



LEWISHAM LOCAL PLAN

Regulation 18 stage “Main Issues and Preferred Approaches document”

Proposed changes to the adopted Policies Map

December 2020

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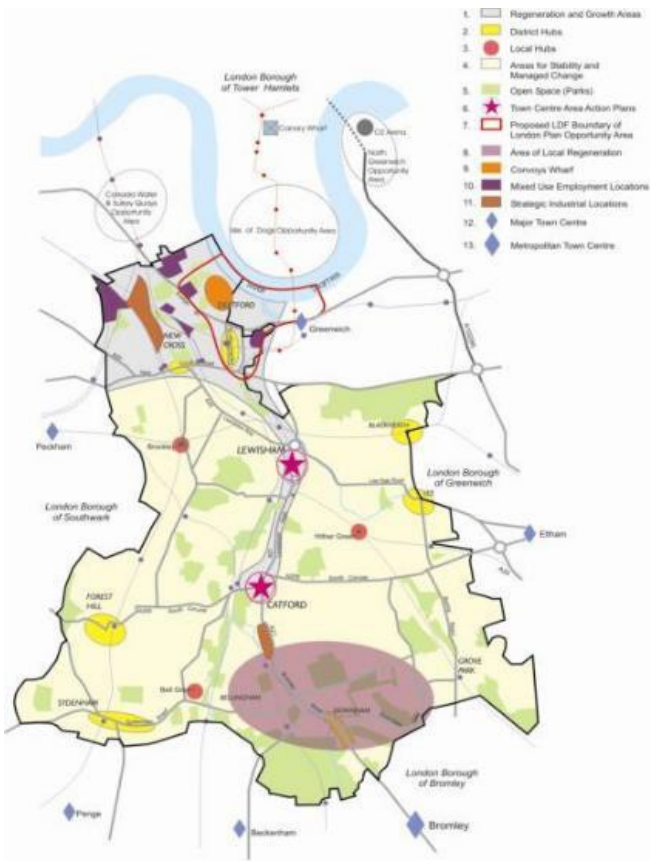
1. Introduction

- 1.1 Lewisham Council (“the Council”) is undertaking a review of its adopted local planning policies to inform the preparation of a new Local Plan for the borough. The new Local Plan, once adopted, will update and replace the existing suite of local development documents, as follows: the Core Strategy (2011), Site Allocations local plan (2013), Development Management local plan (2014) and Lewisham Town Centre local plan (2014).
- 1.2 The current suite of adopted local plan documents set out planning policy designations, which deal principally with different types of land uses. These help give effect to the planning policies and support their implementation. The land-use designations are reflected on a ‘Policies Map’ which accompanies the local plan. The adopted land-use designations are being reviewed as part of the preparation of the new Local Plan.
- 1.3 This technical document has been produced as an informative to accompany the draft Lewisham Local Plan: Main Issues and Preferred Approaches (Regulation 18 Stage) consultation document (“the draft Local Plan”), and should be read alongside it. This document identifies the specific changes proposed to the adopted planning policy designations, as well as highlighting new designations that have come to light through revised and/or new policy approaches proposed in the draft Local Plan.
- 1.4 The headings in this document are organised around key policy areas which broadly reflect the designations in the adopted planning documents, for ease of reference.

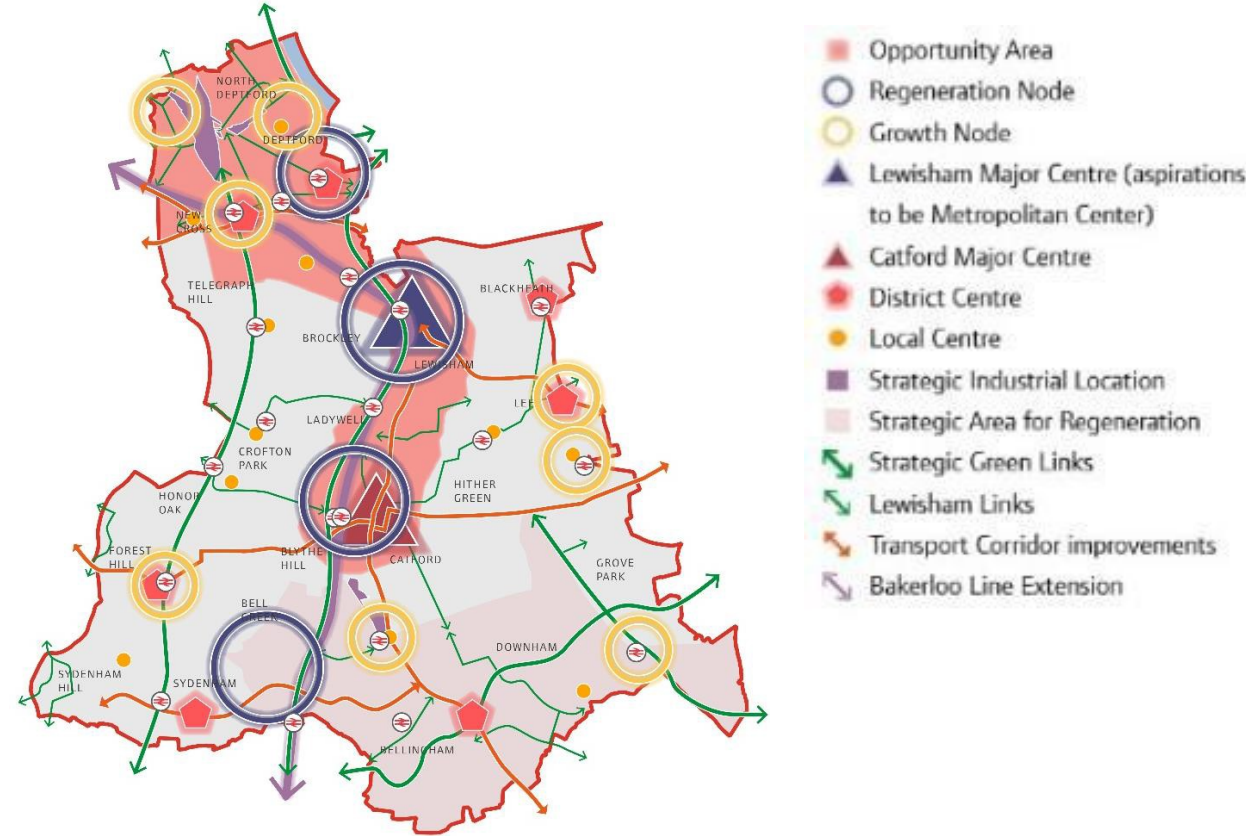
2. Key Diagram

- 2.1 The adopted Local Plan illustrates Lewisham’s spatial strategy conceptually on a key diagram, as shown in the Core Strategy (2011) - Figure 6.1. The draft Local Plan proposes to update Lewisham’s spatial strategy and the accompanying key diagram, as shown in Part One - Figure 3.8 Proposed growth strategy.
- 2.2 The proposed changes involve the removal of the following designations: regeneration and growth areas, district hubs, local hubs, areas of stability and managed change, town centre area action plans, and the area of local regeneration. The draft Local Plan proposes new designations including: regeneration node, growth node, strategic area for regeneration, strategic green links, Lewisham links, and transport corridor improvements, whilst also reflecting the Bakerloo line extension in line with the London Plan (Intend to Publish version).

Lewisham’s Core Strategy Key Diagram - existing:



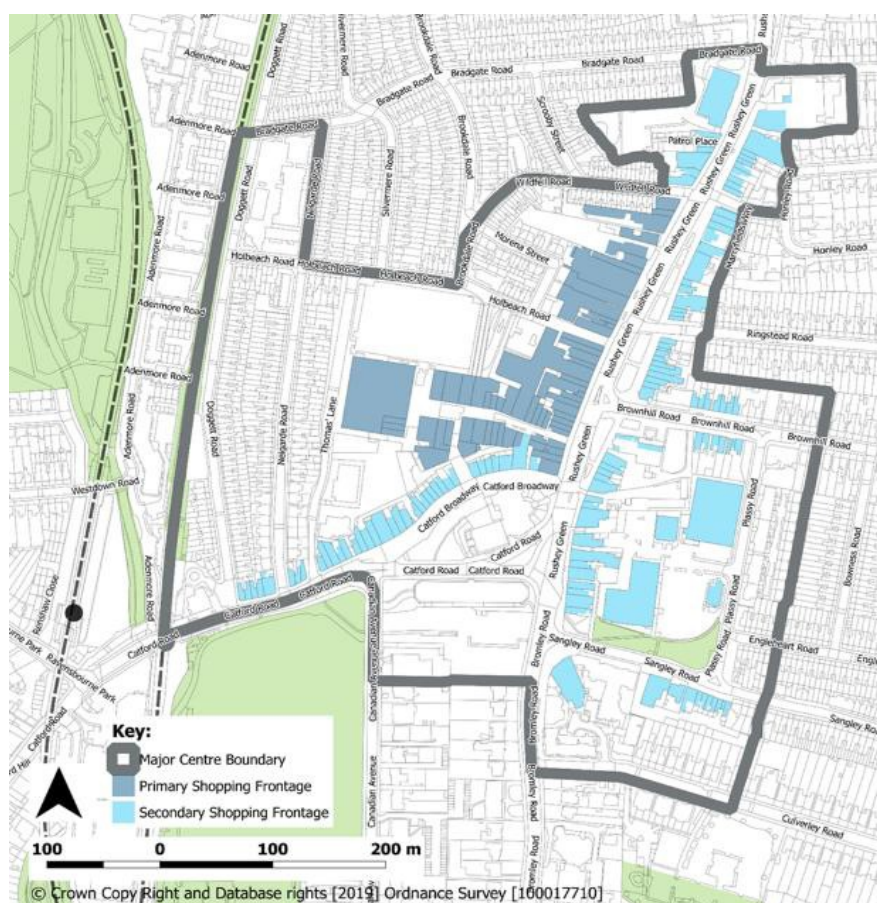
Proposed Growth Strategy - proposed spatial diagram with enlarged key:



3. Major Centres

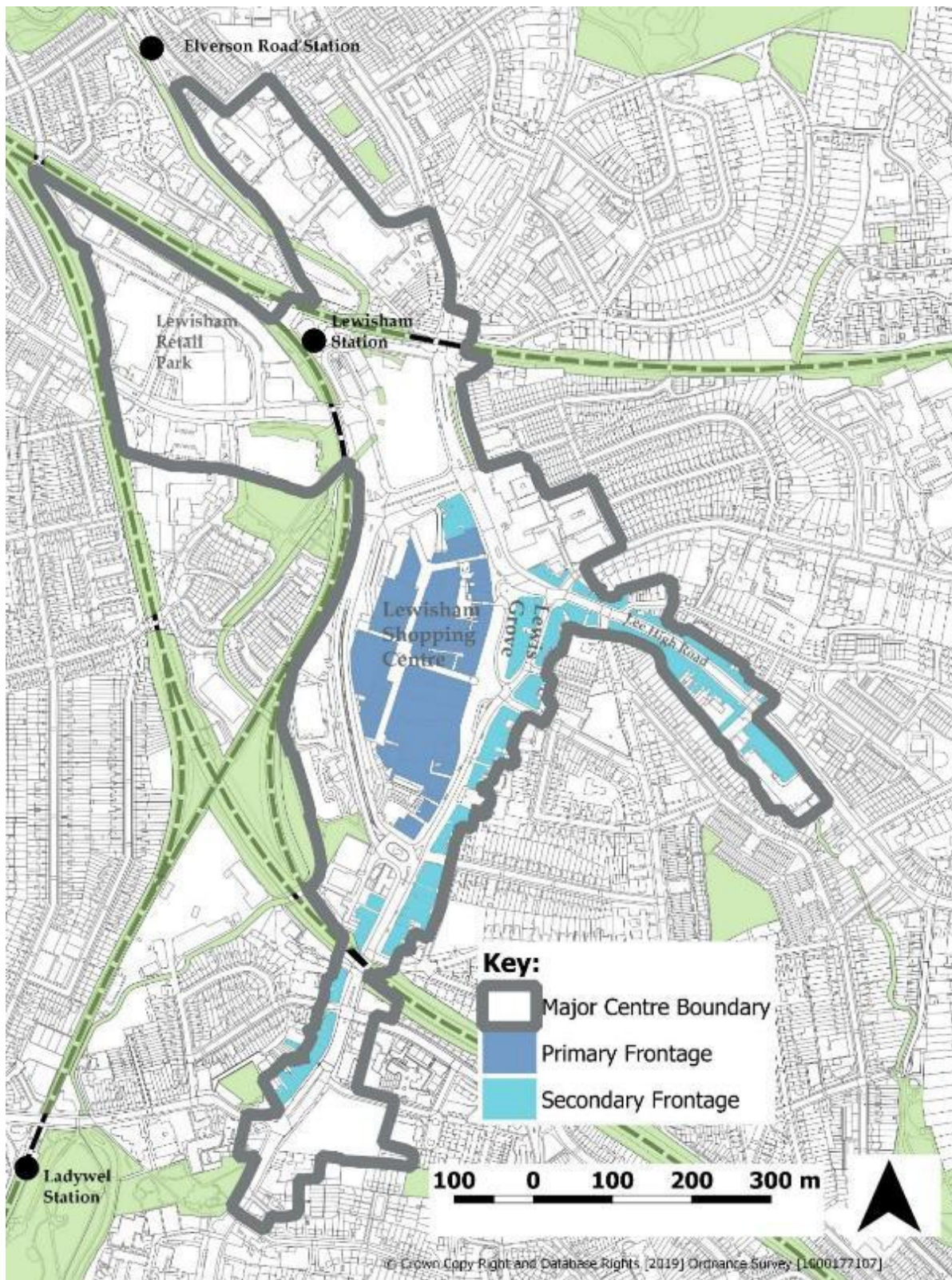
- 3.1 The adopted Local Plan sets out a town centre hierarchy, with major town centres in Lewisham at the highest order of this. The hierarchy has been established by the London Plan and the Lewisham Core Strategy (2011), which together with other documents, set out further detailed policies to define the extent of these areas and their shopping frontages along with approaches to managing uses within them.
- 3.2 The draft Local Plan sets out revised approaches to managing development within town centres, including major centres, primarily in the Part Two section on 'Economy and Culture', and where appropriate, in Part Three 'Lewisham's Neighbourhoods and Places'
- 3.3 Changes to the boundaries of Catford and Lewisham major centres are proposed.
- 3.4 Within major centres, new primary shopping areas are proposed to be designated, with the removal of 'primary' and 'secondary' frontages, consistent to the approach advocated in the National Planning Policy Framework (NPPF) (2019).

Catford Major Centre - existing town centre boundary and existing primary and secondary frontages:

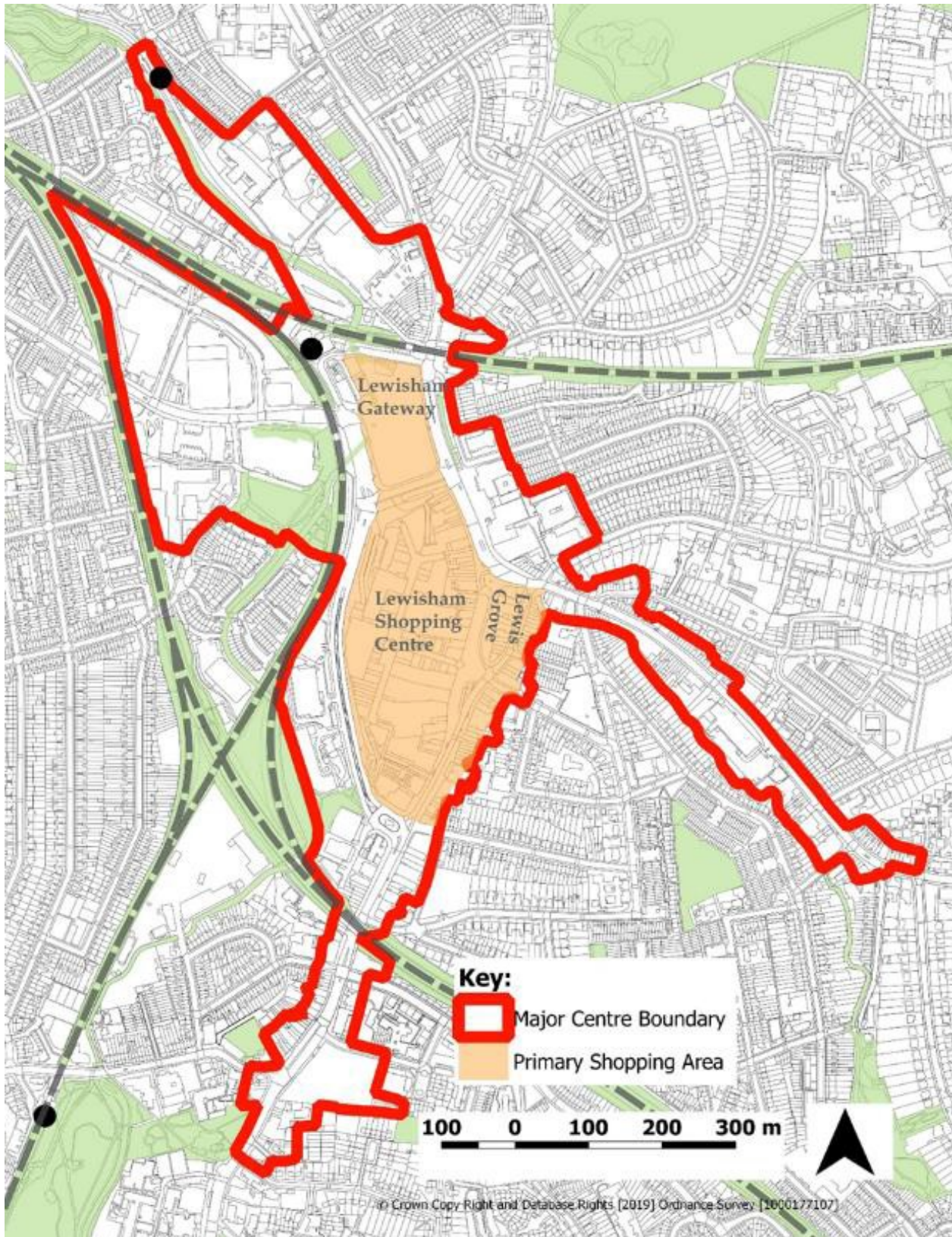


The map shows the Catford area in London. A thick red line outlines the 'Major Centre Boundary', which covers a large portion of the area shown. Within this boundary, a yellow-shaded region represents the 'Primary Shopping Area'. This area is primarily located along Catford Road and Catford Broadway, extending from the center towards the southeast. The map includes numerous street names such as Adenmore Road, Bradgate Road, Catford Road, Catford Broadway, and Catford Road. A black dot is located on the western side of the map, near the intersection of Catford Road and Catford Road. A north arrow and a scale bar (0 to 200 meters) are located at the bottom center. A key at the bottom left identifies the red line as the 'Major Centre Boundary' and the yellow area as the 'Primary Shopping Area'. The copyright notice at the bottom reads: '© Crown Copyright and Database rights [2019] Ordnance Survey [100017710]'.

Lewisham Major Centre - existing town centre boundary and existing primary and secondary frontages:



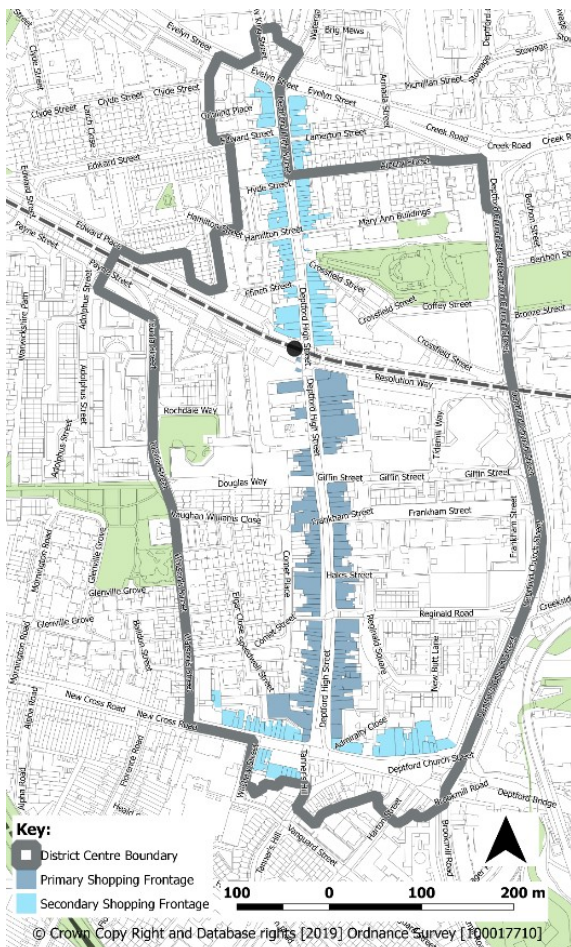
Lewisham Major Centre - proposed town centre boundary and proposed primary shopping area:



3. District centres

- 3.1 The adopted Local Plan sets out a town centre hierarchy, with district town centres in Lewisham at the second highest order of this. The hierarchy has been established in the London Plan and the Core Strategy (2011), which together with other documents, set out further detailed policies to define the extent of these areas and their shopping frontages along with approaches to managing uses within them.
- 3.2 The draft Local Plan sets out revised approaches to managing district centres, primarily in the Part Two section on Economy and Culture and where appropriate, Part Three 'Lewisham's Neighbourhoods and Places'.
- 3.3 Changes to following district centre boundaries are proposed: Deptford, New Cross and Sydenham. The rest of the district centre boundaries are proposed to remain the same: Blackheath, Lee Green, Downham and Forest Hill.
- 3.4 Within district town centres, new primary shopping areas are proposed to be designated, with the removal of 'primary' and 'secondary' frontages, consistent with the approach advocated in the new National Planning Policy Framework (NPPF) (2019).

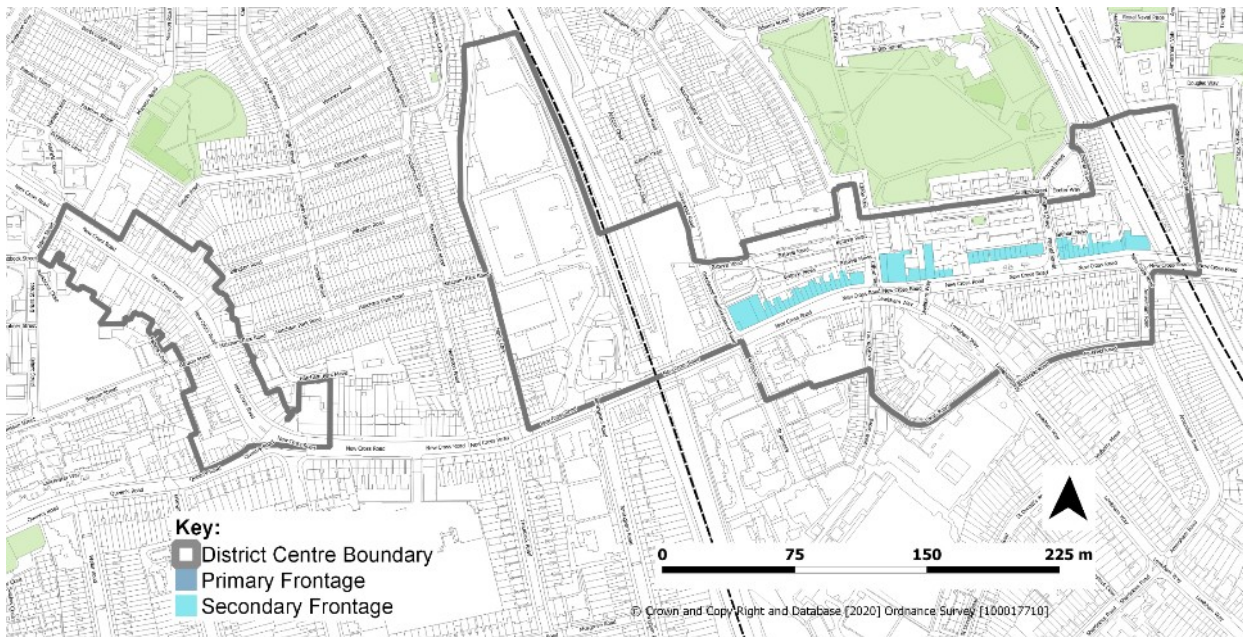
Deptford District Centre - existing town centre boundary and existing primary and secondary frontages:



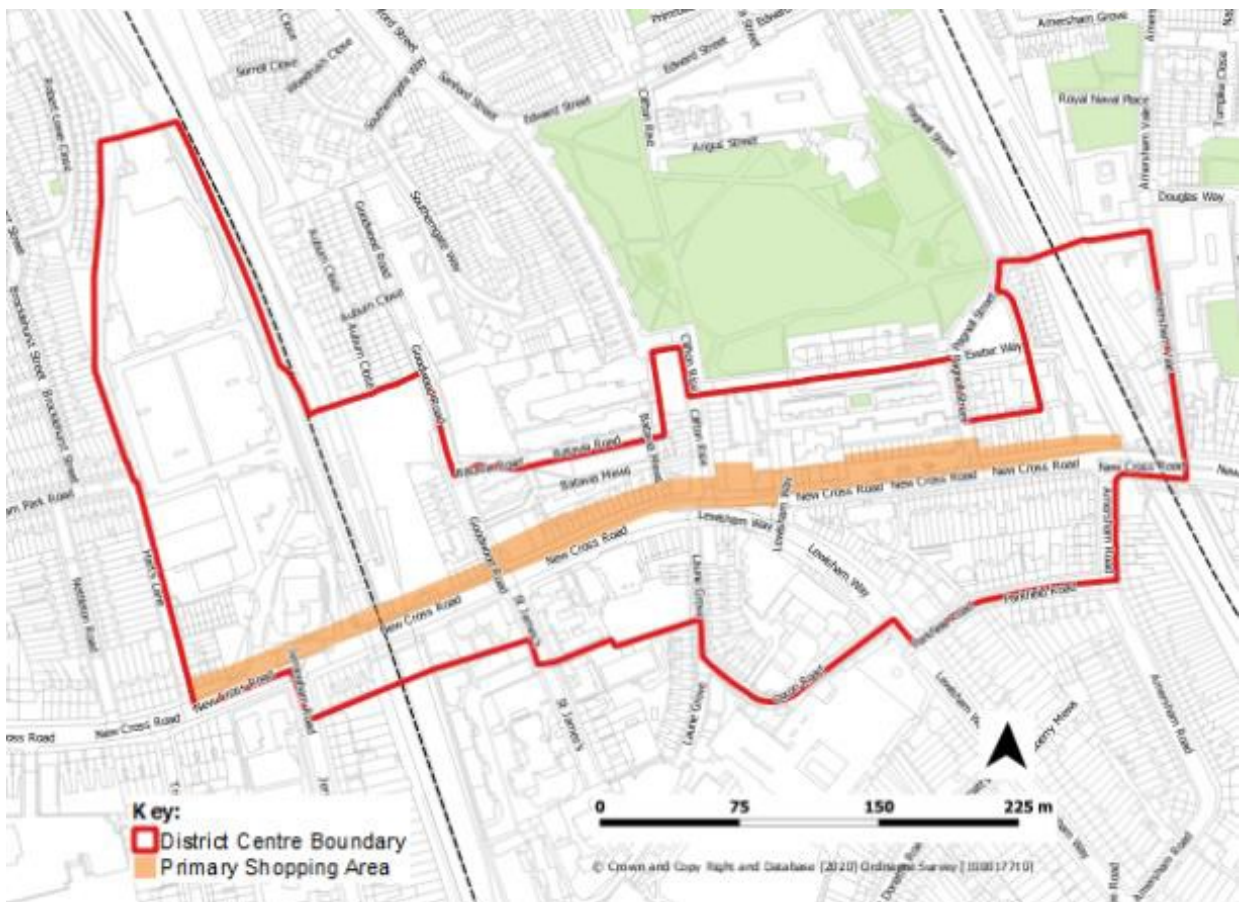
Deptford District Centre - proposed town centre boundary and proposed primary shopping area:



New Cross District Centre - existing town centre boundary and existing secondary frontages:



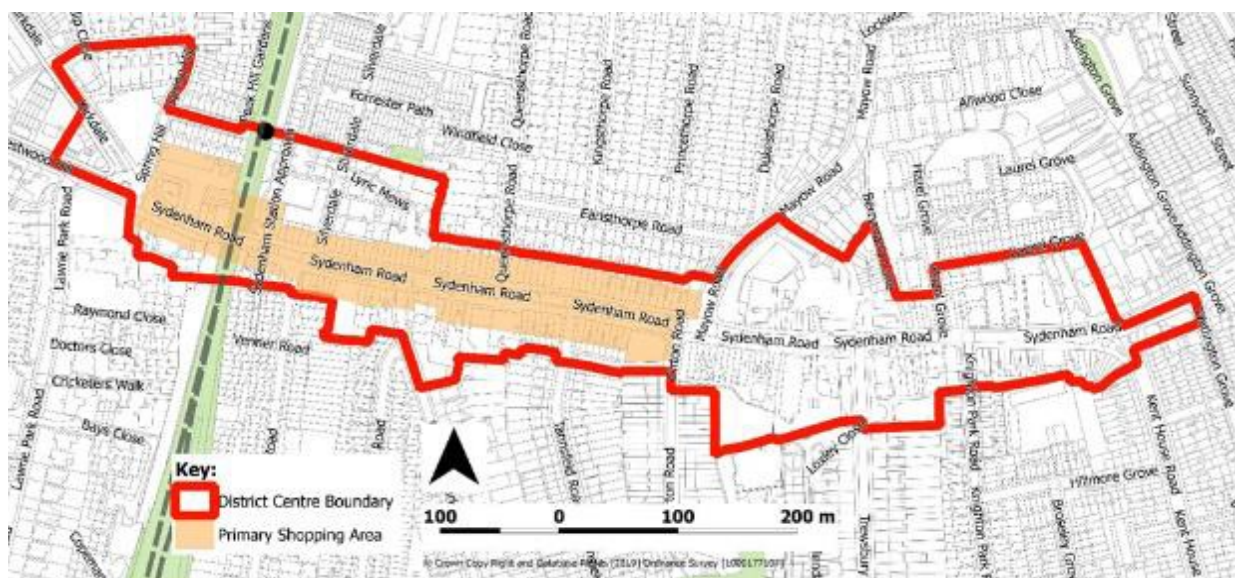
New Cross District Centre - proposed town centre boundary and proposed primary shopping area:



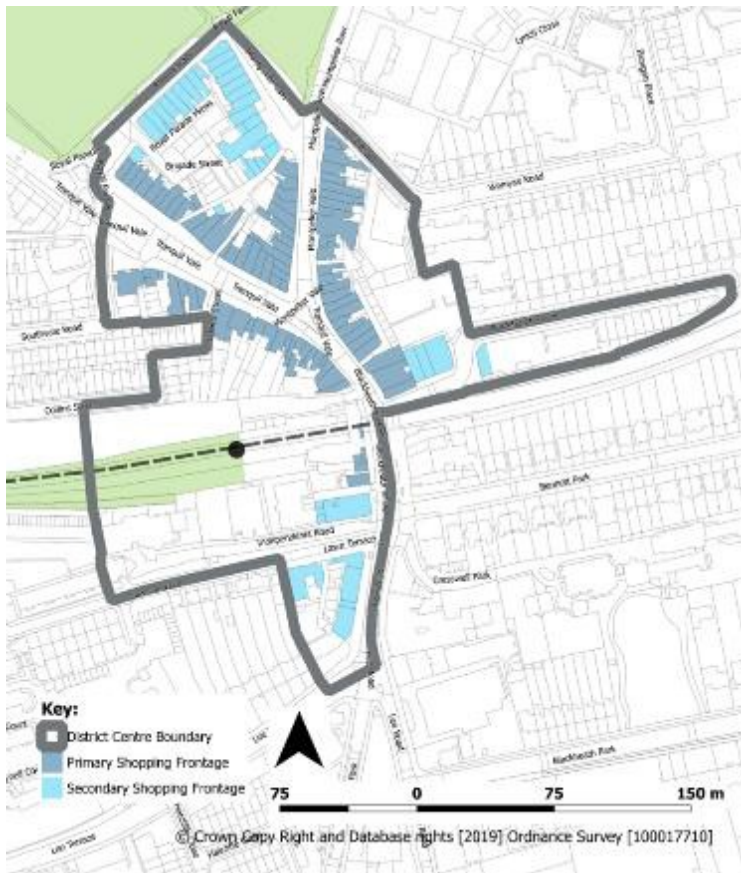
Sydenham District Centre - existing town centre boundary and existing primary and secondary frontages:



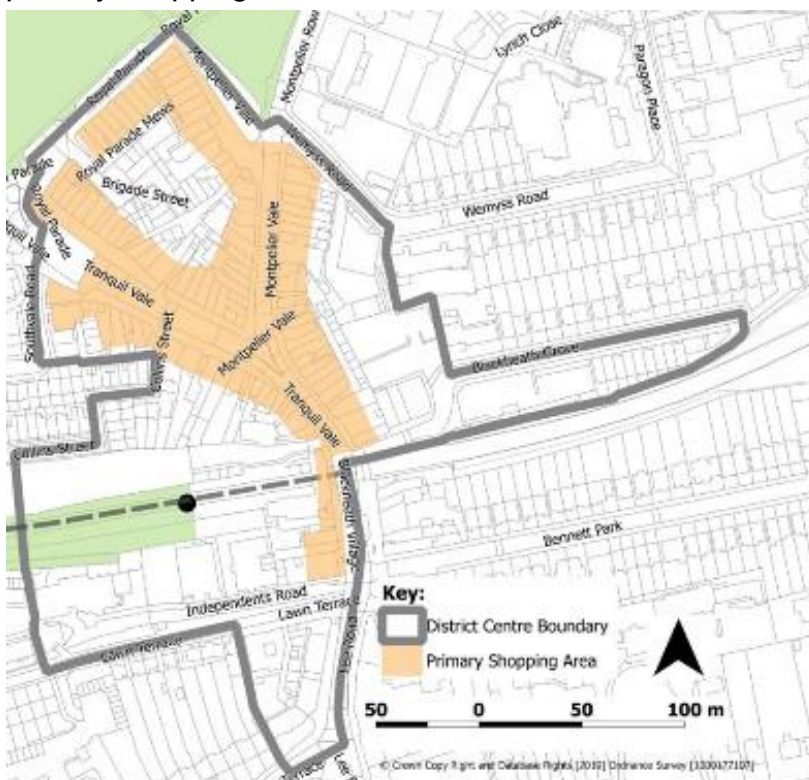
Sydenham District Centre - proposed town centre boundary and proposed primary shopping area:



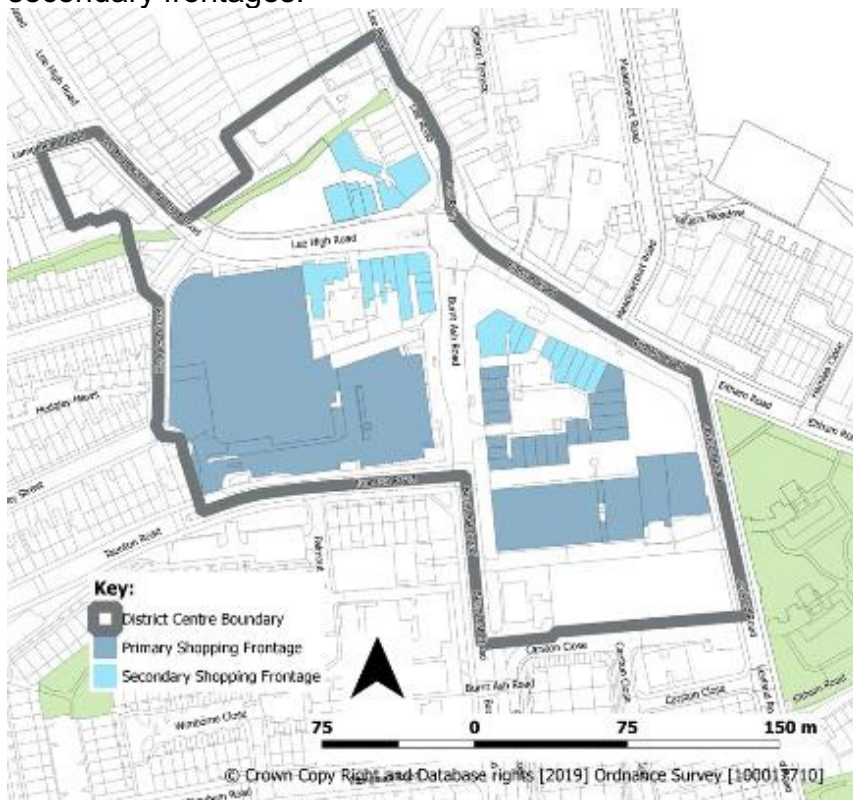
Blackheath District Centre - existing town centre boundary and existing primary and secondary frontages:



Blackheath District Centre - town centre boundary (unchanged) and proposed primary shopping area:



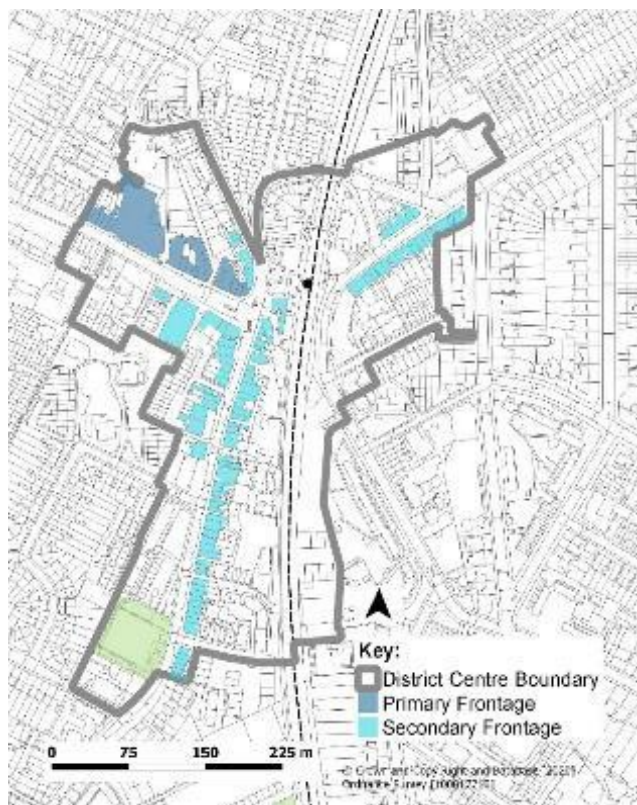
Lee Green District Centre - existing town centre boundary and existing primary and secondary frontages:



Lee Green District Centre - town centre boundary (unchanged) and proposed primary shopping area:



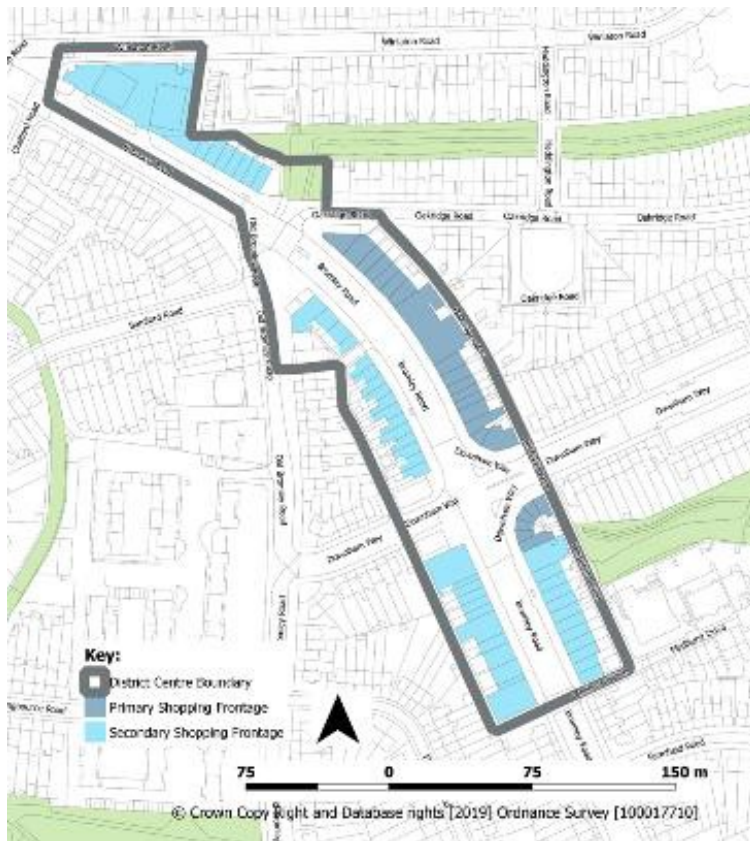
Forest Hill District Centre - existing town centre boundary and existing primary and secondary frontages:



Forest Hill District Centre - town centre boundary (unchanged) and proposed primary shopping area:



Downham District Centre - existing town centre boundary and existing primary and secondary frontages:



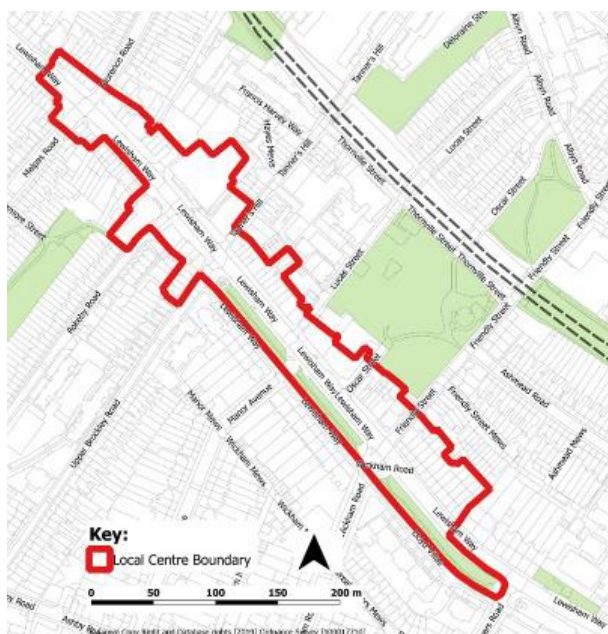
Downham District Centre - town centre boundary (unchanged) and proposed primary shopping area:



4. Local Centres

- 4.1. The adopted Local Plan sets out a town centre hierarchy, with neighbourhood local centres in Lewisham at the third highest order of this. The hierarchy has been established in the London Plan and Core Strategy (2011), which together with other documents, set out further detailed policies to define the extent of these areas along with approaches to managing uses within them.
- 4.2. The draft Local Plan updates the terminology of 'neighbourhood local centres' to 'local centres'. It sets out revised approaches to managing local centres, primarily in the Part Two section on 'Economy and Culture', and where appropriate Part Three 'Lewisham's Neighbourhoods and Places'.
- 4.3. The Council has prepared the 'Local Centres Topic Paper' to inform the preparation of the draft Local Plan. This sets out key considerations in the review of existing and potential future designations for local centres.
- 4.4. Five neighbourhood local centres are identified within 2011 Core Strategy. These centres are proposed to be retained: Lewisham Way, Brockley Cross, Crofton Park, Downham Way and Grove Park.
- 4.5. The draft Local Plan also proposes an additional eight local centres, given their important local function, as set out in the Local Centres Topic Paper. Seven are - elevated up the town centre hierarchy from their current status as shopping parades: Ladywell, Honour Oak and Brockley Rise, Burnt Ash, Staplehurst Road, Upper Sydenham/Kirkdale, Bellingham and Evelyn Street. New Cross Road is re-designated from a District Centre to a local centre.
- 4.6. The local centres will be added as new designations to the Policies Map.

Lewisham Way Local Centre - proposed boundary:



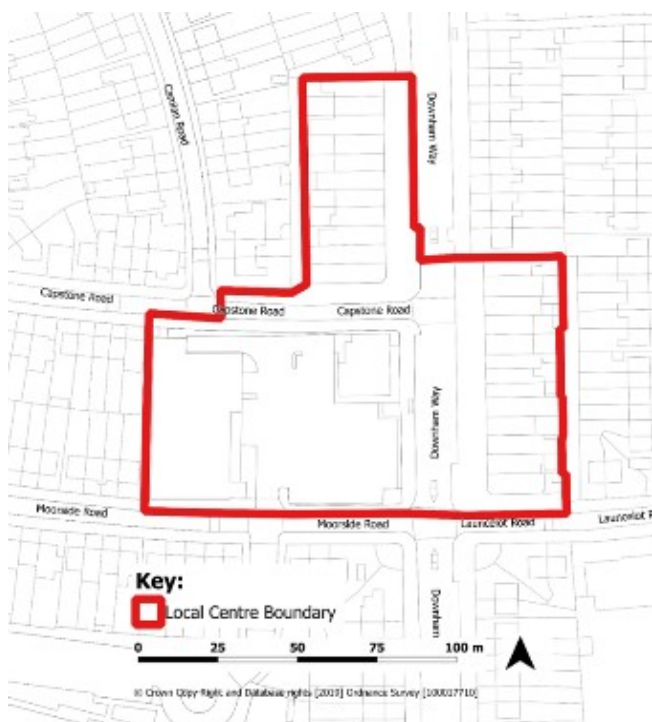
Brockley Cross Local Centre - proposed boundary:



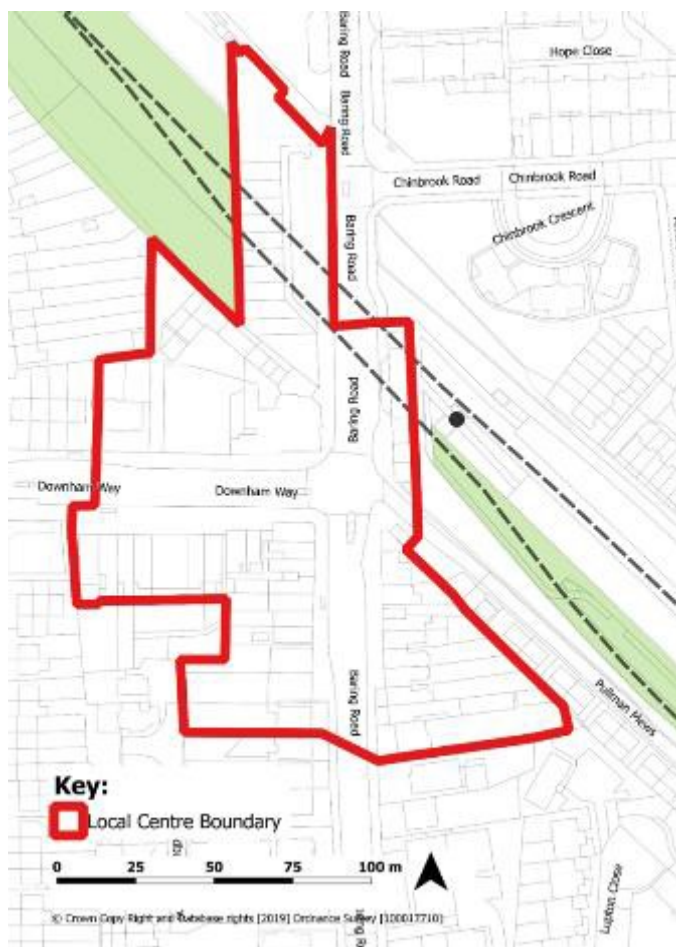
Crofton Park Local Centre - proposed boundary:



Downham Way Local Centre - proposed boundary:



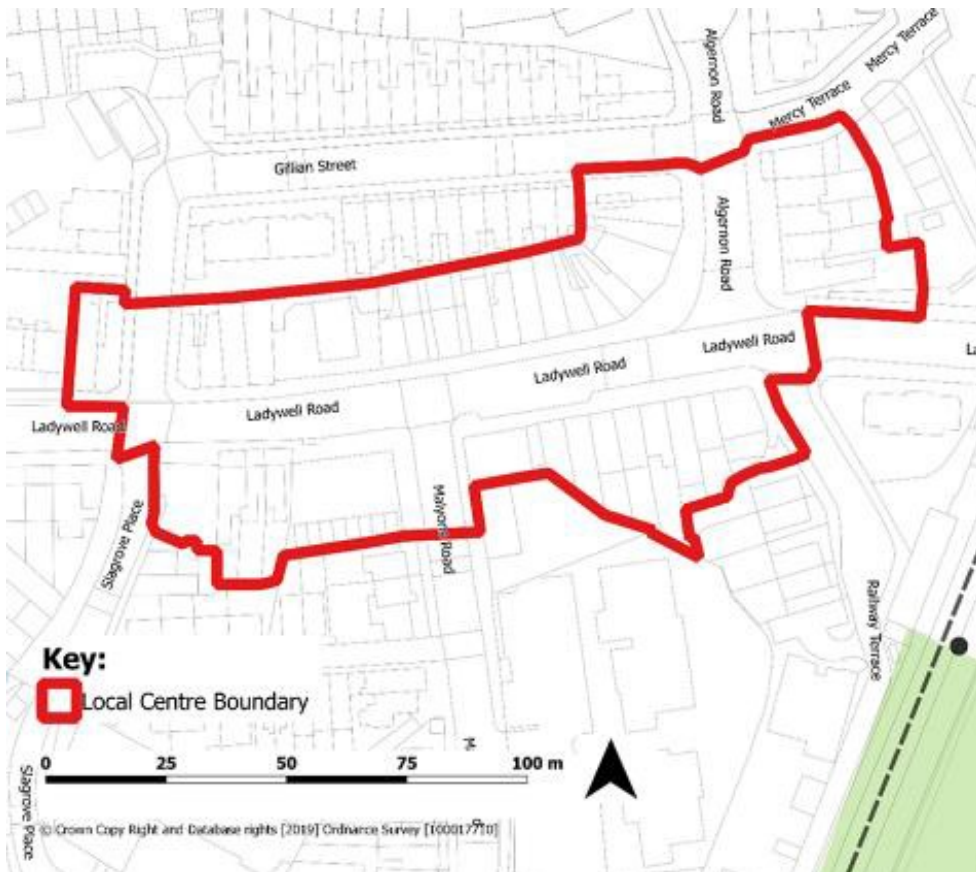
Grove Park Local Centre - proposed boundary:



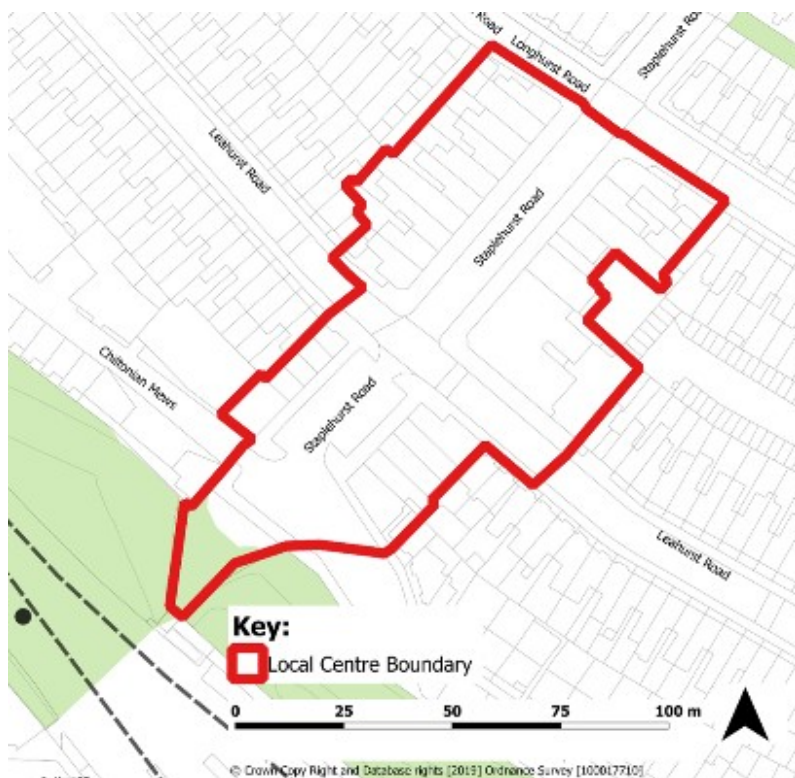
New Cross Road Local Centre - proposed boundary:



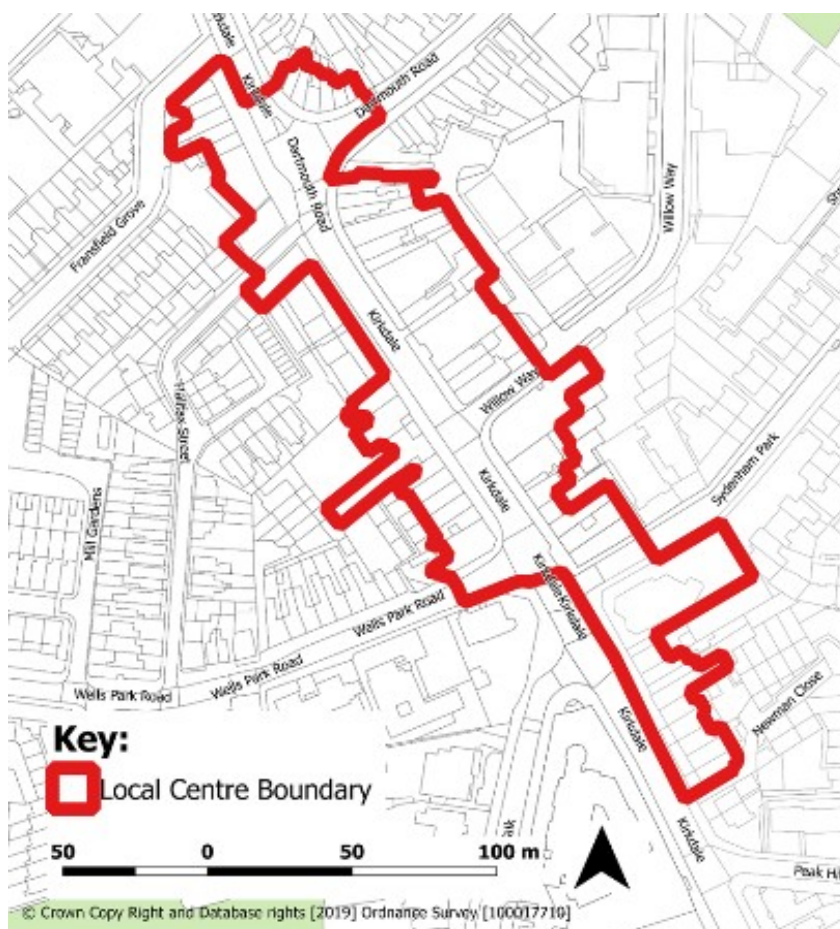
Ladywell Local Centre - proposed boundary:



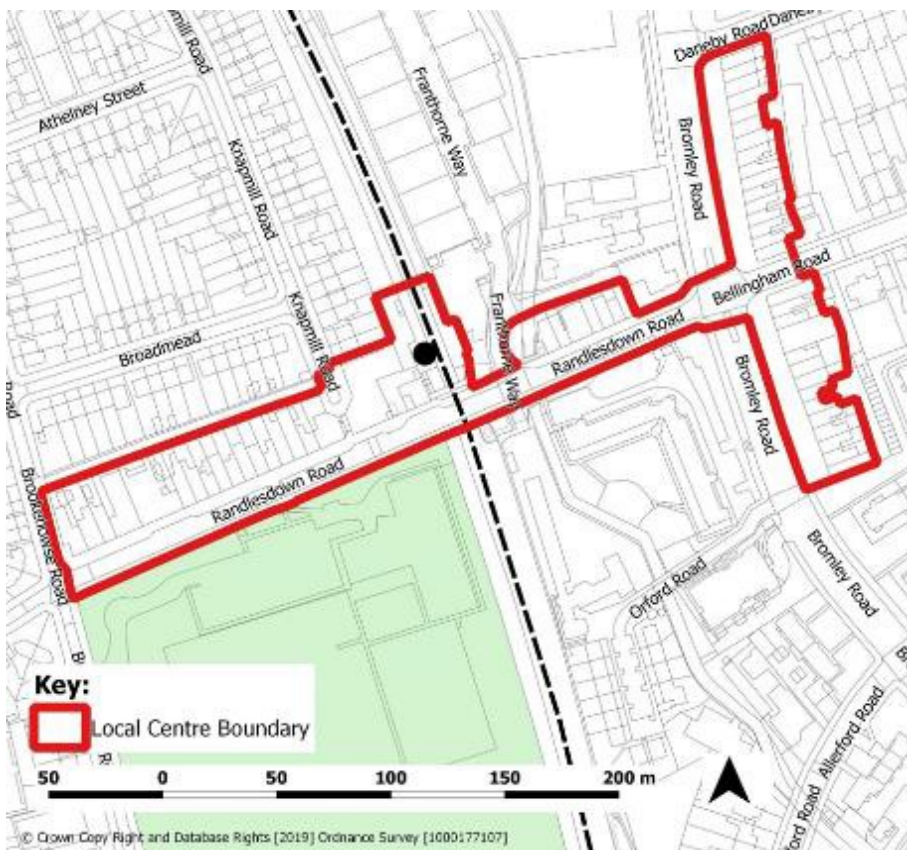
Staplehurst Road Local Centre - proposed boundary:



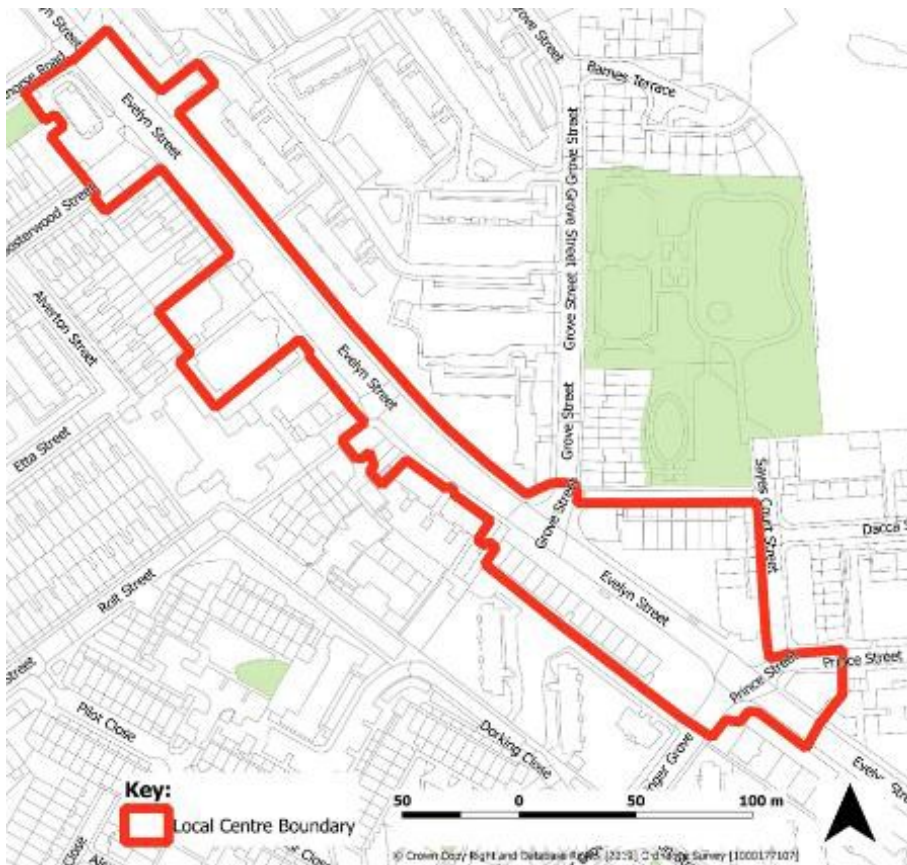
Upper Sydenham/Kirkdale Local Centre - proposed boundary:



Bellingham Local Centre - proposed boundary:



Evelyn Street Local Centre - proposed boundary:



5. Employment Land

- 5.1. The London Plan together with the adopted Local Plan sets out an employment land hierarchy comprising Strategic Industrial Locations (SIL), Local Employment Land (LEL) (defined in the London Plan as Locally Significant Industrial Sites) (LSIS), Mixed-use Employment Locations (MEL) and non-designated employment sites. The hierarchy is established in the Core Strategy (2011), which together with other documents, sets out further detailed policies to define the extent of these areas along with approaches to managing uses within them.
- 5.2. The draft Local Plan sets out approaches to managing employment land across the borough, and these are set out principally within the Part Two section on 'Economy and Culture' and where appropriate in Part Three 'Lewisham's Neighbourhoods and Places'.

Strategic Industrial Locations (SIL)

- 5.3. Strategic Industrial Locations are of the highest order in the employment land hierarchy and London Plan designations. There are two SIL in Lewisham at Bromley Road and Surrey Canal Road respectively.
- 5.4. Minor alterations are proposed to Bromley Road SIL. This provides for the removal of shopping frontages at Randlesdown Road - to the east of Bellingham Station - from SIL designation. This is to ensure the extent of SIL boundary is accurate in reflecting the industrial land function.
- 5.5. Alterations are proposed to Surrey Canal Road SIL in order to enable the co-location of employment and other uses in line with draft London Plan policies E5 and E7. This provides for the de-designation of Apollo Business Centre, Trundleys Road and Evelyn Court sites from SIL (these are now proposed site allocations for comprehensive employment-led mixed-use redevelopment). The Bermondsey Dive Under site is proposed to be captured as a new addition to this SIL designation, and is effectively replacement SIL provision for the aforementioned co-location sites.

Mixeduse Employment Locations (MEL)

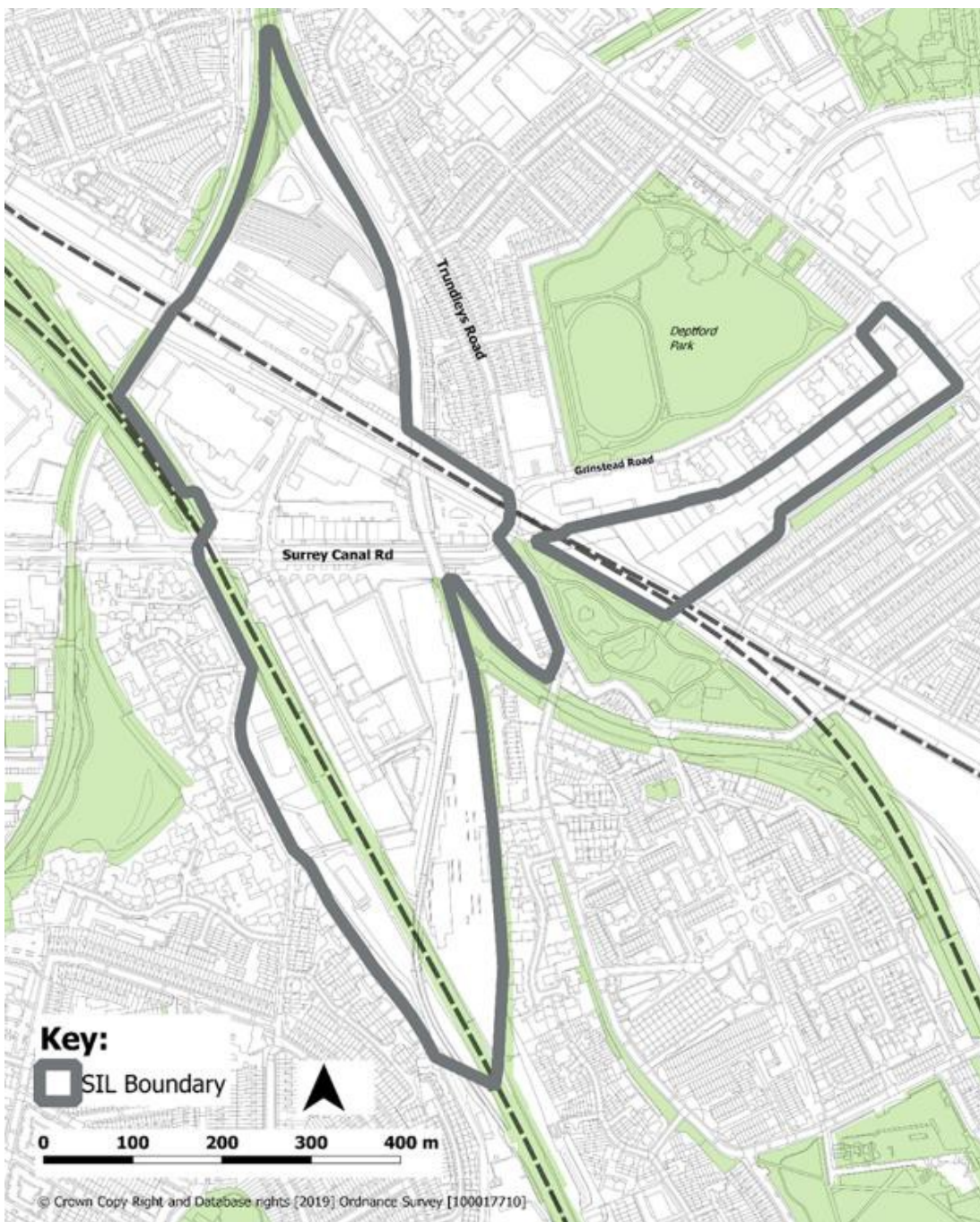
- 5.6. The draft Local Plan proposes boundary changes and re-designation of employment land at Childers Street MEL. This provides that the site is split into two parcels, with Childers Street West re-designated as a Locally Significant Industrial Site (LSIS) and Childers Street East retained as MEL.
- 5.7. The other seven MELs identified within 2011 Core Strategy are proposed remain within the Draft Local Plan: Plough Way, Oxestalls Road, Surrey Canal Road, Grinstead Road, Convoys Wharf, Arklow Road and Sun and Kent Wharf.

Locally Significant Industrial Sites (LSIS)

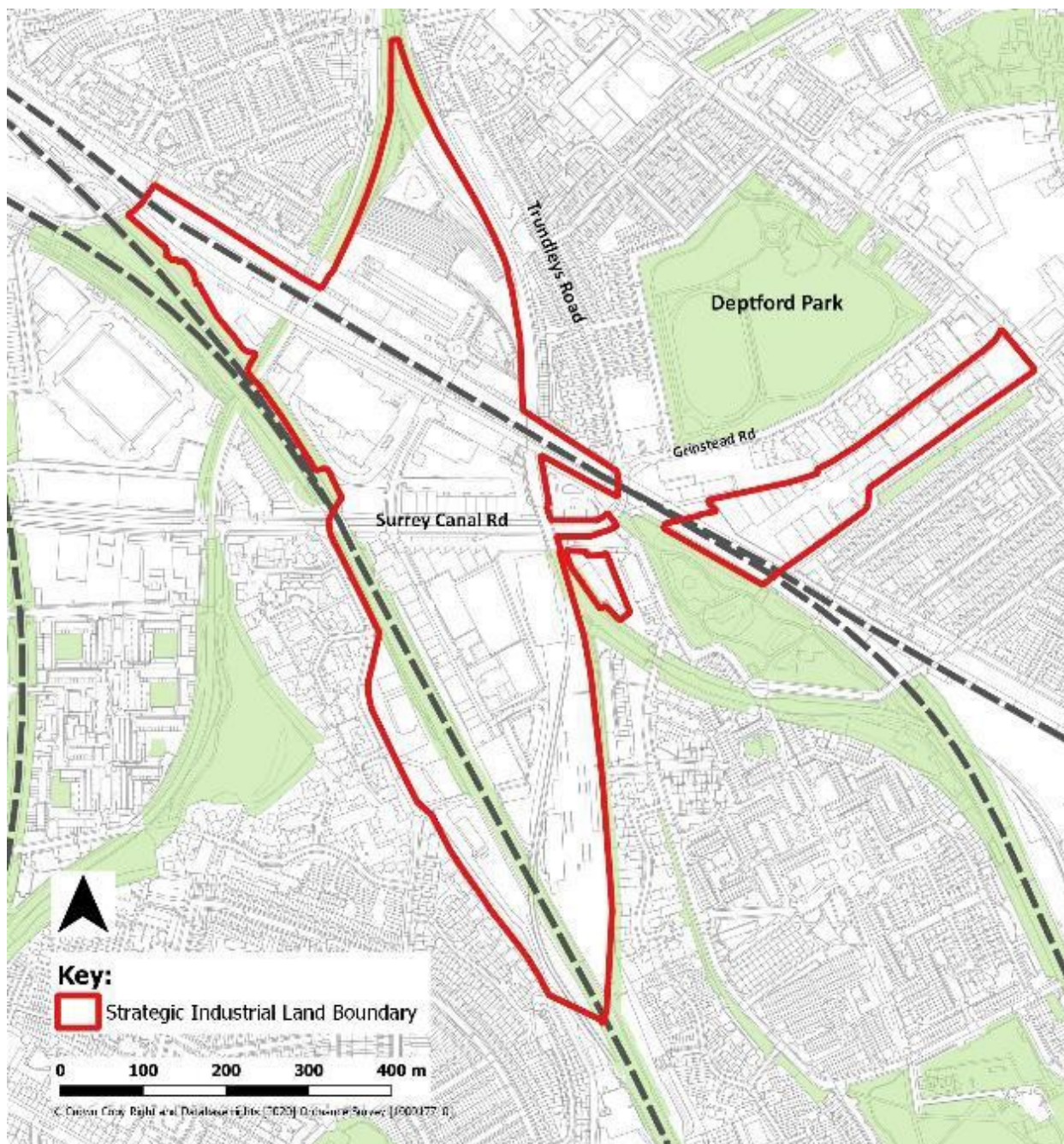
- 5.8. The draft Local Plan proposes to change the terminology of Local Employment Land (LEL) to Locally Significant Industrial Site (LSIS), for consistency with the terminology used in the London Plan.

- 5.9. The draft Local Plan proposes an additional LSIS, named Childers Street West by re-designating land which is currently a part of Childers Street MEL.
- 5.10. The draft Local Plan proposes alterations to extend Malham Road LEL to include 118 Stanstead, along with minor alternations that provide for the consolidation of LEL at Molesworth Street. This is to ensure the LSIS boundaries are accurate in reflecting the extent of locally significant industrial land.
- 5.11. The other 10 LEL boundaries identified are proposed to remain: Willow Way: Evelyn Street, Clyde Vale, Perry Vale, Endwell Road, Stanton Square, Worsley Bridge, Creekside, Blackheath Hill, and Manor Lane.

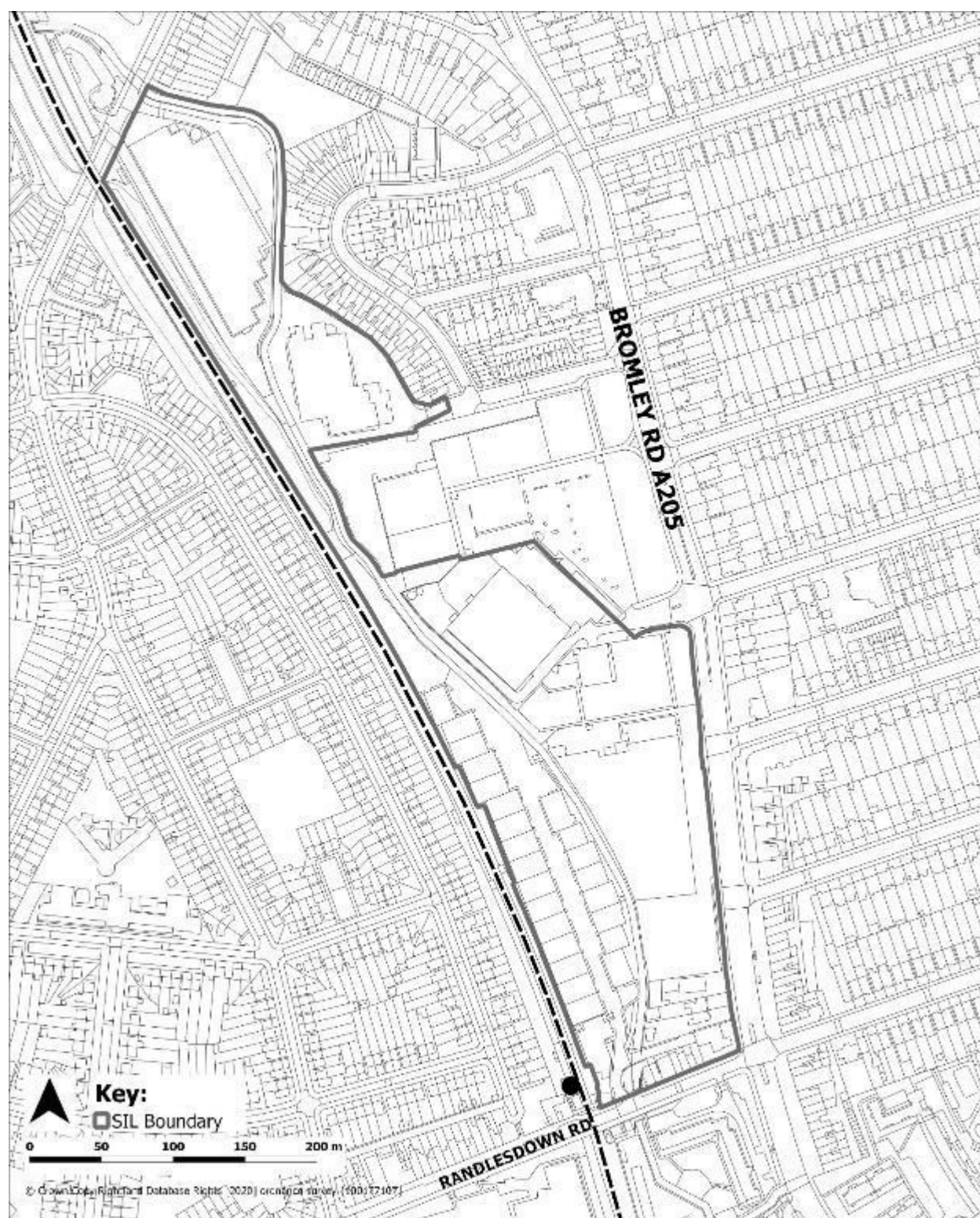
Surrey Canal SIL - existing boundary:



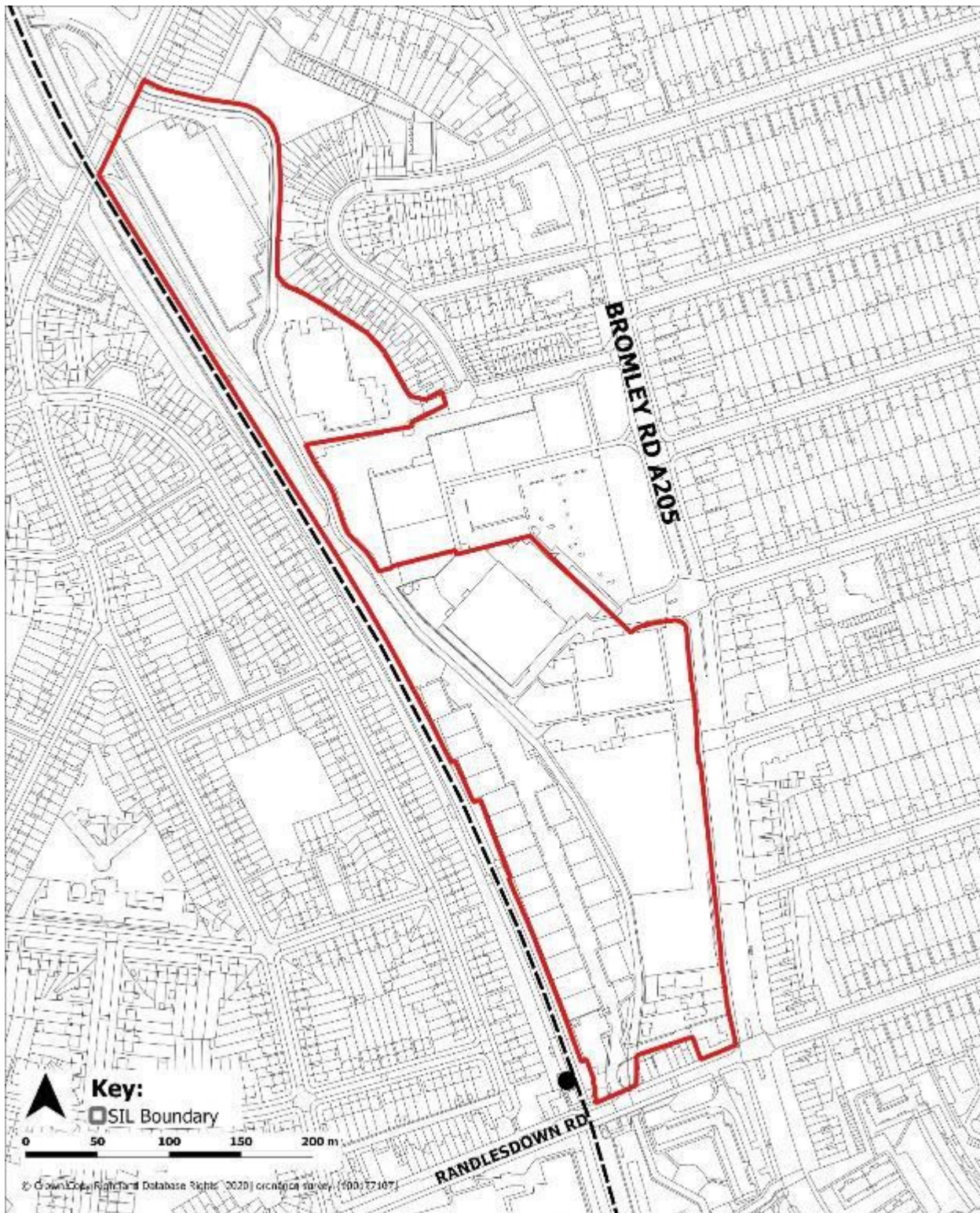
Surrey Canal SIL - proposed boundary:



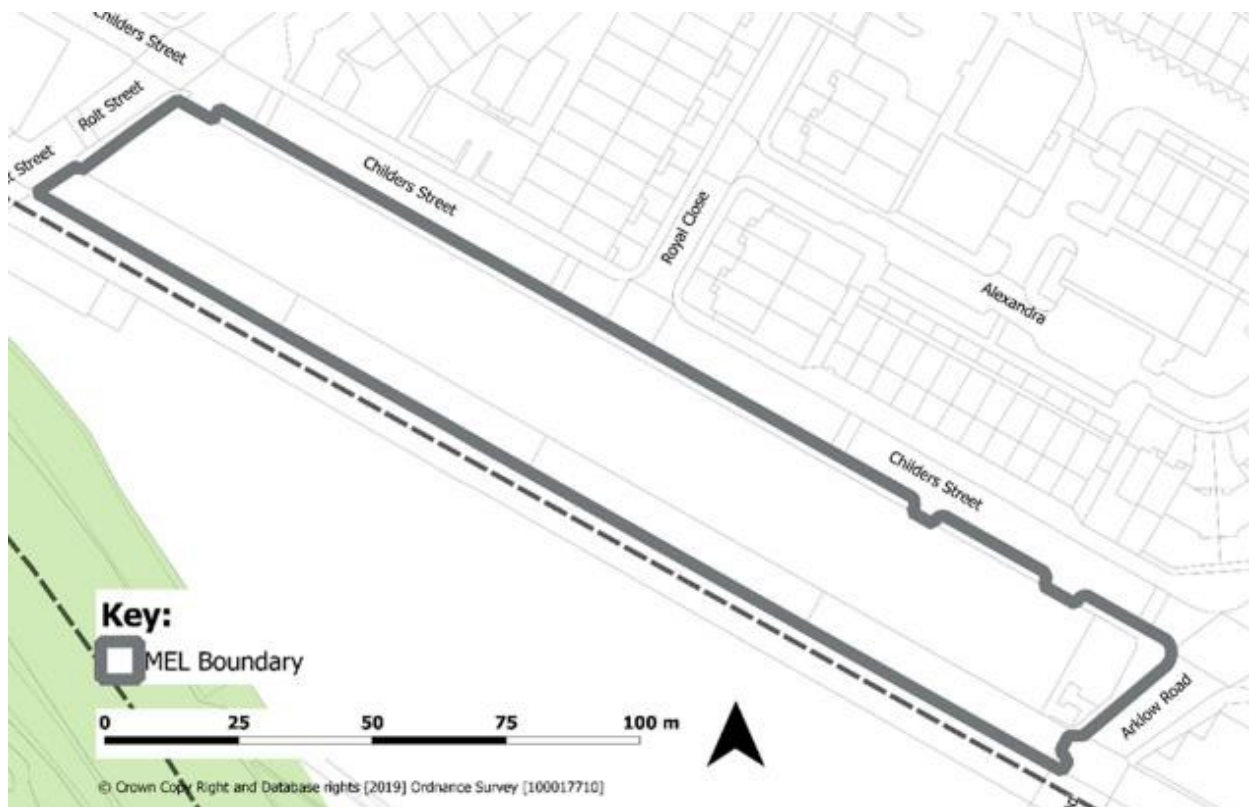
Bromley Road SIL - existing boundary:



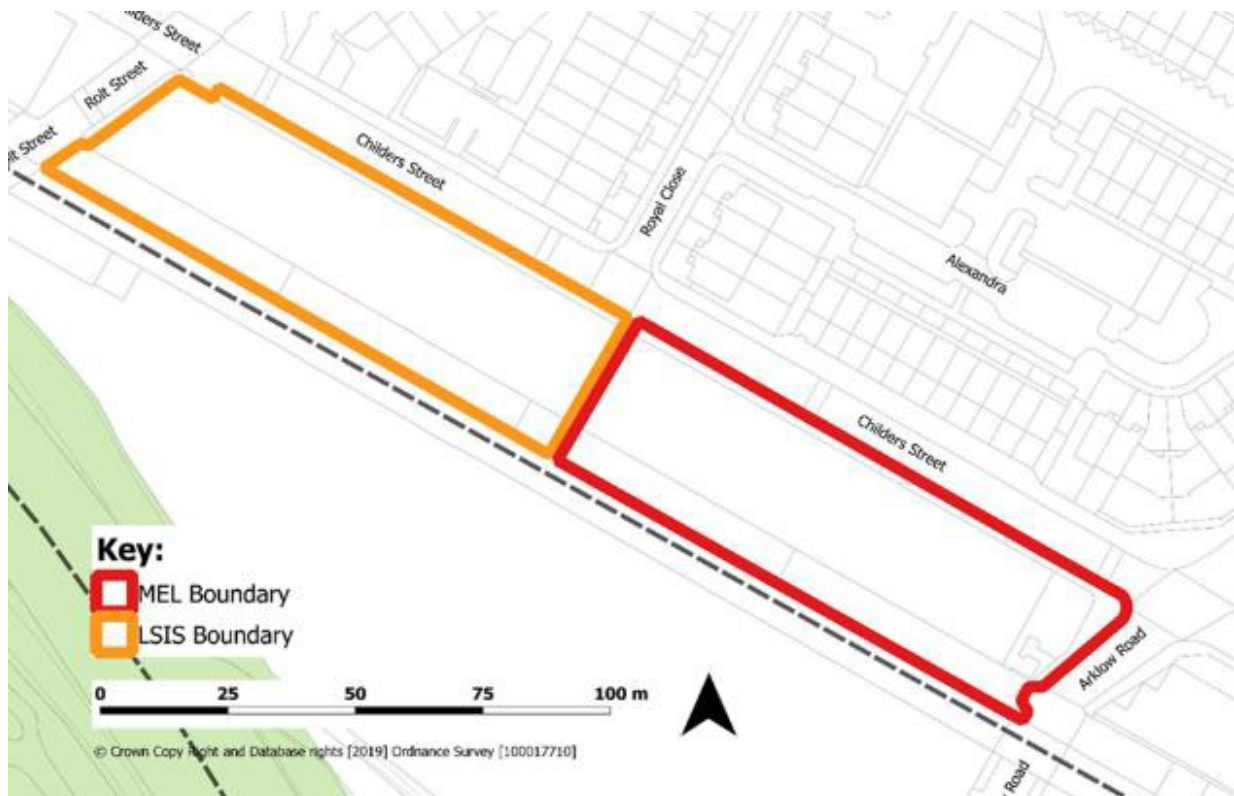
Bromley Road SIL - proposed boundary:



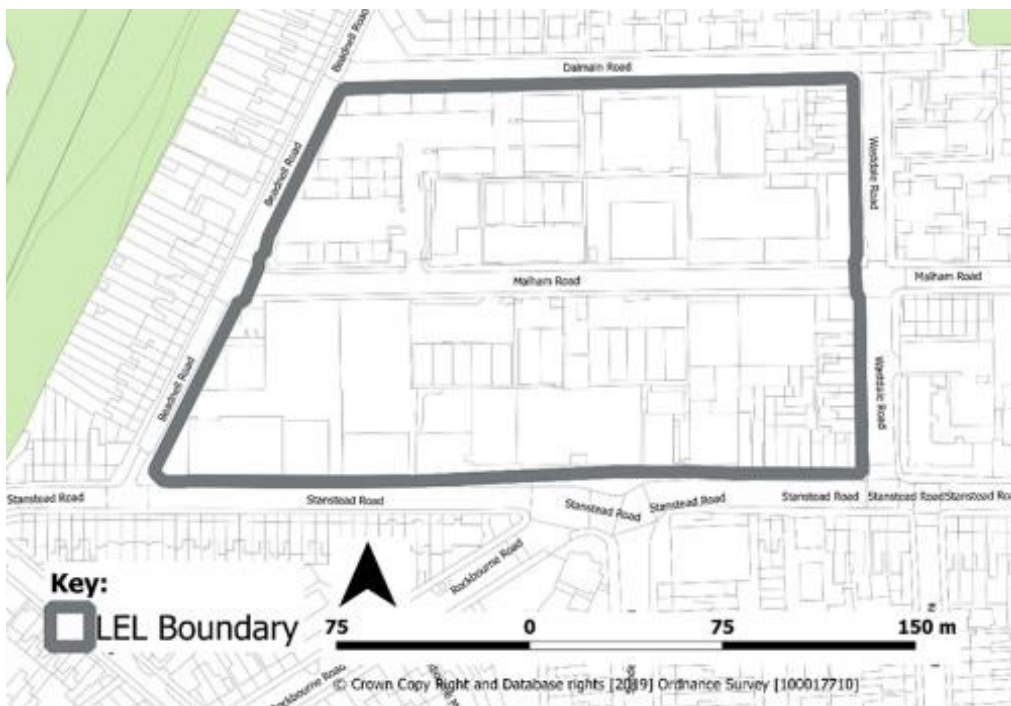
Childers Street MEL - existing boundary:



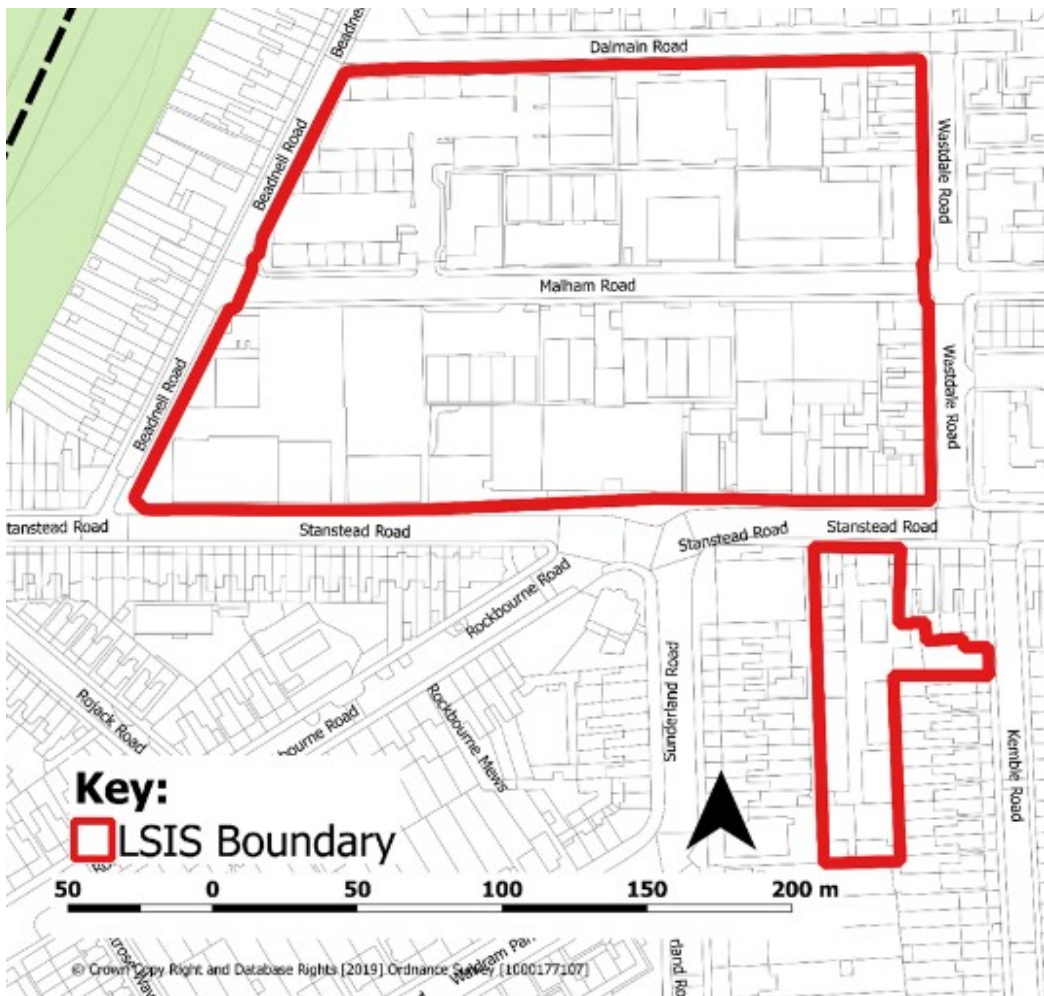
Childers Street MEL, Childers Street West LSIS - proposed boundaries:



Mahlam Road Road LEL - existing boundary:



Stanstead Road LSIS - proposed boundary:



Molesworth Street LEL - existing boundary:



Molesworth Street LSIS - proposed boundary:



6. Conservation and Heritage

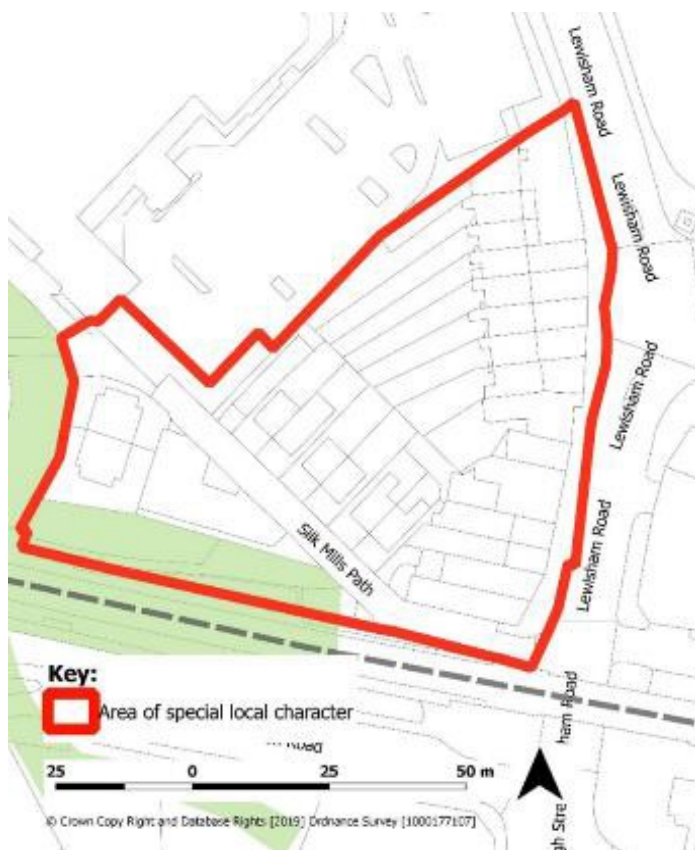
Conservation Areas

- 6.1 Two additional Conservation Areas have been adopted since the current local plan came into effect. These are Perry Vale and The Christmas Estate conservation area and Lewisham Park conservation area respectively. These Conservation Areas will be reflected on the Policies Map.

Area of special local character

- 6.2 Areas of Special Local Character (ASLC) are currently referred to within 2014 Development Management Local Plan under DM Policy 37 - Non-designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.
- 6.3 ASLC have distinctive characteristics and may in the future be considered for designation as Conservation Areas.
- 6.4 The draft Local Plan will continue to recognise ASLC as non-designated heritage assets and will provide clarity over the spatial extent of these areas to support effective policy implementation.
- 6.5 The following ALSC are proposed: Silk Mills Path, Manor Park, Lee Green, Rockbourne Road, Sydenham Extension, Hall Drive, Sydenham Ridge, Charleville Circus, Woolstone and Hurstbourne Road and Bellingham Estate.
- 6.6 ASLC are not proposed to be identified on the new policies map accompanying the Local Plan, but will be established by way of a schedule corresponding with the plan.
- 6.7 The Area of Special Character designation is not proposed to be carried forward in the new Local Plan.
- 6.8 Sydenham Ridge which was designated as Area of Special Character within the Unitary Development Plan and this designation was retained in the Core Strategy (2011), and was reflected Policies Map. Whilst this designation will no longer be retained, the key elements and distinctive characteristics of the ridge will continue to be recognised and dealt with through the revised Local Plan policies, particularly those dealing with view management and building heights, as set out in the Part Two section on High Quality Design. The removal of the designation will also help to avoid confusion with the Area of Special Local Character designation.

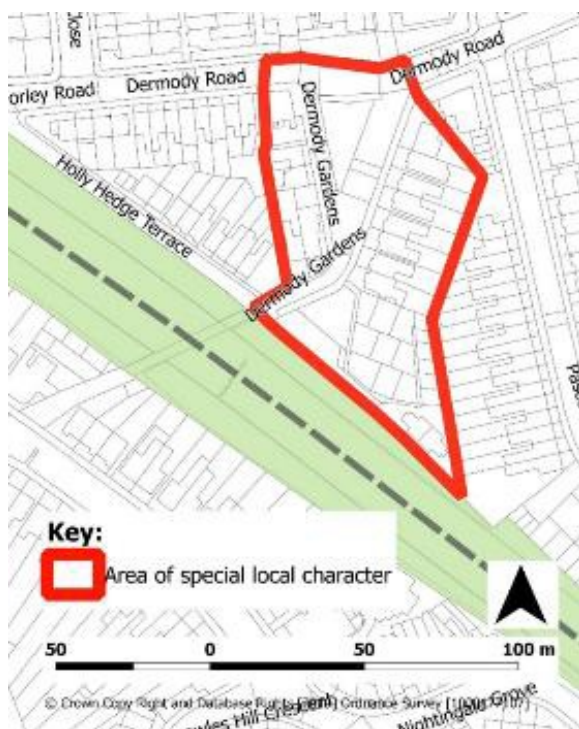
Silk Mills Path ASLC - proposed boundary:



Loampit Hill ASLC - proposed boundary:



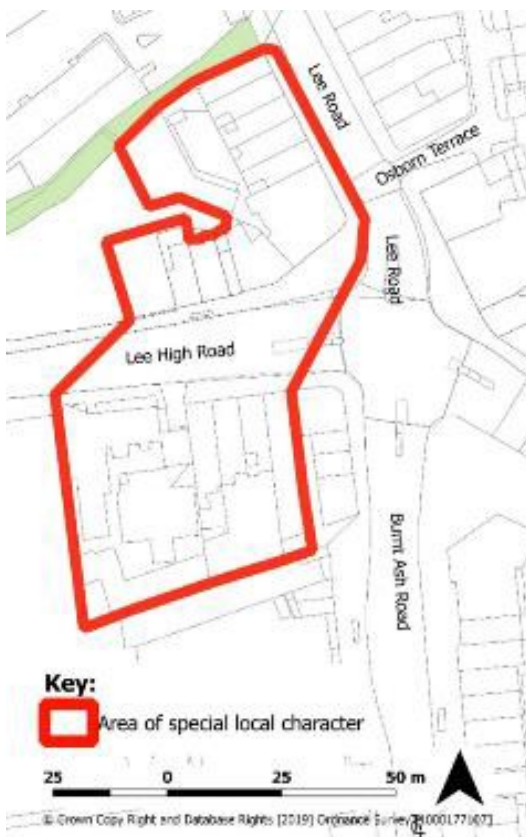
Dermody Gardens ASLC - proposed boudary:



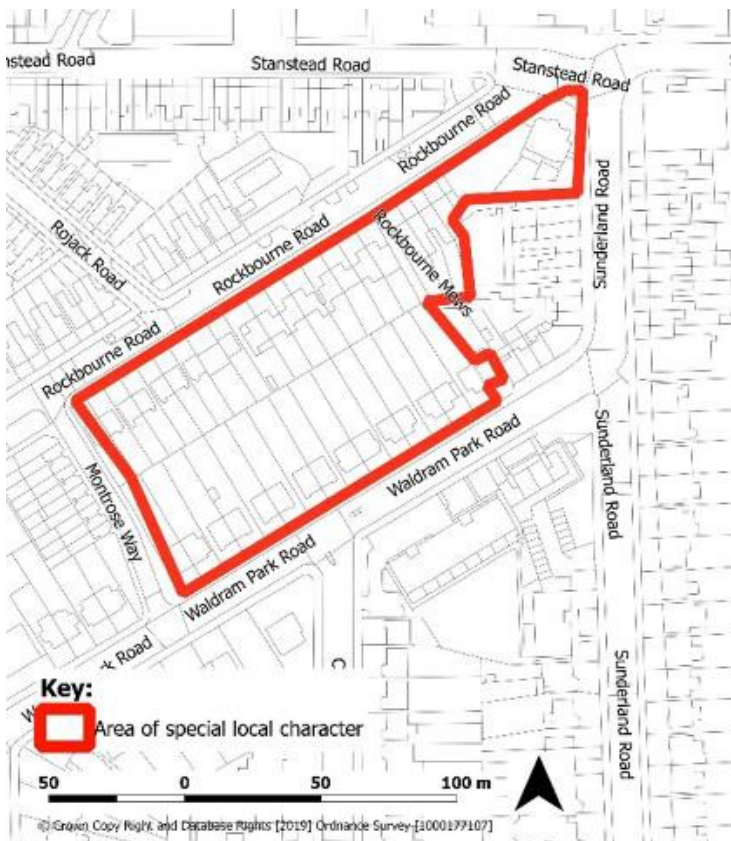
Manor Park ASLC - boundary proposed:



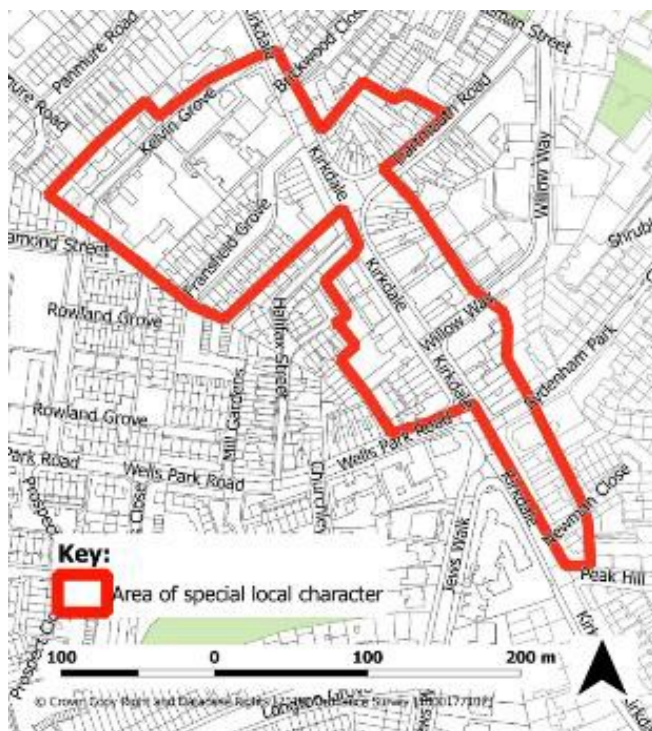
Lee Green ASLC - boundary proposed:



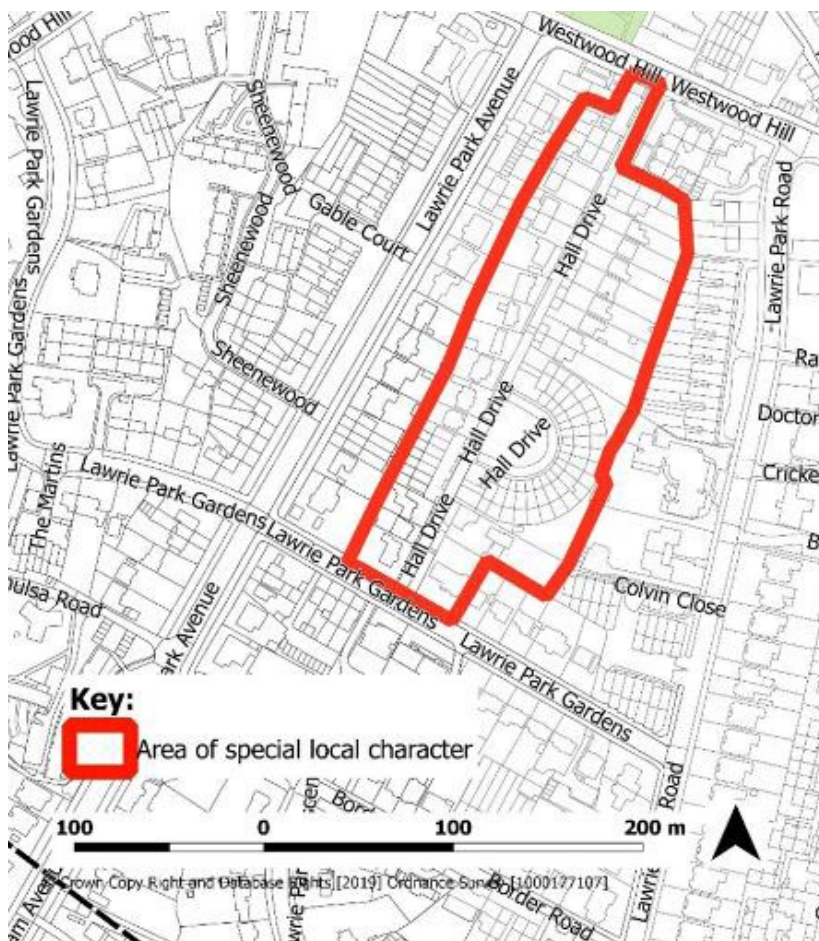
Rockbourne Road ASLC – proposed boundary:



Sydenham Extension ALSC – proposed boundary:



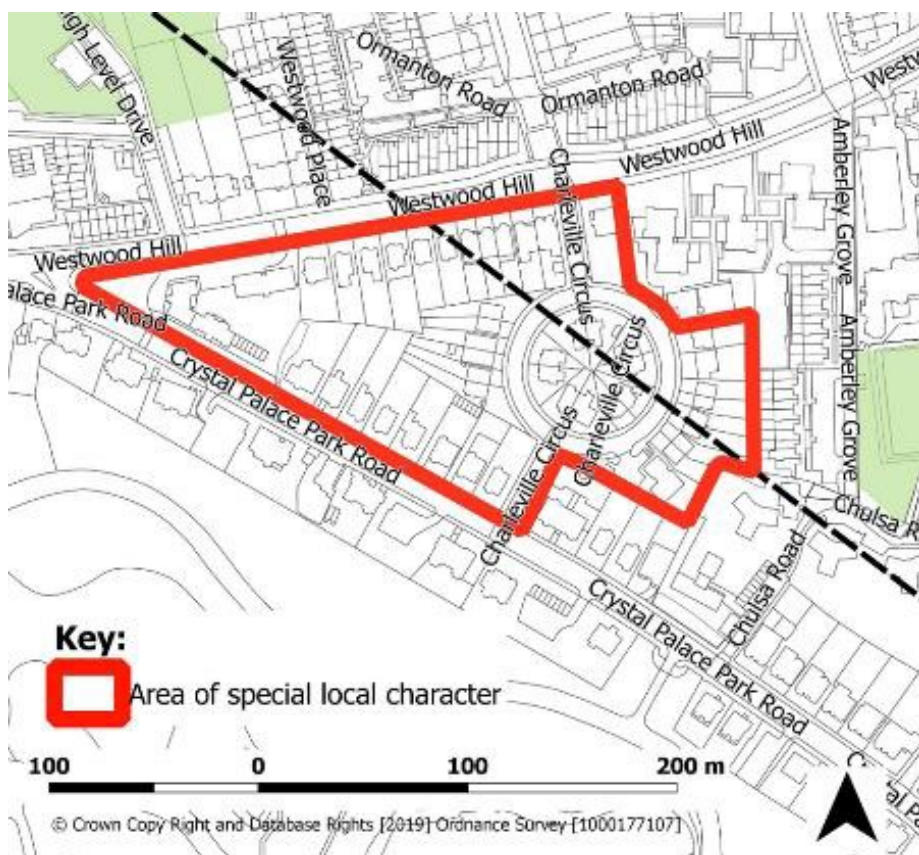
Hall Drive ASLC - proposed boundary:



Sydenham Ridge ASLC - proposed boundary:



Charleville Circus ASLC – proposed boundary:



Woolstone and Hurstbourne Road - proposed boundary:



Bellingham Estate ALSC - proposed boundary:

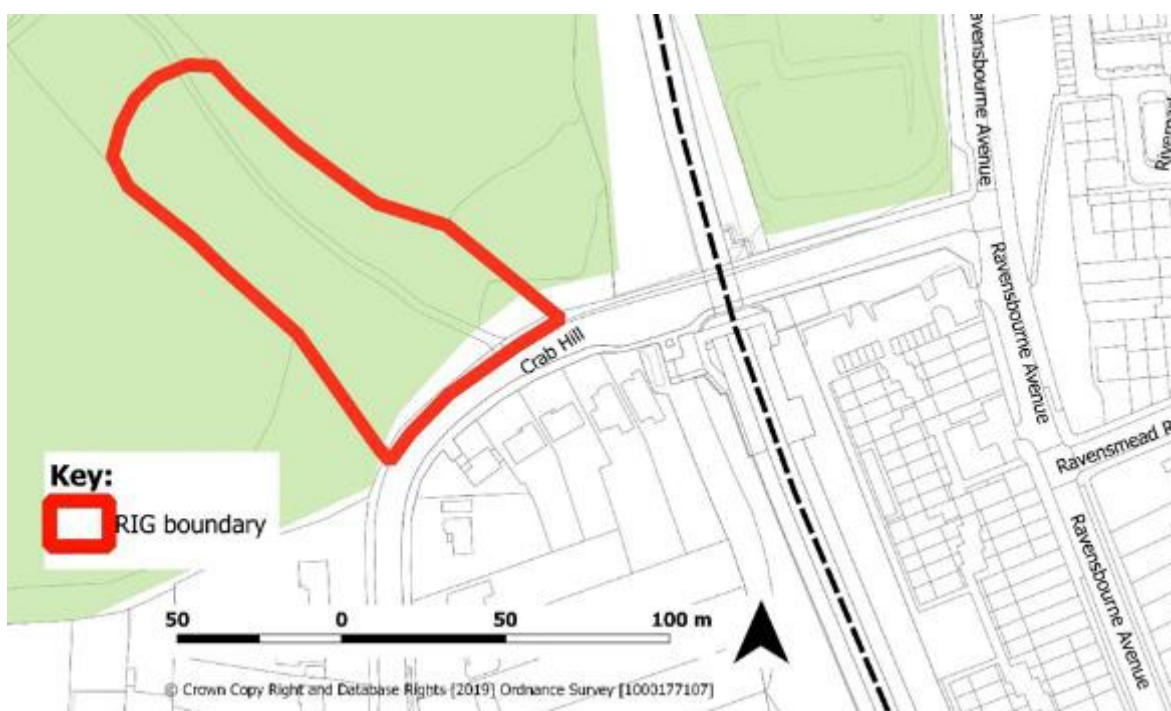


7. Geodiversity

Regionally Important Geological Site (RIG).

- 7.1. The London Plan encourages boroughs to designate and protect RIGs, where recommended by the GLA technical guidance document, London's Foundations.
- 7.2. Informed by this technical evidence, the draft Local Plan sets out proposals for a RIG within the Part Two section on Green Infrastructure, with a new designation for a RIG at Beckenham Place Park (south-east of the park).

Beckenham Place Park (south-east of the park) RIG - proposed boundary:

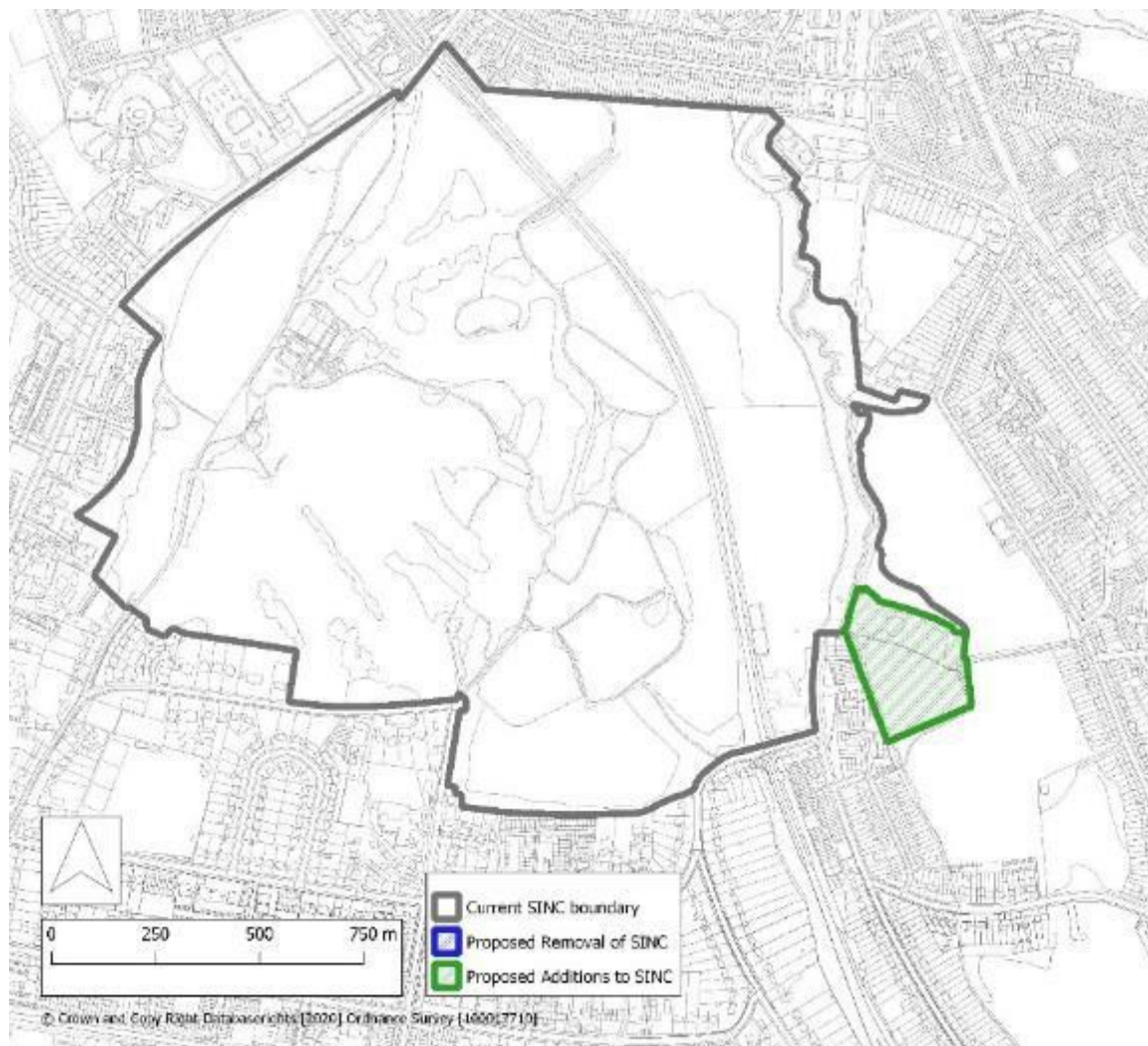


8. Sites of importance for nature conservation (SINC)

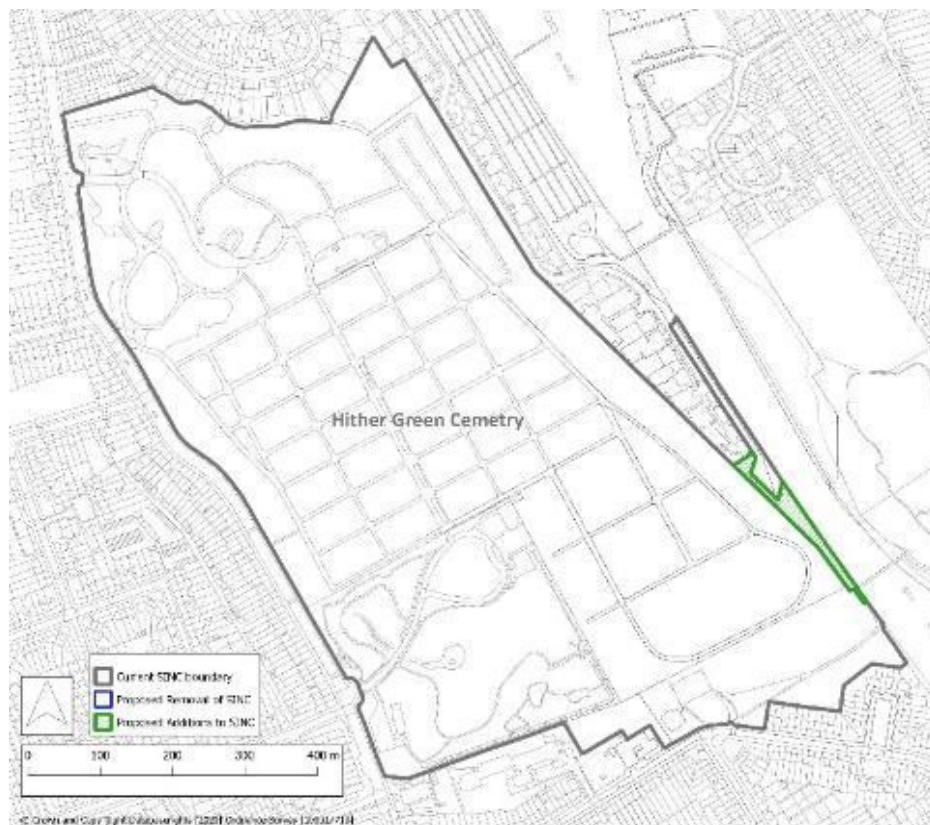
- 8.1 The adopted Local Plan sets out a network of nature conservation sites and corresponding policies to protect against their loss, and ensure their appropriate long term management.
- 8.2 The draft Local Plan deals with nature conservation sites, including SINC, in Part 2, the chapter on Green Infrastructure.
- 8.3 To inform preparation of the new Local Plan, the Council commissioned The Ecological Consultancy to survey SINC across the borough. The survey assessed 63 designated SINC, with a view to identifying the scope for boundary changes and updates to the status of sites in the SINC hierarchy. The survey also assessed 11 candidate sites to see whether they merited SINC site designation.

- 8.4 All recommendations from the Re-survey of Sites of Importance for Nature Conservation in Lewisham report are proposed to be taken forward in the draft Local Plan. This includes boundary changes to twenty four SINCs, and four SINCs to be upgraded from local importance and borough importance: River Ravensbourne at Ladywell Fields, River Quaggy and Manor Park, Bridgehouse Meadows Railyards and River Thames Tidal Creek at Creekside Education Centre. Six new SINC's are also proposed at Blythe Hill Fields, Cornmill Gardens, Lewisham Park, Northbrook Park, Southend Park and Sedgehill School Boundaries.

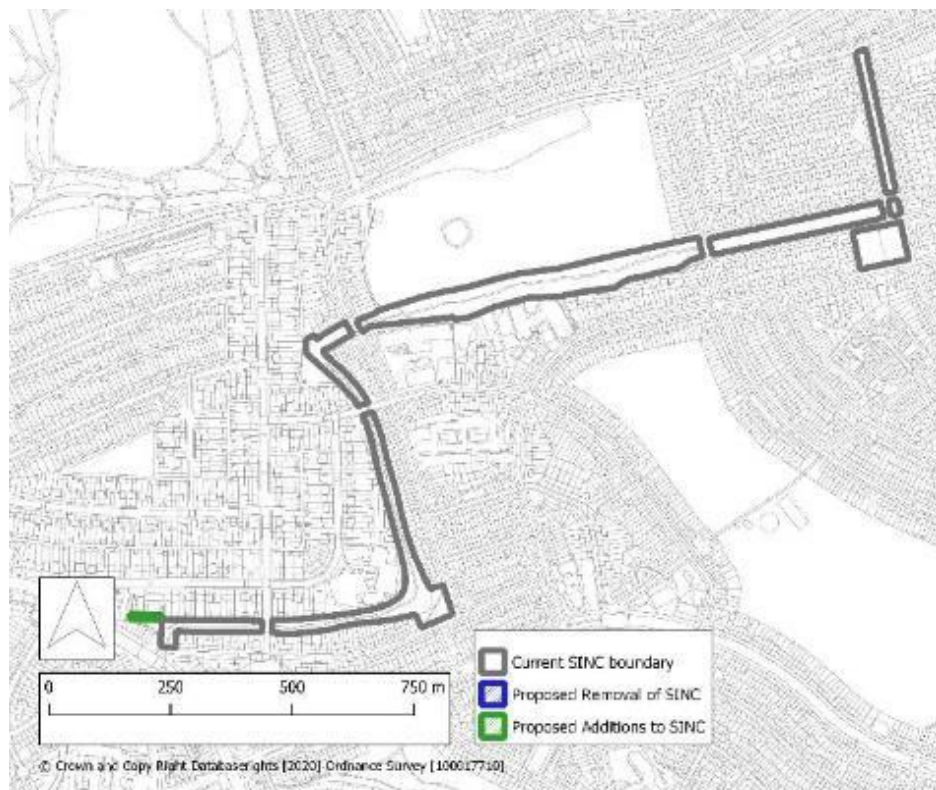
Beckenham Place Park, Site of Metropolitan Importance - proposed addition:



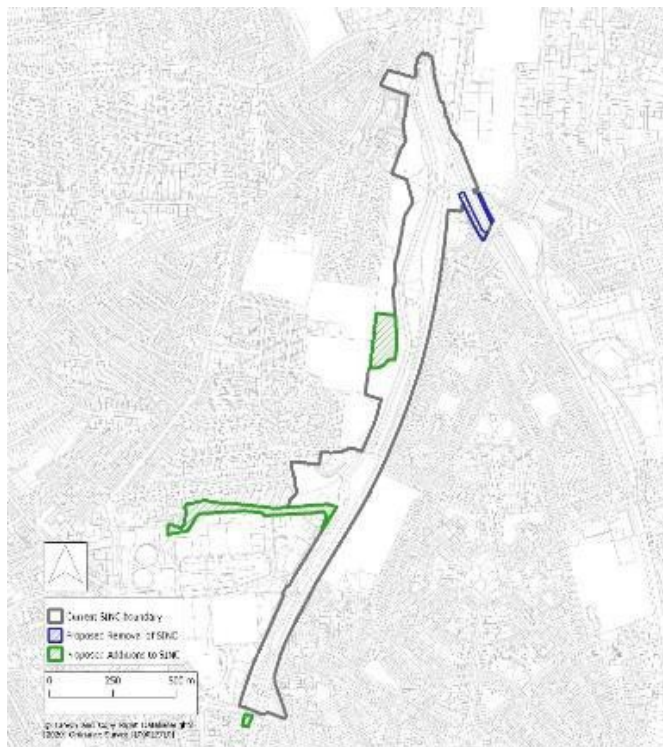
Hither Green Cemetery, Lewisham Crematorium and Reigate Road Open Space, Site of Borough Importance - proposed addition:



Downham Woodland Walk (LNR), Site of Borough Importance - proposed addition:



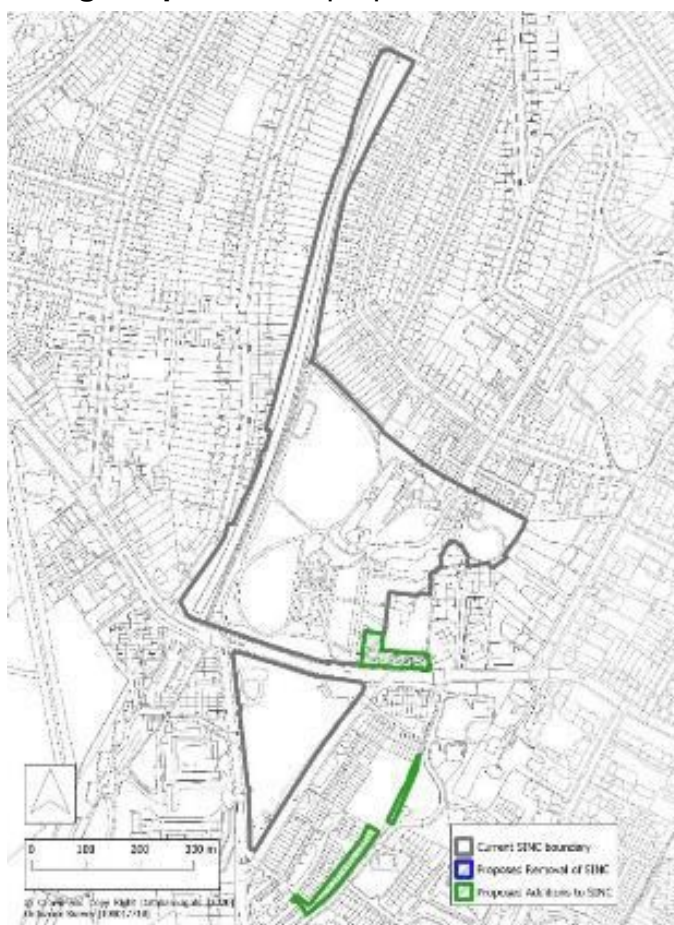
Pool River Linear Park, Site of Borough Importance - proposed additions and proposed removals:



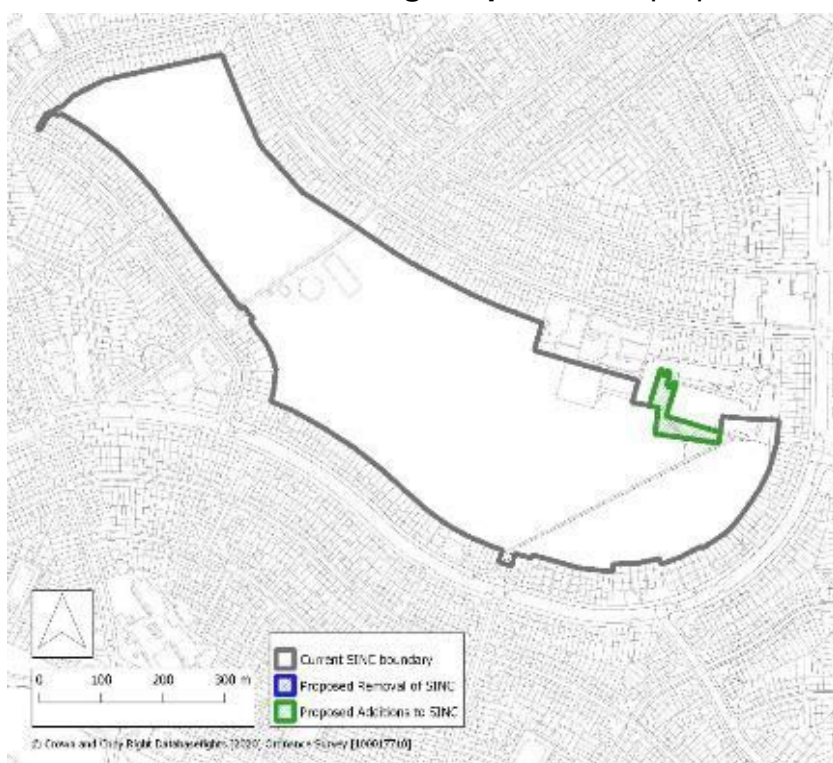
Forster Memorial Park, Site of Borough Importance - proposed additions:



Horniman Gardens, Horniman Railway Trail and Horniman Triangle, Site of Borough Importance - proposed additions:



Durham Hill, Site of Borough Importance - proposed addition:



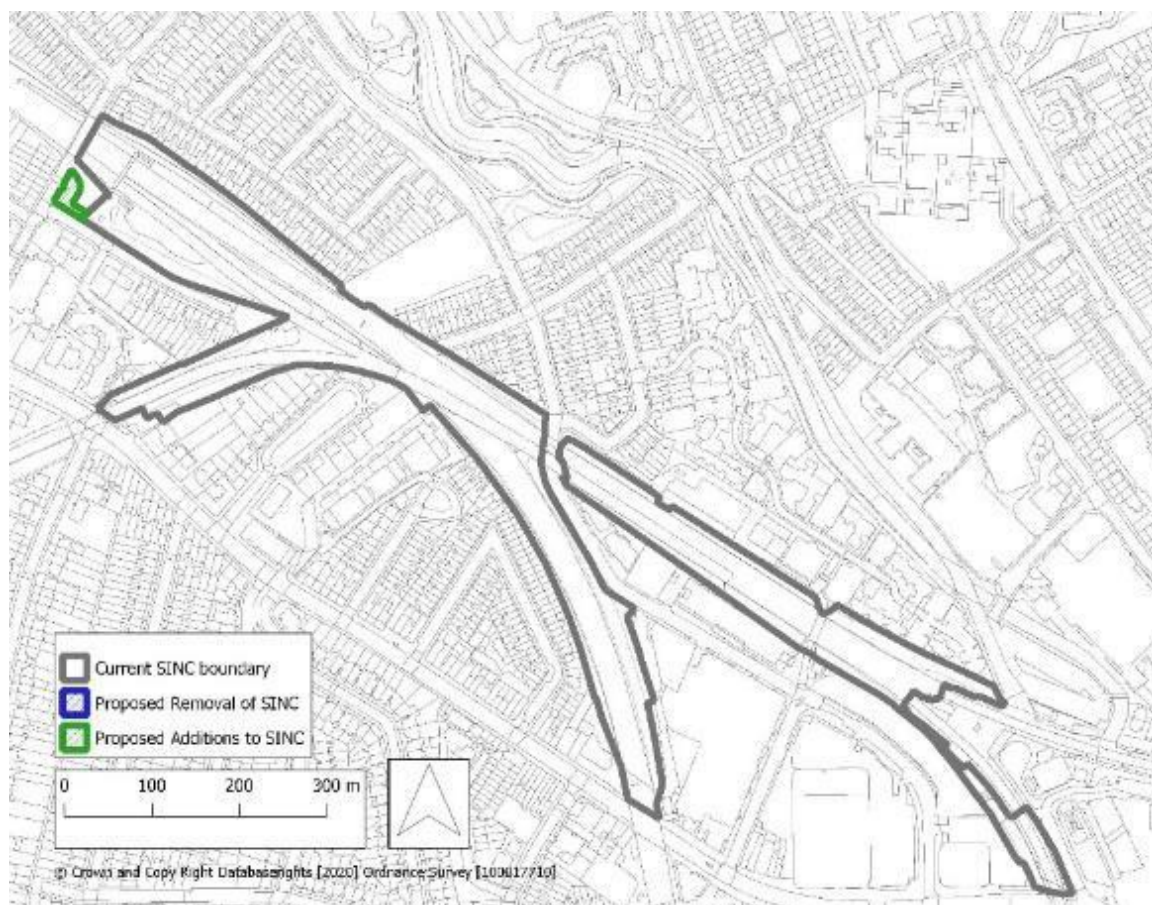
Mayow Park, Site of Borough Importance - proposed addition:



Spring Brook at Downham Playing Fields, Site of Borough Importance - proposed additions:



St Johns to Lewisham Railsides (St Johns Station), Site of Borough Importance - proposed addition:



Lewisham to Blackheath Railsides, Site of Borough Importance – proposed additions:



Lower Sydenham Station Meadows, Site of Borough Importance - proposed addition:



New Cross and New Cross Gate Railsides, Site of Borough Importance - proposed addition:



River Quaggy and Manor Park, Site of Borough Importance - proposed additions and proposed removals:



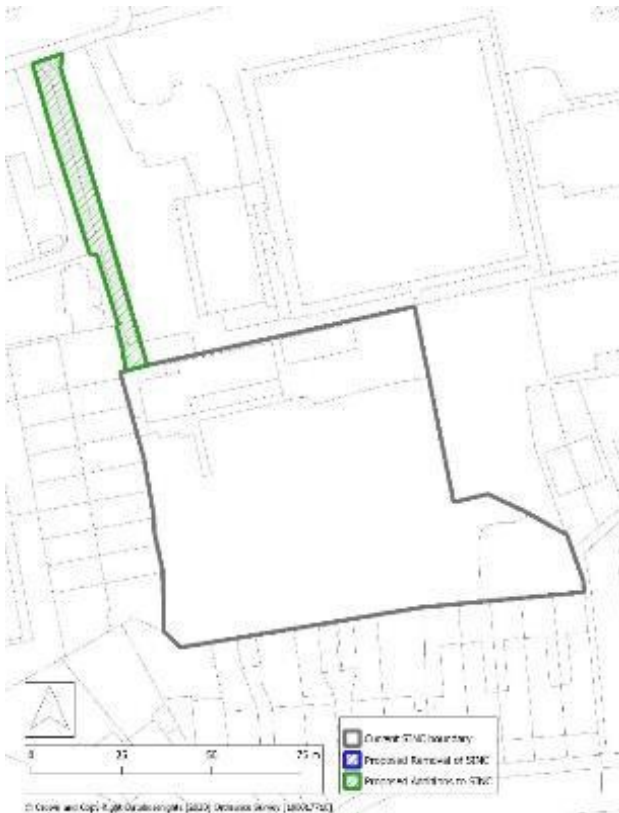
Bridgehouse Meadows Railsides, Site of Borough Importance - proposed additions:



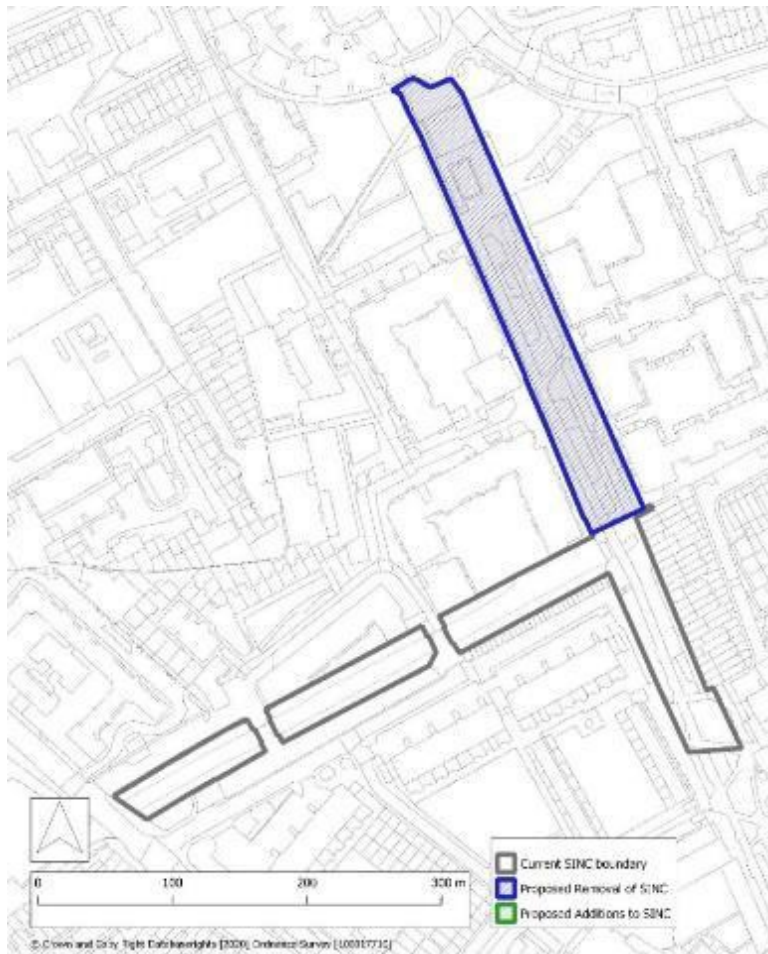
Sydenham Cottages Nature Reserve, Site of Local Importance - proposed addition:



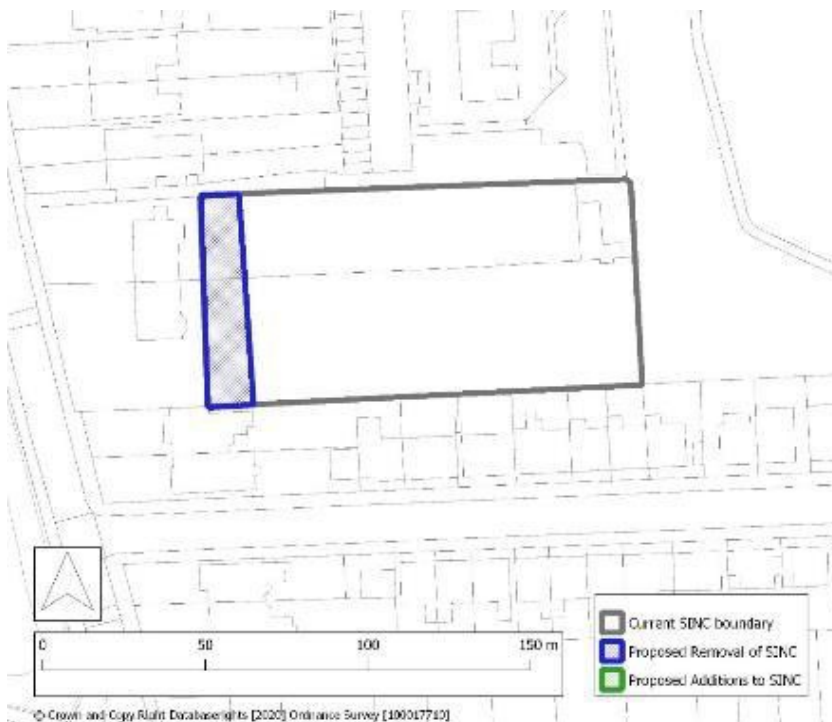
Queenswood Nature Reserve, Site of Local Importance - proposed addition:



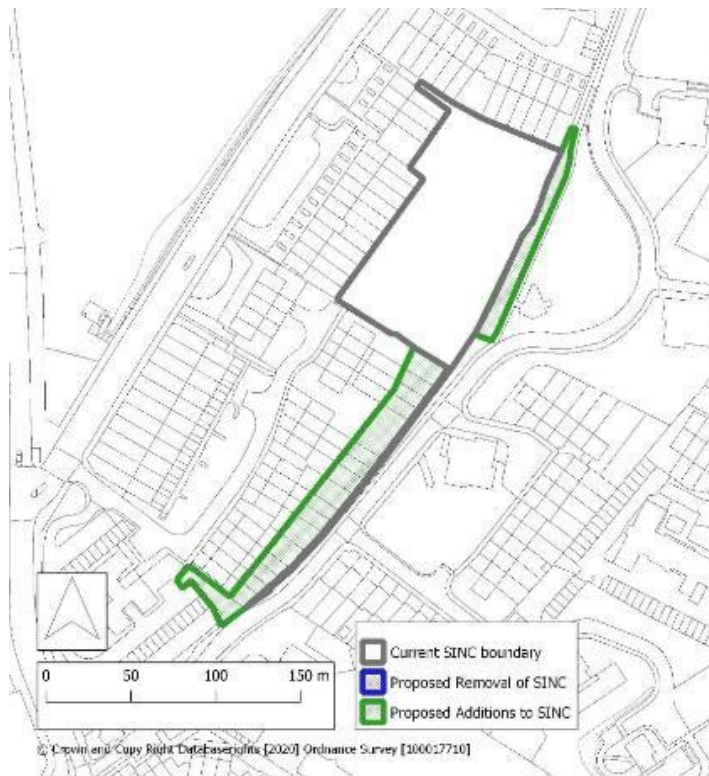
Rainsborough Avenue Embankments, Site of Local Importance - proposed removal:



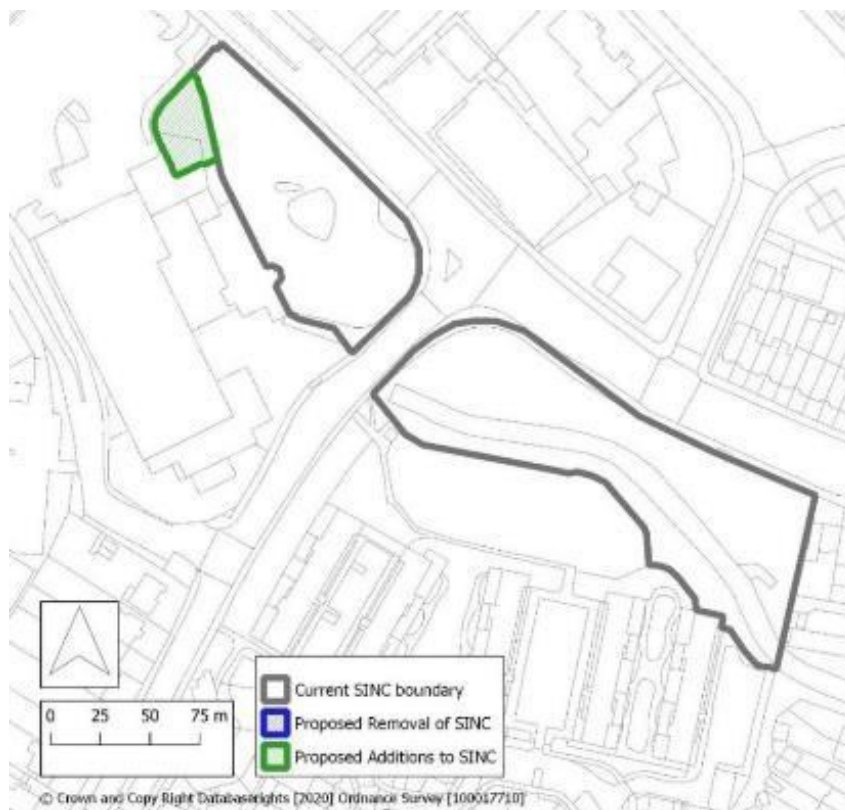
Iona Close Orchard, Site of Local Importance - proposed removal:



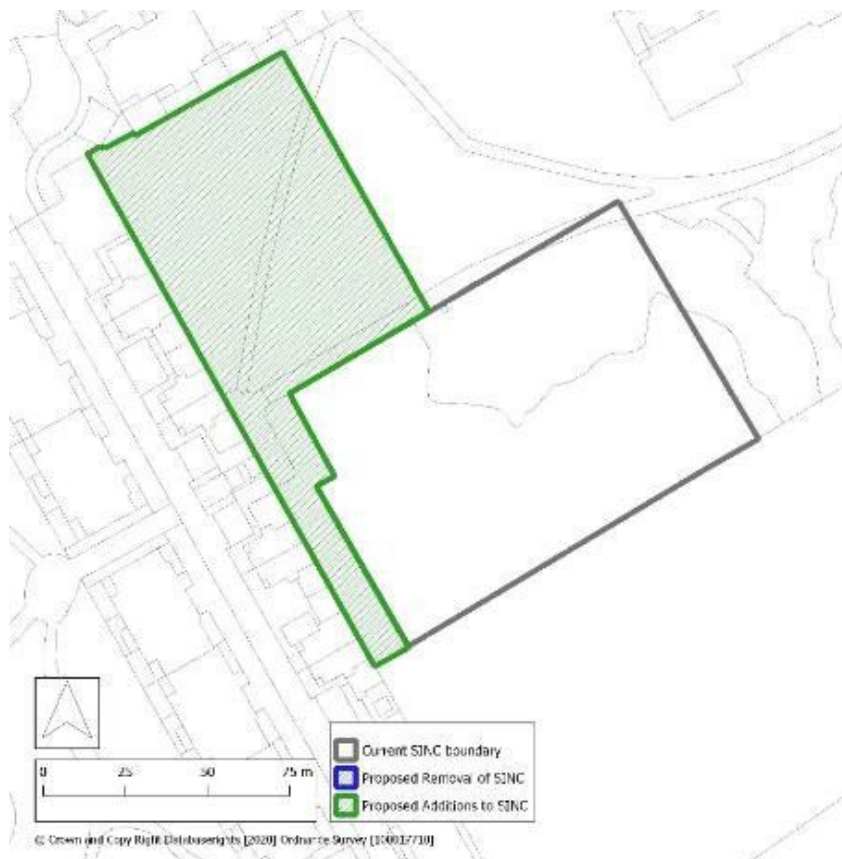
Eliot Bank Hedge and Tarleton Gardens, Site of Local Importance - proposed additions:



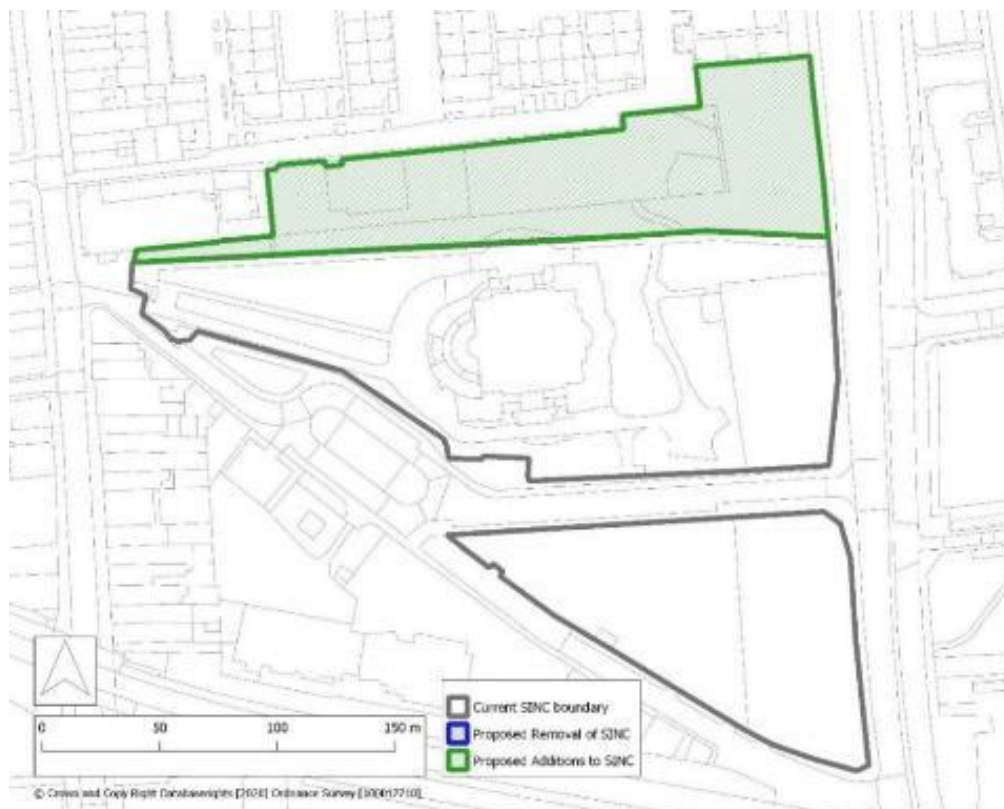
River Ravensbourne at Peter Pan's Garden and Southend Pond, Site of Local Importance - proposed addition:



Pepys Park Nature Area, Site of Local Importance - proposed addition:



St Paul's Churchyard and Crossfield Street Open Space, Site of Local Importance - proposed additions:



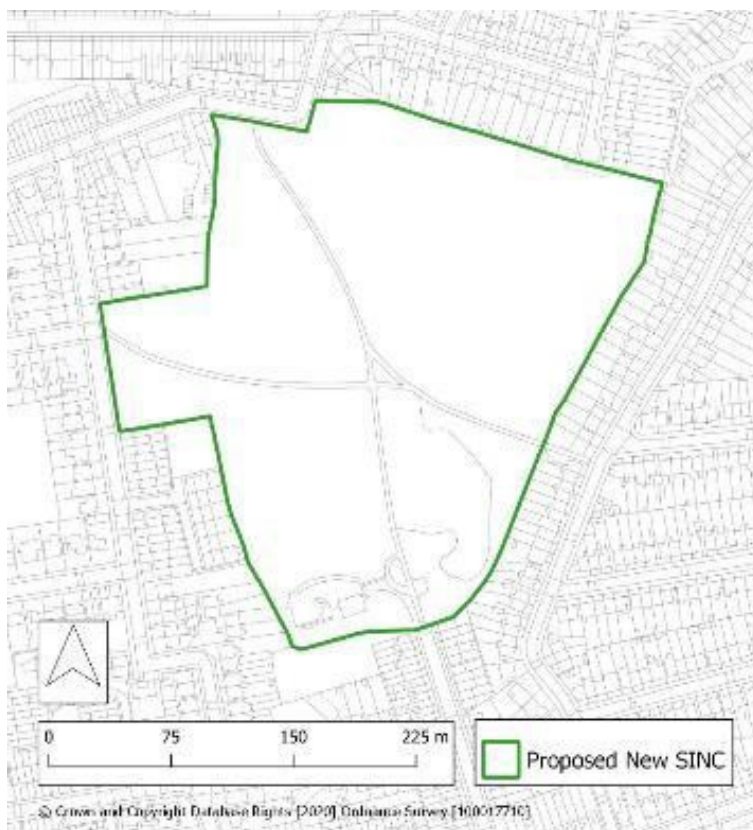
Bromley Hill Cemetery, Site of Local Importance - proposed addition:



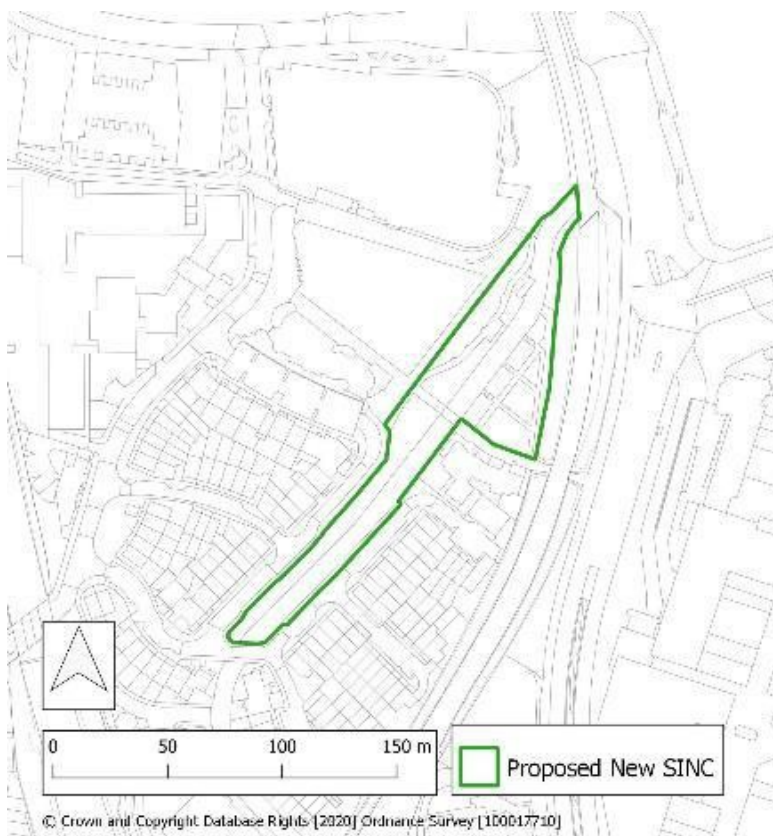
Gilmore Road Triangle, Site of Local Importance - proposed addition:



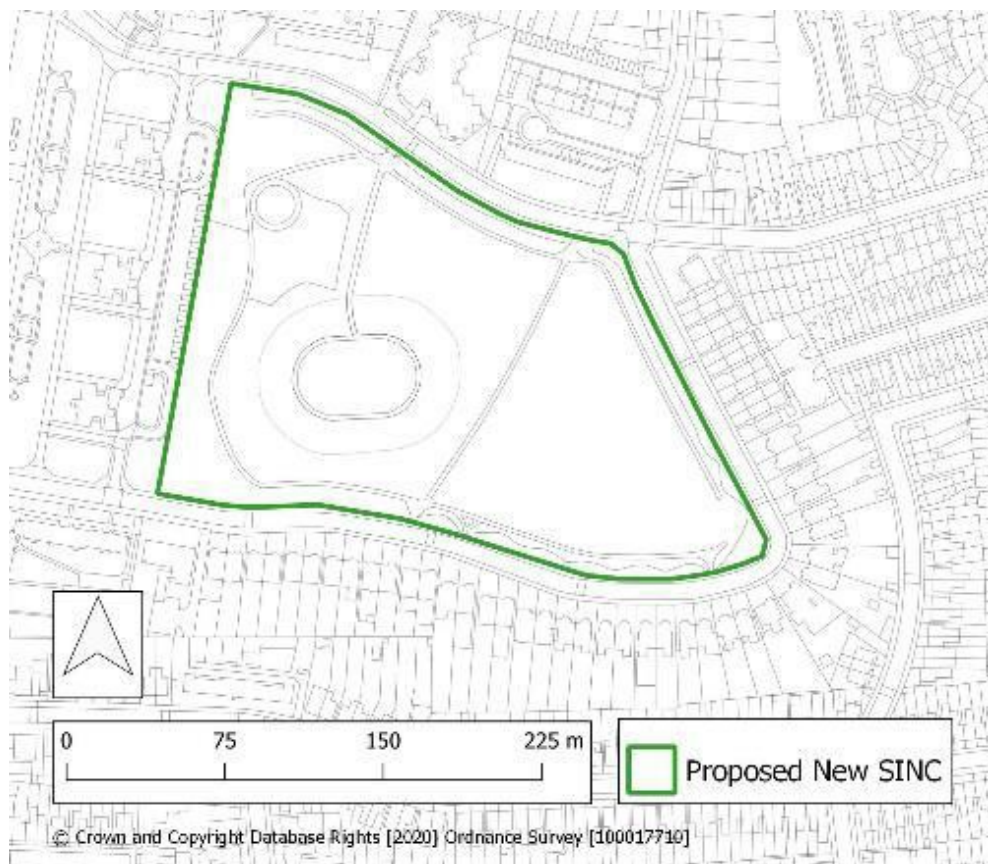
Blythe Hill Fields, Site of Local Importance - proposed new:



River Ravensbourne at Cornmill Gardens, Site of Local Importance - proposed new:



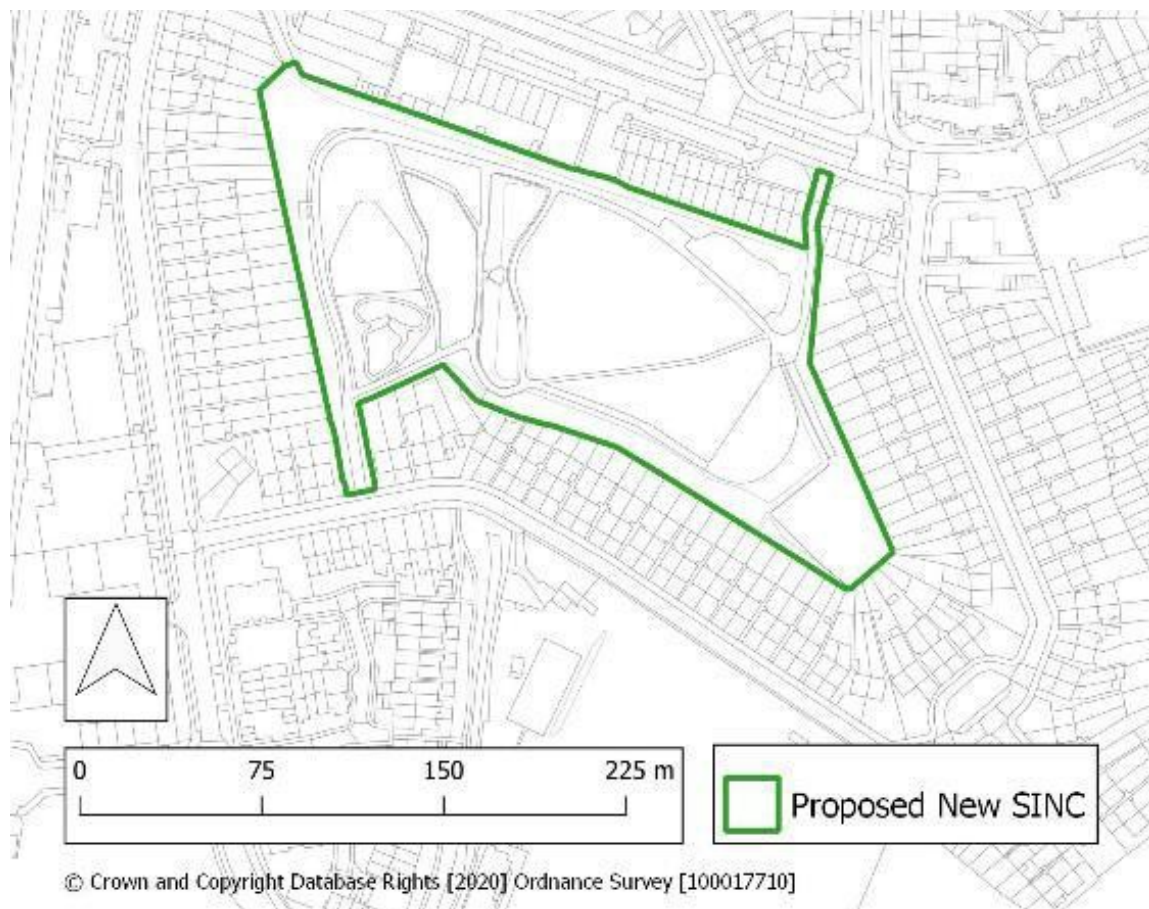
Lewisham Park, Site of Local Importance - proposed new:



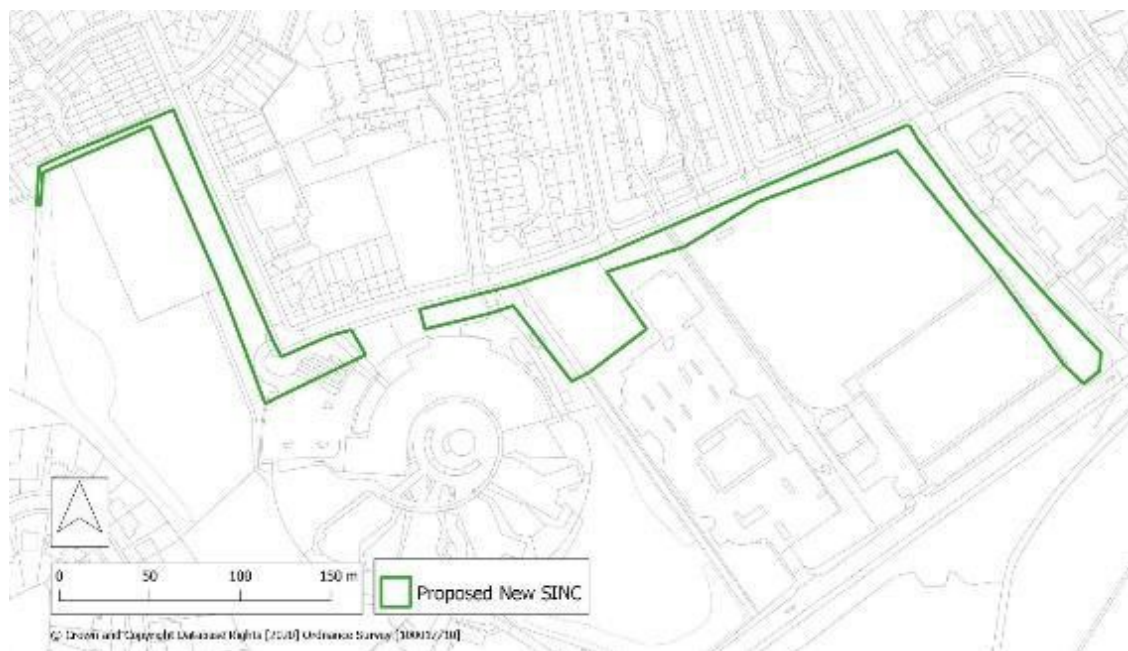
Northbrook Park, Site of Local Importance - proposed new:



Southend Park, Site of Local Importance – proposed new:



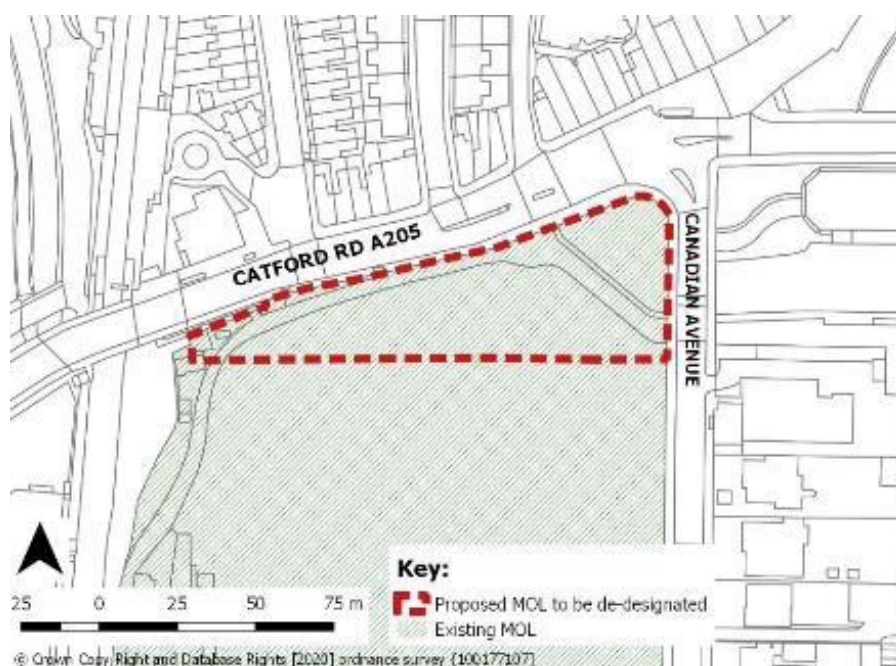
Sedgehill School Boundaries, Site of Local Importance - proposed new:



9. Metropolitan Open Land

- 9.1 Metropolitan Open Land (MOL) is designated by the London Plan. Boroughs may undertake reviews of MOL through the plan process, and in consultation with the London Mayor. The current extent of Lewisham's MOL is set out in the adopted Local Plan and corresponding Policies Map.
- 9.2 The draft local plan policies on MOL are included in Part 2 within the Green Infrastructure chapter.
- 9.3 To inform preparation of the new Local Plan, the Council commissioned Arup consultants to undertake an objective and robust review of MOL within the borough, which mainly involved assessing the strategic performance of MOL against the criteria set out in London Plan and national policy.
- 9.4 The draft Local Plan proposes comprehensive de-designation of three MOL parcels around Lewisham Gateway as they have been comprehensively developed and no longer considered to meet criteria for MOL designation as set out in the London Plan.
- 9.5 The draft Local Plan proposes partial de-designation of approximately 0.40ha located at the northern tip of Jubilees Ground, St Dunstan's to accommodate the realignment of South Circular (A205). The very special circumstances case for this de-designation will be outlined in a MOL topic paper.
- 9.6 The draft Local Plan proposes to set new MOL designations for Mountsfield Park and Blythe Hill fields, as these sites are considered to meet the criteria for MOL designation as set out in the London Plan.

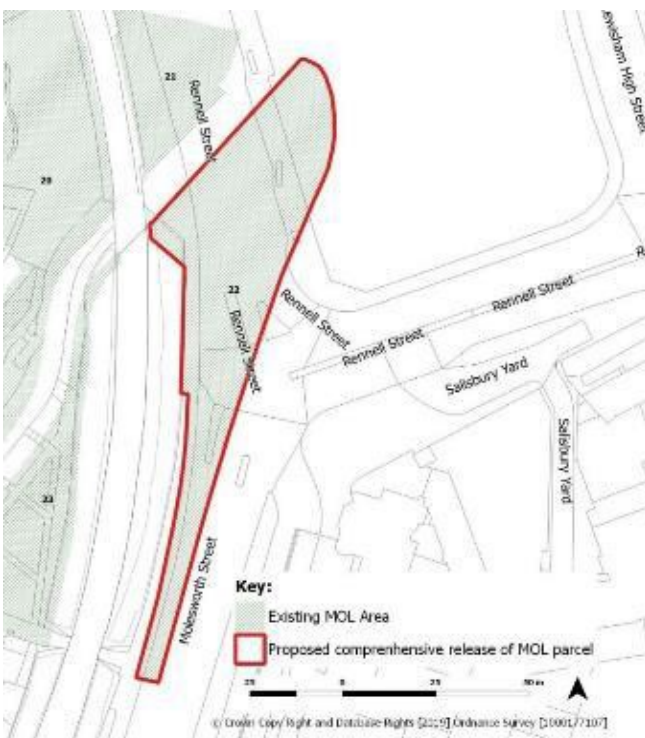
Jubilees Ground, St Dunstan's - proposed partial de-designation of approximately 0.40ha located at the northern tip:



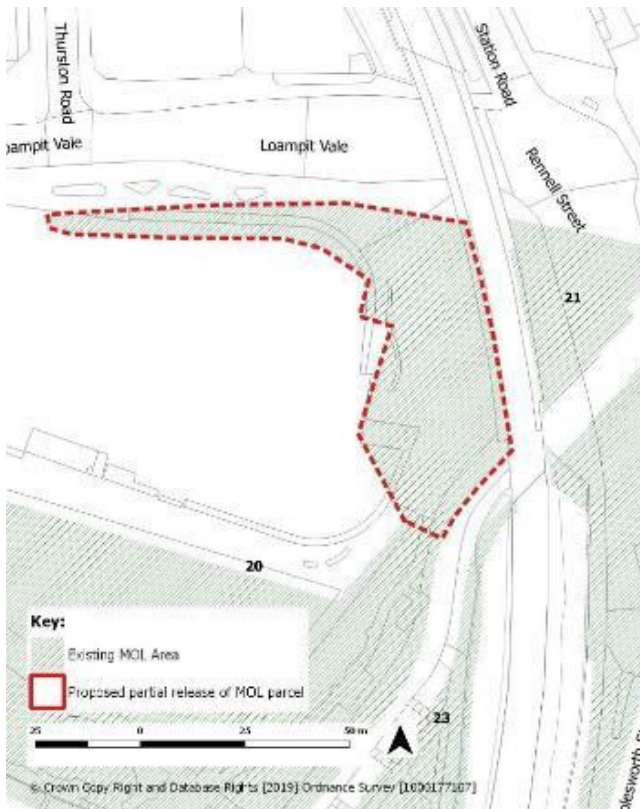
**Land between Loampit Vale and the railway track, directly west of Lewisham Gateway
Phase 2 - 0.09 ha of land Lewisham Gateway Phase 2 proposed to be de-designated:**



**Land north-west of Lewisham Shopping Centre along Molesworth Street and
Loampit Vale - 0.03 ha of land proposed to be de-designated:**



Land north-east of Glass Mill Leisure Centre - 0.25 ha of land proposed to be de-designated:



Mountsfield Park - proposed new MOL designation:



Blythe Hill Fields - proposed new MOL designation:



10. Cultural Quarters, Night-time Economy Hubs and Creative Enterprise Zone

Cultural Quarters

- 10.1 The London Plan encourages borough to designate and set detailed policies for Cultural quarters.
- 10.2 The draft Local Plan proposes to designate three new Cultural Quarters in Lewisham, and set corresponding policies for their management.
- 10.3 The proposed 'Cultural Quarters' are: Deptford including Creekside, New Cross and Forest Hill. The spatial extent of these designations will be reflected on the Policies Map.

Night-time Economy Hubs

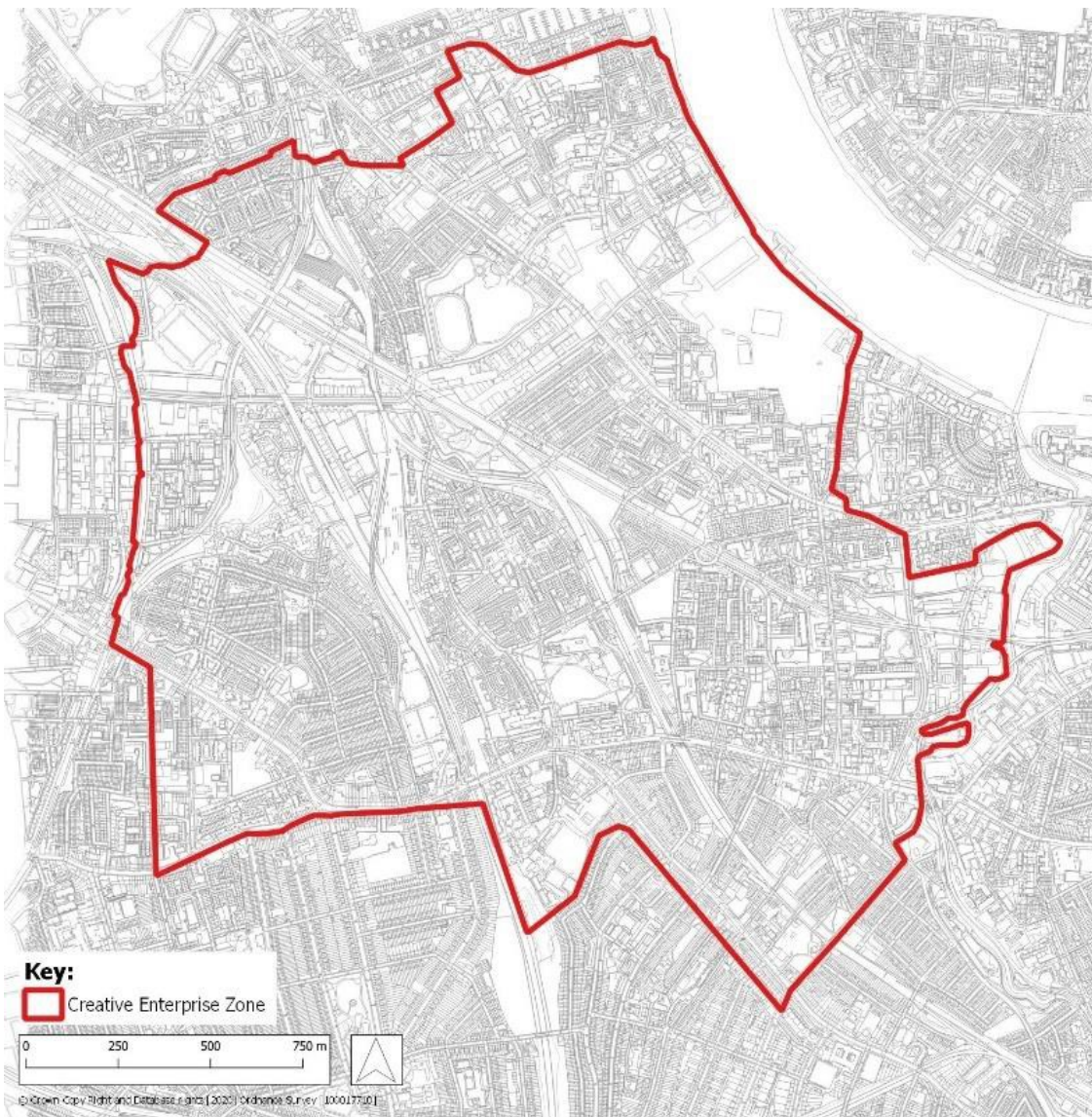
- 10.4 The London Plan encourages borough to identify and set detailed policies for Night-time economy hubs. The area to which the designation applies follows the existing town centre boundary.

- 10.5 The London Plan identifies 5 centres as night-time economy hubs classified as 'areas with more than local significance': Lewisham major centre, Catford major centre, Blackheath district centre, New Cross Gate district centre and New Cross Road local centre.
- 10.6 The Local plan proposes two additional night-time economy hubs classified as 'areas with local significance': Deptford district centre and Forest Hill district centre.

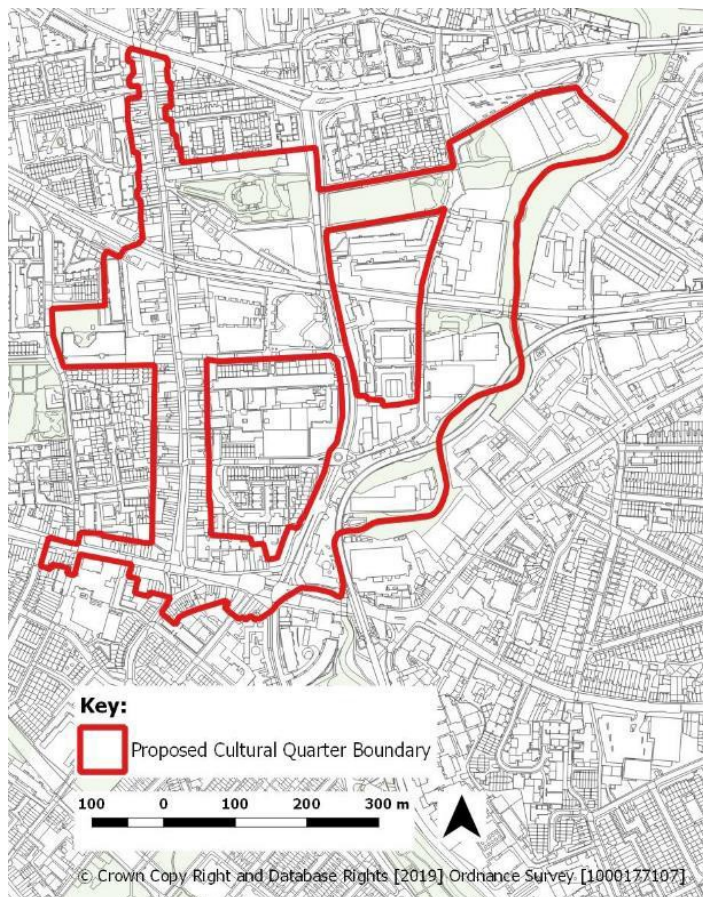
Creative Enterprise Zone (CEZ)

- 10.7 Lewisham has been chosen as one of the capital's first-ever Creative Enterprise Zone (CEZ) by the Mayor of London as part of a ground-breaking initiative to support artists and creative businesses.
- 10.8 The draft Local Plan proposes to embed the CEZ designation in planning policy and established the extent of the CEZ area covering the north of the Borough.

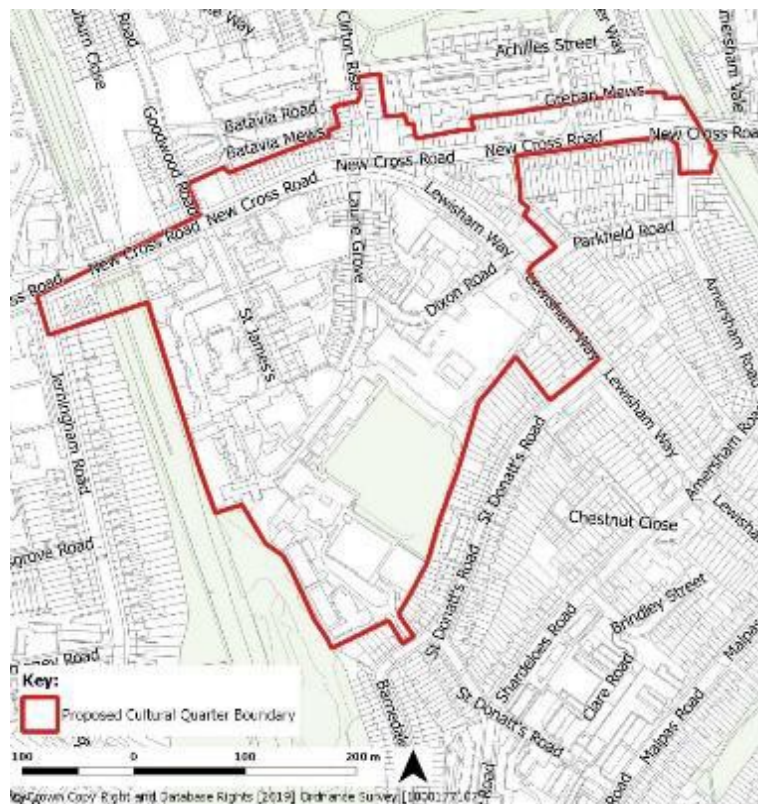
Creative Enterprise Zone - proposed (new) boundary:



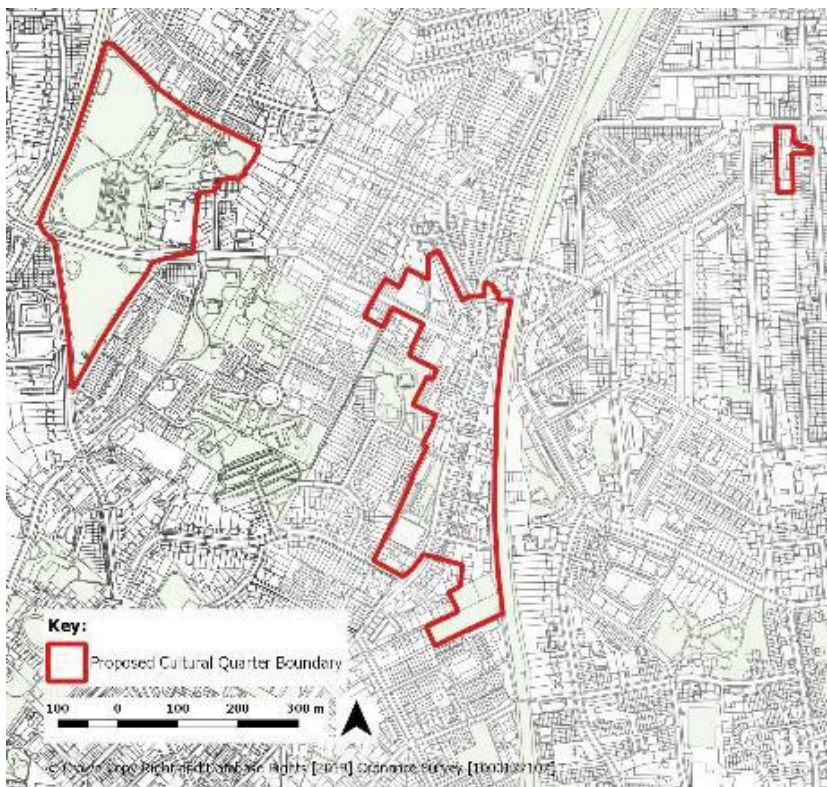
Deptford Cultural Quarter – proposed (new) boundary:



New Cross Cultural Quarter – proposed (new) boundary:



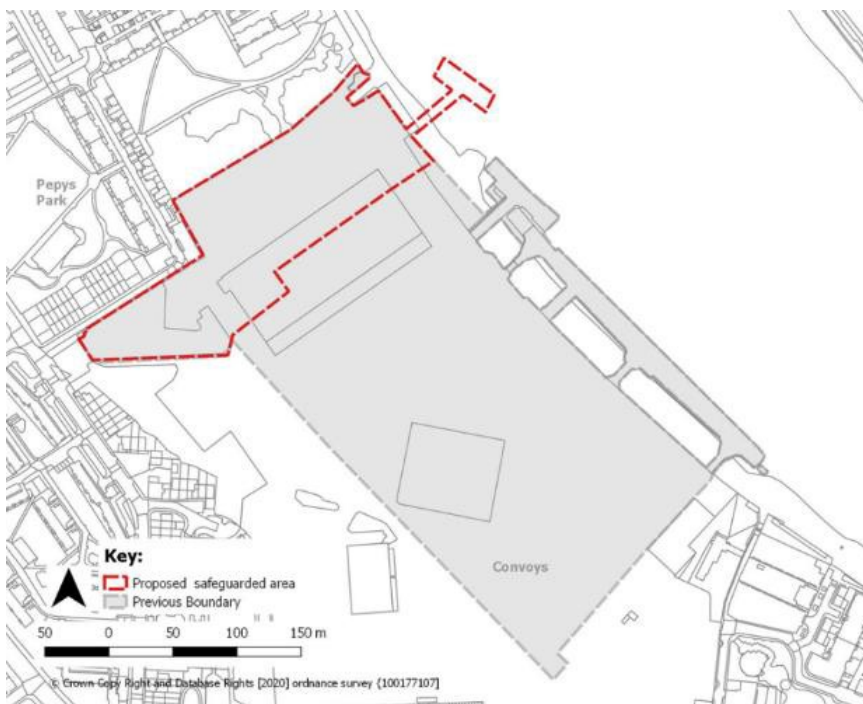
Forest Hill Cultural Quarter - proposed (new) boundary:



11. Safeguarded Wharves

11.1 The Mayor of London is proposing to reduce approximately 75% safeguarded area at Convoys Wharf from 9.13ha to 2.3ha in order to facilitate the best use of the remaining wharf area.

Convoys Wharf Safeguarded Wharf - proposed boundary:



12. Removed designations

12.1 The following designations from the adopted plan and corresponding Policies Map will be removed and instead captured within the Site Allocation policy :

- New Overground Station (this refers to the station at Surrey Canal Triangle site, which will continue to be reflected in the draft new Local Plan).
- Road Closure
- Community Centre
- Environmental Improvement