0	0	0	100
Church Grove Self-Build	As per planning consent DC/17/104264			
Ladywell Play Tower	As per application DC/22/126038			
PLACE/Ladywell (Former Ladywell Leisure Centre)	2	8	0	90
Driving Test Centre, Nightingale Grove	33	0	0	67
Land at Nightingale Grove and Maythorne Cottages	33	0	0	67
Land at Rushey Green and Bradgate Road (Aldi)	0	33	0	67
Catford Shopping Centre and Milford Towers	As per Catford Town Centre Framework			
Catford Island	As per Catford Town Centre Framework			
Laurence House and Civic Centre	As per Catford Town Centre Framework			
Re-route of South Circular	0	0	100	0
Wickes and Halfords, Catford Road	As per Catford Town Centre Framework			
Ravensbourne Retail Park	20	5	5	70

<b>Lewisham's North Area</b>				
<b>Site name</b>	<b>Land use mix (%)</b>			
	<b>Employment</b>	<b>Main town centre uses</b>	<b>Other</b>	<b>Residential</b>
Convoys Wharf MEL	As per planning consent DC/13/083358			
Deptford Landings MEL (formerly known as Oxestalls Road) and Scott House	As per planning consent DC/15/092295			
Evelyn Court at Surrey Canal SIL	60	0	0	40
Neptune Wharf MEL	As per planning consent DC/10/075331			
Strategic Industrial Land at Surrey Canal Road and Trundleys Road	As per planning consent DC/22/127348			
Strategic Industrial Land at Apollo Business Centre	As per application DC/23/130258			
	33	0	0	67

<sup>6</sup> Note: Only the original full or outline planning consent 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, lapsed etc.). In some instances, submitted applications or pre-application discussions have been used where sufficient land-use mix details are known and/or agreed.



<b>Lewisham's North Area</b>				
Silwood Street	As per planning consent DC/20/116783			
Bermondsey Dive Under	50	0	50	0
New Bermondsey/ Surrey Canal Triangle MEL	As per planning consent DC/20/119706			
Besson Street Kender Triangle	As per planning consent DC/19/114805			
Former Hatcham Works, New Cross Road	As per New Cross Area Framework			
Goodwood Road and New Cross Road	As per New Cross Area Framework			
Achilles Street	As per pre-application			
Former Deptford Green School (Upper School Site)	As per planning consent DC/15/095027			
Albany Theatre	5	20	20	55
Land North of Reginald Road and South of Frankham Street (Former Tidemill School)	As per planning consent DC/16/095039			
Lower Creekside LSIS	33	0	20	47
Sun Wharf MEL(including Network Rail Arches)	As per application DC/22/125674			
Creekside Village East, Thanet Wharf MEL	As per application DC/18/108548			

<b>Lewisham's East Area</b>				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
Heathside and Lethbridge Estate	As per planning consent DC/09/72554			
Blackheath Hill LSIS	As per planning consent DC/20/117309			
Leegate Shopping Centre	As per application DC/22/126997			
Sainsbury's Lee Green	5	33	0	62
Land at Lee High Road and Lee Road	5	20	0	75
Southbrook Mews	33	0	0	67
Mayfields Hostel, Burnt Ash Road	As per application DC/23/132184			
Sainsbury Local and West of Grove Park Station	5	20	0	75

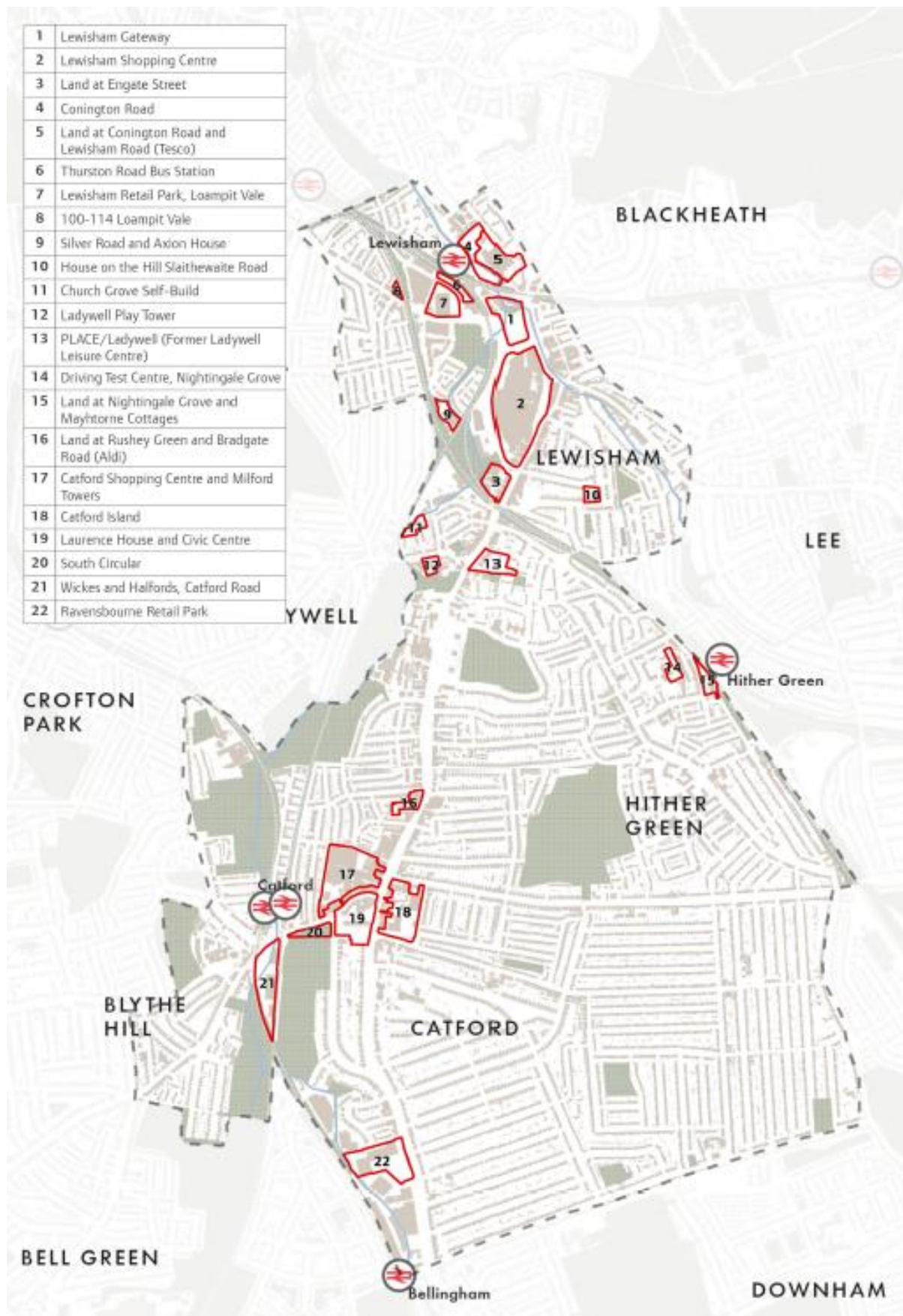
<b>Lewisham's South Area</b>				
Site name	Land use mix (%)			
	Employment	Main town centre uses	Other	Residential
Former Bell Green Gas Holders and Livesey Memorial Hall	As per pre-application			
	5	20	0	75
Bell Green Retail Park	5	20	5	70
Sainsbury's Bell Green	5	20	5	70
Stanton Square LSIS	33	0	0	67
Sydenham Green Group Practice	0	50	0	50
Worsley Bridge Road LSIS	60	0	0	40
Lidl, Southend Lane	0	50	0	50
Land at Pool Court	As per pre-application			
Catford Police Station	33	0	0	67
Homebase / Argos, Bromley Road	0	33	10	57
Beadles Garage	33	0	0	67
Downham Co-op	0	33	0	67
Excalibur Estate	As per planning consent DC/10/075973			
Bestway Cash and Carry	0	0	0	100

### **Lewisham's West Area**

Site name	Land use mix (%)			
	Employ- ment	Main town centre uses	Other	Resi- dential
111 - 115 Endwell Road	33	0	0	67
6 Mantle Rd	5	20	0	75
Jenner Health Centre	0	50	0	50
Land at Forest Hill Station East (Waldram Place and Perry Vale)	5	20	0	75
Land at Forest Hill Station West (Devonshire and Dartmouth Roads)	10	20	0	70
Perry Vale LSIS	50	0	0	50
Clyde Vale LSIS	50	0	0	50
Featherstone Lodge, Eliot Bank	As per lapsed planning consent DC/14/086666			
Willow Way LSIS	33	0	0	67
74-78 Sydenham Road	10	20	0	70
Land at Sydenham Road and Loxley Close	5	20	0	75
113 to 157 Sydenham Road	10	20	0	70

## Appendix C – Site Assessments

### Lewisham's Central Area



# 1 Lewisham Gateway

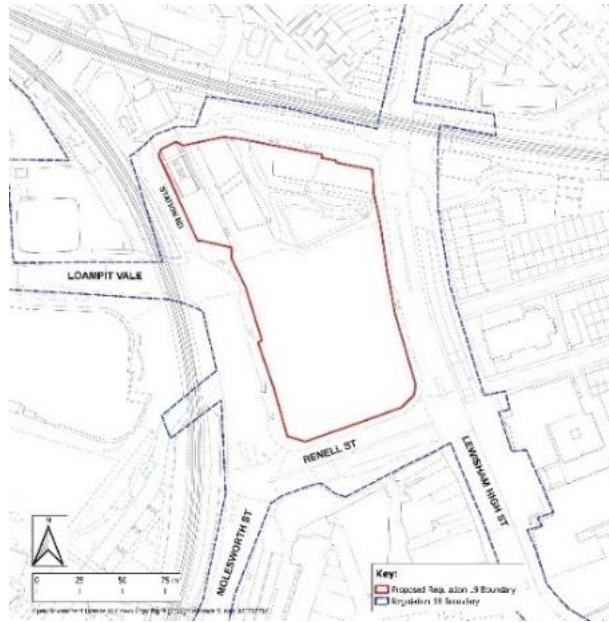
## Site Context:

Location: Central Area

Address: Lewisham High Street,  
London, SE13

Character: Central setting,  
Lewisham Town Centre,  
Lewisham, Catford and New  
Cross Opportunity Area,  
PTAL 6

Site size: 1.53 hectares,  
Above 0.25 hectares threshold



## Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Core Strategy (2011) for mixed use development,</li> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented) site and construction is currently taking place, with part of the site already completed and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>the landowners have worked in partnership to bring the site forward for development.</li> </ul>

## Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment comprising compatible main town centre, commercial, community and residential uses. New and improved transport infrastructure including road realignment, enhanced transport interchanges and walking routes and cycleways. Public realm and environmental enhancements, including new public open space and river restoration.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/06/062375.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>1,011 net residential units (649 remaining),</b></li> <li><b>1,525m<sup>2</sup> gross employment floorspace,</b></li> <li><b>9,548m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>



## 2 Lewisham Shopping Centre

### Site Context:

**Location:** Central Area

**Address:** 33a Molesworth Street,  
Lewisham, London,  
SE13 7HB

**Character:** Central setting,  
Lewisham Town Centre,  
Lewisham, Catford and New  
Cross Opportunity Area,  
PTAL 6

**Site size:** 6.38 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner of the shopping centre expressed an interest to develop the site through the Call for Sites exercises (2015 and 2018 and 2017 London SHLAA) and the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the landowner of the shopping centre has been in pre-application discussions with the Council, and has carried out consultation with the local community, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as sufficient progress has been made towards a planning application including conventional, student and co-living housing,</li> <li>one of the landowners confirmed through the Regulation 19 (2023) consultation that the proposed delivery timeframes in the Local Plan are realistic, and</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description of proposed development</b>	<b>Comprehensive mixed-use redevelopment comprising compatible main town centre, commercial, community and residential uses. Redevelopment of existing buildings and reconfiguration of spaces to facilitate a street-based layout with new and improved routes, both into and through the site, along with public realm and environmental enhancements.</b>
<b>Development potential of the site</b>	<p>A density assumption has been applied as the quantum of development has not yet been set, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of <b>450 dph</b>.</p> <p>The site's land use mix is <b>55% residential, 10% employment, 30% main town centre uses and 5% other</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>1,579 net residential units,</b></li> <li><b>20,097m<sup>2</sup> gross employment floorspace,</b></li> <li><b>60,291m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 15</b>, with a start on site during Years 1-5.</p>

### 3 Land at Engate Street

#### Site Context:

Location: Central Area

Address: Engate Street, Lewisham, SE13 7HA

Character: Central setting, Lewisham Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

Site size: 0.83 hectares, Above 0.25 hectares threshold



#### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing but has been revisited since then and identified as having development potential,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the fifteen years, as progress towards a planning application has yet to be made and multiple ownerships make this a complex site to develop.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

#### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment comprising compatible main town centre, commercial and residential uses. Public realm and environmental enhancements, including to the River Ravensbourne and public access to Waterlink Way.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity in the A21 Development Framework has been used. For non-residential uses: a density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of 450 dph. Furthermore, sensitivity testing has adjusted Central down to Urban to reflect the transitional nature of the site at the edge of Lewisham Town Centre, generating a density of <b>355 dph</b>.</p> <p>The site's land use mix is <b>57% residential, 33% employment and 10% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>112 net residential units,</b></li> <li><b>6,642m<sup>2</sup> gross employment floorspace,</b></li> <li><b>2,013m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>

## 4 Conington Road

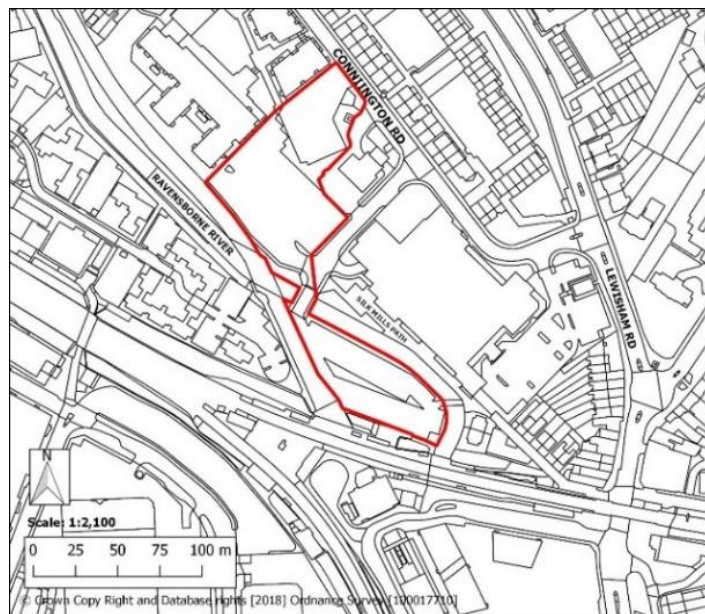
### Site Context:

Location: Central Area

Address: 209 Lewisham Road,  
Lewisham, London,  
SE13 7PY.

Character: Central setting,  
Lewisham Town Centre,  
Lewisham, Catford and New  
Cross Opportunity Area,  
PTAL 6

Site size: 1.11 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Lewisham Town Centre Local Plan (2014),</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercises (2017 London SHLAA and 2018),</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 and Regulation 19 (2023) consultations, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented) site and construction is nearing completion and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>the landowner has brought the site forward for development.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm and environmental enhancements including new public open space, improved walking and cycle routes, and river restoration.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/18/109184.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>365 net residential units,</b></li> <li><b>554m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable before Years 1 - 5</b>.</p>



## 5 Land at Conington Road and Lewisham Road (Tesco)

### Site Context:

Location: Central Area

Address: Tesco, 209 Lewisham Road, SE13 7PY.

Character: Central setting, Lewisham Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

Site size: 1.53 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Lewisham Town Centre Local Plan (2014),</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021),</li> <li>the landowner and development partner provide 'in principle support' to the site allocation within the Local Plan, including the concept of redeveloping the site for retail, commercial and residential uses, through the Regulation 19 consultation, and</li> <li>the landowner has been in pre-application discussions with the Council and intend to submit an application by the end of 2023.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered,</li> <li>the landowner has entered into partnership with a development partner, who seek to bring the site forward for development with delivery anticipated within the next five years, and</li> <li>a planning application is likely to be submitted in early 2024.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm, access and environmental enhancement including new public open space, improved walking and cycle routes and along the river.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of 450 dph. Furthermore, sensitivity testing has adjusted Central down to Urban, to reflect the transitional nature of the site at the edge of Lewisham Town Centre, generating a density of <b>355 dph</b>.</p> <p>The site's land use mix is <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>407 net residential units,</b></li> <li><b>1,901m<sup>2</sup> gross employment floorspace,</b></li> <li><b>7,604m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>



## 6 Thurston Road Bus Station

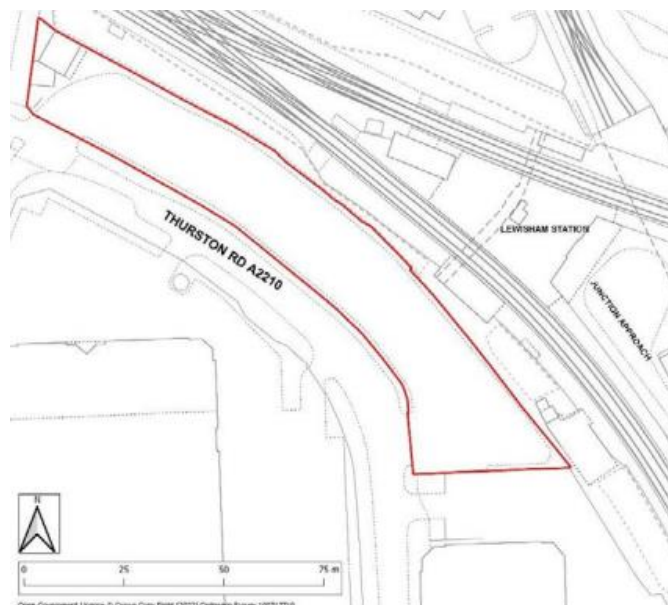
### Site Context:

Location: Central Area

Address: Thurston Road, Lewisham, SE13

Character: Central setting, Lewisham Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

Site size: 0.35 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area, and</li> <li>it will provide an appropriate location for transport infrastructure that contributes to the spatial strategy.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>TFL sought the provision of adequate and appropriate bus standing and driver facilities at this site through the Regulation 18 consultation (2021) and as a result has been newly added as a site allocation since the Regulation 18 consultation ended.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered within the Plan period, and</li> <li>it is anticipated to be delivered within the first five years, as the Council has been discussing the requirements of the scheme with TFL, and</li> <li>it will continue to be delivered beyond the first five years due to the ongoing nature of the development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Safeguarding for strategic transport infrastructure.</b>
<b>Development potential</b> of the site	<p>Solely for transport infrastructure.</p> <p>The site is <b>deliverable</b> within <b>Years 1 – 15 and Beyond 15 years</b>.</p>

## 7 Lewisham Retail Park, Loampit Vale

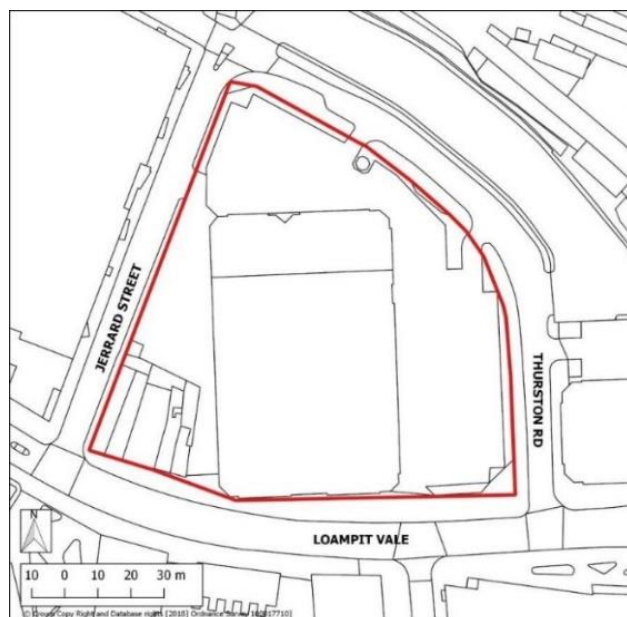
### Site Context:

**Location:** Central Area

**Address:** Lewisham Retail Park and Nos. 66-76 Loampit Vale, Lewisham, SE13

**Character:** Central setting, Lewisham Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 1.13 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Lewisham Town Centre Local Plan (2014),</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021), and</li> <li>the site already has an unimplemented planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented) site and although this is not currently being implemented, there is still a good prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards a pre-application for mixed uses with conventional and student housing, and</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm enhancements, including a boulevard along Loampit Vale, with improved walking and cycle routes connecting to Lewisham interchange.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with capacity and land use mix reflecting the planning consent DC/16/097629.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>529 net residential units,</b></li> <li><b>4,343m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 10</b>, with a start on site during Years 1-5.</p>

## 8 110-114 Loampit Vale

### Site Context:

Location: Central Area

Address: 100-114 Loampit Vale,  
Lewisham, London, SE13

Character: Central setting,  
PTAL 6

Site size: 0.12 hectares,  
Below 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will make a positive contribution to a strategic location, at an important entry point into Lewisham town centre,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021), and</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment incorporating main town centre, commercial and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Central, PTAL 6) generating a density of <b>355 dph</b>.</p> <p>The site's land use mix is <b>70% residential, 10% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>30 net residential units,</b></li> <li><b>298m<sup>2</sup> gross employment floorspace,</b></li> <li><b>596m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 - 15</b>.</p>

## 9 Silver Road and Axion House

### Site Context:

Location: Central Area

Address: Axion House, 1 Silver Road, London, SE13 7BQ

Character: Central setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 6b

Site size: 0.48 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and construction is well advanced and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test concluded that mixed-use development should not be permitted in this location, but the site already has planning consent for a mixed-use development and the Environment Agency raised no objections to the scheme subject to a number of conditions and planning obligations being met, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Employment-led mixed-use redevelopment comprising compatible commercial and residential uses. Public realm enhancements including public access and landscaping along the River Ravensbourne.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/18/109972.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>141 net residential units,</b></li> <li><b>453m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>



## 10 House on the Hill, Slaithewaite Road

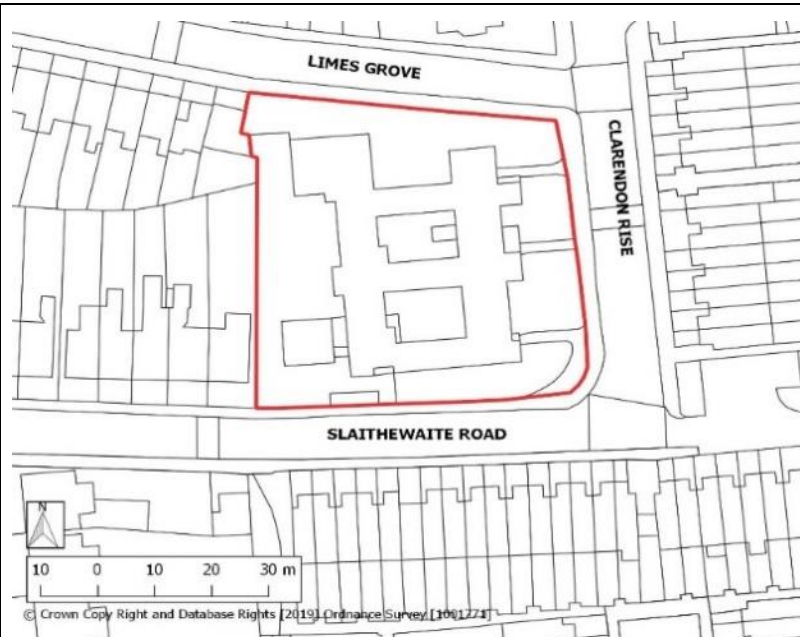
### Site Context:

Location: Central Area

Address: 47 Slaithewaite Road,  
SE13 6DL

Character: Central setting,  
PTAL 6

Site size: 0.31 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership, and</li> <li>the Council is drawing up plans and bringing forward a planning application for this site.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as progress has already been made towards a planning application but there is some local opposition to redeveloping the site.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Redevelopment for residential use.</b>
<b>Development potential</b> of the site	<p>The residential capacity identified in the A21 Development Framework has been used.</p> <p>The site's land use mix is <b>100% residential</b>.</p> <p>The site's indicative capacity is <b>52 net residential units</b>.</p> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

## 11 Church Grove Self-Build

### Site Context:

Location: Central Area

Address: Land at Church Grove,  
SE13 7UU.

Character: Central setting,  
Lewisham, Catford and New  
Cross Opportunity Area,  
PTAL 5

Site size: 0.35 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and construction is nearing completion and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Redevelopment for residential use (self-build) with complementary community uses. Public realm enhancements, including public access to the River Ravensbourne.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/17/104264.</p> <p>The site's land use mix is <b>residential</b>. The site's indicative capacity is <b>36 net residential units</b>.</p> <p>The site is <b>deliverable before Years 1 - 5</b>.</p>

## 12 Ladywell Play Tower

### Site Context:

Location: Central Area

Address: Former swimming pool,  
Ladywell Road, Lewisham,  
SE13 7UW.

Character: Central setting,  
Lewisham Town Centre,  
Lewisham, Catford and New  
Cross Opportunity Area,  
PTAL 5

Site size: 0.32 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

**Yes**, the site is **suitable** for development because:

- it has been identified in the London SHLAA (2017) as an excluded site due to the heritage assets on site, although the design of the current scheme seeks to protect and enhance the site's heritage assets,
- it lies within the Lewisham, Catford and New Cross Opportunity Area,
- it will provide an appropriate location for mixed use development, and
- it will help to meet identified needs for housing and main town centre uses.

**Yes**, the site is **available** for development because:

- the landowner did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations,
- the site already has planning consent subject to a S106 being agreed, and
- it is a vacant site.

**Yes**, delivery of the site is **achievable** because:

- it is a committed (consented subject to S106) site and therefore has a definite prospect of being delivered, and
- it is anticipated to be delivered towards the latter end of the first five years, as progress has already been made towards a planning application but a new development partner now needs to be secured.

**Yes**, the site can **overcome constraints**:

- as the Flood Risk Exceptions Test has been satisfied, and
- as policy and/or physical site constraints have been mitigated through the planning consent.

### Proposed Site Allocation:

**Description** of proposed development

**Mixed-use development comprising main town centre, community and residential uses. Restoration and enhancement of the Grade II listed Ladywell Baths.**

**Development potential** of the site

A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/22/126038.

The site's land use mix is **residential and main town centre uses**.

The site's indicative capacity is:

- **33 net residential units,**
- **1,459m<sup>2</sup> gross main town centre floorspace.**

The site is **deliverable** within **Years 1 - 5**.

## 13 PLACE/Ladywell (Former Ladywell Leisure Centre)

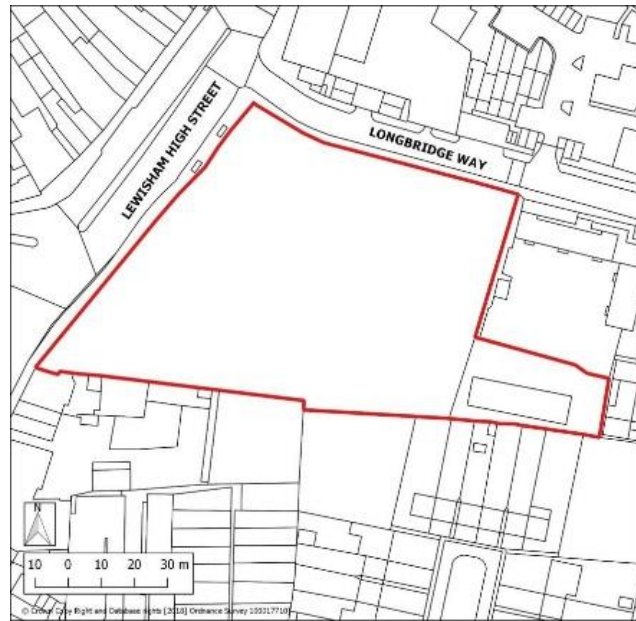
### Site Context:

**Location:** Central Area

**Address:** Former Ladywell Leisure Centre, 261 Lewisham High Street, SE13 6NJ.

**Character:** Central setting, Lewisham Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 0.93 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Lewisham Town Centre Local Plan (2014),</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership,</li> <li>part of the site is vacant,</li> <li>the Council is drawing up plans and bringing forward a planning application for this site, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated that Phase 1 will be delivered within the first five years, as sufficient progress has already been made towards a planning application, and</li> <li>phase 2 will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Sequential Test has been passed,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment comprising compatible main town centre, commercial, community and residential uses.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity identified through the current pre-application has been used.</p> <p>For non residential uses: A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of 450 dph. Furthermore, sensitivity testing has adjusted Central down to Urban, to reflect the transitional nature of the site at the edge of Lewisham Town Centre, generating a density of <b>355 dph</b>.</p> <p>The site's land use mix is <b>90% residential, 2% employment and 8% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>175 net residential units,</b></li> <li><b>462m<sup>2</sup> gross employment floorspace,</b></li> <li><b>1,849m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 10</b>, with a start on site during Years 1-5.</p>



## 14 Driving Test Centre, Nightingale Grove

### Site Context:

Location: Central Area

Address: 44 Ennersdale Road,  
London, SE13 6JD.

Character: Urban setting,  
PTAL 3

Site size: 0.41 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use housing with business/employment,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site if alternative provision for the Driving Test Centre can be retained or made elsewhere, through the landowner engagement survey (2019), and</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment comprising compatible residential and commercial uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is <b>67% residential and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>40 net residential units,</b></li> <li><b>1,386m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 15 Land at Nightingale Grove and Maythorne Cottages

### Site Context:

Location: Central Area

Address: Maythorne Cottages,  
Nightingale Grove, London,  
SE13.

Character: Urban setting,  
PTAL 3

Site size: 0.43 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use housing with business/employment,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021), and</li> <li>part of the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (partly consented) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards gaining planning consent and a non material amendment has recently been sought.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment comprising compatible residential, commercial and community uses. Public realm enhancements, including to the Hither Green station approach.</b>
<b>Development potential</b> of the site	<p>For residential uses: A design led approach has been used on part of the site, reflecting the planning consent DC/19/113755.</p> <p>For non-residential uses: A density assumption has also been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is <b>67% residential and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>22 net residential units,</b></li> <li><b>179m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>

## 16 Land at Rushey Green and Bradgate Road (Aldi)

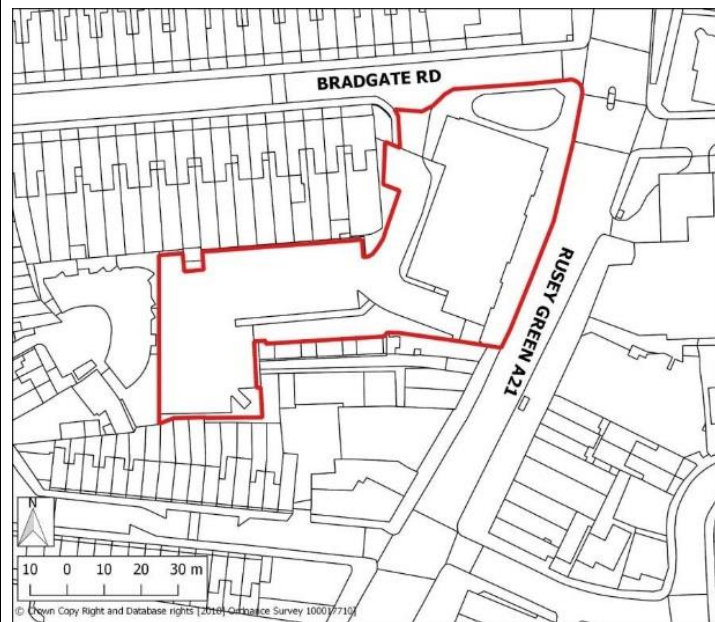
### Site Context:

Location: Central Area

Address: Rushey Green, Catford, SE6 4JD.

Character: Central setting, Catford Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 5

Site size: 0.50 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing but has been revisited since then and identified as having development potential,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description of proposed development</b>	<b>Comprehensive mixed-use redevelopment with compatible main town centre and residential uses.</b>
<b>Development potential of the site</b>	<p>For residential uses: the residential capacity in the A21 Development Framework has been used. For non-residential uses: A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 5) generating a density of 450 dph. Furthermore, sensitivity testing has adjusted Central down to Urban, to reflect the transitional nature of the site at the edge of Catford Town Centre, generating a density of <b>355 dph</b>.</p> <p>The site's land use mix is <b>67% residential and 33% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>88 net residential units,</b></li> <li><b>4,100m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>



## 17 Catford Shopping Centre and Milford Towers

### Site Context:

**Location:** Central Area

**Address:** Catford Shopping Centre, Winslade Way, Catford, SE6 4JU.

**Character:** Central setting, Catford Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 3.42 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it has been identified as a development site in the Catford Town Centre Framework,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations,</li> <li>the site is in the Council's ownership,</li> <li>the Council is drawing up plans and bringing forward a planning application for this site,</li> <li>design advice has been provided on the site through the Design Review Panel, and</li> <li>the site has been subjected to masterplanning.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered in phases with the first phase delivered within the first five years, as sufficient progress has already been made towards a planning application,</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development, and</li> <li>the Catford Town Centre Framework anticipates in the outline delivery programme that the site will be delivered by 2038.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment of existing town centre comprising compatible retail, leisure, commercial, community and residential uses. Redevelopment of existing buildings and reconfiguration of spaces to facilitate a street-based layout with new and improved routes, both into and through the site, along with public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity in the Catford Town Centre Framework has been used.</p> <p>For non-residential uses: A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of <b>450 dph</b>.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>1,084 net residential units,</b></li> <li><b>5,387m<sup>2</sup> gross employment floorspace,</b></li> </ul>

	<ul style="list-style-type: none"><li>• <b>21,546m<sup>2</sup> gross main town centre floorspace.</b></li></ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 15</b>, with a start on site during Years 1-5.</p>
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## 18 Catford Island

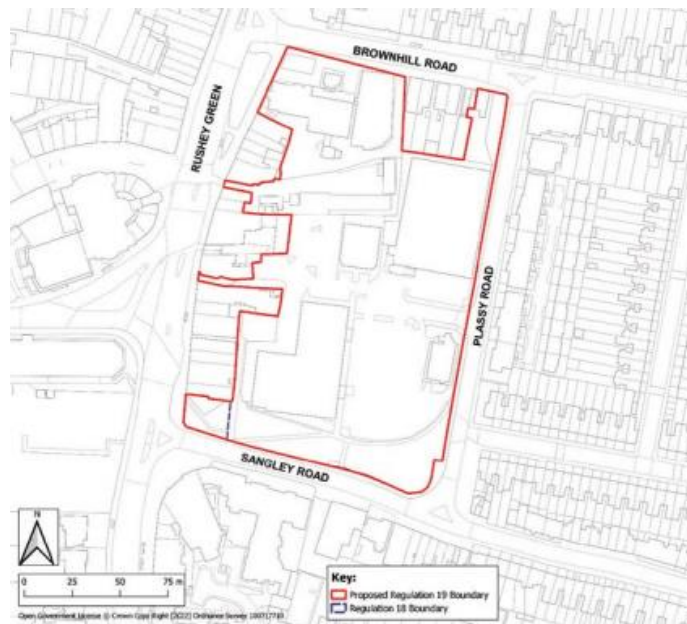
### Site Context:

**Location:** Central Area

**Address:** Catford Island Retail Park, Plassy Road, Catford, SE6 2AW.

**Character:** Central setting, Catford Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 2.28 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it has been identified as a development site in the Catford Town Centre Framework,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2015 and 2018) and the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the landowner has been in pre-application discussions with the Council,</li> <li>design advice has been provided on the site through the Design Review Panel, and</li> <li>the site has been subjected to masterplanning.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (partly consented) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards submitting a planning application for mixed uses including conventional and student housing,</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development, and</li> <li>the Catford Town Centre Framework anticipates in the outline delivery programme that the site will be delivered by 2029.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible main town centre, community and residential uses. Redevelopment and reconfiguration of the majority of buildings and spaces to facilitate the realignment of the A205 South Circular and associated public realm enhancements, including new public open space, improved walking and cycle routes, and vehicular access.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, reflecting the Catford Town Centre Framework.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>602 net residential units,</b></li> <li><b>6,206m<sup>2</sup> gross employment floorspace,</b></li> <li><b>6,206m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 10</b>, with a start on site during Years 1-5.</p>

## 19 Laurence House and Civic Centre

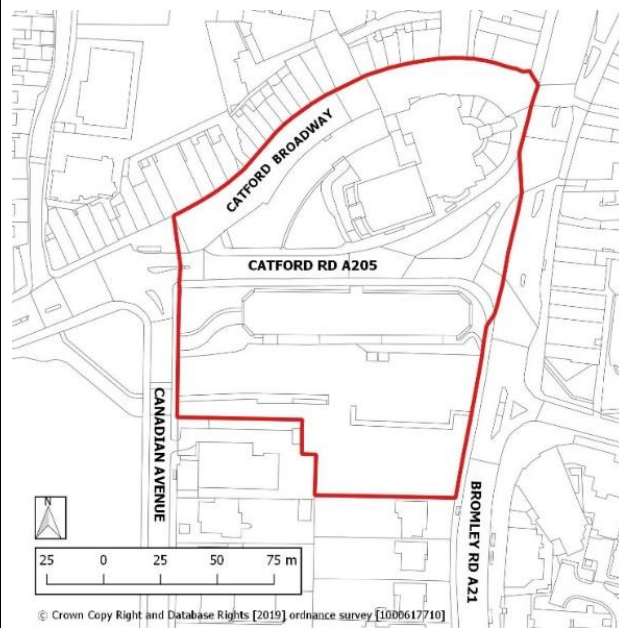
### Site Context:

**Location:** Central Area

**Address:** Laurence House, 1 Catford Road, London, SE6 4RU.

**Character:** Central setting, Catford Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 2.21 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it has been identified as a development site in the Catford Town Centre Framework,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership, and</li> <li>it has been subjected to masterplanning.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made, and</li> <li>the Catford Town Centre Framework anticipates in the outline delivery programme that the site will be delivered by 2030.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use development with compatible main town centre uses, including civic and cultural uses, and residential uses. Realignment of the A205 (South Circular) to facilitate town centre regeneration, along with public realm and access improvements.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, reflecting the Catford Town Centre Framework.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>262 net residential units,</b></li> <li><b>12,935m<sup>2</sup> gross employment floorspace,</b></li> <li><b>6,017m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 - 10</b>.</p>

## 20 Re-route of South Circular

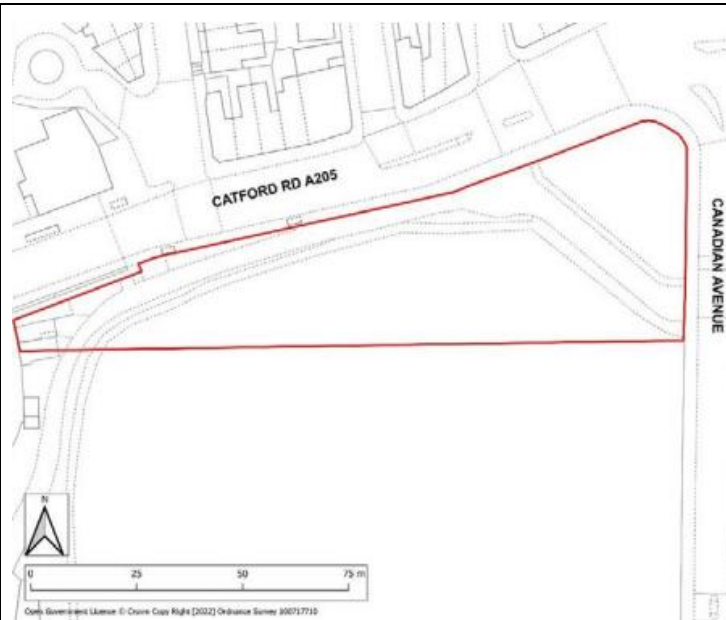
### Site Context:

Location: Central Area

Address: South Circular, Catford, London

Character: Central setting, Catford Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

Site size: 0.42 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>the Catford Town Centre Framework recognises the realignment of the South Circular as a key project and a key catalyst for releasing Catford's regeneration potential,</li> <li>the MOL Exceptional Circumstances Paper identifies exceptional circumstances have been sufficiently demonstrated and that a small loss of MOL is required to deliver the comprehensive regeneration of Catford major town centre by accommodating the realignment of the South Circular,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area, and</li> <li>it will provide an appropriate location for strategic transport infrastructure that contributes to the spatial strategy.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>TFL has been in pre-application discussions with the Council regarding the re-routing of the South Circular and as a result has been newly added as a site allocation since the Regulation 18 consultation ended,</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the site has been subjected to masterplanning, and</li> <li>TFL is currently carrying out public consultation on the re-routing of the South Circular.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as the Council and TFL have been working in partnership to progress the scheme, and</li> <li>the Catford Town Centre Framework recognises that the timing of delivery of the realignment of the South Circular will be dependent on the approval and release of funding from the Department of Transport and anticipates in the outline delivery programme that the site will be delivered by 2025. Current update from TFL states 2028.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Re-routing of the A205 South Circular.</b>
<b>Development potential</b> of the site	Solely for transport infrastructure.  The site is <b>deliverable</b> within <b>Years 1 – 5</b> .



## 21 Wickes and Halfords, Catford Road

### Site Context:

Location: Central Area

Address: 1-7 Catford Hill, London, SE6 4NU.

Character: Central setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 5

Site size: 2.06 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it has been identified as a development site in the Catford Town Centre Framework,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation, and</li> <li>the site has been subjected to masterplanning.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered beyond the first five years, as sufficient progress towards a planning application has yet to be made, and</li> <li>the Catford Town Centre Framework anticipates in the outline delivery programme that the site will be delivered by 2030.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive residential led mixed-use redevelopment with compatible main town centre and commercial uses. Reconfiguration of buildings and spaces to facilitate public realm enhancements including new public open space, river restoration, improved walking and cycle routes and vehicular access.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, reflecting the Catford Town Centre Framework.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>512 net residential units,</b></li> <li><b>8,946m<sup>2</sup> gross employment floorspace,</b></li> <li><b>2,982m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 – 10</b>.</p>

## 22 Ravensbourne Retail Park

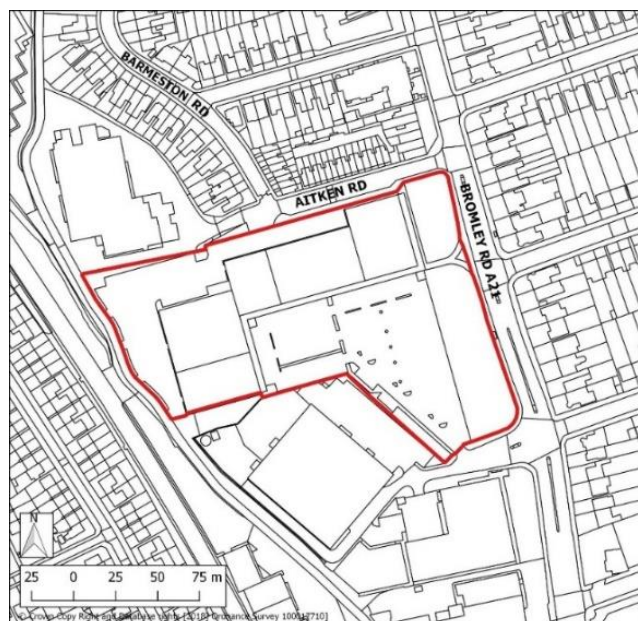
### Site Context:

Location: Central Area

Address: 134 Bromley Road, London, SE6 2QU

Character: Central setting, PTAL 4

Site size: 2.46 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) having a low probability of delivering housing but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>the landowner did not object to this site being identified as a site allocation through the landowner engagement survey (2019), and</li> <li>the landowner has been in pre-application discussions with the Council.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if the landowner and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

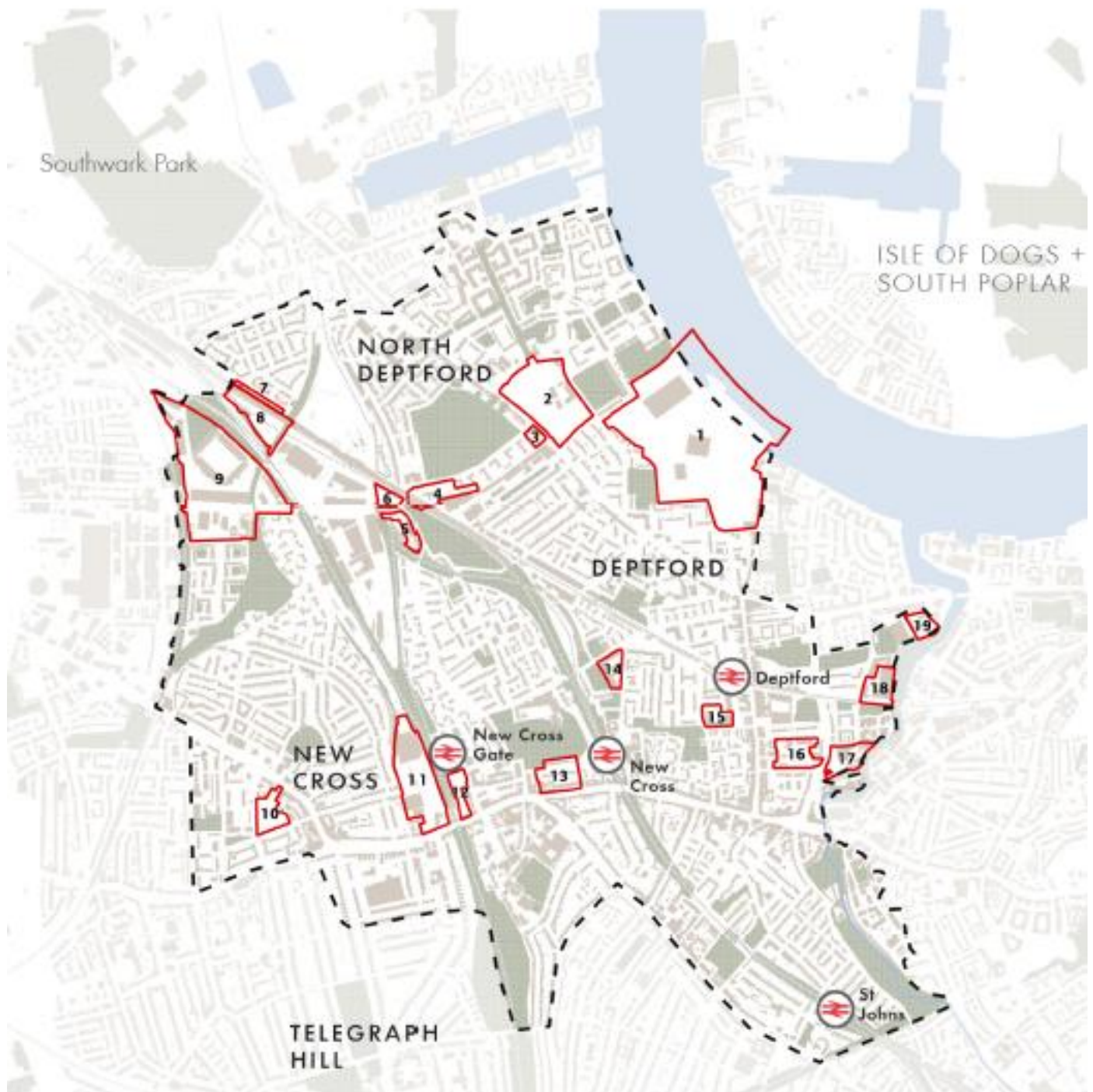
<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment of existing out-of-centre retail park comprising compatible residential, main town centre and commercial uses. Public realm and environmental enhancements including new public open space and river restoration.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity in the A21 Development Framework has been used. For non-residential uses: A density assumption has been applied, with the site's character (Standard, Central, PTAL 4) generating a density of 355 dph. Furthermore, sensitivity testing has adjusted Central down to Urban, to reflect the nature of the site and surrounding locality, generating a density of <b>225 dph</b>.</p> <p>The site's land use mix is <b>70% residential, 20% employment 5% main town centre and 5% other uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>367 net residential units,</b></li> <li><b>7,749m<sup>2</sup> gross employment floorspace,</b></li> <li><b>1,937m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 – 10</b>.</p>

## Lewisham's North Area

1	Convoys Wharf Mixed Use Employment Location
2	Deptford Landings Mixed Use Employment Location (formerly known as Oxestalls Road) and Scott House
3	Evelyn Court Locally Significant Industrial Site
4	Neptune Wharf Mixed Use Employment Location
5	Surrey Canal Road and Trundleys Road Locally Significant

6	Apollo Business Centre Locally Significant Industrial Site
7	Silwood Street
8	Bermundsey Dive Under
9	Surrey Canal Triangle Mixed-use Employment Location
10	Besson Street (Kender Triangle)
11	Former Hatcham Works, New Cross Road
12	Goodwood Road and New Cross Road
13	Achilles Street

14	Former Deptford Green School (Upper School Site)
15	Albany Theatre
16	Land north of Reginald Road and south of Frankham Street (former Tidemill School)
17	Lower Creekside Locally Significant Industrial Site
18	Sun Wharf Mixed-use Employment Location (including Network Rail Arches)
19	Creekside Village East, Tharvet Wharf Mixed-Use Employment Location





# 1 Convoys Wharf MEL

## Site Context:

Location: North Area

Address: Convoys Wharf, London, SE8 3JF.

Character: Central setting, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 2

Site size: 20.46 hectares, Above 0.25 hectares threshold



## Site Assessment:

**Yes**, the site is **suitable** for development because:

- it is an existing site allocation in the Core Strategy (2011) for mixed use redevelopment,
- it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,
- it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,
- it will provide an appropriate location for mixed use development, and
- it will help to meet identified needs for housing, employment and main town centre uses.

**Yes**, the site is **available** for development because:

- the landowner did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),
- the site already has outline planning consent and consent for various reserved matters applications,
- the site is vacant, and
- the landowner has been in pre-application discussions with the Council regarding the next phase of the development.

**Yes**, delivery of the site is **achievable** because:

- the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,
- it is a committed (consented) site and therefore has a definite prospect of being delivered,
- it is anticipated to be delivered within the first five years, as sufficient progress has already been made towards the initial phases of the site's development (plots 8 and 15), and
- it will continue to be delivered beyond the first five years due to the large scale of development.

**Yes**, the site can **overcome constraints**:

- as the Flood Risk Exceptions Test has been satisfied, and
- as policy and/or physical site constraints have been mitigated through the planning consent.

## Proposed Site Allocation:

**Description** of proposed development

**Comprehensive mixed-use redevelopment with compatible residential, commercial, community and main town centre uses. Safeguarding and appropriate use of the wharf and associated vessel moorings. Delivery of new and improved transport infrastructure including a new road layout and an integrated network of walking and cycle routes. Public realm and environmental enhancements, including new public open space and riverfront restoration.**

**Development potential** of the site

A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/13/083358.

The site's land use mix is **residential, employment and main town centre uses**.

The site's indicative capacity is:

- **3,500 net residential units,**
- **47,700m<sup>2</sup> gross employment floorspace,**
- **50,400m<sup>2</sup> gross main town centre floorspace.**

The site is **deliverable** within **Years 1 – 15**, with a start on site within Years 1 – 5.

## 2 Deptford Landings MEL (formerly Oxestalls Road) and Scott House

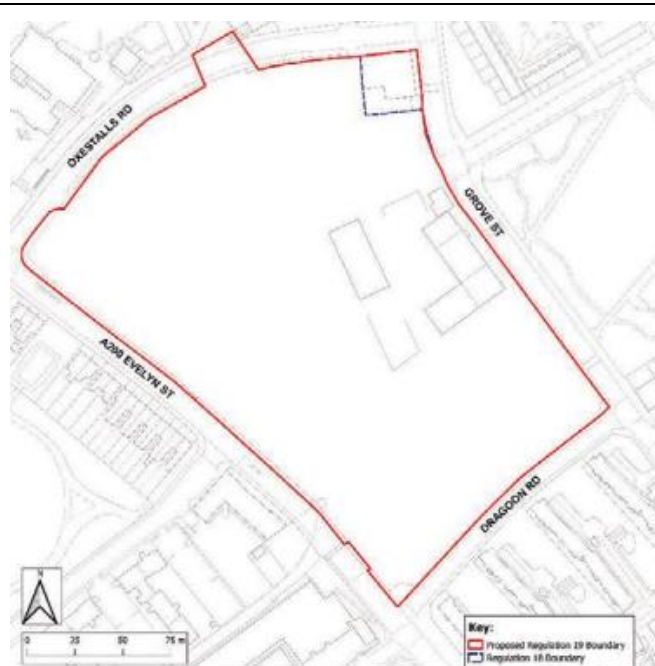
### Site Context:

Location: North Area

Address: Crown, New Celtic Park, Bridge and Victoria Wharves bounded by Grove Street, Dagoon Road, Oxestalls Road, SE8.

Character: Central setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 2

Site size: 4.71 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

**Yes**, the site is **suitable** for development because:

- it is an existing site allocation in the Core Strategy (2011) for mixed use redevelopment,
- it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,
- it lies within the Lewisham, Catford and New Cross Opportunity Area,
- it will provide an appropriate location for mixed use development, and
- it will help to meet identified needs for housing and employment uses.

**Yes**, the site is **available** for development because:

- the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021),
- the landowners did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation,
- the site already has outline planning consent and consent for various reserved matters applications, although a new application is likely to amend plots 1 and 3 and plot 5 for conventional and student housing is currently being considered,
- there is full planning consent for Scott House, although this is unlikely to be implemented and a new application is likely to be submitted for student housing,
- the landowner has been in pre-application discussions with the Council regarding the next phase of the development, and
- design advice has been provided on the site through the Design Review Panel.

**Yes**, delivery of the site is **achievable** because:

- the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,
- it is a committed (consented) site and construction is currently taking place on plot 4, construction will soon begin on plot 6, plot 2 has already been completed and therefore has a definite prospect of being delivered,
- it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion, and
- it will continue to be delivered beyond the first five years due to the large scale of development.

**Yes**, the site can **overcome constraints**:

- as the Flood Risk Exceptions Test has been satisfied,
- as policy and/or physical site constraints have been mitigated through the planning consent, and
- if landowners work in partnership.

### Proposed Site Allocation:

**Description** of proposed development

**Comprehensive mixed-use redevelopment with compatible residential, commercial and main town centre uses. Public realm and environmental enhancements, including new public open space, along with new and improved walking and cycle routes.**

**Development potential** of the site

A design led approach has been used, with the capacity and land use mix reflecting the planning consents DC/15/092295 and DC/19/113332.

The site's land use mix is **residential and employment**.

The site's indicative capacity is:

- **1,940 net residential units (1,737 remaining),**

	<ul style="list-style-type: none"><li>• <b>11,784m<sup>2</sup> gross employment floorspace.</b></li></ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 15</b>, with a start on site within Years 1 – 5.</p>
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### 3 Evelyn Court

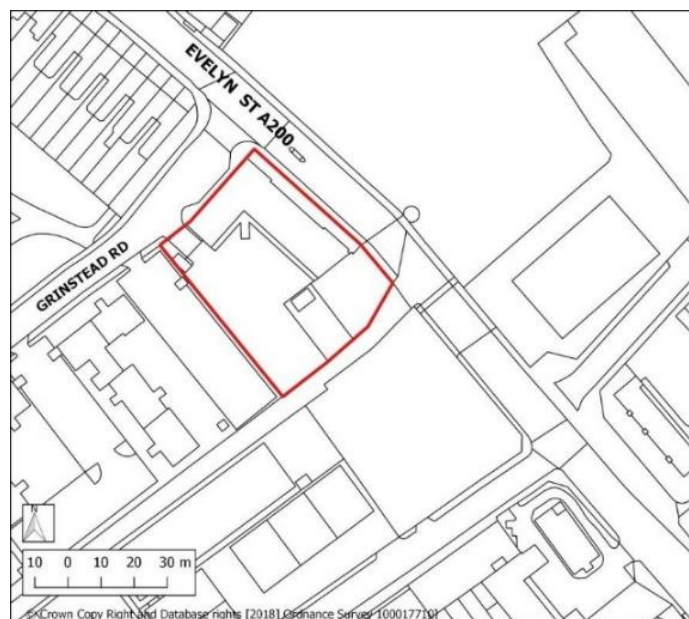
#### Site Context:

Location: North Area

Address: Evelyn Court, Grinstead Road, London, SE8 5AD.

Character: Urban setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 2

Site size: 0.27 hectares, Above 0.25 hectares threshold



#### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), and had been identified as suitable for safeguarding for employment uses within the Employment Land Study (2019), but has subsequently been identified as having development potential given the prior approvals present on site,</li> <li>it has been identified in the London SHLAA (2017) as having zero probability of being delivered for housing as it is designated employment land, but has been revisited since then and identified as having development potential,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercise (2015 and 2018) and the Regulation 18 consultation,</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation,</li> <li>parts of the site already have prior approval for change of use to residential,</li> <li>part of the site is in the Council's ownership,</li> <li>the landowner has been in pre-application discussions with the Council, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (partly prior approval) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as minimal progress has already been made towards a planning application.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners work in partnership.</li> </ul>

#### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment-led redevelopment on this re-designated Locally Significant Industrial Site. Co-location of compatible commercial and residential uses. Public realm enhancements, including improved connections to Deptford Park.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity in the current pre-application has been used. For non-residential uses: a density assumption has also been applied, with the site's character (Opportunity Area, Urban, PTAL 2) generating a density of <b>210 dph</b>.</p> <p>The site's land use mix is <b>40% residential and 60% employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>102 net residential units,</b></li> <li><b>2,381m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>



## 4 Neptune Wharf MEL

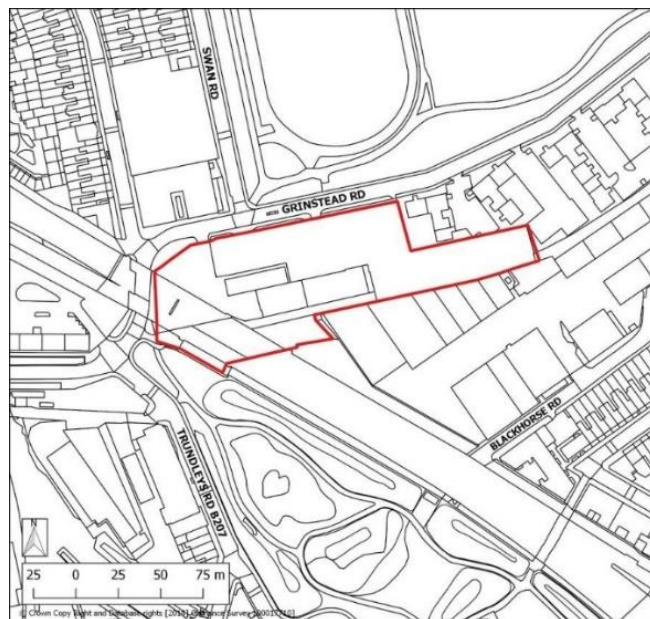
### Site Context:

Location: North Area

Address: Neptune Works, Parkside House, Grinstead Road, SE8 5BJ.

Character: Central setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 2

Site size: 1.14 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) Mixed Use Employment Location, comprising a range of Business (B-class) uses and residential,</li> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and construction is currently taking place and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion, and</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible commercial, residential and main town centre uses. Public realm enhancements including new public open space along with improved walking and cycle links.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/10/075331.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>199 net residential units,</b></li> <li><b>1,973m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>



## 5 Surrey Canal Road and Trundleys Road LSIS

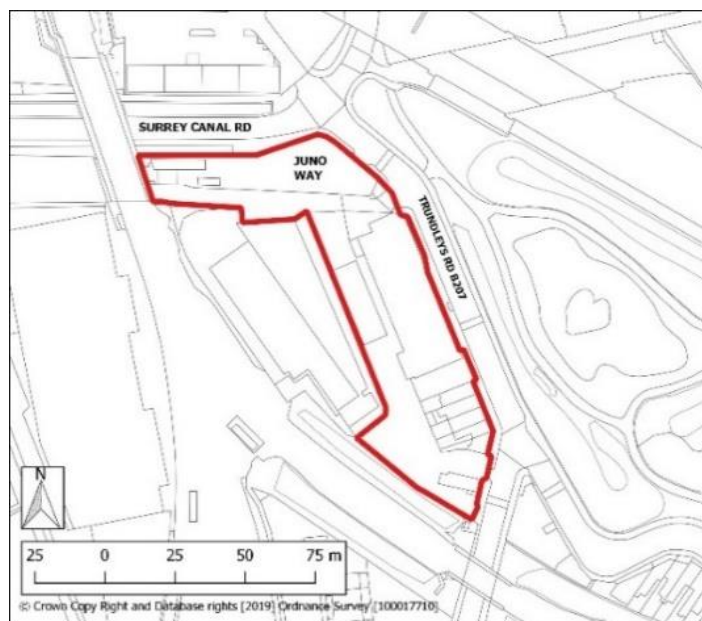
### Site Context:

Location: North Area

Address: Trundleys Road, London, SE8 5JB

Character: Central setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 2

Site size: 0.55 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it has been identified as suitable for co-location of uses within the Employment Land Study (2019),</li> <li>it has potential for SIL de-designation in order to release the site for mixed use development, as identified in the New Cross Area Framework (2019),</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation,</li> <li>part of the site is in the Council's ownership, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented) site and is under construction and therefore has a good prospect of being delivered, even if the site's delivery is currently stalled,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion, even if the site's delivery is currently stalled,</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development, and</li> <li>the New Cross Area Framework (2019) anticipates that the site will be delivered in the medium to long term.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>the landowners have worked in partnership to bring the site forward for development.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment-led redevelopment on this re-designated Locally Significant Industrial Site. Co-location of compatible commercial, residential and purpose-built student accommodation.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/22/127348.</p> <p>The site's land use mix is <b>residential (including student accommodation) and employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>274 net residential units (now updated to 219 units),</b></li> <li><b>2,890m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 10</b>, with a start on site within Years 1-5.</p>

## 6 Apollo Business Centre

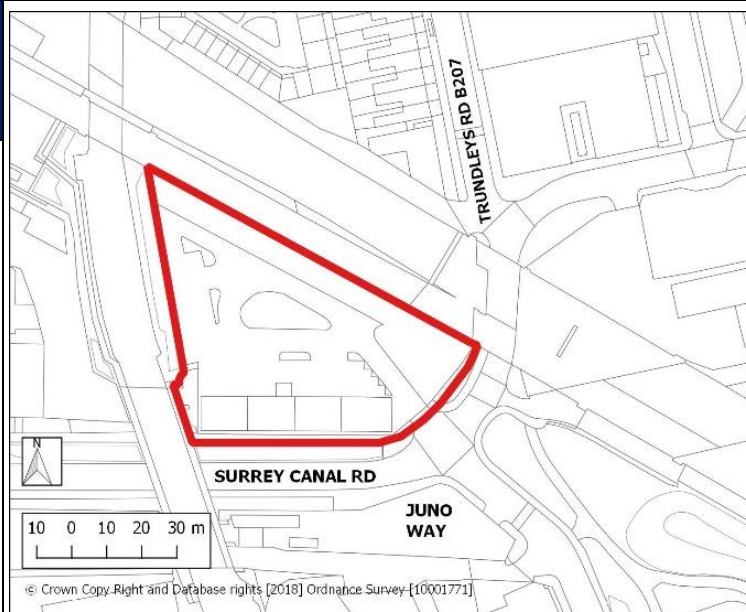
### Site Context:

Location: North Area

Address: Trundleys Road, London SE8

Character: Urban setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 2

Site size: 0.42 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it has been identified as suitable for co-location of uses within the Employment Land Study (2019),</li> <li>it has potential for SIL de-designation in order to release the site for mixed use development, as identified in the New Cross Area Framework (2019),</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2018),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the landowner has been in pre-application discussions with the Council, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as sufficient progress has already been made towards a planning application that includes student housing, and</li> <li>the New Cross Area Framework (2019) anticipates that the site will be delivered in the medium to long term.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description of proposed development</b>	<b>Comprehensive employment-led redevelopment on this re-designated Locally Significant Industrial Site. Co-location of compatible commercial and residential uses.</b>
<b>Development potential of the site</b>	<p>A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 2) generating a density of 210 dph. Furthermore, sensitivity testing has adjusted Urban up to Central, to reflect the nature of the site and the surrounding permitted development nearby, generating a density of <b>350 dph</b>. Now updated to reflect the current application 23/130258 currently at GLA Stage 2.</p> <p>The site's land use mix is <b>67% residential (including student accommodation) and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>98 net residential units (now updated to 235 units),</b></li> <li><b>3,396m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>

## 7 Silwood Street

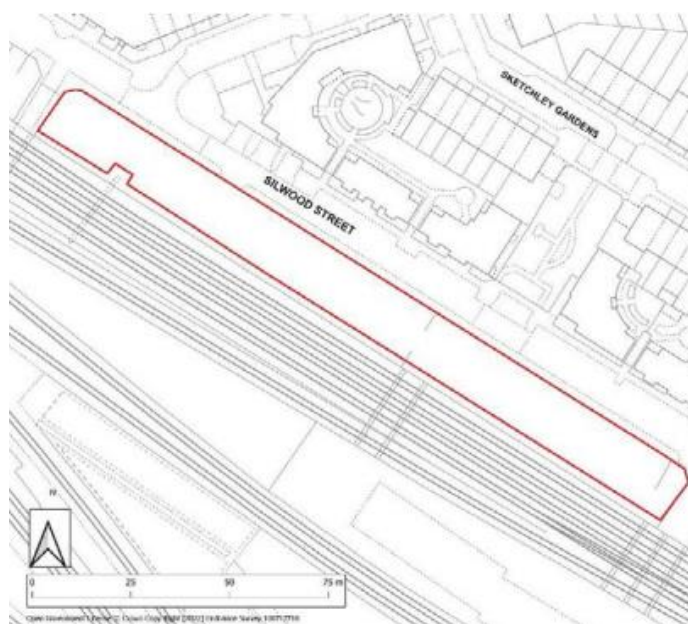
### Site Context:

Location: North Area

Address: Silwood Street, London, SE16

Character: Urban setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 3

Site size: 0.25 hectares, Meets 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site has gained planning consent and as a result has been newly added as a site allocation since the Regulation 18 consultation ended, and</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and is currently under construction, therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>if landowners work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use development with flexible commercial uses and residential uses.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/20/116783.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>61 net residential units,</b></li> <li><b>1,313m<sup>2</sup> gross employment floorspace,</b></li> <li><b>200m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>

## 8 Bermondsey Dive Under

### Site Context:

Location: North Area

Address: Silwood Street, London, SE16

Character: Urban setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 1

Site size: 1.88 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified as suitable for employment uses within the New Bermondsey Dive Under Study (2019),</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for employment development, and</li> <li>it will help to meet identified needs for a range of employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners has been in discussions with the Council regarding the re-designation and redevelopment of the site and as a result has been newly added as a site allocation since the Regulation 18 consultation ended.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards re-designating the site, and</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> because:	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Industrial and commercial uses on land designated as Strategic Industrial Location and Locally Significant Industrial Site.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (<b>Standard</b>, Urban, PTAL 1) generating a density of 80 dph.</p> <p>Given the site's newly designated SIL status and the nature of the industrial processes that will take place, the site will not be compatible with other uses, especially residential. The site has 50% employment as 50% of the site is taken up by other uses (rail infrastructure) - the remaining developable floorspace will be used solely for employment uses.</p> <p>The site's land use mix is <b>50% employment and 50% other uses</b>. The site's indicative capacity is <b>5,264m<sup>2</sup> gross employment floorspace</b>.</p> <p>The site is <b>deliverable</b> within <b>Years 1 – 10</b>, with a start on site during Years 1-5.</p>



## 9 Surrey Canal Triangle MEL

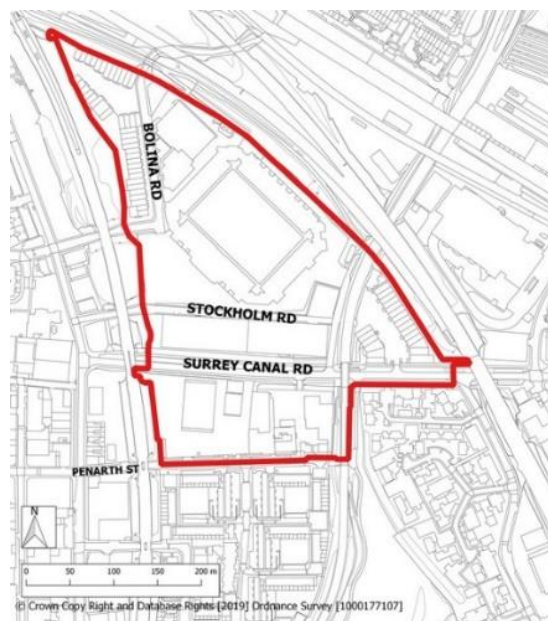
### Site Context:

**Location:** North Area

**Address:** North of Surrey Canal Road, London, SE14.

**Character:** Urban setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 1

**Site size:** 10.59 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Core Strategy (2011) for mixed use redevelopment,</li> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it has been identified as suitable for strategic mixed use employment MEL development within the Employment Land Study (2019),</li> <li>it has been identified as a development site in the Surrey Canal Triangle SPD (2020),</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the site already has a resolution to approve subject to no direction being received from the Mayor of London and a S106 being approved,</li> <li>the landowner has been in pre-application discussions with the Council, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented subject to S106) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards gaining planning consent and a S106 is currently being negotiated,</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development, and</li> <li>the New Cross Area Framework (2019) anticipates that the Surrey Canal Triangle site will be delivered in the medium to long term.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> because:	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible residential, commercial, community and main town centre uses, along with the retention, enhancement and expansion of the football stadium. New and improved transport infrastructure, including a new rail station serving the East London line (London Overground). Reconfiguration of buildings and spaces to facilitate new and improved routes, both into and through the site, along with public realm and environmental enhancements, including new public open space.</b>
<b>Development potential</b> of the site	A design led approach has been used, reflecting the resolution to approve for the land owned by Renewal, as per planning consent DC/20/119706. A density assumption has been applied to the remainder of the site, with the site's character (Opportunity Area, Urban, PTAL 1) generating a

	<p>density of 100 dph. Furthermore, sensitivity testing has adjusted Urban up to Central and the PTAL from 1 up to 4, to reflect the surrounding permitted development on the remainder of the site and the proposed railway station, generating a density of <b>450 dph</b>.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li>• <b>4,089 net residential units,</b></li> <li>• <b>14,253m<sup>2</sup> gross employment floorspace,</b></li> <li>• <b>46,469m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 to beyond 15 years</b>, with a start on site during Years 1-5.</p>
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## 10 Besson Street Kender Triangle

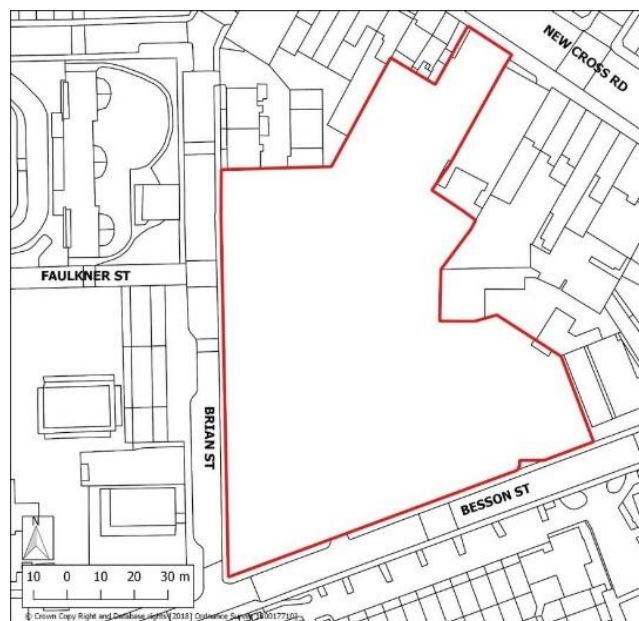
### Site Context:

**Location:** North Area

**Address:** Land on the rear of Besson Street, London, SE14 5AE.

**Character:** Central setting, New Cross Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 1.01 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for community uses at ground floor (including a doctors' surgery, library, gym, community hall, café, crèche and public square) with residential above,</li> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site already has planning consent,</li> <li>the site is on vacant land,</li> <li>the site is in the Council's ownership,</li> <li>the Council is working with its delivery partner to bring forward the site for construction, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented) site and therefore has a definite prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made having gained planning consent, and</li> <li>the New Cross Area Framework (2019) anticipates that the Besson Street site will be delivered in the short to medium term.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use development comprising compatible residential, main town centre and community uses.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/19/114805.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>324 net residential units,</b></li> <li><b>1,064m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>



## 11 Former Hatcham Works, New Cross Road

### Site Context:

Location: North Area

Address: New Cross Gate Retail/  
Sainsbury's Site, New Cross  
Road, London, SE14 5UQ

Character: Central setting,  
New Cross Town Centre,  
Lewisham, Catford and New  
Cross Opportunity Area,  
PTAL 6

Site size: 3.67 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

**Yes**, the site is  
**suitable** for  
development  
because:

- it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use retail, housing, community facilities and a new station access and public space,
- it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,
- it has been identified as a development site in the New Cross Area Framework (2019),
- it lies within the Lewisham, Catford and New Cross Opportunity Area,
- it will provide an appropriate location for mixed use development, and
- it will help to meet identified needs for housing, employment and main town centre uses.

**Yes**, the site is  
**available** for  
development  
because:

- the landowner expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021),
- the landowner did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021), and
- the site has been subjected to masterplanning.

**Yes**, delivery  
of the site is  
**achievable**  
because:

- the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,
- it is a committed (allocated) site and therefore has a good prospect of being delivered,
- it is anticipated to be delivered beyond the first five years, as sufficient progress towards a planning application has yet to be made.
- the New Cross Area Framework (2019) anticipates that the Hatcham Works site will be delivered in the medium to long term, and
- one of the landowners expressed that delivery of the site should be within Years 1-5, in advance of the BLE.

**Yes**, the site  
can  
**overcome**  
**constraints**  
because:

- as the site has passed the Flood Risk Sequential Test,
- as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and
- if the landowners and leaseholders work in partnership.

### Proposed Site Allocation:

**Description** of  
proposed  
development

**New and improved transport infrastructure, including land and facilities required to accommodate the Bakerloo line extension. Comprehensive mixed-use redevelopment with compatible main town centre and residential uses.**

**Development**  
**potential** of  
the site

A design led approach has been used, reflecting the New Cross Area Framework.

The site's land use mix is **residential, employment and main town centre uses**.  
The site's indicative capacity is:

- **800 net residential units,**
- **7,550m<sup>2</sup> gross employment floorspace,**
- **10,000m<sup>2</sup> gross main town centre floorspace.**

The site is **developable** within **Years 6 - 15**.

## 12 Goodwood Road and New Cross Road

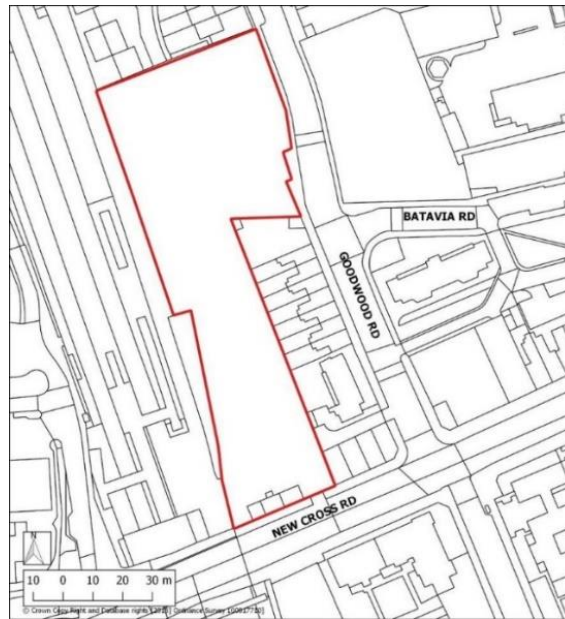
### Site Context:

**Location:** North Area

**Address:** Former Goods Yard at 29 and 23-27 New Cross Road, London, SE14 6BL.

**Character:** Central setting, New Cross Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

**Site size:** 0.62 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use retail, business and housing,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it has been identified as a development site in the New Cross Area Framework (2019),</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercise (2018),</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>the site has been subjected to masterplanning.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made, and</li> <li>the New Cross Area Framework 2019) anticipates that the Goodwood Road site will be delivered in the medium to long term.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> because:	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description of proposed development</b>	<b>Comprehensive mixed-use redevelopment with compatible residential and main town centre uses. Public realm enhancements, including new and improved walking and cycle routes.</b>
<b>Development potential of the site</b>	<p>A design led approach has been used, reflecting the New Cross Area Framework.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>167 net residential units,</b></li> <li><b>3,550m<sup>2</sup> gross employment floorspace,</b></li> <li><b>1,050m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 - 15</b>.</p>

## 13 Achilles Street

### Site Context:

Location: North Area

Address: New Cross Road, SE14 6AT.

Character: Urban setting, New Cross Town Centre, Lewisham, Catford and New Cross Opportunity Area, PTAL 6

Site size: 1.40 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the site is in the Council's ownership, and</li> <li>the Council is drawing up plans and bringing forward a planning application for this site.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered,</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as sufficient progress has already been made towards a planning application, and</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> because:	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Regeneration of existing housing estate. Comprehensive redevelopment with residential, community and main town centre uses. Public realm and environmental enhancements, including improved walking and cycle routes and new public open space.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, reflecting the pre-application.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>363 net residential units,</b></li> <li><b>2,716m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 10</b>, with a start on site within Years 1-5.</p>



## 14 Former Deptford Green School (Upper School Site)

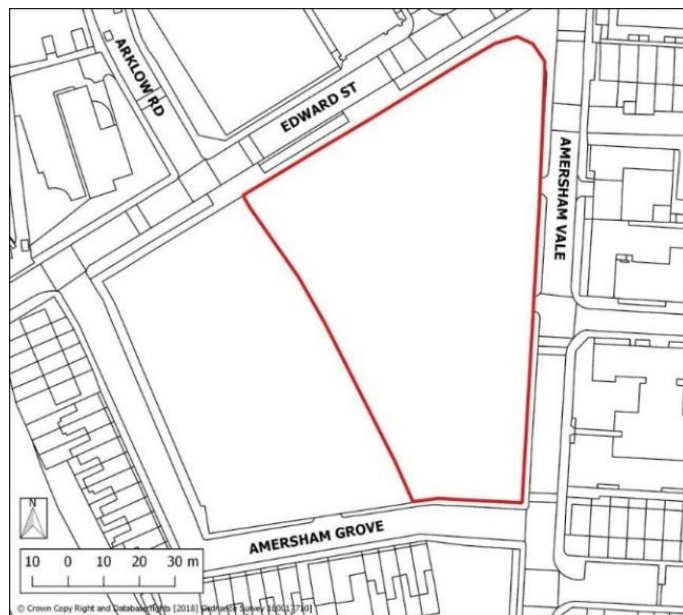
### Site Context:

Location: North Area

Address: Site of former Deptford School, Amersham Vale, London, SE14 6LQ.

Character: Central setting, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 6

Site size: 0.68 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for the redevelopment of Amersham Vale (upper school site) for new public open space (39%) and housing (61% of site),</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2015),</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>the site is in the Council's ownership, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site has now been completed but will still contribute to the housing supply over the 20-year Plan period.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>the landowners and leaseholders have worked in partnership to bring the site forward for development.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Redevelopment for residential uses.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/15/095027.</p> <p>The site's land use mix is <b>100% residential</b>.</p> <p>The site's indicative capacity is <b>120 net residential units</b>.</p> <p>Update: the site has been <b>delivered</b>.</p>

## 15 Albany Theatre

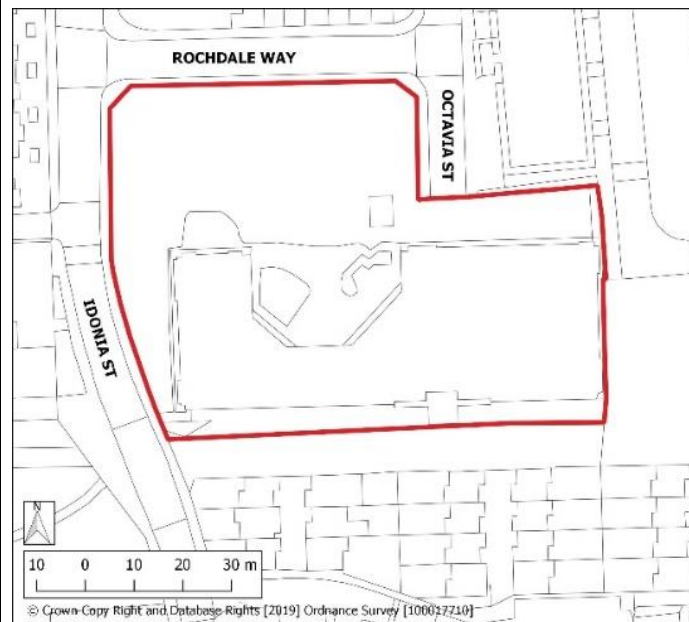
### Site Context:

Location: North Area

Address: Douglas Way, London, SE8 4AG.

Character: Central setting, Deptford Town Centre, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 6

Site size: 0.61 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021),</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 19 (2023) consultation.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as sufficient progress has already been made towards a planning application.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> because:	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment comprising compatible main town centre and residential uses, including retention and enhancement of the Albany Theatre. Public realm enhancements, including public open space.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of 450 dph. Furthermore, sensitivity testing has adjusted Central down to Urban, to reflect the nature of the site and the nearby Conservation Area, generating a density of <b>355 dph</b>.</p> <p>The site's land use mix is <b>55% residential, 5% employment, 20% main town centre and 20% other uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>119 net residential units,</b></li> <li><b>758m<sup>2</sup> gross employment floorspace,</b></li> <li><b>3,032m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

## 16 Land North of Reginald Road and South of Frankham Street (Former Tidemill School)

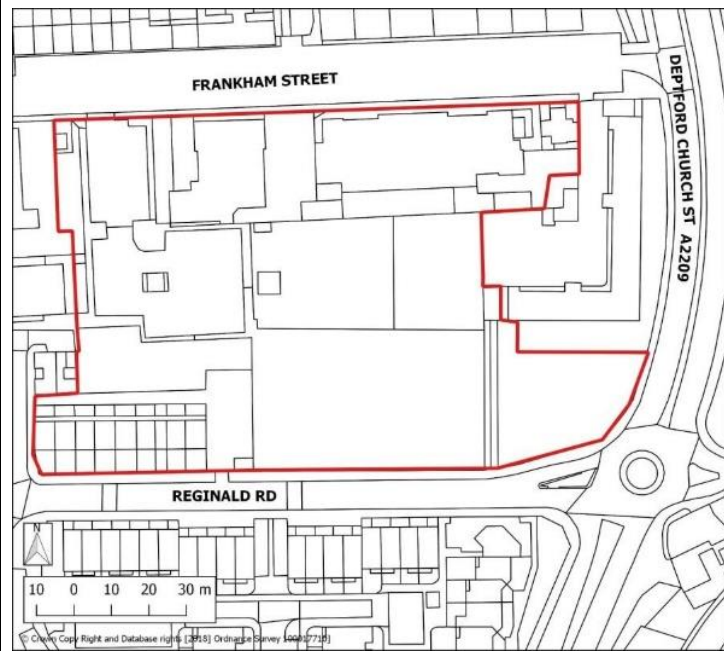
### Site Context:

**Location:** North Area

**Address:** Land North of Reginald Road and South of Frankham Street, London, SE8 4RL.

**Character:** Central setting, Deptford Town Centre, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 6

**Site size:** 1.26 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) mixed use commercial/creative floorspace, relocation of Tidemill School, relocation of library, housing and community use (work/office space and community café),</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and construction is currently taking place and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent, and</li> <li>if the landowner and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive redevelopment for residential uses.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/16/095039.</p> <p>The site's land use mix is <b>100% residential</b>.</p> <p>The site's indicative capacity is <b>193 net residential units</b>.</p> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

## 17 Lower Creekside LSIS

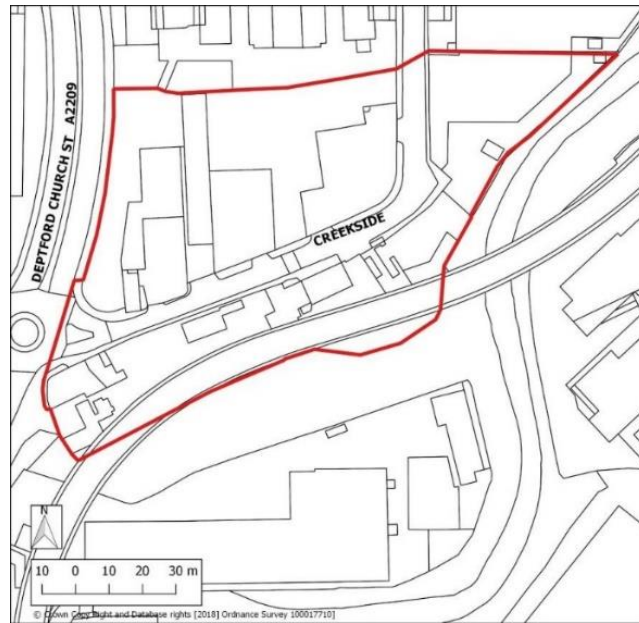
### Site Context:

Location: North Area

Address: Creekside, London, SE8 4SA.

Character: Central setting, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 6

Site size: 1.10 hectares, Above 0.25 hectares threshold



### Site Assessment:

**Yes**, the site is **suitable** for development because:

- it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),
- it has been identified in the London SHLAA (2017) as a potential development site,
- it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,
- it will provide an appropriate location for mixed use development, and
- it will help to meet identified needs for housing and employment uses.

**Yes**, the site is **available** for development because:

- one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021),
- the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),
- part of the site is in the Council's ownership,
- part of the site already has planning consent,
- the landowners have been in pre-application discussions with the Council regarding the remainder of the site, and
- design advice has been provided on the site through the Design Review Panel.

**Yes**, delivery of the site is **achievable** because:

- the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,
- it is a committed (partly consented) site, with part of the site (1 Creekside) already completed and therefore has a good prospect of being delivered,
- it is anticipated to be delivered within the first five years, as sufficient progress has already been made towards planning applications for 2 Creekside, and 5-9 Creekside (including student housing), and
- it will continue to be delivered beyond the first five years due to the large scale of development.

**Yes**, the site can **overcome constraints**:

- as the Flood Risk Exceptions Test has been satisfied,
- as policy and/or physical site constraints can be mitigated through site design and planning conditions, and
- if landowners and leaseholders work in partnership.

### Proposed Site Allocation:

**Description** of proposed development

**Comprehensive employment-led redevelopment. Co-location of compatible commercial, residential and complementary uses. Public realm enhancements, including improved connections to Deptford Creek.**

**Development potential** of the site

For residential uses: the residential capacity in the current pre-applications have been used. For non-residential uses: A density assumption has been applied, with the site's character (Opportunity Area, Central, PTAL 6) generating a density of 450 dph. Furthermore, sensitivity testing has adjusted Central down to Urban, to reflect the nature of the site and the nearby Conservation Area, generating a density of **355 dph**.

The site's land use mix is **47% residential, 33% employment and 20% other uses**.  
The site's indicative capacity is:



	<ul style="list-style-type: none"><li>• 162 net residential units (<i>107 units remaining</i>),</li><li>• 8,201m<sup>2</sup> gross employment floorspace.</li></ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 10</b>, with a start on site within Years 1 - 5.</p>
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## 18 Sun Wharf MEL (including Network Rail Arches)

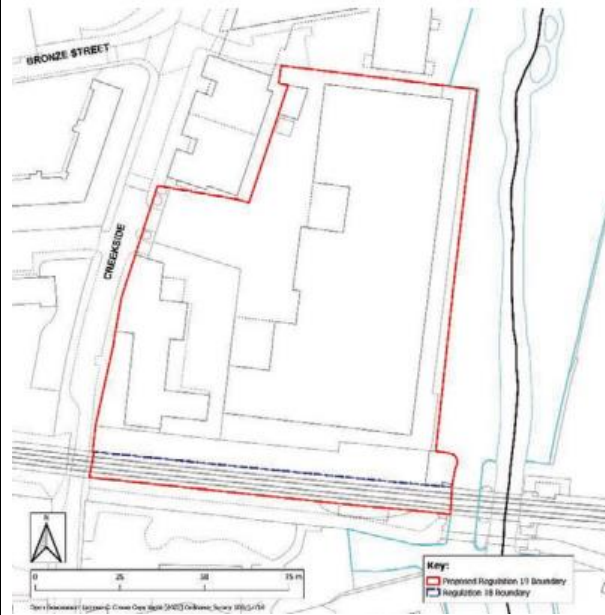
### Site Context:

Location: North Area

Address: Cockpit Arts Centre, 18-22 Creekside, SE8 3DZ.

Character: Central setting, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 3

Site size: 1.00 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for Mixed Use Employment Location comprising employment uses including creative industries, office, workshop development and housing,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it has been identified as suitable for strategic mixed use employment MEL development within the Employment Land Study (2019),</li> <li>it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>design advice has been provided on the site through the Design Review Panel, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made having gained planning consent, although an application for student housing may be submitted in due course.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use employment led redevelopment with compatible commercial, cultural, main town centre and residential uses. Public realm and environmental enhancements, including riverside improvements and new links to Ha'penny Bridge.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/22/125674 or DC/20/118229.</p> <p>The site's land use mix is <b>residential and employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>220 net residential units,</b></li> <li><b>1,443m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

## 19 Creekside Village East, Thanet Wharf MEL

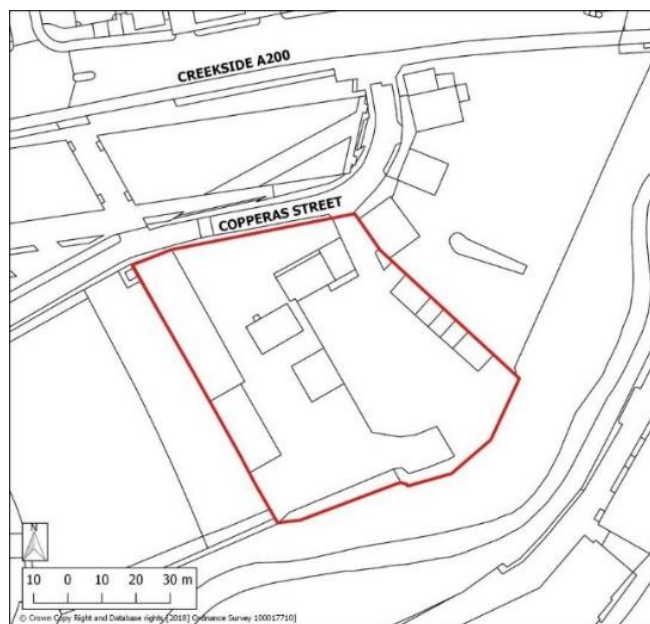
### Site Context:

Location: North Area

Address: Copperas Street, Deptford, SE8 3DA.

Character: Central setting, Deptford Creek/Greenwich Riverside Opportunity Area, PTAL 3

Site size: 0.61 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for Mixed Use Employment Location providing a range of Business (B1) employment uses, including provision for cultural and creative industries and housing,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it lies within the Deptford Creek/Greenwich Riverside Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations,</li> <li>part of the site is in the Council's ownership, and</li> <li>the site already has a resolution to approve subject to no direction being received from the Mayor of London and a S106 being approved.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented subject to S106) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards gaining planning consent, although the S106 is currently being negotiated.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use employment led redevelopment with compatible commercial, cultural, community, main town centre and residential uses. Public realm enhancements, including improved connections to Deptford Creek.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the resolution to approve for DC/18/108548.</p> <p>The site's land use mix is <b>residential, employment and main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>393 net residential units,</b></li> <li><b>114m<sup>2</sup> gross employment floorspace,</b></li> <li><b>7,962m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

Lewisham's East Area





# 1 Heathside and Lethbridge

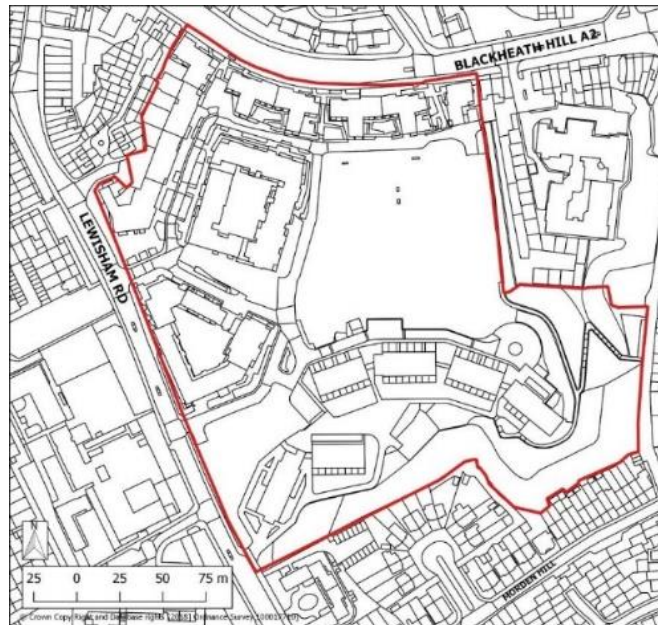
## Site Context:

**Location:** East Area

**Address:** Heathside and Lethbridge Estate, Lewisham Road, Blackheath Hill, London, SE10.

**Character:** Central setting, Lewisham, Catford and New Cross Opportunity Area, PTAL 4

**Site size:** 6.07 hectares, Above 0.25 hectares threshold



## Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it lies within the Lewisham, Catford and New Cross Opportunity Area,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (consented) site and construction is currently taking place, with part of the site already completed and therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards the site's completion.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

## Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive regeneration of 565 existing residential units within a housing estate to provide 1,225 residential units (net 660), community and ancillary main town centre uses. Redevelopment of existing buildings and spaces to facilitate a new layout with new and improved routes, both into and through the site, along with open space, public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/09/72554.</p> <p>The site's land use mix is <b>residential and main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>1,225 net residential units (443 remaining),</b></li> <li><b>1,280m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable before and within Years 1 - 5</b>.</p>

## 2 Blackheath Hill LSIS

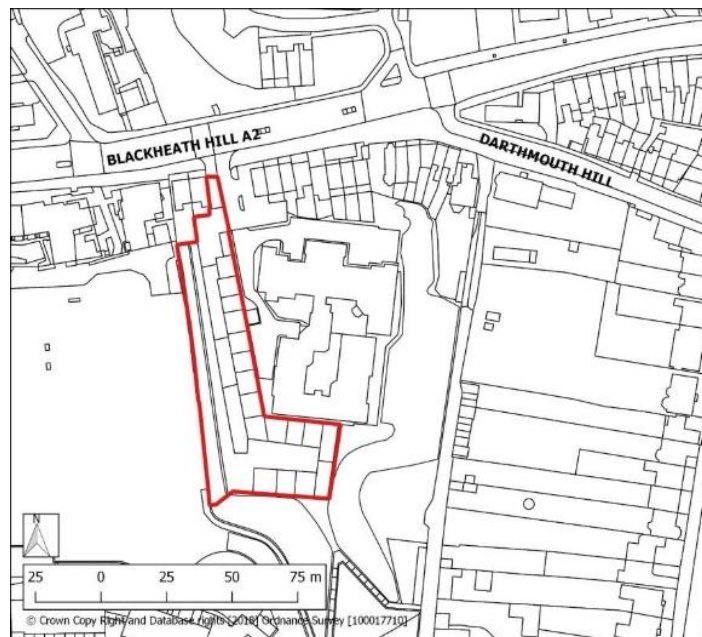
### Site Context:

Location: East Area

Address: Blackheath Business Centre, Blackheath Hill, Blackheath, London, SE10 8BA.

Character: Urban setting, PTAL 3

Site size: 0.31 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercises (2015 and 2018),</li> <li>the landowner did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>the site already has planning consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site and is construction is currently taking place, therefore has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made having gained planning consent.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

### Proposed Site Allocation:

<b>Description of proposed development</b>	<b>Comprehensive employment-led redevelopment. Co-location of compatible commercial and residential uses.</b>
<b>Development potential of the site</b>	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/20/117309.</p> <p>The site's land use mix is <b>residential and employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>63 net residential units,</b></li> <li><b>2,288m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

### 3 Leegate Shopping Centre

#### Site Context:

Location: East Area

Address: Leegate Shopping Centre,  
London, SE12.

Character: Urban setting,  
Lee Green Town Centre,  
PTAL 3

Site size: 1.90 hectares,  
Above 0.25 hectares threshold



#### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use retail-led with housing, offices and hotel,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>part of the site is in the Council's ownership,</li> <li>the landowner has been in pre-application discussions with the Council, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated to be delivered within the first five years, as progress has already been made towards a planning application with increased capacity compared to previous applications,</li> <li>one of the landowners confirmed through the Regulation 19 (2023) consultation that they support a proposed delivery time frames of 1 - 5 years, and</li> <li>it will continue to be delivered beyond the first five years due to the large scale of development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

#### Proposed Site Allocation:

<b>Description</b> of proposed development	<p><b>Comprehensive mixed-use redevelopment of existing shopping centre comprising compatible main town centre, commercial, community and residential uses. Redevelopment of existing buildings and reconfiguration of spaces to facilitate a street-based layout with new and improved routes, both into and through the site, along with public open space and public realm enhancements.</b></p>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the current 22/126997 currently at GLA Stage 2.</p> <p>The site's land use mix is: <b>residential, employment and main town centre uses.</b> The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>450 net residential units (now updated to 562 units),</b></li> <li><b>805m<sup>2</sup> gross employment floorspace,</b></li> <li><b>5,449m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 10</b>, with a start on site within Years 1-5.</p>



## 4 Sainsbury's Lee Green

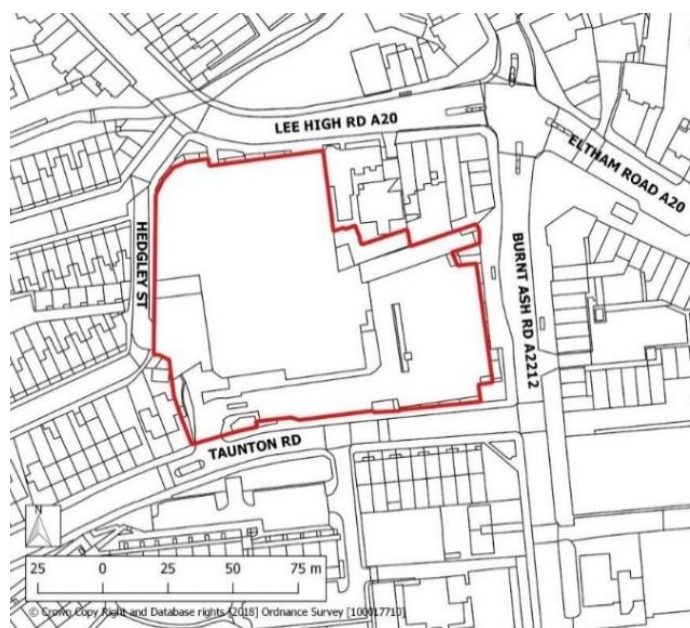
### Site Context:

Location: East Area

Address: 14 Burnt Ash Road, Lee, SE12 8PZ

Character: Urban setting, Lee Green Town Centre, PTAL 3

Site size: 1.05 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as being excluded from delivering housing in the short term due to its functioning as a superstore, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021).</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Reconfiguration of existing buildings and spaces to facilitate new and improved routes, both into and through the site, along with public realm enhancements.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 3) generating a density of <b>170 dph</b>.</p> <p>The site's land use mix is: <b>62% residential, 5% employment and 33% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>111 net residential units,</b></li> <li><b>625m<sup>2</sup> gross employment floorspace,</b></li> <li><b>4,123m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 5 Land at Lee High Road and Lee Road

### Site Context:

Location: East Area

Address: Lee High Road and Lee Road, SE12 8RU

Character: Urban setting, Lee Green Town Centre, PTAL 3

Site size: 0.43 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having low probability of delivering housing, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment of existing car dealers comprising compatible main town centre and residential uses. Public realm enhancements including improved access to the River Quaggy.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 3) generating a density of <b>170 dph</b>.</p> <p>The site's land use mix is: <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>55 net residential units,</b></li> <li><b>256m<sup>2</sup> gross employment floorspace,</b></li> <li><b>1,023m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>

## 6 Southbrook Mews

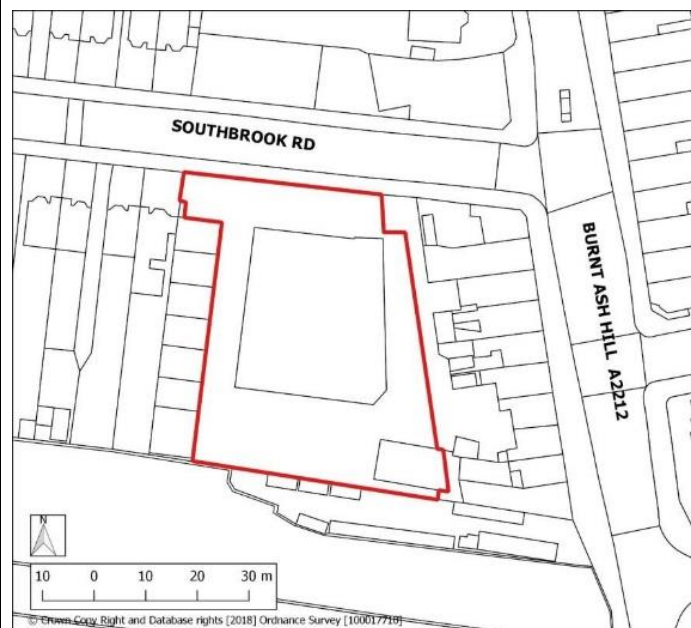
### Site Context:

Location: East Area

Address: Southbrook Mews, Lee, London, SE12 8LG

Character: Urban setting, PTAL 2

Site size: 0.24 hectares, Below 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it will make a positive contribution to a strategic location adjacent to Burnt Ash local centre and Lee railway station,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Employment led mixed-used redevelopment with compatible commercial, main town centre and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 2) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>23 net residential units,</b></li> <li><b>804m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>

## 7 Mayfields Hostel, Burnt Ash Road

### Site Context:

Location: East Area

Address: Mayfields Hostel, 47 Burnt Ash Hill, SE12 OAE.

Character: Urban setting, PTAL 2

Site size: 0.49 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership,</li> <li>it has been consented previously and has a lapsed consent, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, as sufficient progress has already been made towards a planning application, now with increased capacity.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Residential-led mixed use redevelopment with compatible residential, main town centre, commercial and community uses.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the current application 23/132184, now that the existing consent has lapsed.</p> <p>The site's land use mix is <b>100% residential</b>.</p> <p>The site's indicative capacity is <b>21 net residential units, (now updated to 65 units)</b>.</p> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>



## 8 Sainsbury Local and West of Grove Park Station

### Site Context:

Location: East Area

Address: West of Grove Park Station, London, SE12 ODU

Character: Suburban setting, PTAL 5

Site size: 0.90 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing, but has been revisited since then and identifies as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site in the longer-term redevelopment provided the petrol station can continue to trade in the short term through the landowner engagement survey (2019) and the Regulation 18 consultation (2021), and</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

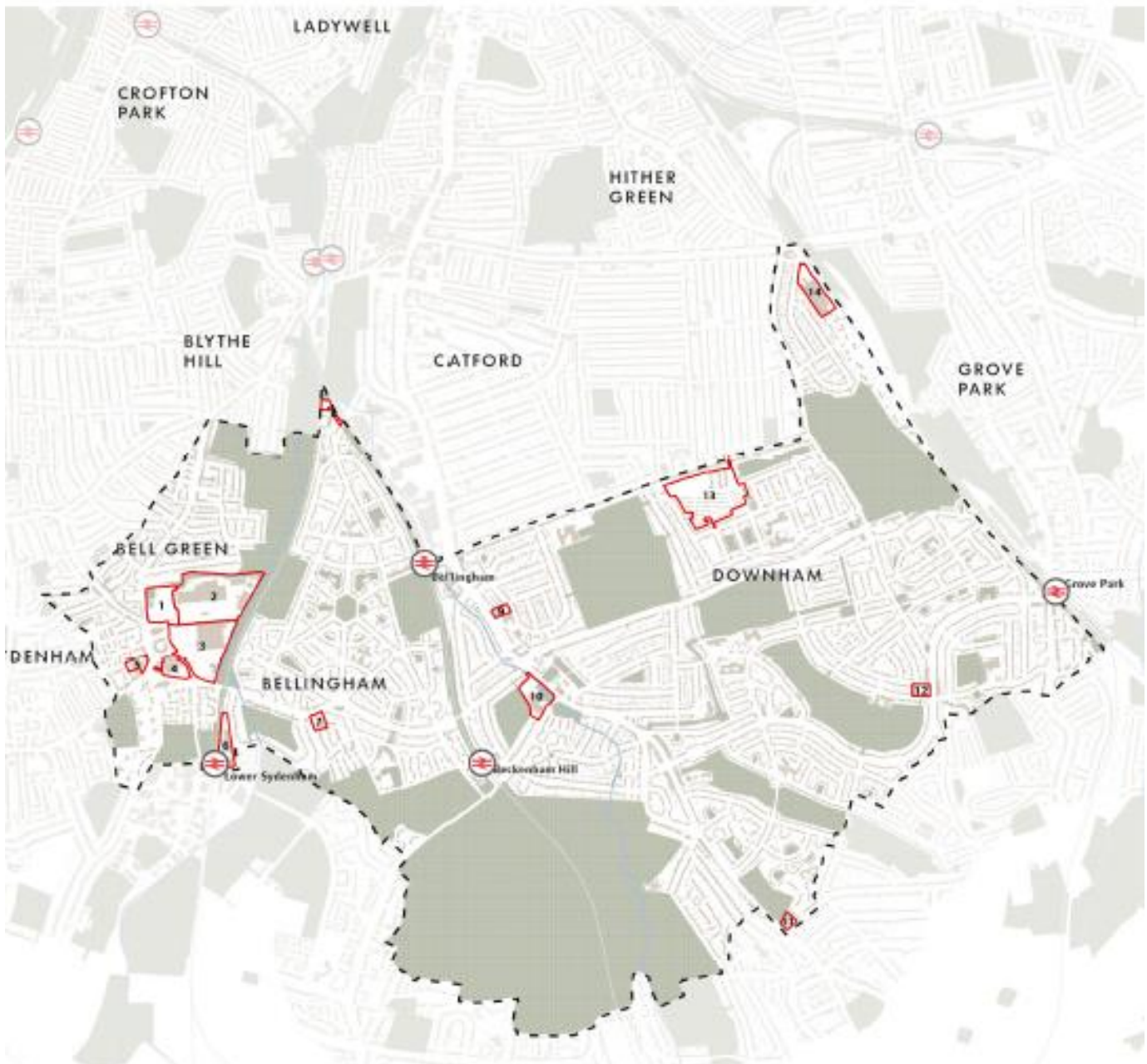
### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm enhancements including improvements to the Grove Park station approach.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Suburban, PTAL 5) generating a density of <b>115 dph</b>.</p> <p>The site's land use mix is: <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>78 net residential units,</b></li> <li><b>362m<sup>2</sup> gross employment floorspace,</b></li> <li><b>1,449m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>

## Lewisham's South Area

1	Former Bell Green Gas Holders and Lincocy Memorial Hall
2	Bell Green Retail Park
3	Sainsbury's Bell Green
4	Stanton Square Locally Significant Industrial Site
5	Sydenham Green Group Practice
6	Worsley Bridge Road Locally Significant Industrial Site
7	Lidl, Southend Lane

8	Land at Pool Court
9	Catford Police station
10	Homebase/Argos, Bromley Road
11	Beadles Garage
12	Downham Co-op
13	Excalibur Estate
14	Bestway Cash and Carry





# 1 Former Bell Green Gas Holders and Livesey Memorial Hall

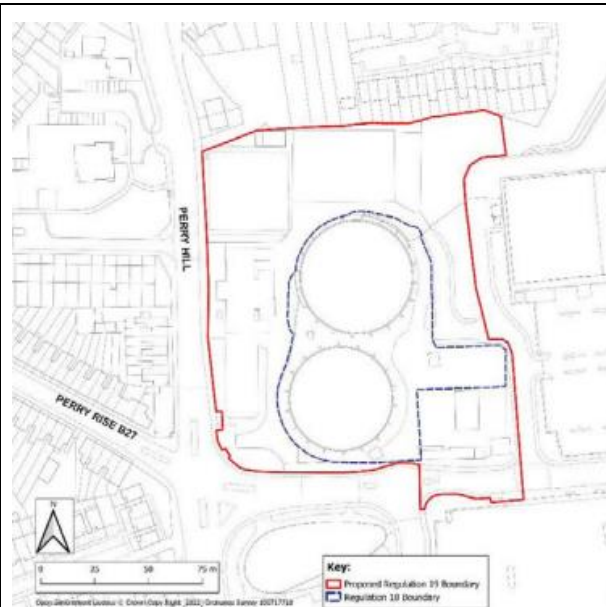
## Site Context:

Location: South Area

Address: Sydenham Gas Holders,  
Alan Pegg Place, SE26 4PX

Character: Urban setting,  
PTAL 2

Site size: 2.16 hectares,  
Above 0.25 hectares threshold



## Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for phase 2: mixed use business, industrial or warehouse, non-food retail units and associated garden centre, restaurant and retention of Livesey Memorial Hall as a social club,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site but with zero probability of being delivered within the short term, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 and 19 consultations (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021),</li> <li>the landowner is supportive of the site allocation and are proposing redevelopment of part of the site.</li> <li>the landowner has been in pre-application discussions with the Council, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as sufficient progress has already been made towards a planning application, now with increased capacity.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners work in partnership.</li> </ul>

## Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible residential, commercial, main town centre and community uses. Refurbished community facilities in heritage assets at Livesey Memorial Hall site. Public realm and environmental enhancements, including new walking and cycle routes, and public open space.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 2) generating a density of 145 dph. Sensitivity testing has adjusted Urban down to Suburban, to protect the setting of the on-site heritage and green space assets, generating a density of <b>80 dph</b>. Residential units now reflect current pre-app.</p> <p>The site's land use mix is: <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>100 to 442 net residential units (now updated to 260 units for Gas Holder site),</b></li> <li><b>465m<sup>2</sup> gross employment floorspace,</b></li> <li><b>1,859m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>

## 2 Bell Green Retail Park

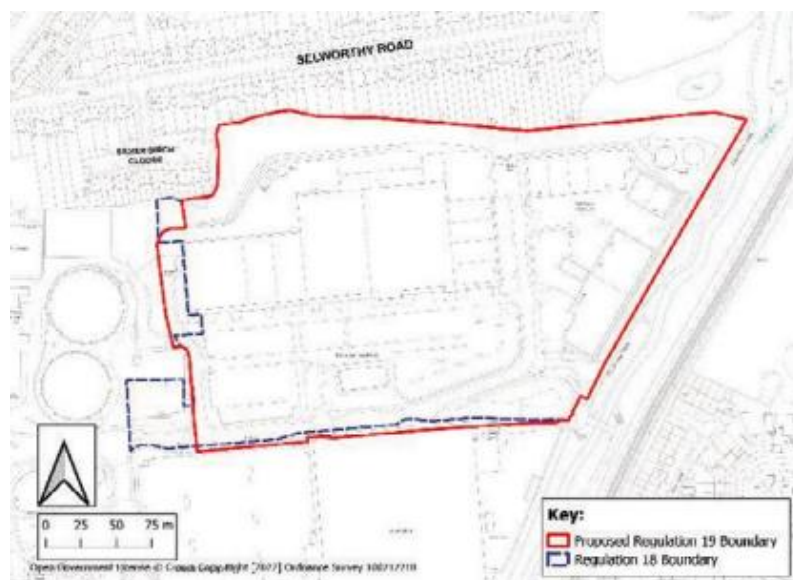
### Site Context:

Location: South Area

Address: Bell Green Retail Park,  
SE6 4RS.

Character: Urban setting,  
PTAL 2

Site size: 7.37 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for phase 3: mixed use residential and retail,</li> <li>it has been identified in the London SHLAA (2017) as an excluded site with zero probability of being delivered within the short term, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021), and</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021).</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<p><b>Comprehensive mixed-use redevelopment of the existing out-of-centre retail park with compatible residential, commercial, main town centre and community uses. Reconfiguration of existing buildings and spaces to facilitate a new layout with improved routes, both into and through the site. Public realm and environmental enhancements, including provision of new walking and cycle routes, public open space and river restoration.</b></p>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 2) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>70% residential, 5% employment, 20% main town centre and 5% other uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>748 to 1,831 net residential units,</b></li> <li><b>3,740m<sup>2</sup> gross employment floorspace,</b></li> <li><b>14,961m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 – 15</b>.</p>

### 3 Sainsbury's Bell Green

#### Site Context:

Location: South Area

Address: Sainsbury's, Southend Lane, SE26 4PU

Character: Urban setting, PTAL 3

Site size: 5.42 hectares, Above 0.25 hectares threshold



#### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as an excluded site with zero probability of being delivered within the short term but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021).</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

#### Proposed Site Allocation:

<b>Description</b> of proposed development	<p><b>Comprehensive mixed-use redevelopment of the existing out-of-centre supermarket with compatible residential, commercial, main town centre and community uses. Reconfiguration of existing buildings and spaces to facilitate a new layout with improved routes, both into and through the site. Public realm and environmental enhancements, including new walking and cycle routes, public open space and river restoration.</b></p>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>70% residential, 5% employment, 20% main town centre and 5% other uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>550 to 1,347 net residential units,</b></li> <li><b>2,751m<sup>2</sup> gross employment floorspace,</b></li> <li><b>11,003m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>



## 4 Stanton Square LSIS

### Site Context:

Location: South Area

Address: Stanton Way, SE26 5SP

Character: Urban setting,  
PTAL 3

Site size: 0.97 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),</li> <li>it has been identified in the London SHLAA (2017) as having zero probability of being delivered for housing as it is designated employment land, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Call for Sites exercise (2018) and the Regulation 18 consultation (2021), and</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment led redevelopment. Co-location of compatible commercial residential uses. Public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>94 to 231 net residential units,</b></li> <li><b>3,249m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 5 Sydenham Green Group Practice

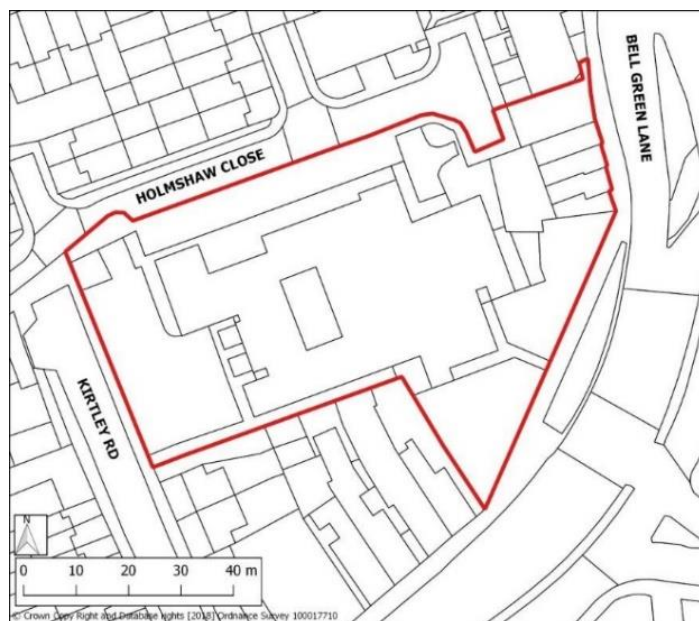
### Site Context:

Location: South Area

Address: 26 Holmshaw Close,  
London, SE26 4TG

Character: Urban setting,  
PTAL 2

Site size: 0.49 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the landowner engagement exercise (2019),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>the landowner has engaged in pre-application discussions with the Council.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as sufficient progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment with residential and community uses, including re-provision of the existing health care facility.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 2) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>50% residential and 50% main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>36 to 87 net residential units,</b></li> <li><b>2,487m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 6 Worsley Bridge Road LSIS

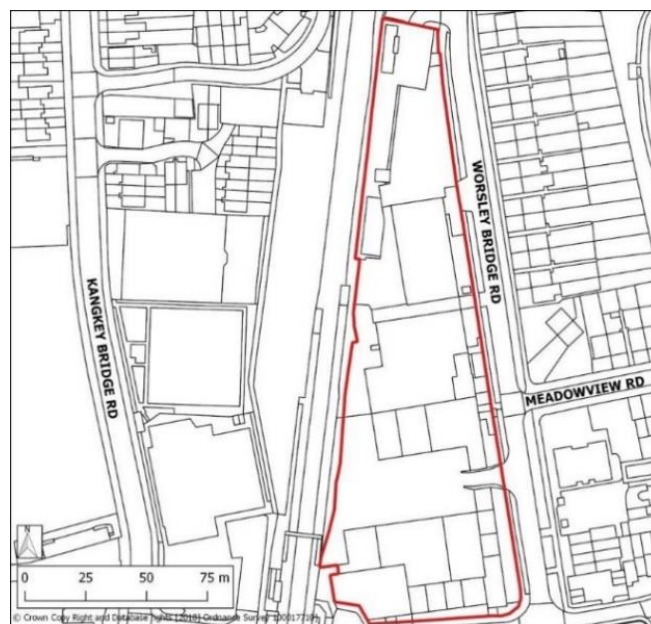
### Site Context:

Location: South Area

Address: Kangley Bridge Road, Lower Sydenham, London, SE26 5AQ.

Character: Urban setting, PTAL 2

Site size: 1.26 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),</li> <li>it has been identified in the London SHLAA (2017) as having zero probability of being delivered for housing as it is designated employment land, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment led redevelopment. Co-location of compatible commercial and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 2) generating a density of 145 dph. Furthermore, sensitivity testing has adjusted the PTAL from 2 up to 4+, to reflect the proximity of the railway station, generating a density of <b>225 dph</b>.</p> <p>The site's land use mix is: <b>40% residential and 60% employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>113 to 179 net residential units,</b></li> <li><b>11,907m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>



## 7 Lidl, Southend Lane

### Site Context:

Location: South Area

Address: 235 Southend Lane,  
Bellingham, SE6 3QH

Character: Urban setting,  
PTAL 1

Site size: 0.43 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) having a low probability of delivering housing in the short term, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner did not object to this site being identified as a site allocation through landowner engagement survey (2019) and the Regulation 18 consultation (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment for with residential and main town centre uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 1) generating a density of <b>80 dph</b>.</p> <p>The site's land use mix is: <b>50% residential and 50% main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>17 net residential units,</b></li> <li><b>1,204m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 8 Land at Pool Court

### Site Context:

Location: South Area

Address: Land at Pool Court, Pool Court, SE6 3JQ

Character: Central setting, PTAL 2

Site size: 0.30 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering conventional housing in the short term, but has been identified as suitable for gypsy and traveller accommodation through a Gypsy and Traveller site identification exercise,</li> <li>it will provide an appropriate location for gypsy and traveller accommodation, and</li> <li>it will help to meet identified needs for gypsy and traveller housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) consultation,</li> <li>part of the site is in the Council's ownership, and</li> <li>the Council is drawing up plans to bring forward the site's development.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, given the Council's intent to submit a planning application.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Development for residential use (gypsy and traveller accommodation).</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the pre-application.</p> <p>The site's land use mix is <b>100% Gypsy and Traveller Accommodation</b>. The site's indicative capacity is <b>6 pitches</b>:</p> <p>The site is <b>deliverable</b> within <b>Years 1 – 5</b>.</p>

## 9 Catford Police Station

### Site Context:

Location: South Area

Address: 333 Bromley Road, London, SE6 2RJ

Character: Urban setting, PTAL 3

Site size: 0.32 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the landowner engagement survey (2019) and the Regulation 18 consultation (2021), and</li> <li>the site currently lies vacant and is being marketed for sale.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as sufficient progress has already been made towards a planning application, with the possibility of an increased capacity.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the Flood Risk Exceptions Test has been satisfied, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed use redevelopment with compatible residential, commercial, community and main town centre uses.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity in the A21 Development Framework has been used. For non-residential uses: A density assumption has been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>24 net residential units,</b></li> <li><b>1,072m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 1 - 5</b>.</p>

## 10 Homebase/Argos, Bromley Road

### Site Context:

Location: South Area

Address: 10 Beckenham Hill Road, Catford, SE6 3NU

Character: Urban setting, PTAL 3

Site size: 1.70 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing in the short term, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019),</li> <li>the landowner has been in pre-application discussions with the Council, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>the site forms part of the Viability Assessment that concludes the Local Plan as a whole is viable,</li> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as sufficient progress towards a planning application has yet to be made. Furthermore, the mix between employment and residential uses are still being debated at the pre-application stage.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive residential-led mixed use redevelopment with compatible main town centre, commercial and community uses. Reconfiguration of existing buildings to facilitate a new layout with new and improved routes, both into and through the site, along with public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>57% residential, 33% main town centre and 10% other uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>141 net residential units,</b></li> <li><b>5,694m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 – 10</b>.</p>



## 11 Beadles Garage

### Site Context:

Location: South Area

Address: Beadles Volkswagen,  
Bromley Hill, BR1 4JS.

Character: Urban setting,  
PTAL 1

Site size: 0.33 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing in the short term, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021).</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> :	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if the landowner and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment with compatible residential and commercial or ancillary main town centre uses.</b>
<b>Development potential</b> of the site	<p>For residential uses: the residential capacity in the A21 Development Framework has been used. For non-residential uses: A density assumption has been applied, with the site's character (Standard, Urban, PTAL 1) generating a density of <b>80 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% employment</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>25 net residential units,</b></li> <li><b>610m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>

## 12 Downham Co-op

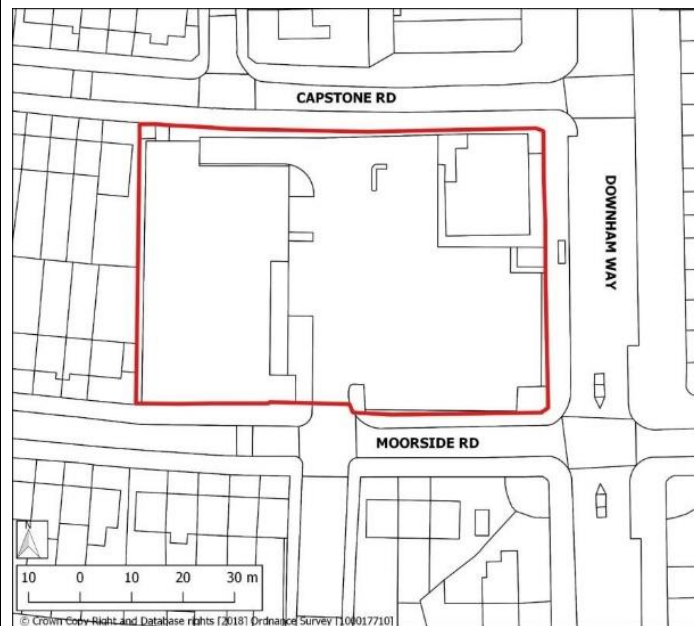
### Site Context:

Location: South Area

Address: 431- 435 Downham Way,  
Bromley, BR1 5HR.

Character: Urban setting,  
PTAL 3

Site size: 0.43 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing in the short term, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site in the longer term provided the supermarket can continue to trade, through the landowner engagement survey (2019) and the Regulation 18 consultation (2021), and</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment with compatible main town centre and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 3) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>42 net residential units,</b></li> <li><b>1,440m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>



## 13 Excalibur Estate

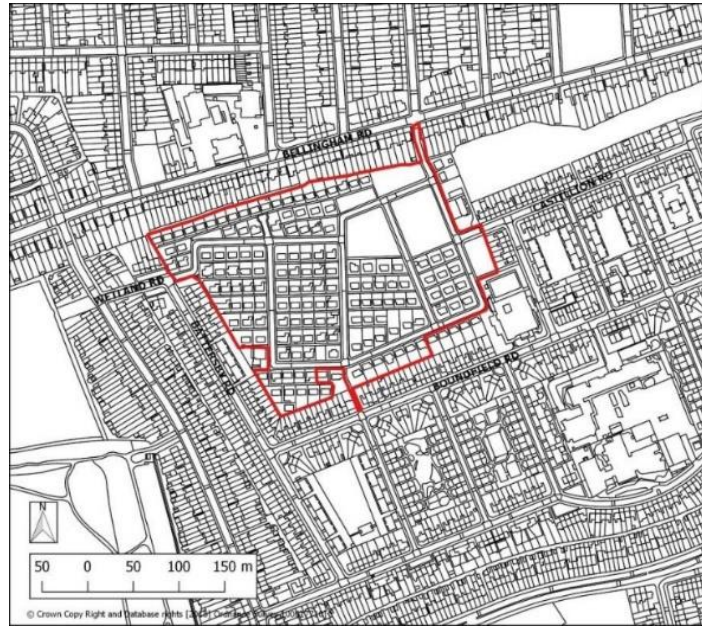
### Site Context:

Location: South Area

Address: Excalibur Estate, Baudwin Road, Whitefoot, SE6

Character: Urban setting, PTAL 1

Site size: 6.14 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the site is in the Council's ownership,</li> <li>the site already has planning consent, and</li> <li>the Council is seeking to bring forward the remaining phases of development and has been in pre-application discussions with the delivery partner.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (consented) site, with part of the site already completed and therefore it has a definite prospect of being delivered, and</li> <li>it is anticipated to be delivered within the first five years, given the progress made towards planning applications for the next phases of the site's development.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints have been mitigated through the planning consent.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Housing estate regeneration. Comprehensive redevelopment for residential uses.</b>
<b>Development potential</b> of the site	<p>A design led approach has been used, with the capacity and land use mix reflecting the planning consent DC/10/075973 and latest pre-apps.</p> <p>The site's land use mix is <b>100% residential</b>.</p> <p>The site's indicative capacity is <b>459 net residential units (402 remaining)</b>.</p> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

## 14 Bestway Cash and Carry

### Site Context:

Location: South Area

Address: 1 St Mildreds Road, London, SE12 0RS

Character: Urban setting, PTAL 1

Site size: 1.70 hectares, Above 0.25 hectares threshold



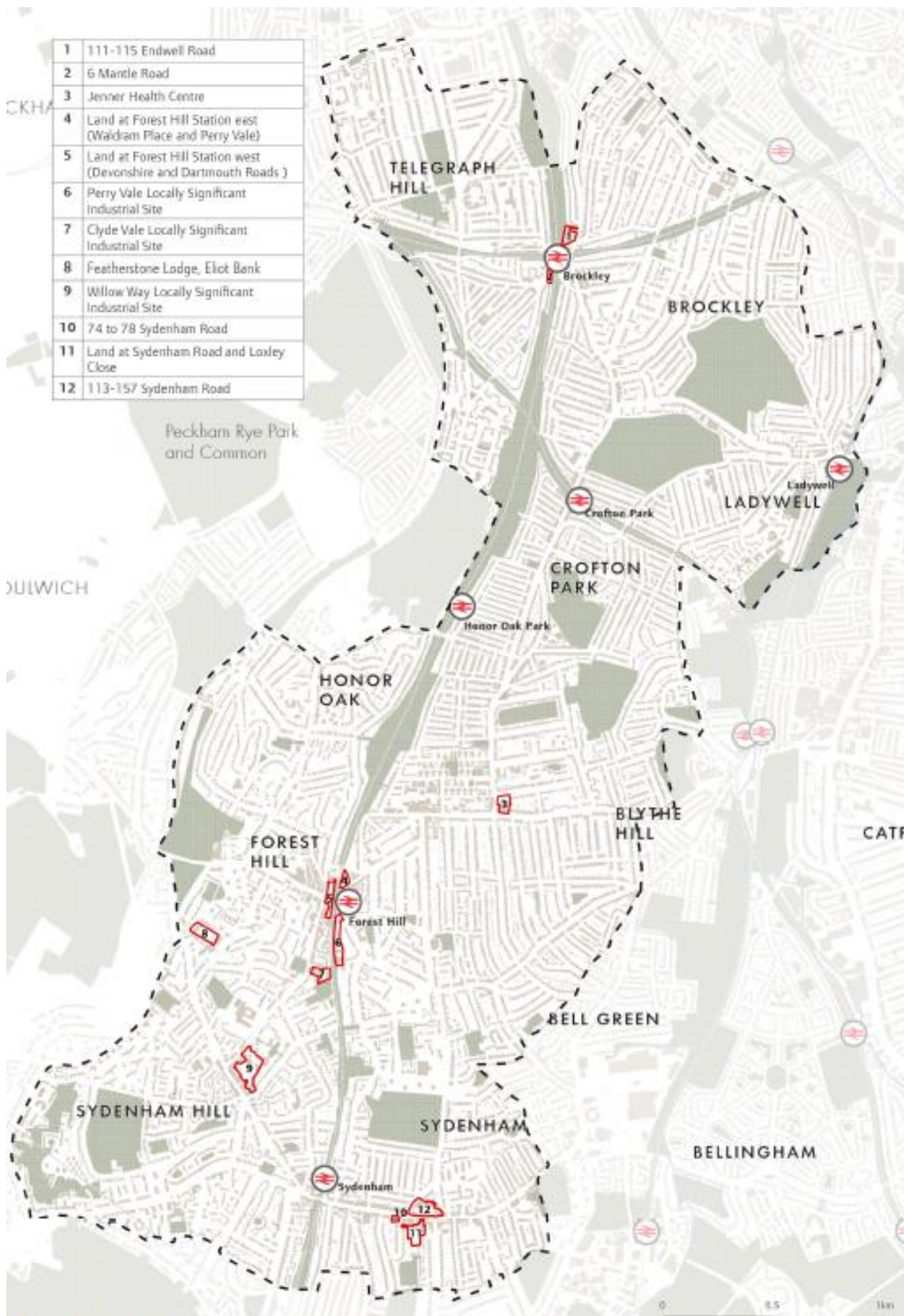
### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Redevelopment for residential use.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 1) generating a density of <b>80 dph</b>.</p> <p>The site's land use mix is <b>100% residential</b>. The site's indicative capacity is <b>136 net residential units</b>.</p> <p>The site is <b>developable</b> within <b>Years 11 - 15</b>.</p>

## Lewisham's West Area





# 1 111-115 Endwell Road

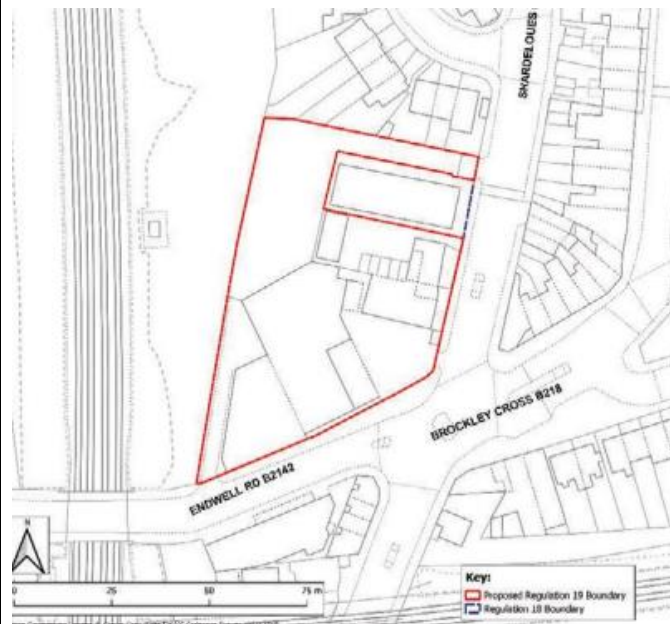
## Site Context:

Location: West Area

Address: 111-115 Endwell Road,  
SE4 2PE

Character: Urban setting,  
PTAL 4

Site size: 0.38 hectares,  
Above 0.25 hectares threshold



## Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use commercial/employment uses on the ground floor with housing above,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the landowner engagement survey (2019) and the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 (2021) and Regulation 19 (2023) consultations,</li> <li>new development on part of the site has already been completed, and</li> <li>the site boundary has been amended to exclude the church.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and the leaseholder work in partnership.</li> </ul>

## Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Employment led mixed-use redevelopment with compatible commercial, community and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 4) generating a density of <b>225 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>57 net residential units,</b></li> <li><b>1.975m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 – 10</b>.</p>

## 2 6 Mantle Road

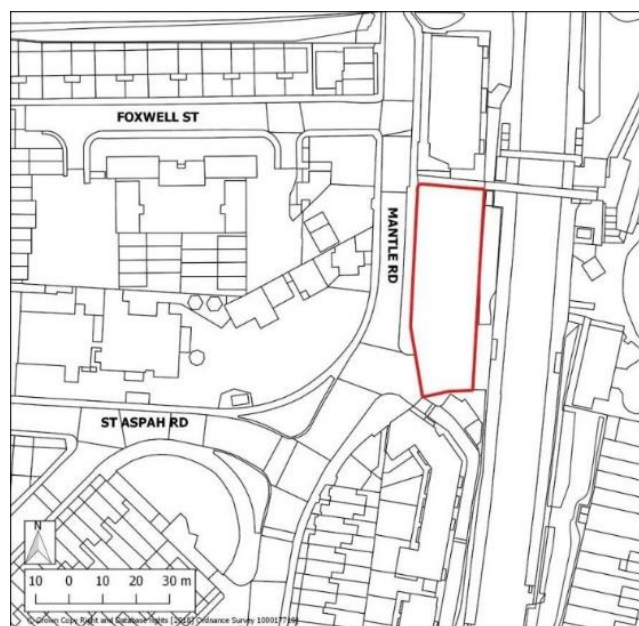
### Site Context:

Location: West Area

Address: 6 Mantle Road, London, SE4 2EX

Character: Urban setting, PTAL 4

Site size: 0.12hectares, Below 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use housing with commercial,</li> <li>it will make a positive contribution to a strategic location adjacent to Brockley Cross local centre and Brockley railway station.</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Regulation 18 consultation (2021),</li> <li>the landowner did not object to this site being identified as a site allocation through the in the landowner engagement survey (2019) and the Regulation 19 (2023) consultation.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use development with compatible residential, commercial and main town centre uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 4) generating a density of <b>225 dph</b>.</p> <p>The site's land use mix is: <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>20 net residential units,</b></li> <li><b>95m<sup>2</sup> gross employment floorspace,</b></li> <li><b>378m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 6 – 10</b>.</p>



### 3 Jenner Health Centre

#### Site Context:

Location: West Area

Address: Jenner Health Centre, 201-203 Stanstead Road, London, SE23 1HU.

Character: Urban setting, PTAL 2

Site size: 0.41 hectares, Above 0.25 hectares threshold



#### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as a potential development site,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner expressed an interest to develop the site through the Call for Sites exercises (2017 London SHLAA and 2018), and</li> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021).</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if the landowner and the leaseholder work in partnership.</li> </ul>

#### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment of existing health centre with residential and community uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 2) generating a density of <b>145 dph</b>.</p> <p>The site's land use mix is: <b>50% residential and 50% main town centre uses</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>30 net residential units,</b></li> <li><b>2,081m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 4 Land at Forest Hill Station East (Waldram Place and Perry Vale)

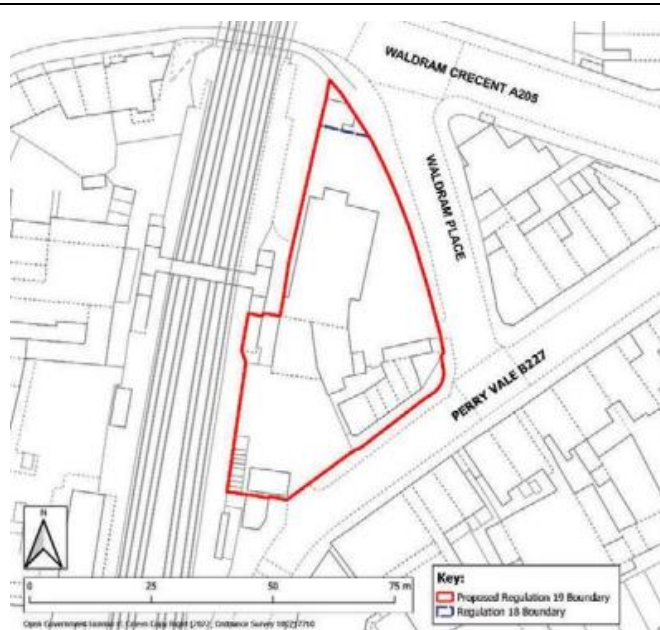
### Site Context:

Location: West Area

Address: East of Forest Hill railway line and west side of Waldram Place/ Perry Vale, SE23 2LD.

Character: Urban setting, Forest Hill Town Centre, PTAL 5

Site size: 0.21 hectares,  
**Below** 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use retail, business/employment with housing,</li> <li>it will make a positive contribution to a strategic location within Forest Hill district centre and Forest Hill railway station,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners expressed an interest to develop a plot of land immediately outside of the site boundary through the landowner engagement survey (2019), and</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and the leaseholder work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm enhancements to Forest Hill station approach.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 5) generating a density of <b>260 dph</b>.</p> <p>The site's land use mix is: <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>41 net residential units,</b></li> <li><b>191m<sup>2</sup> gross employment floorspace,</b></li> <li><b>764m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 5 Land at Forest Hill Station West (Devonshire and Dartmouth Roads)

### Site Context:

Location: West Area

Address: Station forecourt, Dartmouth Road, west of railway line, London, SE23 3HB.

Character: Urban setting, Forest Hill Town Centre, PTAL 5

Site size: 0.44 hectares, Above 0.25 hectares threshold



### Site Assessment:

**Yes**, the site is **suitable** for development because:

- it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use retail, business/employment with housing,
- it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,
- it will provide an appropriate location for mixed use development, and
- it will help to meet identified needs for housing, employment and main town centre uses.

**Yes**, the site is **available** for development because:

- the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021) and Regulation 19 (2023) consultations.

**Yes**, delivery of the site is **achievable** because:

- it is a committed (allocated) site and therefore has a good prospect of being delivered, and
- it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.

**Yes**, the site can **overcome constraints**:

- as the site has passed the Flood Risk Sequential Test, and
- as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and
- if landowners and leaseholders work in partnership.

### Proposed Site Allocation:

**Description** of proposed development

**Comprehensive mixed-use development, with compatible, main town centre, commercial, community and residential uses. Public realm enhancements to improve Forest Hill station approach and forecourt.**

**Development potential** of the site

A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 5) generating a density of **260 dph**.

The site's land use mix is: **70% residential, 10% employment and 20% main town centre uses**. The site's indicative capacity is:

- **80 net residential units,**
- **801m<sup>2</sup> gross employment floorspace,**
- **1,602m<sup>2</sup> gross main town centre floorspace.**

The site is **developable** within **Years 11 – 15**.

## 6 Perry Vale LSIS

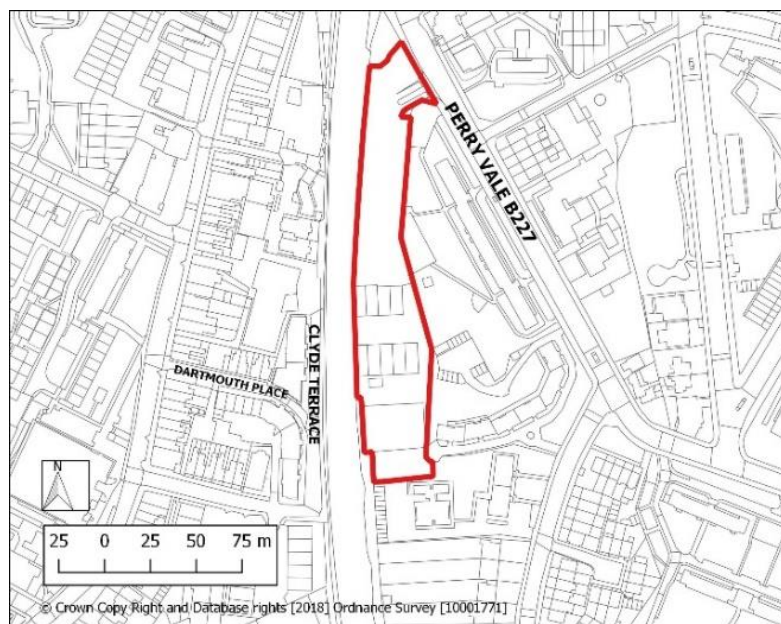
### Site Context:

Location: West Area

Address: 67A Perry Vale, London, SE23 3HW

Character: Urban setting, Forest Hill Town Centre, PTAL 5

Site size: 0.72 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),</li> <li>it has been identified in the London SHLAA (2017) as having zero probability of being delivered for housing as it is designated employment land, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial, main town centre and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 5) generating a density of 260 dph. Sensitivity testing has adjusted the character setting upwards from Urban to Central to reflect the site's proximity to Forest Hill Town Centre and PTAL 5, generating a density of <b>405 dph</b>.</p> <p>The site's land use mix is: <b>50% residential and 50% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>146 net residential units,</b></li> <li><b>10,206m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>



## 7 Clyde Vale LSIS

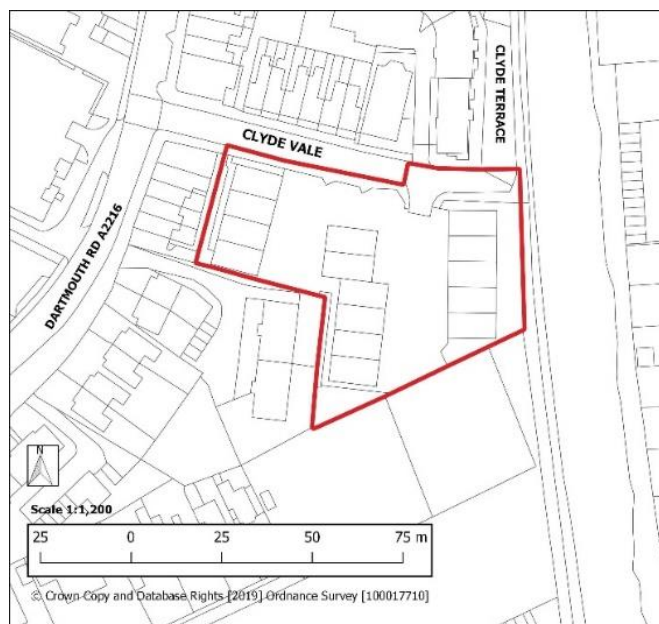
### Site Context:

Location: West Area

Address: Clyde Vale, London, SE23

Character: Urban setting,  
Forest Hill Town Centre,  
PTAL 4

Site size: 0.12 hectares,  
Below 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),</li> <li>it will make a positive contribution to a strategic location in proximity to Forest Hill district centre and Forest Hill railway station,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if the landowner and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 4) generating a density of 260 dph. Furthermore, sensitivity testing has adjusted Urban up to Central, to reflect the site's proximity to Forest Hill Town Centre, generating a density of 405 dph.</p> <p>The site's land use mix is: <b>50% residential and 50% employment.</b></p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>21 net residential units,</b></li> <li><b>1,701m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years.</b></p>



## 8 Featherstone Lodge, Eliot Bank

### Site Context:

Location: West Area

Address: Featherstone Lodge, Eliot Bank, London SE23.

Character: Urban setting, PTAL 2

Site size: 0.64 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as an approved site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for residential development, and</li> <li>it will help to meet identified needs for housing.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowner did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations, and</li> <li>it has been consented previously and now has a lapsed consent.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a new planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test, and</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions.</li> </ul>

### Proposed Site Allocation:

<b>Description of proposed development</b>	<b>Redevelopment for residential use.</b>
<b>Development potential of the site</b>	<p>A design led approach has been used, with the capacity and land use mix reflecting the lapsed planning consent DC/14/086666.</p> <p>The site's land use mix is <b>100% residential</b>.</p> <p>The site's indicative capacity is <b>33 net residential units</b>.</p> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>

## 9 Willow Way LSIS

### Site Context:

**Location:** West Area

**Address:** Willow Way Employment Location (comprising 10-24, 21-57, Council Offices and Depot Willow Way, Units 1-8 Willow Business Park and Church Hall and Sydenham Park), SE26.

**Character:** Urban setting, PTAL 4

**Site size:** 1.29 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) as designated employment land (LEL), but has subsequently been identified as suitable for employment-led mixed-use development within the Employment Land Study (2019),</li> <li>it has been identified in the London SHLAA (2017) as having zero probability of being delivered for housing as it is designated employment land, but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing and employment uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>some of the landowners expressed an interest to develop the site through the Call for Sites exercises (2015 and 2018) and the Regulation 18 consultation (2021),</li> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 consultation (2021),</li> <li>part of the site is in the Council's ownership,</li> <li>one of the landowners provide 'in principle support' to redevelopment of the site for an employment led mixed use scheme, through the Regulation 19 consultation (2023), although the site boundary is not supported, and</li> <li>design advice has been provided on the site through the Design Review Panel.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated to be delivered towards the latter end of the first five years, as part of the site is currently being determined through Appeal,</li> <li>one of the landowners confirmed through the Regulation 19 (2023) consultation that the proposed delivery timeframes in the Local Plan for part of the site should be brought forward into the first five years, with a phased approach to development across the site.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive employment led mixed-use development. Co-location of compatible commercial, main town centre and residential uses. Reconfiguration of buildings and spaces to facilitate a new layout with new and improved routes, both into and through the site along with public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Standard, Urban, PTAL 4) generating a density of <b>225 dph</b>.</p> <p>The site's land use mix is: <b>67% residential and 33% employment</b>.</p> <p>The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>175 net residential units,</b></li> <li><b>6,705m<sup>2</sup> gross employment floorspace.</b></li> </ul> <p>The site is <b>deliverable</b> within <b>Years 1 - 5</b>.</p>

## 10 74-78 Sydenham Road

### Site Context:

Location: West Area

Address: 74 to 78 Sydenham Road, Sydenham, SE26 5QE.

Character: Urban setting, Sydenham Town Centre, PTAL 4

Site size: 0.09 hectares, Below 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it will make a positive contribution to a strategic location within Sydenham district centre,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the Regulation 18 (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical site constraints can be adequately addressed through site design and planning conditions, and</li> <li>if the landowner and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Mixed-use redevelopment with compatible main town centre and residential uses.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 4) generating a density of <b>260 dph</b>.</p> <p>The site's land use mix is: <b>70% residential, 10% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>16 net residential units,</b></li> <li><b>164m<sup>2</sup> gross employment floorspace,</b></li> <li><b>328m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>

## 11 Land at Sydenham Road and Loxley Close

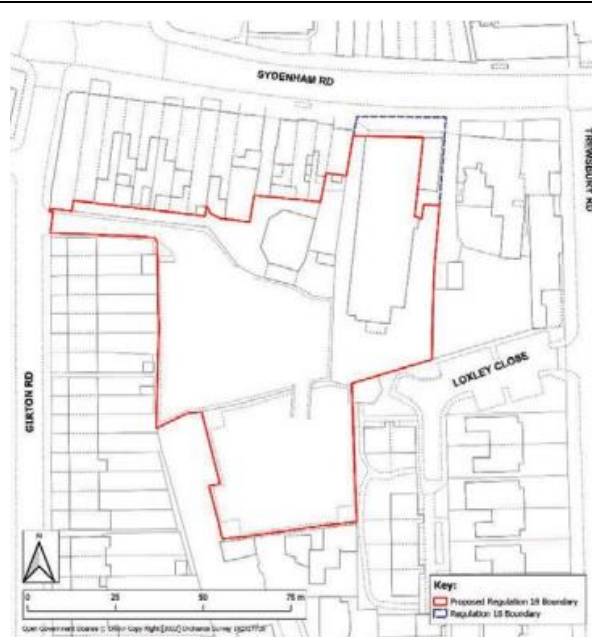
### Site Context:

Location: West Area

Address: Loxley Close, Sydenham, SE26 5DU

Character: Urban setting, Sydenham Town Centre, PTAL 4

Site size: 0.64 hectares, Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it has been identified in the London SHLAA (2017) as having a low probability of delivering housing in the short term but has been revisited since then and identified as having development potential,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>one of the landowners expressed an interest to develop the site through the landowner engagement survey (2019),</li> <li>the site boundary has been re-drawn to exclude specific plots, to address concerns raised through the landowner engagement survey (2019), and</li> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) and the Regulation 18 consultation (2021) and Regulation 19 (2023) consultations.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is not a committed site, but nevertheless has a reasonable prospect of being delivered, and</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy, physical site constraints and concerns raised through the landowner engagement survey (2019) such as car parking, retail units and listed buildings, can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and the leaseholder work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive town centre led, mixed-use redevelopment with compatible main town centre and residential uses. Public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 4) generating a density of <b>260 dph</b>.</p> <p>The site's land use mix is: <b>75% residential, 5% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>125 net residential units,</b></li> <li><b>528m<sup>2</sup> gross employment floorspace,</b></li> <li><b>2,330m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable beyond 15 years</b>.</p>



## 12 113-157 Sydenham Road

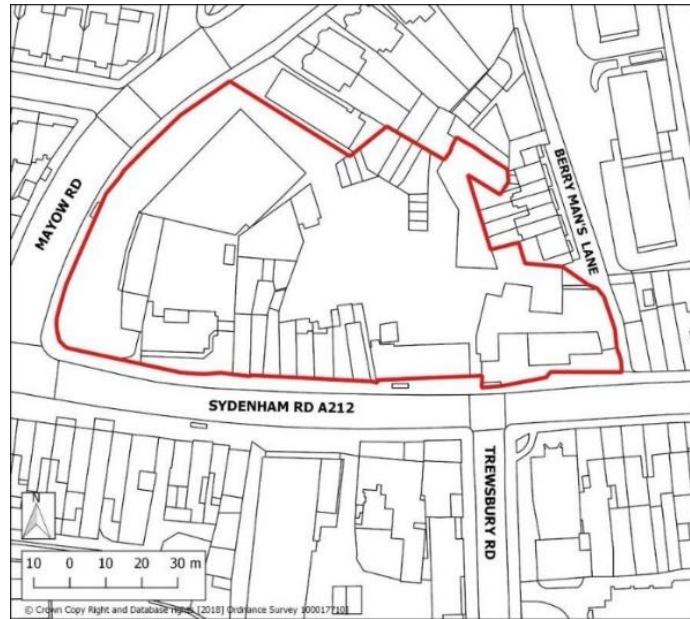
### Site Context:

Location: West Area

Address: 113-157 Sydenham Road,  
London, SE26 5UA

Character: Urban setting,  
Sydenham Town Centre,  
PTAL 4

Site size: 0.86 hectares,  
Above 0.25 hectares threshold



### Site Assessment:

<b>Yes</b> , the site is <b>suitable</b> for development because:	<ul style="list-style-type: none"> <li>it is an existing site allocation in the Site Allocations Local Plan (2013) for mixed use retail, employment and housing,</li> <li>it has been identified in the London SHLAA (2017) as an allocated site that will contribute to the housing supply,</li> <li>it will provide an appropriate location for mixed use development, and</li> <li>it will help to meet identified needs for housing, employment and main town centre uses.</li> </ul>
<b>Yes</b> , the site is <b>available</b> for development because:	<ul style="list-style-type: none"> <li>the landowners did not object to this site being identified as a site allocation through the landowner engagement survey (2019) or the Regulation 18 consultation (2021), and</li> <li>one of the landowners provide 'in principle support' to the site allocation, through the Regulation 19 consultation.</li> </ul>
<b>Yes</b> , delivery of the site is <b>achievable</b> because:	<ul style="list-style-type: none"> <li>it is a committed (allocated) site and therefore has a good prospect of being delivered,</li> <li>it is anticipated to be delivered beyond the first five years, as progress towards a planning application has yet to be made, and</li> <li>one of the landowners confirmed through the Regulation 19 (2023) consultation that the proposed delivery timeframes in the Local Plan are realistic.</li> </ul>
<b>Yes</b> , the site can <b>overcome constraints</b> :	<ul style="list-style-type: none"> <li>as the site has passed the Flood Risk Sequential Test,</li> <li>as policy and/or physical constraints can be adequately addressed through site design and planning conditions, and</li> <li>if landowners and leaseholders work in partnership.</li> </ul>

### Proposed Site Allocation:

<b>Description</b> of proposed development	<b>Comprehensive town centre led, mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm and environmental enhancements.</b>
<b>Development potential</b> of the site	<p>A density assumption has been applied, with the site's character (Town Centre, Urban, PTAL 4) generating a density of <b>260 dph</b>.</p> <p>The site's land use mix is: <b>70% residential, 10% employment and 20% main town centre uses</b>. The site's indicative capacity is:</p> <ul style="list-style-type: none"> <li><b>157 net residential units,</b></li> <li><b>1,565m<sup>2</sup> gross employment floorspace,</b></li> <li><b>3,130m<sup>2</sup> gross main town centre floorspace.</b></li> </ul> <p>The site is <b>developable</b> within <b>Years 11 – 15</b>.</p>