

Lewisham Local Plan

Local Centres Background Paper



Prepared to support the Proposed Submission document - Regulation19 consultation

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1. Introduction

About Lewisham's Local Plan

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

Purpose

- 1.4 This is a topic paper to help inform the preparation of Lewisham's new Local Plan 2020-2040. The paper will assist in the consideration of our town centre network hierarchy with a focus on the designation of new local centres.
- 1.5 This paper aims to:
 - a) Set out the justification for additional local centres in terms the policy implications from of the new local plan with regards to its spatial development strategy, vision, strategic objectives and development management policies.
 - b) Set out the methodology and review process for elevating selected shopping parades to local centre status.

2. Background Information

What is the role and function of local centres?

- 2.1 Local centres are small centres are found within various areas serving the surrounding neighbourhood while complementing Lewisham's larger major and district centres. They tend to consist of a small cluster of shops typically offering convenience retail (e.g. small supermarket up to around 500sqm) and services (e.g. pharmacy and hairdressers), as well as some restaurants and cafes, and in most cases a 'community anchor' attracting visitors.
- 2.2 Overall, local centres play an essential role in providing a range of shops and services that meet the day to day needs of residents while also offering a place for to meet and socialise nearby.

Existing local centres

- 2.3 Five neighbourhood local centres are identified within 2011 Core Strategy (although they are not mapped on the policies map). These centres will be retained as local centres within the new local plan:
 - **Lewisham Way** which serves a part of the following neighbourhoods: Deptford, New Cross and Brockley;
 - **Brockley Cross** which serves the neighbourhood of Brockley;
 - **Crofton Park** which serves the neighbourhood of Crofton Park and parts of Ladywell;
 - **Downham Way** which serves part of Downham neighbourhood; and
 - **Grove Park** which serves the neighbourhood of Grove Park and parts of Downham.
- 2.4 The draft local Plan updates the terminology of neighbourhood local centres to 'local centres'.
- 2.5 Lewisham's major centres and district centres are designated by the London Plan whereas local centres are left to local authorities to designate within their development plan framework.

New local centres

- 2.6 The new local plan proposes an additional 9 local centres:
- **Bellingham** which serves the neighbourhood of Bellingham and parts of Downham and Catford;
 - **Kirkdale** which serves the neighbourhood of Sydenham Hill and parts of Sydenham and Forest Hill;
 - **Honor Oak and Brockley Rise** which serves the neighbourhoods of Brockley and Blythe Hill;
 - **Ladywell** which serves the neighbourhood of Ladywell;
 - **Evelyn Street** which serves in part the neighbourhoods of Deptford and North Deptford;
 - **Lee Station** which serves the neighbourhood of Lee and parts of Grove Park; and
 - **Staplehurst Road** which serves the neighbourhood of Hither Green and parts of Lee.
 - **Hither Green Lane** which serves the neighbourhood of Hither Green
 - **New Cross Road** which serves in part the neighbourhoods of New Cross and Telegraph Hill;
 - New Cross Road was part of New Cross District Centre but has now been consolidated into a separate local centre.

3. The Justification for Additional Local Centres

New local plan: spatial strategy, strategic objectives and vision

- 3.1 Local centres support Strategic Objective C - a thriving local economy that tackles inequalities'. They will be the focus of community activity and be harnessed to support growth, albeit to a lesser extent than major and district centres.
- 3.2 Local centres support the spatial strategy - OL Delivering an Open Lewisham. There is emphasis here on promoting a vibrant and diverse multi-centred borough through directing new development within Lewisham town and local centres.
- 3.3 Local centres role within the spatial strategy continues into Part three - Lewisham's neighbourhood and Place – of the plan seeing they feature within the vision and area place principles. Local centres are referenced in helping to establish 'place-based' priorities for guiding investment and sensitively managing growth from new development.

New local plan: development management

- 3.4 Development management policies on local centres mostly set out the appropriate mixture and concentration of uses with them. Expectation on the appropriate scale of future development is also mentioned. These are primarily set in part two within the 'Economy and Culture' chapter:
- EC11 Town Centre Network and Hierarchy
 - EC12 Location of new Town Centre Development
 - EC15 Local Centres
- 3.5 The above series of development management policies mainly aim to encourage and protect the future viability and vitality of local centres with active frontage being key to their vibrancy.

4. Methodology and Review Process

Profile of our existing local centres

- 4.1. Our existing local centres and their immediate surrounds were comprehensively surveyed to understand what distinguished them from the Borough's remaining 86 shopping parades. The survey involved creating a general, snapshot profile of each local centre with regards to their characteristics, attributes and levels of provision.
- 4.2. The results of the survey (see appendix 1 and 2) revealed that there are commonalities across our local centres. These were the following:
- Consisted of at least 20 non-residential ground floor units;
 - A community facility which acted as an 'anchor' attracting visitors often in the form of a pub, library and/or entertainment venue;
 - Sizable infrastructure provision (community, leisure, health or educational) within the area (within a 250m buffer);
 - Access to a public park or garden nearby (within a 250m buffer);
 - A station present; and/or
 - A small supermarket (up too 500sqm) present; and
 - Future housing growth planned within the immediate surrounds (site allocations amounting to at least 50 residential units within a 250m buffer)
 - The majority of existing local centres possessed at least five of the above characteristics.

Developing a selection criterion

- 4.3. A selection of criteria was devised to assess whether the local centre designation is appropriate and was primarily informed by commonalities observed amongst the snapshot profiles of our existing local centres.
- 4.4. The selection criteria for local centre designation are as follows:
1. Host a key community facility acting as an 'anchor' attracting visitors.
 2. Publicly accessible garden or park nearby (within 250m).
 3. Sizable community, health, educational or and/or social infrastructure within the immediate area (within 250m).
 4. Train station present.
 5. Small supermarket present (up to 500sqm)
 6. Housing growth planned within the immediate surrounds (site allocations located within 250m buffer amounting to at least 50 residential units)

Applying the criteria

- 4.5. A desktop search was carried out which identified there 13 clusters of at least 20 non-residential ground floor units within the borough.
- 4.6. These 13 clusters were then assessed against the criteria outlined in paragraph 4.4 to ascertain the suitability of elevating them to local centre status. At least four out of the six criteria had to be met to warrant local centre designation.
- 4.7. Clusters within 5 minutes walking distance of an existing local centre were discounted from local centre designation in order to ensure the viability of the existing local centre remains unharmed. This related to the following cluster:
- 240 to 208 Brockley Road, SE4 2Q2 which was close proximity to Brockley Cross local centre and Crofton Park local centre.
- 4.8. Then of the remaining 12 clusters the identified, five have been discounted for not meeting the criteria. These clusters were as follows:
- Manor Park Parade, SE13 5PJ
 - Sangley Road, SE6 25T
 - Stanstead Road (East), SE23 1JB
 - Stanstead Road (West) and Brockley Rise (South), SE23 1RH)
 - 25 Rushey Green to 361 Lewisham High ST, SE13 6NZ
- 4.9. The other 7 clusters met the criteria which warrants their elevation to local centre status – detailed results outlined in Appendix 1 and 2. These clusters were as follows:
- Honor Oak Park and Brockley Rise, SE23 4BY
 - Kirkdale, SE26 4B6
 - Ladywell, SE13 7U2
 - Burnt Ash, SE12 8RA
 - Staplehurst Road, SE13 5ND

- Evelyn Street, SE8 5BZ
- Bellingham, SE6 3BT

Profile of proposed local centres

4.10. A brief profile outlining how the above seven clusters satisfied criteria is provided below:

- **Honor Oak Park and Brockley Rise:** Located within the west sub-area serving the neighbourhoods of Honor Oak Park and Blythe Hill. It adds to a well-performing linear network of town centres along the western corridor. One of the larger local centres consisting of 60 units and satisfied four of the criterion with a pub acting as an anchor attracting visitors. Many cafes and restaurants are also present (30%). Provision of shops is steady (37%), including two small supermarkets serving everyday needs. The presence of Honor Oak Park Station and Blythe Hill Park nearby help to maintain regular footfall.
- **Kirkdale:** Located within the west sub-area serving the neighbourhood of Sydenham Hill as well as parts of Forest Hill and Sydenham. It consist of 48 units and plays a complementary role to the district centres of Sydenham and Forest Hill. Met most of the criterion bar one with the pub acting as an anchor attracting visitors. It benefits from educational and green infrastructure nearby which helps to maintain regular footfall. Lastly, housing growth of around 175 residential units is anticipated to come forward within the immediate surrounds. This will not only place greater importance on this local centre, but it will also help to strengthen its vibrancy.
- **Ladywell** - Located in the west sub-area serving the neighbourhood of Ladywell. One of the smaller local centres consisting of 34 units as it plays a complementary to Lewisham major centre. It met all the criterion bar one with a pub acting as an anchor attracting visitors alongside its restaurants and cafes. The presence of Ladywell Station together with health and green infrastructure nearby helps to maintain a regular footfall. Lastly, housing growth of around 69 residential units together with a new cinema is anticipated to come forward within the immediate surrounds. This will help to strengthen the vibrancy of this local centre.
- **Lee Station** - Located in east sub-area serving the neighbourhood of Lee and the northern part of Grove Park. One of the larger local centres consisting of 50 units with a steady provision of shops which includes a small supermarket. It plays a complementary role to Lee Green district centre. It met four of the criterion with a pub acting an anchor attracting visitors alongside Lee station helping to maintain regular footfall. Lastly, housing growth of around 217 residential units is anticipated to come forward within the immediate surrounds. This will not only place greater importance on this local centre, but it will also help to strengthen its vibrancy.
- **Staplehurst Road** - Located between the central sub-area and east sub-area serving the neighbourhood of Hither Green and parts of Lee. It is the smallest local centre with 26 units but it is well maintained in terms of the vacancy rate and quality

of the streetscape. Met the most of criterion bar one with the Station Hotel acting as an anchor attracting visitors together with a growing number of cafés and restaurants. The presence of Hither Green Station and nearby grade two listed park Manor House Gardens also help to maintain regular footfall. Lastly, housing growth of around 68 units anticipated to come forward within the immediate surrounds will help to maintain the vibrancy of this local centre.

- **Evelyn Street** - It is the only new local centre proposed within the north sub-area. It will play a vital role in local shopping provision and placemaking for the neighbourhood of North Deptford as it undergoes significant housing and employment growth. 5, 542 residential units with new employment and town centre is anticipated to come forward. Besides this long term consideration, Evelyn Street met five of the criterion with a church acting as an anchor attracting visitors. It also benefits from community and educational infrastructure nearby which helps to maintain regular footfall.
- **Bellingham** - Located within the south subarea and serves the neighbourhood of Bellingham alongside southern part of Catford and the north-western part of Downham. It consists of 44 units with a steady provision of shops which includes three small supermarkets alongside a large number of takeaways. It plays a complementary role to Catford major centre and Downham district centre. It was the only local centre to have met all of the criteria with a combined pub, cinema and event space acting as an anchor attracting visitors. The presence of a train station alongside leisure, community and educational infrastructure nearby helps to maintain regular footfall. Lastly, housing growth of 391 residential units is anticipated to come forward. This will help to strengthen its vibrancy with a possible diversification away from takeaways.
- **New Cross Road** - Located within the north and subarea serves the neighbourhood of New Cross alongside the southern part of North Deptford and the northern part of Telegraph Hill. It was previously part of New Cross district centre, but it will now be consolidated as a separate local centre while still playing a complementary role. It is our largest local centre consisting of 80 units and the only within the new local plan to be designated as a night-time economy hub albeit with local significance. Regular footfall is help maintained by Eckington Gardens only short walk away alongside the provision of educational and community infrastructure nearby. Lastly, housing growth of around 324 units is anticipated to come forward within the immediate surrounds. This will help to strengthen the vibrancy of this local centre.
- **Hither Green Lane** - Located within the central subarea and serves the neighbourhood of Hither Green. One of the smaller centres with 27 units but performs well in terms of a low vacancy rate and varied provision shops that meet daily needs, including a small supermarket and pharmacy. It met most of the criteria bar one, with St Swithun's Church acting as an anchor attracting visitors together with a growing number of cafés. Regular footfall is helped maintained by Mountsfield Park and Lewisham Park being only a short walk away alongside the provision of educational and health infrastructure nearby.

5. Conclusion

- 5.1. This paper has demonstrated both the importance and role of local centres in terms of implications arising from the new local plan. And in accordance, we have reviewed the Borough's existing network of local centres and shopping parades, taking into account the number of units, the need for provision to support growth anticipated over the plan period and pull factors that attract visitors and maintain regular footfall.
- 5.2. The research shows that it is both justified and appropriate to increase the number of local centres within Lewisham through elevating the status of selected shopping parades.

6. Appendices

Appendix 1: outcome of criteria assessment

Name	'Anchor' present	Publicly accessible park or garden nearby	Sizeable infrastructure provision nearby	Train Station present	Small supermarket present?	Housing growth planned
Existing local centres						
Downham Way	x	x	x		x	
Brockley Cross	x			x	x	x
Crofton Park	x		x	x	x	
Grove Park	x	x	x	x	x	x
Lewisham Way	x	x	x			
Recommended for local centre designation						
Honor Oak and Brockley Rise	x	x		x	x	
Kirkdale	x	x	x		x	x
Ladywell	x	x	x	x		x
Lee Station	x		x	x	x	
Staplehurst Rd	x	x			x	x
Evelyn Street	x	x	x	x	x	x
Bellingham	x	x	x	x	x	x
New Cross Road	x	x	x	x		x
Hither Green Lane	x	x	x		x	
Not recommended for local centre designation						
Manor Park		x			x	
Sangley Road	x				x	
Stanstead Rd (East)	x					
Stanstead Rd (West) and Brockley Wise (South)	x		x			x
Brockley Rd	x	x			x	
Rushey Green and Lewisham High Street		x	x		x	

Appendix 2: survey results from criteria assessment

Downham Way – existing	
<i>Anchor attracting visitors:</i>	The Downham Tavern (pub)
<i>Publicly accessible park or garden nearby:</i>	Downham Fields within approximately 100m
<i>Sizeable infrastructure provision nearby:</i>	Launcelot Primary School within 50m, Downham Library within 50m, Downham Leisure Centre within 50m and Haberdashers Ask Knights Academy secondary school within 200m
<i>Station present:</i>	No
<i>Small supermarket:</i>	Co-op
<i>Housing growth planned:</i>	Not over 50 residential units within 250m

Brockley Cross – existing	
<i>Anchor attracting visitors:</i>	The Brockley Barge (pub)
<i>Publicly accessible park or garden nearby:</i>	Not within 250m
<i>Sizeable infrastructure provision nearby:</i>	Not within 250m
<i>Station present:</i>	Brockley
<i>Small supermarket:</i>	Sainsbury's Local and Coscutter
<i>Housing growth planned:</i>	111-115 Endwell Road site allocation (SA) within 15m and 6 Mantle Road SA within 30m

Crofton Park – existing	
<i>Anchor attracting visitors:</i>	Rivoli Ballroom (ballroom and cinema)
<i>Publicly accessible park or garden nearby:</i>	Not within 250m
<i>Sizeable infrastructure provision nearby:</i>	Beechcroft Primary School within 50m, Crofton Park Library Present and Kings College Sports Grounds within 200m
<i>Station present:</i>	Crofton Park
<i>Small supermarket:</i>	Co-op and Jay Bugden's
<i>Housing growth planned:</i>	No

Grove Park – existing	
<i>Anchor attracting visitors:</i>	The Baring Hotel (pub)
<i>Publicly accessible park or garden nearby:</i>	Chinbrook Meadows within 250m
<i>Sizeable infrastructure provision nearby:</i>	Lewisham Adult Learning Centre within 10m, Haberdashers Knights Academy Secondary School within 250m, Baring Medical Centre within 250m and Chinbrook Meadows Cricket Ground within 250
<i>Station present:</i>	Grove Park
<i>Small supermarket:</i>	Sainsbury Local
<i>Housing growth planned:</i>	Sainsbury's Local and West of Grove Park Station SA present

Lewisham Way - existing	
<i>Anchor attracting visitors:</i>	Lewisham ArtHouse (public gallery)
<i>Publicly accessible park or garden nearby:</i>	Luxmore Gardens within 100m, Deptford Memorial Gardens present and Friendly Gardens within 50m
<i>Sizeable infrastructure provision nearby:</i>	Ashmead Primary School within 100m, Myatt Garden Primary School within 200m, Lewisham College with 200m and Goldsmiths College within 250m.
<i>Station present:</i>	No
<i>Small supermarket:</i>	Coscutter
<i>Housing growth planned:</i>	No

Honor Oak and Brockley Rise – recommended for designation	
<i>Anchor attracting visitors:</i>	The Chandos (pub)
<i>Publicly accessible park or garden nearby:</i>	Blythe Hill within 200m
<i>Sizeable infrastructure provision nearby:</i>	No
<i>Station present:</i>	Honor Oak Park
<i>Small supermarket:</i>	Sainsbury Local and Brockley Supermarket
<i>Housing growth planned:</i>	No

Kirkdale/Upper Sydenham - recommended for designation	
<i>Anchor attracting visitors:</i>	Foxes London (pub)
<i>Publicly accessible park or garden nearby:</i>	Baxters Field within 250m
<i>Sizeable infrastructure provision nearby:</i>	Kelvin Grove Primary School within 100m, Sydenham Secondary School within 150m and St Bartholomew's Primary School within 250m
<i>Station present:</i>	No
<i>Small supermarket:</i>	Tesco Express
<i>Housing growth planned:</i>	Willow Way LSIS SA present within 10m

Ladywell - recommended for designation	
<i>Anchor attracting visitors:</i>	The Ladywell Tavern (pub)
<i>Publicly accessible park or garden nearby:</i>	Ladywell Fields within 50m and Hilly Fields within 250m
<i>Sizeable infrastructure provision nearby:</i>	Lewisham Hospital within 250m and St Mary's OE Primary School within 250m
<i>Station present:</i>	Ladywell
<i>Small supermarket:</i>	No
<i>Housing growth planned:</i>	Church Grove Self-Build SA within 100m and Ladywell Play Tower SA within 150m

Lee Station - recommended for designation	
<i>Anchor attracting visitors:</i>	The Lord North Brook (Pub)
<i>Publicly accessible park or garden nearby:</i>	Not within 250m
<i>Sizeable infrastructure provision nearby:</i>	St Winifed's Catholic Junior School within 200m and Colfe's school within 200m
<i>Station present:</i>	Lee
<i>Small supermarket:</i>	Co-op
<i>Housing growth planned:</i>	Not over 50 units within 250m

Staplehurst Road - recommended for designation	
<i>Anchor attracting visitors:</i>	The Station Hotel (pub)
<i>Publicly accessible park or garden nearby:</i>	Manor Park and Gardens within 150m
<i>Sizeable infrastructure provision nearby:</i>	Not within 250m
<i>Station present:</i>	Hither Green
<i>Small supermarket:</i>	Sainsbury's Local
<i>Housing growth planned:</i>	Land at Nightingale Grove and Maythorne Cottages SA within 50m and Driving Test Centre, Nightingale Grove within 150m

Evelyn Street - recommended for designation	
<i>Anchor attracting visitors:</i>	St Lukes Church (large church)
<i>Publicly accessible park or garden nearby:</i>	Sayes Court Park within 10m, Deptford Park within 150m and Evelyn Green within 200m
<i>Sizeable infrastructure provision nearby:</i>	Grinlin Gibbons Primary School within 250m, Lewisham Indo Chinese Community Centre within 250m, Evelyn Community Centre within 250m and Clyde Nursery School within 10m
<i>Station present:</i>	No
<i>Small supermarket:</i>	Londis
<i>Housing growth planned:</i>	Timber Yard SA within 50m, Evelyn Court SA within 100m and Convoys Wharf SA within 50m

New Cross Road – recommended for designation	
<i>Anchor attracting visitors:</i>	The White Hart (Pub)
<i>Publicly accessible park or garden nearby:</i>	Eckington gardens within 150m
<i>Sizeable infrastructure provision nearby:</i>	Kender Primary School within 200m, All Saints Community Centre present, Sommerville Community Centre within 200m and Haberdashers Ask Hatcham College Secondary within 250m
<i>Station present:</i>	No
<i>Small supermarket:</i>	No
<i>Housing growth planned:</i>	Besson Street, Kender Triangle SA within 10m

Hither Green Lane – recommend for designation	
<i>Anchor attracting visitors:</i>	St Swithun's Church (Large Church)
<i>Publicly accessible park or garden nearby:</i>	Mountsfield Park within 100m and Lewisham Park within 250m
<i>Sizeable infrastructure provision nearby:</i>	Brindishe Green School and Woodland Health Centre within 50m.
<i>Station present:</i>	No
<i>Small supermarket:</i>	Co-op
<i>Housing growth planned:</i>	Not over residential units within 50m

Bellingham – recommend for designation	
<i>Anchor attracting visitors:</i>	The Fellowship Inn (Cinema, Pub and Event Space)
<i>Publicly accessible park or garden nearby:</i>	Bellingham Green within 200m
<i>Sizeable infrastructure provision nearby:</i>	Athelney Primary School within 250m and Bellingham Leisure Centre within 50m
<i>Station present:</i>	Bellingham
<i>Small supermarket:</i>	Co-op
<i>Housing growth planned:</i>	Catford Police Station SA within 250m and Ravensbourne Retail Park SA within 250m

Stanstead Road (East) - not recommended for designation	
<i>Anchor attracting visitors:</i>	The Blythe Tavern (Pub)
<i>Publicly accessible park or garden nearby:</i>	Not within 250m
<i>Sizeable infrastructure provision nearby:</i>	Not within 250m
<i>Station present:</i>	No
<i>Small supermarket:</i>	No
<i>Housing growth planned:</i>	No

Stanstead Road (West) and Brockley Rise (South) - not recommend for designation	
<i>Anchor attracting visitors:</i>	The Honor Oak (pub)
<i>Publicly accessible park or garden nearby:</i>	No
<i>Sizeable infrastructure provision nearby:</i>	Dalmain Primary School within 50m, Community Education Lewisham present and St York Catholic Primary School within 200m
<i>Station present:</i>	No

<i>Small supermarket:</i>	No
<i>Housing growth planned:</i>	Not over 50 residential units within 250m

Sangley Road – not recommended for designation

<i>Anchor attracting visitors:</i>	No
<i>Publicly accessible park or garden nearby:</i>	Mountsfield Park around 260m away
<i>Sizeable infrastructure provision nearby:</i>	Not within 250m
<i>Station present:</i>	No
<i>Small supermarket:</i>	Co-op
<i>Housing growth planned:</i>	No

Manor Park Parade - not recommend for designation

<i>Anchor attracting visitors:</i>	No
<i>Publicly accessible park or garden nearby:</i>	Manor House Gardens within 100m
<i>Sizeable infrastructure provision nearby:</i>	Lewisham Medical Centre present, Manor House Library within 100m and St Margaret’s Primary School within 200m
<i>Station present:</i>	No
<i>Small supermarket:</i>	Coscutter
<i>Housing growth planned:</i>	No

25 Rushey Green to 361 Lewisham High Street – not recommended for designation

<i>Anchor attracting visitors:</i>	No
<i>Publicly accessible park or garden nearby:</i>	Ladywell Fields within 250m and Lewisham Park within 200m
<i>Sizeable infrastructure provision nearby:</i>	Lewisham Hospital within 200m
<i>Station present:</i>	No
<i>Small supermarket:</i>	Tesco Express
<i>Housing growth planned:</i>	Land at Rushey Green and Bradgate Road SA is within 100m, however this falls within the boundary of Catford Major Centre.

Appendix 3: a brief town centre use survey

Name	No. of units	Proportion of shops	Proportion of cafes, bars, restaurants and pubs	Proportion of Takeaways	Proportion of residential units	Vacancy Rate
Existing local centres						
Downham Way	27	37%	7%	18%	0%	4%

Brockley Cross	62	27%	21%	11%	11%	10%
Crofton Park	64	31%	14%	13%	5%	5%
Grove Park	51	47%	12%	10%	4%	6%
Lewisham Way	69	30%	9%	12%	12%	12%
Proposed local centres						
Honor Oak and Brockley Rise	60	37%	30%	13%	12%	0%
Upper Sydenham	48	33%	15%	4%	25%	8%
Ladywell	34	47%	18%	15%	6%	0%
Burnt Ash	50	40%	14%	11%	0%	2%
Staplehurst Road	28	32%	25%	7%	7%	4%
Evelyn Street	29	45%	17%	10%	3%	24%
Bellingham	44	45%	9%	31%	0%	13%
New Cross Road	80	30%	10%	10%	10%	13%
Hither Green Lane	27	51%	11%	14%	4%	3%

Appendix 4: Schedule of frontages within local centres

Local Centre	Schedule of frontages
Upper Sydenham/ Kirkdale	<ul style="list-style-type: none"> • Kirkdale road: 92 to 112 150 and 97 to 191 • Dartmouth Road: 184 to 190
Bellingham	<ul style="list-style-type: none"> • Randlesdown Road: 6 to 50 and the Fellowship • Bromley Road: 205 to 265
Downham Way	<ul style="list-style-type: none"> • Randlesdown Road: 4 to 50 and the Fellowship • Bromley Road: 205 to 265
Grove Park	<ul style="list-style-type: none"> • Baring Road: 342 to 386 and 293 to 325 • Downham Way: 589 and 636 to 650
Honor Oak and Brockley Rise	<ul style="list-style-type: none"> • Honor Oak Park: 38 to 78, 25 to 63 and 1 to 5 • Brockley Rise: 56 to 104 and 119 to 139
Crofton Park	<ul style="list-style-type: none"> • Brockley Road: 322 to 410, 349 to 409 and 435 to 447
Brockley	<ul style="list-style-type: none"> • Coulgate Street: all ground floor units • Harefield Road: 1 to 7 • Brockley Road: 186 to 188 and 169 to 201 • Brockley Cross: 1 to 9, 21 to 25 and 2 to 28 • Endwell: 100 to 110 • Malpas Road: 253 to 259 and 246 to 248
Ladywell	<ul style="list-style-type: none"> • Ladywell Road: 71 to 111 and 38 to 80 • Algernon Road: 251 to 259 and 222 to 230
Burnt Ash	<ul style="list-style-type: none"> • Burnt Ash Road: 111 to 133 and 116 to 136

	<ul style="list-style-type: none"> • Burnt Ash Hill: 1 to 45
Staplehurst Road	<ul style="list-style-type: none"> • Staplehurst Road: 9 to 37 and 2 to 28
New Cross Road	<ul style="list-style-type: none"> • Queens Road: 387 to 401 • New Cross Road: 105 to 205, 92 to 110 and 116 to 184
Lewisham Way	<ul style="list-style-type: none"> • Lewisham Way: 119 to 249, 138 to 154 and 110 to 118 • The Parade Upper Brockley Road: 7a to 13
Evelyn Street	<ul style="list-style-type: none"> • Evelyn Street: 262 to 232, 299 to 321, 204 to 210, 186 to 190, 154 to 166 and 195
Hither Green Lane	<ul style="list-style-type: none"> • Hither Green Lane: 232 to 166 and 191