



LOCAL DEVELOPMENT FRAMEWORK

ISSUES AND OPTIONS PAPER 10
SITE ALLOCATIONS



PLANNING POLICY
OCTOBER 2005

PREFACE / CONSULTATION

Issues and Options Paper 10 – Site Allocations - is one in a series of issues and options papers prepared to inform the development of the Spatial Strategy and Development Policies & Site Allocations documents which form part of the new Lewisham Local Development Framework.

The Council is seeking the views of the community on the policy and site allocations options presented. When reviewing options, it is important to remember that the preferred option may not be a discreet option within this paper but may be a combination of the options presented, taking the best parts of each. The Council also needs to consider any other options put forward by the community as a result of consultation.

To assist with consultation, a range of questions are outlined throughout this discussion paper. These are intended to draw from the community responses to the key points raised in the discussion paper which the Council wants to hear the community's views about. A standard form is attached which provides a template for the community to make representations to the Council.

Other Issues and Options Papers have been prepared covering a wide range of matters which need to be reviewed by the Council. All are the subject of extensive consultation and the Council is encouraging all in the community to put forward their views on what options should be taken forward as preferred options. All comments made will be considered by the Council in determining the preferred options.

The following lists the issues and options papers prepared: -

Local Development Framework – Issues and Options Papers		
No	Title	Published
1	Housing	July
2	Waste	July
3	Urban Design and Conservation	July
4	Sustainable Environment	July
5	Open Space	September
6	Transport and Parking	September
7	Economy and Employment	September
8	Retail and Town Centres	October
9	Education, Health and Community Facilities	October
10	Site Allocations	October
11	Lewisham Town Centre Area Action Plan	July

All issues and options papers can be obtained as follows: -

- On-line, at www.lewisham.gov.uk;
- By e-mail to planning@lewisham.gov.uk;

- At the Planning Information Office, 5th Floor, Laurence House, 1 Catford Road, Catford;
- At all borough libraries;
- By phoning the Planning Policy Unit on 020 8314 8774 or 020 8314 6247.

Also available from the above is [A Guide to the New Planning System](#). This explains in more detail the Local Development Framework and the range of planning documents the Council is currently preparing.

Please forward any comments on the issues and options papers by 21st NOVEMBER 2005 to:

**Planning Services
London Borough of Lewisham
5th Floor Laurence House
1 Catford Rd, Catford
LONDON SE6 4RY**
or email planning@lewisham.gov.uk

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1.0 INTRODUCTION

This paper is concerned with site allocations for the Local Development Framework. Site allocations refer to land which is to be identified in the Local Development Framework for a particular proposal (e.g. housing, retail). The purpose of identifying them is to ensure that enough land is available to meet the land use needs of the community. This paper reviews:

1. Those existing site allocations (from the Unitary Development Plan) which are yet to be developed;
2. Sites allocated in supplementary planning documents and other informal planning documents
3. Potential new residential site allocations identified as part of the work for the London Housing Capacity Study;
4. Sites identified by the community, site owners and others as part of the early consultation 'call for sites' to be identified undertaken in May 2005.
5. Other plans and programmes within the Borough such as New Deal for Communities

Please note that the proposed site allocations put forward in this paper are a compilation from various sources, including members of the community and landowners. They do not necessarily represent any decision that has been taken by the Council on the use of land. This paper is an early stage in the consultation process. Please feel free to suggest different uses for these sites than those suggested in the paper. The Council will consider all suggestions made for these sites.

Contents of this Issues Paper – where to find the Various Site Allocations being put forward in the Issues and Options Papers

It is important to note that the Local Development Framework will be required to allocate land

Many of the policy allocations are discussed in the individual topic option papers, in particular the Employment Land Issues and Options paper. If you are interested in commenting on a site that is in 'employment use' (i.e. is a business situated in office, industrial or warehousing type premises) then you are advised to consult the Employment Land Paper.

The Retail and Town Centres Issues and Options Paper deals with any changes that might be made to Town Centre boundaries and shopping areas.

Sites within Lewisham and Catford Town Centres will be discussed in the Issues and Options Papers for the Area Action Plans being prepared for the Town Centres.

Sites for new schools will be discussed in the Education and Community Facilities Issues and Options Paper.

Policy Areas in the Local Development Framework

The current Planning document for Lewisham, the Lewisham Unitary Development Plan 2004 has a proposals Map which shows where there is open Space, strategic views, conservation areas and other areas, for example the Thames Policy Area. Development in these areas is regulated by policies in the Plan.

This document puts forward a new Policy Area, the Creekside Opportunity Area for public consultation.

This document also proposes for public consultation a number of changes to the boundaries of open space in the borough by proposing a number of sites currently designated as open space for new development. These proposals have come forward from the owners of the land and/or the local community and are put forward for public comment at this time.

2.0 SITE ALLOCATIONS ISSUES AND OPTIONS

The sites in this document are from various sources.

1. Existing UDP Site Allocations

These derive from the existing Unitary Development Plan. The UDP was adopted in July 2004 and is therefore up to date. The UDP adoption process means these sites have already been through extensive consultation and independent public examination. However due to the length of time the consultation and examination takes some of the sites in the Plan have now been developed. The sites included in this document are those where development has not yet taken place.

2. Sites from Supplementary Planning Documents

These sites were not necessarily the subject of site allocations in the Unitary Development Plan. The focus of these documents was to put forward urban design framework to improve the image and vitality of the various area concerned. A number of uses were suggested for these sites. This paper represents an opportunity to reconsider these sites

3. Sites suggested as part of the Local Development Framework Consultation Process

Earlier this year an invitation was issued to landowners and members of the community to propose sites that in their view needed redeveloping, and or their land use in the Unitary Development Plan changed. A number of consultation responses were received. These sites, and suggestions for their use have been put forward in this document for consideration by the rest of the community.

4. Sites arising from other Council programmes such as New Deal for Communities

The Council has a number of programmes which might result in new developments in the borough.

3.0 CONCLUSION

This paper sets out a series sites with options for land use. These are proposed for consultation and we will greatly welcome your comments. These broad options will lead us towards the preferred options which will form the new policies for the Core Strategy and Development Policies and Site Allocations Development Documents.

A series of other Issues and Options Papers has been prepared covering a wide range of matters which need to be reviewed by the Council. All are being consulted on extensively.

The Council is seeking your comments and/or views on the issues and options set out in this paper in order to ensure that all feasible options are considered as part of the appraisal process and in developing the Core Strategy and Development Policies and Site Allocations Plans.

In preparing this and other Issues and options papers, the Council is looking to the community and stakeholders to tell us the following:-

- What you think of the options presented
- What improvements could be made to the options
- Which are the options you would prefer the Council to take forward
- Are there any options we haven't put forward that you would like us to consider?

In thinking about the options for the sites presented, it must be remembered that the preferred option may not be a single discreet option that has been presented in this paper. It may be better to choose a combination of a range of options taking the best parts of each.

PLEASE FORWARD ANY COMMENTS BY 21 November 2005 TO:

PLANNING SERVICES
LONDON BOROUGH OF LEWISHAM
5TH FLOOR LAURENCE HOUSE
1 CATFORD ROAD
LONDON
SE6 4RU

OR E-MAIL TO planning@lewisham.gov.uk

Subject Line: Site Allocations Issues Paper – Planning Policy

Site 1 - 16 a Algernon Road

Source: Lewisham Unitary Development Plan 2004 (UDP) and 2004 GLA Housing Capacity Study
Site Area: 0.52 hectares



Option for Development in the UDP:
Housing

Comments: Currently in use as a MOT Testing Station and rented garages. This is a backland site surrounded by residential development.

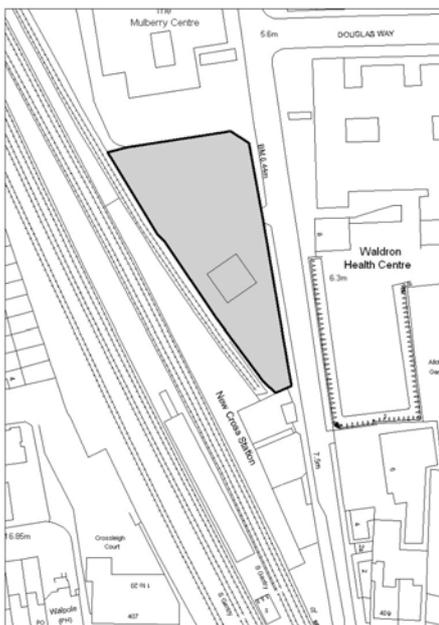
What are your views on the use of this site for housing?

Should the current use continue?

Do you have any alternative proposals for this site?

Site 2 - Site at New Cross station Amersham Vale

Source: Lewisham Unitary Development Plan 2004 (UDP)
Site Area: 0.20 hectares
Option for development in the UDP: Housing



Comments: Currently in use as open storage and owned by the Strategic? Rail Authority.

Do you think that the site should be developed for 100% housing?

Alternative uses might be mixed use with commercial or community and residential uses.

Should the current use of the site continue?

Do you have any alternative proposals for this site?

Site 3 – New Cross Hospital Site Avonley Road

Source: Lewisham Unitary Development Plan 2004 (UDP)

Site Area: 0.90 hectares

Option for Development in the UDP: Mixed Use Site including Housing



Comments: Former NHS Hospital Site

Should the site be 100% housing?

Do you have any alternative proposals for this site?

Site 4 – Former United Dairies Site Baring Road

Source: Lewisham Council

Site Area: 0.55 hectares



Options for Development: Mixed Use Site including housing
100% housing
Employment (office/light industry/warehousing)
What alternative uses might you consider for this site?

Comment: This is a former employment site. Proposals for a self storage facility on the site were opposed as the design was considered to be incompatible with the residential environment.

Site 5 - Land Between Railway Line and Baring Road with Access from Hoser Avenue

Site Area: 1.29 hectares

Source: Synergy Planning and Property Consultants on behalf of the owners Woodland Environmental



The owners of the site are proposing a residential development off Hoser Avenue with retention of the Green Corridor and enhancement work to the Hither Green Nature Reserve. They state that the land is currently occupied by redundant allotments.

This site is Metropolitan Open Land in the Lewisham Unitary Development Plan which states that the only development acceptable on this land is development that would preserve the open nature of the land e.g. public or private open space, playing fields, allotments etc.

Do you think that the Council should consider releasing some Metropolitan Open Land at this location in exchange for enhancement works to other nature conservation features in particular the Hither Green Nature Reserve?

What might be the nature of the residential development that could be acceptable?

Should the Council simply turn down the suggestion?

Site 6 – Bell Green Gasworks

Site Area: 9.86 hectares)

Source: Castlemore Securities (landowners) and Lewisham Unitary Development Plan 2004

Various options for this site are being presented. The first option presented is from the Lewisham Unitary Development Plan 2004 which proposes : 'Mix of B1, B2, B8 Employment and non-food bulky goods retailing. Livesey Hall to remain in community use. Green link to be provided through the site. Unsuitable for residential use due to contamination.'

Comments. This site (see Map directly below) is currently vacant apart from the Gasholders and Livesey Hall.



The site is adjacent to the Savacentre at Bell Green (already developed as Phase 1).



Phase 2 (Site Area: 8.08 hectares) of the development as put forward by Castlemore Securities (the current owners) and Secondsite Property Holdings Limited proposes that this part of the site should be redeveloped for retail and/or employment

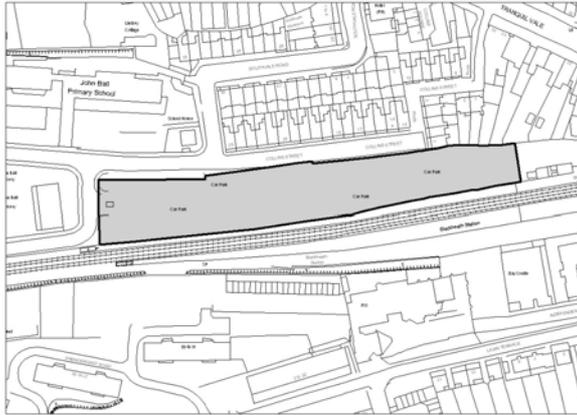


Phase 3 (Site Area 1 hectare) of the development as put forward by the current owners proposes that this part of the site should be developed for retail and/or residential.

Comments: These two proposals are currently the subject of development applications.

Please give us your views on what these sites should be used for.

Site 7 – Blackheath Station Car Park



Source: Proposal from Network Rail

Site Area: 0.47 hectares

Network Rail propose a high density housing scheme on the station car park in association with 'decked car parking'. They state that the current car park at this location 'underutilises this brownfield and sequentially preferable

site.' The replacement of the car parking by decked car parking would represent 'an exceptional cost to the scheme which would likely impact on the level of affordable housing that could be achievable if grants were unavailable'.

Comments: The site is in a highly sensitive location in one of the Borough's Conservation Areas. Development on this site would need to preserve or enhance the character or appearance of the Conservation Area.

What do you think of this proposal for housing on the site?

Should the current use be retained – Car park and use for a Farmers Market?

Or should there be a mixed use development?

Would you suggest a different set of uses?

Site 8 – Sites at Brockley Station , Coulgate Street, Mantle Road and Endwell Road

Source: Draft Brockley Cross Urban Design Framework and Development Strategy.

Options for Development:

Coulgate Street Site– (Site Area 0.57 hectares) The draft framework proposes the redevelopment of the MOT garage and car lot and the creation of a new public space together with the upgrading of Brockley Station to effectively provide a gateway to Brockley Cross. A 'Landmark' building is proposed adjacent to the Brockley Barge pub comprising retail/commercial space on the ground floor with residential above. Retail and commercial space on the ground floor with residential on the upper floors is proposed for the MOT garage and car lot. The row of early 19th century cottages on Coulgate Street would be retained. A planning obligation would improve the streetscape and the pedestrian environment on Coulgate street and

improve access to the shops on Brockley Road and to the transport interchange. A contribution towards a public garden and wildlife area would be sought.

Comment: This development would take place within a Conservation Area so development would need to preserve or enhance the area.



Mantle Road Sites

Site 1 Furniture Workshop (Site Area: 0.13 hectares)

This site comprises a furniture workshop currently in employment use. The draft framework proposes a four storey residential block with a ground floor suitable for live work or commercial uses.

Site 2 Scaffolding Yard (Site Area: 0.12 hectares)

This site is a scaffolding yard. The draft framework proposes a four storey residential block with the ground floor suitable for live work or commercial uses.

The draft framework states that 'These walled sites create blank facades for much of Mantle Road and the footbridge to Brockley Station does not benefit from natural surveillance, although a CCTV camera has been installed.'

The Guidance also considers that as this area is predominantly residential, new development should strengthen this character, and its design should promote natural surveillance and bring the street scene back to life

Light Industrial Units rear of St Norbert Road (Site Area: 0.29 hectares)

There are light industrial units to the rear of the houses on St Norbert Road. A new residential terrace could be created alongside the railway line to create a two storey mews style development to replace the existing industrial units.

Development would need to take the opportunity to improve the pavement on Mantle Road and mark the western entrance to Brockley Station, improve facilities for travellers and possible provide a retail facility.

Two other small sites at the Maypole Public House (Site Area 0.07 hectares) on Mantle Road and at 105-105 Endwell Road (Site Area 0.03 hectares) proposed for mixed use commercial and residential development are shown on the map to present a complete picture as to what is proposed in the draft framework.

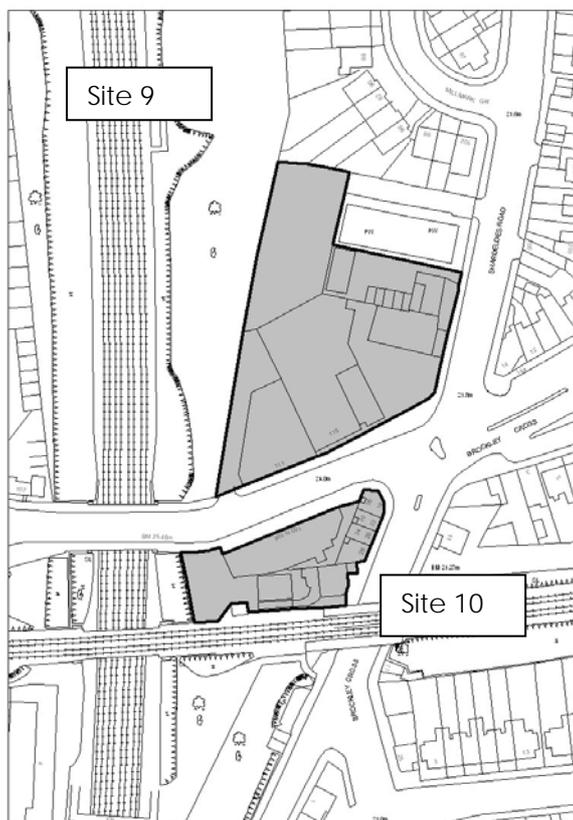
Comments: Sites 1 and 2 on Mantle Road are currently within a Site of Nature Conservation Importance that is of Metropolitan Importance. Should the new buildings replace largely the existing development footprint? How could the development also enhance the nature conservation quality of the site? Should the Site of Nature Conservation Importance designation be removed to facilitate this development?

Should the uses proposed for these sites at Brockley Station be carried forward into the Local Development Framework?

Alternative uses might be 100% housing
Employment uses (office, industrial or warehousing)
Community uses
Would you like to see other uses on these sites, or the current uses preserved?

Site 9 – Brockley Station – 111 & 115 Endwell Road (Timber Yard and Community College)

Source: Draft Brockley Cross Urban Design Framework and Development Strategy.
Site Area: 0.36 hectares



Option for Development: The draft framework proposes the amalgamation of these two properties to provide approximately 60 two bed flats on upper floors, live/work units and other employment/ community uses on the ground floor with 50% residential parking provision. The draft framework considers that should development take place it will be necessary to ensure better pedestrian links to the station and an improved pedestrian environment with improvements to the junction at Brockley Cross. This could be funded by a planning obligation.

Should this site allocation be carried forward in to the Local

Development Framework?

Would you prefer to see other uses such as 100% Housing on these sites, or the current uses continued?

Site 10 – Brockley Station - 100 – 106 Endwell Road (Bridge House) and 16-28 Brockley Cross

Source: Draft Brockley Cross Urban Design Framework and Development Strategy.
Site Area: 0.11 hectares

Option for Development: The draft framework proposes the amalgamation of these properties and potentially the rest of the island site bounded by Brockley Cross, Endwell Road and the two railway lines

to provide a comprehensive mixed use scheme. Uses proposed include a corner retail/commercial units as part of a landmark building on this corner with residential development above. An alternative proposal is for high quality ground floor live/work units. It should be noted that Bridge House already has planning permission for residential development.

Should this site allocation be carried forward into the Local Development Framework? Should the current uses on these sites be carried on? Would 100% housing or some other use be preferable?

Site 11 – Seager Buildings, Brookmill Road

Source: Lewisham Unitary Development Plan 2004 (UDP), and Hepar Dixon on behalf of Clients MacDonal Egan (site owners)



Site Area: 0.7 hectares

Option for Development in the UDP:
Mixed use development of B1
employment (offices), live/work units,
housing.

The above uses were promoted in the
Lewisham UDP. Should other options for
use be considered?

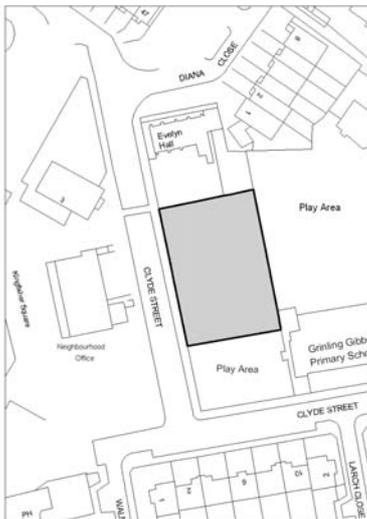
100% housing

Community use

100% employment (offices/
industrial/warehouse)

Would you like to suggest another option?

Site 12 - Clyde Street SE8



Source: Positive Mental Attitude, 146
Deptford High Street SE8

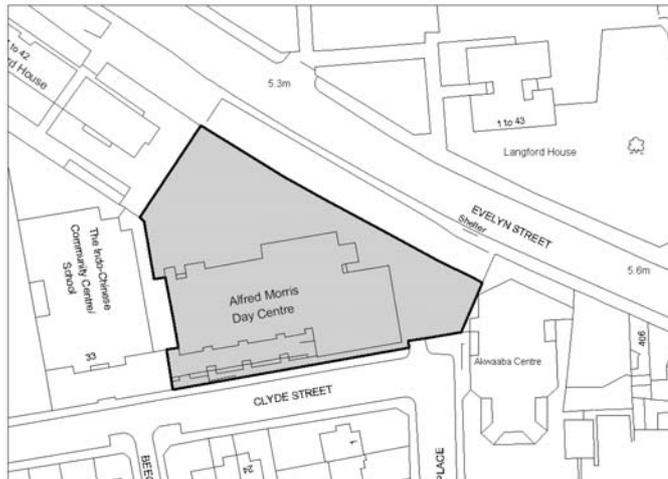
Site Area: 0.10 hectares

Proposed Development: Ms Longville
proposed that an unused and locked area
at Grinling Gibbons School should be used
to build a community facility to be run by an
existing community organisation with a
history on the Evelyn Estate to the benefit of
children, parents and other ethnic groups.
Comment: The Alfred Morris Day Centre on
Clyde Street was recently demolished. Are
community facilities in short supply in this
area? What do you think of this proposal?

Site: 13 - Former Alfred Morris Day Centre, Clyde Street SE8

Source: Lewisham Council

Site Area: 0.26 hectares



The Alfred Morris Day Centre was recently demolished.

What should the site now be used for:
Options are:
Mixed Commercial and residential
100% Housing
Housing and Community Use

Or would you like to suggest another use?

Site 14 - Comet Street, SE8

Source: Deptford Urban Design & Development Framework
Supplementary Planning Guidance 2004
Site Area: 0.76 hectares



The Deptford Urban Design and Development Framework promotes a general improvement in the quality of the public space, built form and activity on this site, including a reinforcement and enhancement of the pedestrian links from New Cross Station to the High

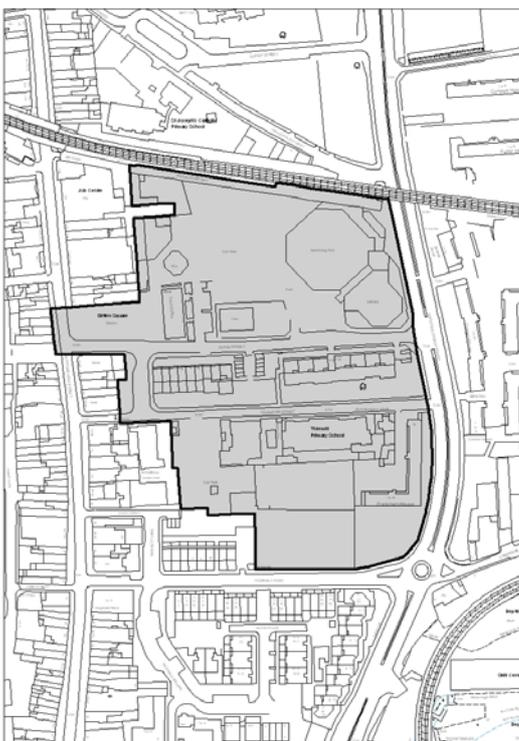
Street, creation of a new built environment that will enhance the street scene by the creation of street frontages with greater activity and natural surveillance, and a new building on the junction of Watson Street and New Cross Road. The form of any new building should aim to minimise unregulated parking.

Options for new uses proposed by the guidance include the promotion of creative/cultural industries in Theatre Place, and the promotion of live/work accommodation in this area.

What are your views on these proposals?

Alternative uses could be 100% housing, or housing and commercial uses.

Do you think other uses could be promoted? Please let us have your views.



Site 15 - Giffin Street, SE8

Source: Deptford Urban Design & Development Framework
Supplementary Planning Guidance 2004

Site Area: 4.01 hectares

The Deptford Urban Design and Development Framework promotes a general redevelopment of this site to enhance community facilities, townscape and the public realm.

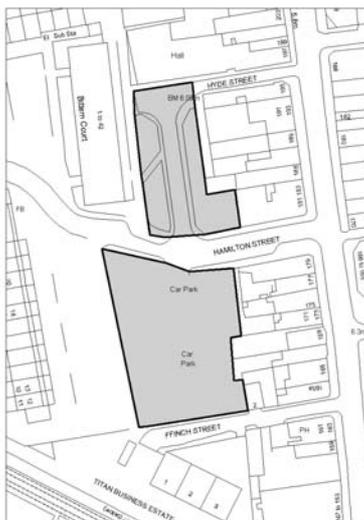
Uses promoted by the Guidance are :
The redevelopment of Council offices as a 'one stop shop' office integrated with Giffin Square
Small scale leisure development at the northern edge of Giffin Square
Possible redevelopment of Wavelengths swimming pool and library in the long term
Use of the railway arches at Resolution Way for market storage

What are your views on this package of proposals?
Should other uses such as housing or mixed use housing and commercial development be considered.
Would you like to suggest other uses?

Site 16 - Hamilton Street, Deptford SE8

Source: Lewisham Council
Total Site Area 0.29 hectares

This Site lies to the west of Deptford High Street and is in two parts. The southern site is currently a disused car park owned by London Borough of Lewisham. The northern part of the site consists of a small piece of road and small plots of land either side of it.



What uses would you propose for this site?
Development would need to ensure that there was no negative impact on the character or appearance of the adjacent Conservation Area.
Options are housing, a mixed use commercial/residential development or live/work units. Would you like to propose a different use for the site?

Site 17 - Convoys Wharf

Source: Lewisham Unitary Development Plan

Site Area :16.96 hectares

Wharf uses on this site ceased in September 1999

Part of the site is a protected wharf (protected by two Directions made by the Secretary of State) which means that new developments within that area must use the site as a wharf.



The current Lewisham Unitary Development Plan policies allow for redevelopment of this site if various criteria are met. Possible uses would be tourism, heritage and leisure uses, especially those that enhance the river related heritage of the site; commercial development especially river related commercial development including offices and industry and live work units, and high density housing.

There is currently an outline planning application for a mixed-use development of up to 447,045m² (4,812,110 ft²) comprising:

- up to 337,980 m² (3,514 units) residential
- up to 72,730m²

employment space including waste recycling and processing facility, boat repair yard and river bus facility

- wharf with associated vessel moorings
- up to 6,945m² retail
- up to 3,370m² restaurants/bars
- up to 23,320m² cultural/community
- up to 2,700 m² leisure
- provision of up to 2,318 car parking spaces together with revised vehicular access from Grove Street and New King Street.

It is proposed to carry forward this site allocation in the new Local Development Framework documents.

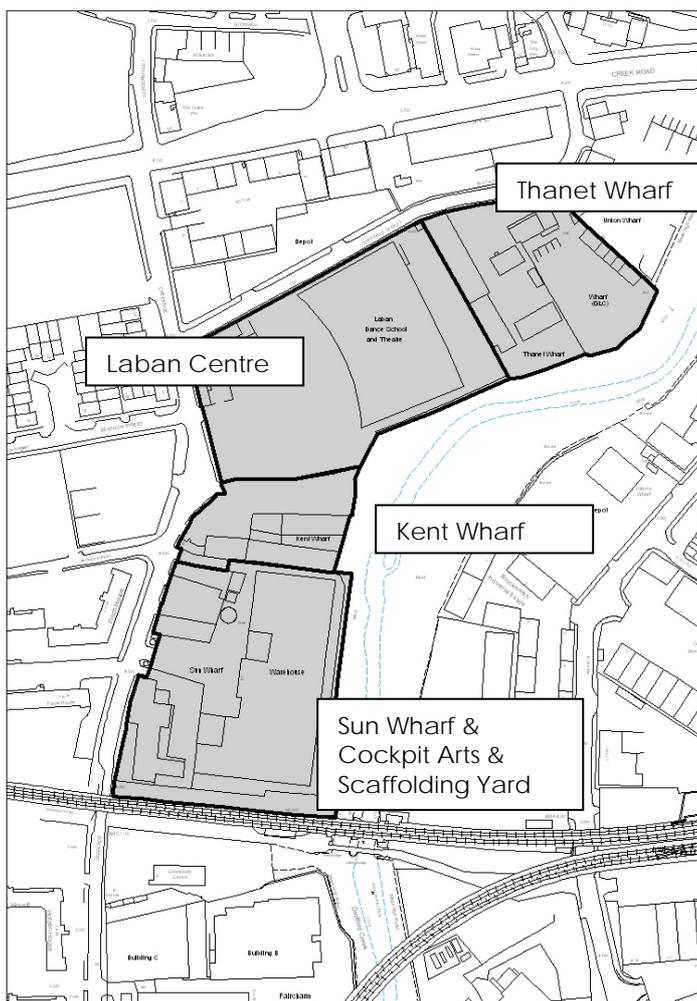
Site 18 – Creekside Deptford – Sun Wharf, Kent Wharf, Thanet Wharf, and 18 Creekside (Cockpit Arts) SE8

Source: Lewisham Unitary Development Plan 2004

Site Area: Thanet Wharf (0.61 hectares), Laban Centre (1.11 hectares), Kent Wharf (0.31 hectares), Sun Wharf, Cockpit Arts and Scaffolding Yard (1.06 hectares)

Proposals for Development: the Lewisham Unitary Development Plan proposes the following mix of uses – Mix of B1 employment, love/work units, housing, education leisure (Laban Centre), open space and provision for Waterlink Way.

Comments: This large important site was put forward in the Unitary



Development Plan as a single development site to promote development and to ensure that development was not considered in a piecemeal fashion. Some of the proposals have already been completed. The open space on the Berthon Street car park has been developed, as has the Laban Centre – a landmark building with major cultural and regeneration benefits.. Planning permission has recently been granted for the demolition of the buildings on Kent

Wharf, and the construction of a part six/part seven storey building to provide commercial units at ground floor level, with offices above and a six storey building with commercial units on the ground floor and 63 flats above. Parts of the area are still used for commercial/warehousing purposes (Sun Wharf and scaffolding yard adjacent to the railway line), and Cockpit Arts contains creative and cultural industries.

Development of the site is sensitive due to the adjacent Site of Nature Conservation Importance (Deptford Creek), and because of the Council's proposals to ensure that new development facilitates Waterlink Way which is a long distance cycle/pedestrian way following the river Ravensbourne to the south of the borough.

Your general comments on options for the use of these sites would be appreciated, in particular Thanet Wharf and Sun Wharf.

Options include : 100% Housing

Mixed use commercial and residential

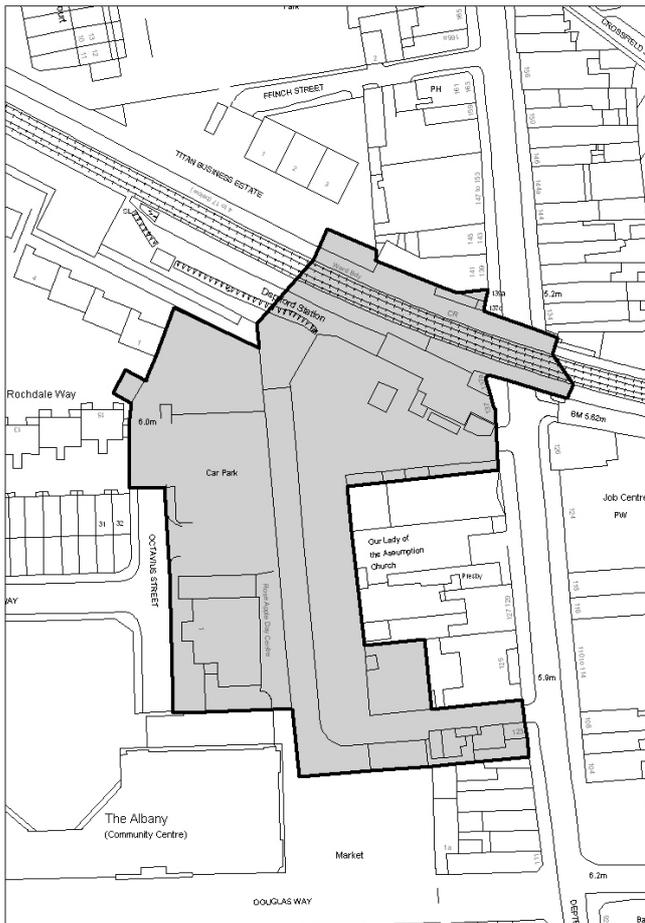
Promotion of cultural industries and activities

Could you suggest a different option?

Site 19 - Octavius Street and Deptford Station, Deptford High Street

Source: Deptford Urban Design & Development Framework Supplementary Planning Guidance 2004

Site Area: 0.87 hectares



The key objectives of the schemes that have been submitted to the Council are to regenerate the area around Deptford Station, create a sense of place and civic pride, and a high quality well designed and sustainable environment. It is proposed to provide a new station building, refurbish the Listed Carriage ramp, provide a new pedestrian and cycle route, and convert and refurbish the arches to provide retail space, workshops for creative

industries and café/restaurant uses. A mixed use building is proposed on the site of the existing car parks in Octavius Street and the Rose Apple Day Centre comprising 101 residential units and 14 live/work units.

Some of the site is in the Deptford High Street Conservation Area where development should preserve or enhance the character of the area. Some of the site is adjacent to the area where development should not harm the character of the area.

It is proposed to include this site within the Local Development Framework Documents with a 'mixed use with improvements to Deptford Station and the Listed Carriage Ramp' site allocation. Do you have any comments to make on this proposal?

Would you suggest other uses for this site?

Site 20 - De Frene Road Allotments SE26

Source: Proposal put forward by De Frene Allotment Club (Site Owners)

Site Area: 0.42 hectares



This site is currently in use as allotments and is protected as Urban Green Space in the Lewisham Unitary Development Plan.

The De Frene Allotment Club propose that the site should be redeveloped as affordable housing.

Policy in the Lewisham Unitary Development Plan states that Urban Green space provides a valuable open space function, for example as a visual amenity affording a much needed break in the urban fabric; or simply by remaining open many residents and others value its presence.

What are your views on this proposal which would involve the loss of Urban Green Space?

Should the site retain its current use as allotments?

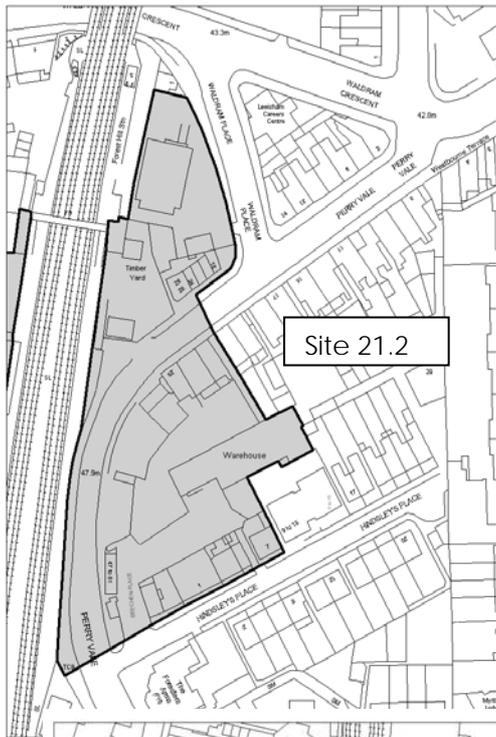
What are your views on affordable housing on this site?

Site 21 - Sites at Forest Hill



Source: Lewisham Unitary Development Plan 2004 (UDP) and Forest Hill Urban Design Framework & Development Strategy Supplementary Planning Guidance 2003. Proposals Sites in the Lewisham Unitary Development Plan were carried forward into the Supplementary Planning Guidance and considered in a wider context with the aim of delivering an improvement in the overall urban quality of the town centre.

Sites 21.1 (0.57 ha.) and 21.2 (0.72 ha.) are described in the Guidance as 'Forest Hill Station and adjacent low rise development including the current WH Smiths store and sites to the east of the railway line on Perry Vale.' Site 21.2 includes the 'Finches Site on Perry Vale which is a proposals site in the Lewisham Unitary Development Plan 2004. The Supplementary Planning Guidance considers that the site has a poor visual quality which detracts from the Conservation Area and that pedestrian connections to the rest of Forest Hill are very poor, uninviting and unusable for people with disabilities. An intensive mixed use development is proposed with improvements to the passenger transport interchange facility which could involve rebuilding the station, improvements to pedestrian facilities, comprehensive redevelopment of land on Perry Vale with commercial development (office or shops) on the ground floor with two or three floors of residential accommodation above.



Site 21.3 (0.63 ha.) is from the Lewisham Unitary Development Plan 2004 and forms part of Proposals Site No. 7 proposed for a 'mix of B1 employment, live/work units, and public footpath improvements. That portion of the site which has now been redeveloped has been omitted.

If this site were to be vacated the Guidance states that 'development should provide quality landscaping alongside the railway

pedestrian route. New development to face on to the pedestrian routes to provide activity and surveillance – live work units with residential above might be suitable.

New development should provide frontage onto the routes between the railway pedestrian route and Dartmouth Road in order to encourage use of the permeability the new development offers.

Parking should adequately serve any new buildings. The slope of the land towards the railway line provides an opportunity for maximising development potential with higher buildings adjacent to the railway line.'

Do you consider that a combination of the uses proposed for these sites should be carried forward into the Local Development Framework? Should other uses such as 100% housing be suggested?

Do you have any other suggestions as to how Forest Hill could be regenerated – always bearing in mind that most of the town centre area west of the railway is also a conservation area where new development should 'preserve or enhance the character of the area'.

Site 22 - Forest Hill Library, Pools and adjacent open space

Source: Forest Hill Urban Design Framework & Development Strategy Supplementary Planning Guidance 2003.

Site Area: 0.59 hectares

The buildings and the adjacent open space are proposed to be used for community use and open space in the Supplementary Planning Guidance. This reflects the current uses on the site.



Forest Hill Library is a Grade II Listed Building which means that any alterations or development nearby is carefully controlled in order to preserve its special architectural character.

What are your views on this proposal? Do you think that the current uses on this site should continue?

Do you think that the Pools buildings should be retained and refurbished or should a brand new swimming facility

be built on the existing site?

The Council is currently consulting on whether to refurbish or rebuild the pools – more details can be found on the website

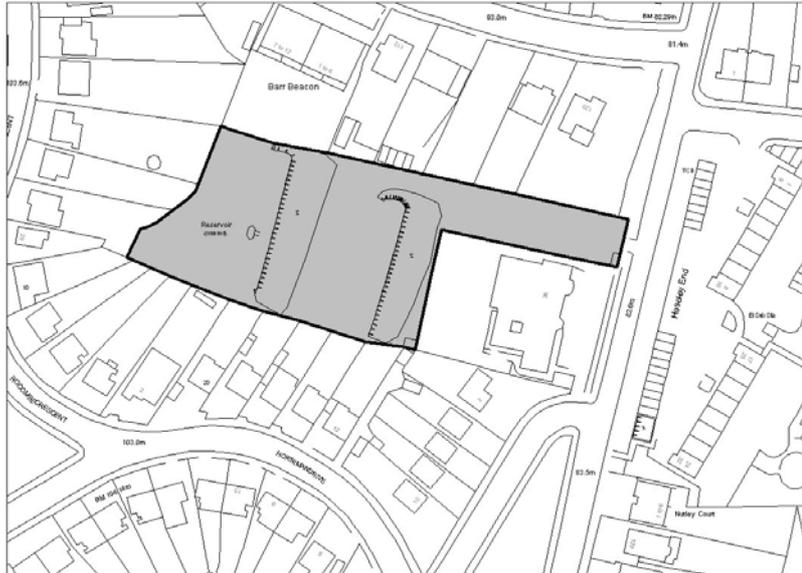
lwww.lewisham.gov.uk or contact Annette Stead on 020 8314 8496 or
email Annette.stead@lewisham.gov.uk.

Would you be in favour of any other uses on this site?

Site 23 - Honor Oak Road Covered Reservoir

Site Area: 0.49 hectares

Source: Thomas Wrenn Homes Limited, the owners of this site have proposed that it this site should be redeveloped for housing.



The site is currently designated a site of nature conservation importance in the Lewisham Unitary Development Plan 2004. It is classified as a site of 'Borough Importance'. The UDP states that the 'site supports some

of the most interesting grasslands in Lewisham and is home to several rare plants and invertebrates. Notable amongst these are the rare heath grass, known nowhere else in Lewisham; cowslip, which has all but disappeared from London, and dog's mercury which is rare in Lewisham. The abundance of Knapweed supports a very rare picture-winged fly, *Acinia corniculata*, which is classified as 'Endangered', the highest status of rarity in the Red Data Book for insects, having been recorded from only four other British Sites in Sussex and East Anglia recently.'

The site was successfully preserved in open space use at the public inquiry in to the Lewisham Unitary Development Plan 2004. The Council also successfully defended the site at an appeal against refusal of planning permission for housing.

Has the situation since then changed in any way?
Should the site now be redeveloped for housing?
Should the site be preserved in open space use?

Site 24 – rear of Christian Fellowship Centre, Honor Oak Road SE23

Source: Housing Capacity Study



Site Area: 0.56 hectares

This site which is a backland site in a residential area has been the subject of a number of proposals for housing.

What are your views on uses for this site?

Do you think that any other uses would be possible on this site?

Site 25 - rear of 161-171 New Cross Road

Site Area: 0.09 hectares

Source: This site was designated in the Lewisham Unitary Development Plan 2004 for housing.



The site has planning permission for 14 residential units.

Do you think this proposal for housing should be carried forward into the Local Development Framework?

A possible alternative use might be mixed use commercial residential

What other uses would you propose for the site?

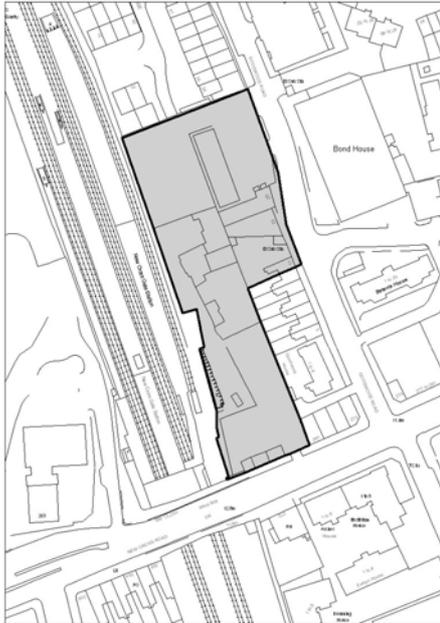
Site 26 Site between New Cross Gate Station and 267 New Cross Road, and 17-25 Goodwood Road

Site Area: 0.68 hectares

Source: Lewisham Unitary Development Plan 2004

This site was designated in the Lewisham Unitary Development Plan 2004 for a mix of retail, B1 offices, residential and community facility'.

At the time of preparation of the UDP the part of the site directly



adjacent to New Cross Station was occupied by a car breakers yard. The use was unauthorised and the Strategic Rail Authority have now cleared the land. The part of the site fronting on to Goodwood Road is occupied by an Engineering Firm. The site was promoted for development in the Lewisham Unitary Development Plan because the previous use was considered to present a poor image of the borough to travellers arriving at New Cross Gate Station and also represented poor use of an important town centre site.

Do you agree with the current proposal in the Unitary Development Plan?

Do you have another suggested use for this site?

Site 27 - Kender Estate New Cross Gate:

Source: New Cross Gate New Deal for Communities

Site Area: 1.05 hectares



New Cross Gate New Deal for Communities (NDC) is a 10 year programme (2001-2011) funded through a £45 million government grant to support sustainable regeneration of the area.

The NDC Healthy Living Centre will be a significant development project providing a focal point for the New Cross Gate Community and an architecturally striking landmark building serving as a catalyst for regeneration in the area.

Most of the site is owned by LB Lewisham and includes a number of dilapidated Council blocks which the Council has been slowly decanting to make way for the redevelopment. A secondary site, a builder's yard is located on New Cross Road. This site is privately owned. The NDC has made an offer for the purchase of this site which is currently under consideration by the owner. This site is considered to be important as it would provide a high street frontage to the development and attract commercial uses.

The Edwardian building adjacent to the builder's yard on New Cross Road, formerly a Carnegie Library, is known as the Music Room and is used as a recording studio. It is in private ownership. The NDC would like to purchase and redevelop this site as part of the NDC Centre.

The frontage of the site on New Cross Road falls within the Hatcham Conservation Area. The 'Music Room' building is considered to make a positive contribution to the character of the conservation area which it is desirable to preserve or enhance.

The Guidance states that the Builder's Yard forms an awkward gap (originally as a result of bomb damage) in the otherwise tightly packed terraces and paired villas in this part of the Conservation Area.

What are your views on this proposal?

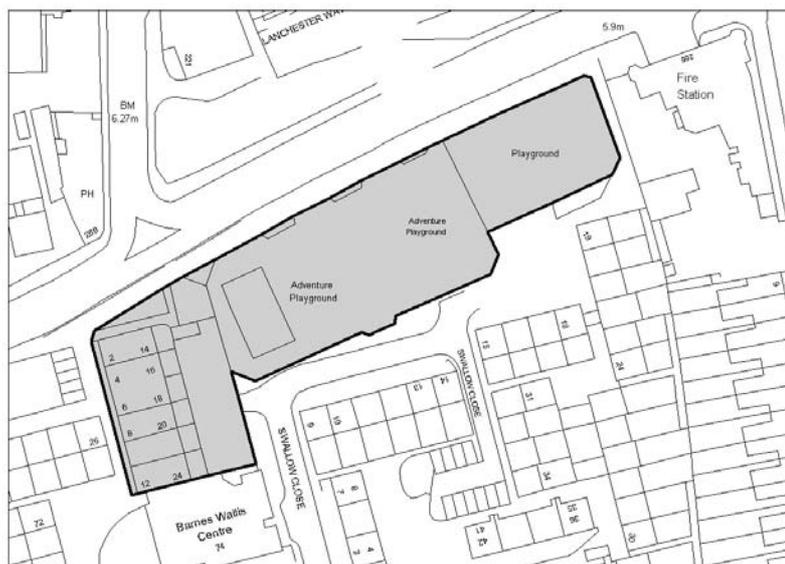
Do you agree with the uses proposed?

Would you like to suggest a different option for the site? For example housing or a mixed use commercial and residential development?

Site 28 - Somerville Adventure Playground, Queens Road

Source: New Deal for Communities (NDC)

Site Area: 0.42 hectares



The NDC wish to improve the adventure playground on the Somerville Estate fronting onto Queens Road. £0.5 million has been allocated to improve these facilities from the NDC programme. The current arrangement

presents a poor quality frontage to Queens Road:

- the site has a brick wall facing Queens Road
- the corner of the shopping parade on Wild Goose Drive included within the site shown (between the Adventure Playground and the Barnes Wallace Community Centre) is at right angles to the road and set back with a grassed area which adjoins the entrance to the playground and which is frequently occupied by street drinkers.
- The playground adjacent to the fire station is sloped and in a poor state of repair.

There is the potential to relocate the shops on Wild Goose Drive to the playground adjacent to the Fire Station with residential above, and to provide an improved Adventure Playground building that is both attractive and secure, and provide a better street frontage to Queens Road. This would leave a vacant site at Wild Goose Drive.

What are your views on this proposal? Do you think that the part of the adventure playground adjacent to the Fire Station should be used for retail and housing?

Do you think that the shops on Wild Goose Drive would benefit from a frontage on to Queens Road?

What uses would you propose for the site on Wild Goose Drive if the shops are moved to Queens Road? Housing, replacement of the lost playground – or another option?

Site 29 – Sites at Nightingale Grove Hither Green

Site Area: 1.43 hectares in total

Source: Draft Urban Design Framework and Development Strategy for Hither Green



These sites are in a mixture of commercial and industrial uses close to Hither Green Station. It includes a driving test centre, older industrial and commercial buildings, and a site housing skips. The Council is currently preparing a design framework to guide new development on these sites, and to upgrade the environment in the approaches to Hither Green Station.

What uses do you think that Council should be promoting on these sites?

Should the options for development be:-

100% Housing

Mixed Use Commercial and residential

Employment Uses (office, industry, warehousing)

Community Uses

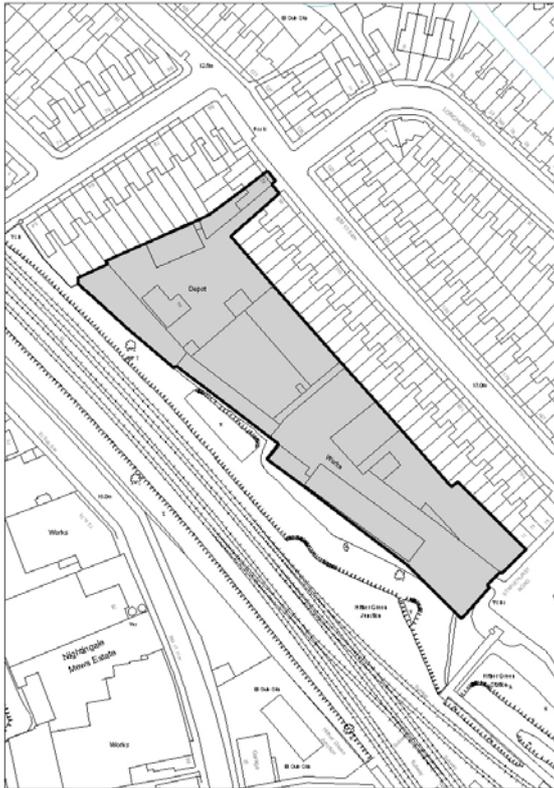
Would you like to suggest a combination of these uses or suggest a different option?

Site: 30 - 9 Staplehurst Road and rear of Leahurst Road, Hither Green

Site Area: 0.69 hectares

Source: Lewisham Council

This site comprises a former depot site, and some industrial/warehouse buildings that have recently been in use as a 'Plumb' Trade Centre. It is a backland site and development will need to be compatible with the houses on Leahurst Road. It is also



potentially an important site on the approach to Hither Green Station. Schemes have come forward for development of this site. The part of the site on Leahurst road has permission for 14 x 4 bed houses. The 'Plumb Centre' part of the site has schemes for mixed use commercial, live work and residential development.

What uses would you like to see on this site?

Do you think that retail on part of the site would be a possibility?

Are the current schemes OK?

Would you like to see the site used differently?

Site 31 - Tanners Hill

Site Area: 0.54 hectares

Source: This site is currently allocated in the Lewisham Unitary Development Plan 2004 for residential use.



The site was promoted for housing as the access along Tanners Hill was considered to be inadequate for the commercial and industrial users occupying the site. Residential use was considered to represent an environmental

improvement.

Do you think that housing use should be carried forward into the Local Development Framework?

Do you have any other suggested options for the use of the site?

Another option for using this site and the Lewisham Way Industrial Estate as a school is discussed in the Education and Community Facilities Issues and Options Paper.



Site 32 - O'Rourke Transport/Sivyer Transport Site, 154-160 Sydenham Road

Source: Housing Capacity Study

Site Area: 0.51 hectares

This site represents a major employment asset for Sydenham but also represents an opportunity to provide housing.

Proposals in the past for this site have involved a mix of employment and residential uses in order to preserve as many jobs as possible on site. Planning permission was not granted as the owners wished to over develop the site, and on traffic grounds.

What uses would you like to see put forward on this site?

Do you think that a mixed use employment/residential scheme is the best solution?

Would 100% housing be preferable?

Site 33 - 113 – 157 Sydenham Road SE26

Site Area: 0.86 hectares

Source: Lewisham Unitary Development Plan 2004



This site which is in a mixture of ownerships and uses was promoted by the Council in the Unitary Development Plan for a mix of 'retail, leisure, employment and housing, with retention and enhancement of Mews Cottages at 1-8 Berryman's Lane.'

Some development has already taken place on part of the site as it appears in the UDP, and that part of the site has been omitted from the above site boundary.

Should this mixed use proposal be carried forward into the Local Development Framework?

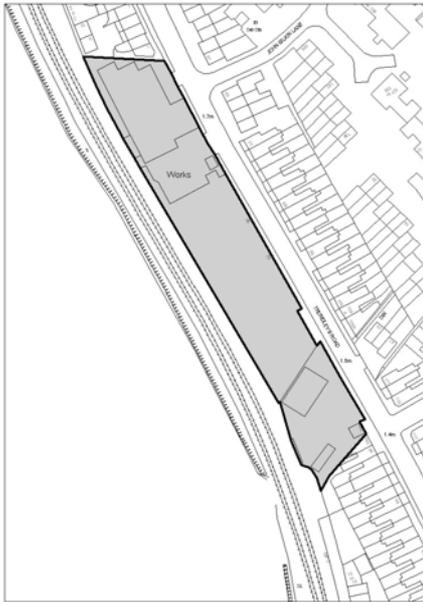
Should the site be 100% residential?

Would you like to suggest a different use for he site?

Site 34 - Rival Envelope Company, Trundleys Road

Site Area: 0.58 hectares

Source: Lewisham Council



These are former industrial premises for which the Council has received a number of proposals for residential and live/work development.

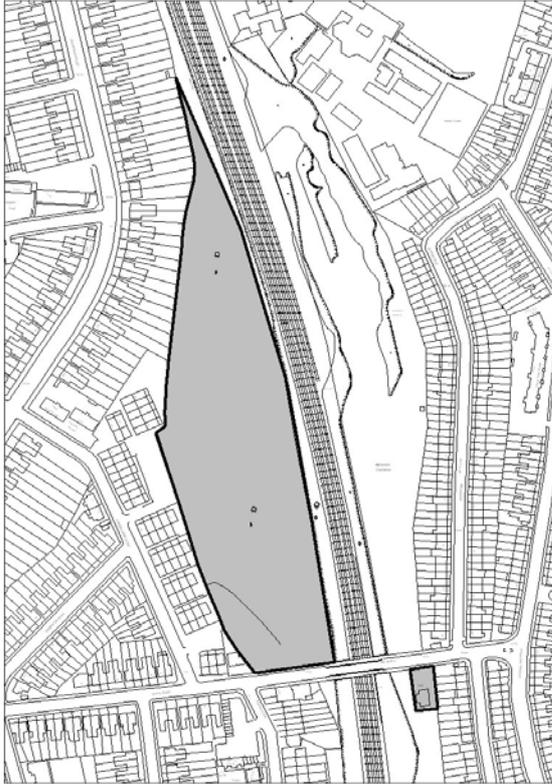
What uses would you like to suggest for these sites?

- Employment?
- Mixed use commercial and residential?
- 100% residential
- Other use?

Site 35 - Nature Reserve, corner of Vesta Road and the Brockley to New Cross Gate Railway and 'Scout Hut' corner of Vesta Road and the Brockley to New Cross Gate railway

Site Area: Nature Reserve 2.75 hectares Scout Hut 0.05 hectares

Source: Local Resident



A local resident has suggested that these sites should be developed for housing.

He states that the railway cutting (which is designated as a Site of Nature Conservation Importance in the Lewisham Unitary Development Plan) is a Nature Reserve but is no longer staffed and open to the public. The Scout Hut is also locked and vacant.

The Railway Cutting is graded as a site of Metropolitan Nature Conservation Importance in the Unitary Development Plan and 'contains probably the finest suite of railside wildlife habitats in London'.

The site is also zoned as Urban Green Space in the Unitary Development Plan. This zoning means that the site is also considered to perform a valuable open space function in the area even though it is not usually accessible to the public.

The Scout Hut has received planning permission in 2004 for residential use (a three storey block comprising five flats).

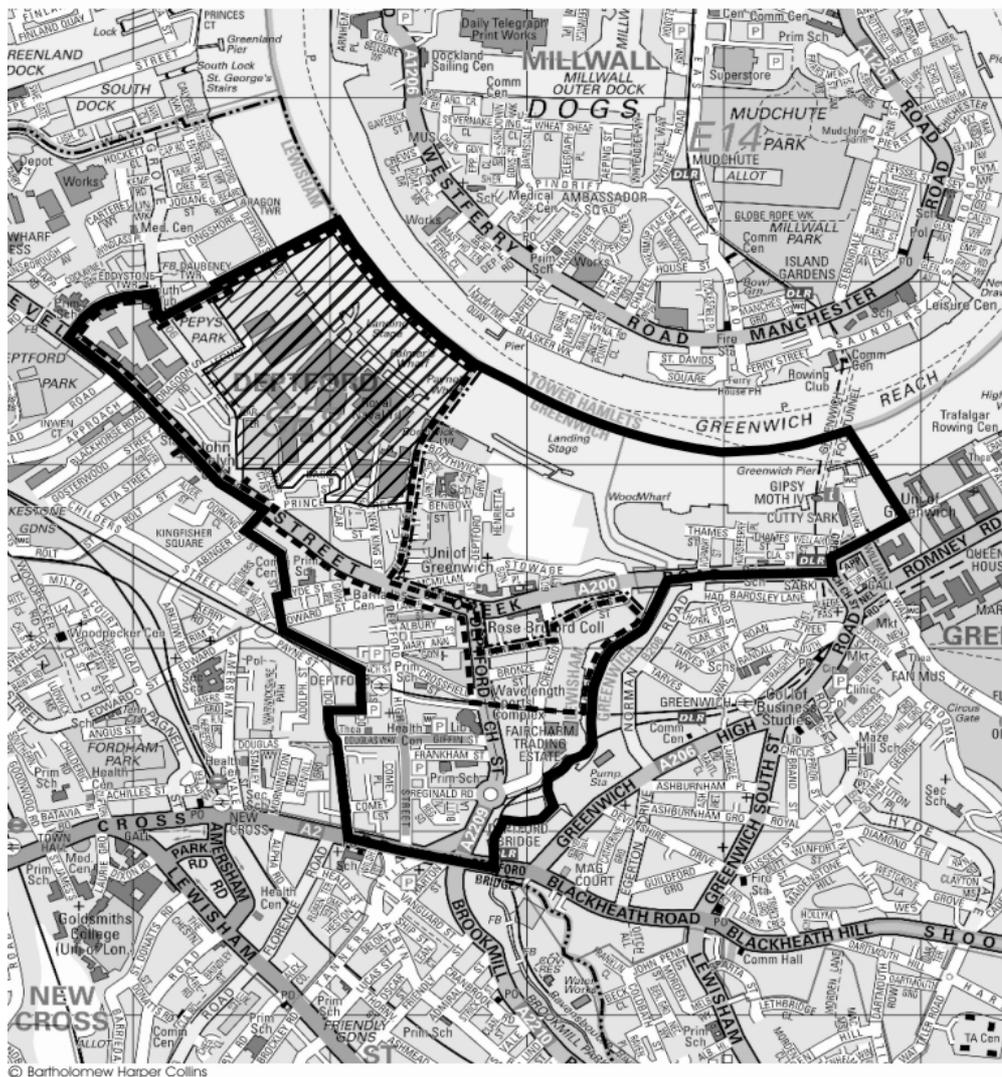
Do you think that the Nature Reserve should continue to be protected from development?

Do you agree that it should be developed for housing instead?

5.0 Deptford Creek Opportunity Area

The London Plan and the draft Strategic Regional Development Framework for East London being prepared by the Mayor Of London requires the Council, and the adjoining London Borough of Greenwich to propose a new policy allocation in their Local Development Frameworks called the Deptford Creek/Greenwich Riverside Opportunity Area. The London Plan proposes a number of targets within this area to increase the number of dwellings and the number of employment opportunities.

Deptford Creek Opportunity Areas



-  Option 1
-  Option 2
-  Option 3
-  Borough Boundary

Option 1 is a minimum area including Convoys Wharf only
Option 2 includes additionally part of Deptford Creekside and part of Deptford High Street
Option 3 shows a possible wider Opportunity Area including all of Deptford High Street and all the Creekside area in Lewisham.
This consultation concerns the boundary for Lewisham only. An indicative boundary has been shown including areas in Greenwich that might possibly be included in the Opportunity Area but this is for information only.

Which boundary is your preferred option?
Would you prefer a different boundary for this policy area?