

You can find the  
main consultation  
document [here](#)

# LEWISHAM LOCAL PLAN

*An Open Lewisham as part of an Open London*

## Summary document

Main issues and preferred approaches

January 2021



# What is the Local Plan?

The Local Plan sets out a shared vision for the future of Lewisham along with the planning and delivery framework to achieve this vision.

The Local Plan helps to ensure that planning decisions are made in the best interests of our neighbourhoods and communities.

It provides:

- A **clear strategy** for the Council and its partners to direct investment across Lewisham, recognising it is an integral part of London.
- **Policies and guidelines** used to determine planning applications.

## The Local Plan review

The existing plan is made up of a package of documents (formerly known as the 'Local Development Framework'). The Core Strategy is the main document and was adopted in 2011. It is supported by the Site Allocations, Development Management and Lewisham Town Centre plans.

We are now reviewing and updating these plans, bringing them together into a single Local Plan document which looks ahead to the next 20 years to 2040.

# About this summary document



This is a **summary** of the main public consultation document, "Lewisham Local Plan: Main Issues and Preferred Approaches". We have created this to help local communities learn about the new Local Plan and to get involved in its preparation.

We want everyone with an interest in Lewisham to **help shape the plan** – this will ensure that it reflects the aspirations of our diverse communities and is deliverable.

This Summary Document is not a formal public consultation document – you can find that here:

<https://lewishamlocalplan.commonplace.is/>



# Reading this summary document

## 1 Introduction

**Background information** about the Local Plan review.

## 2 Planning for Lewisham

A long-term '**Vision for Lewisham**' and **key objectives** for the new Local Plan, along with the proposed **growth strategy**.

## 3 Managing development

The proposed **standards and guidelines** for **new developments**. These are set out by topic areas – for each, we highlight how we have arrived at the proposals.



**What you've told us:** A snapshot of comments from early consultation and engagement exercises. This includes feedback from studies and area-based strategies that will support the plan, such as the New Cross Area Framework and Catford Town Centre Masterplan.



**We're proposing to:** A summary of our preferred policy approaches to address the main issues – the main consultation document includes further details.



**We've also considered:** Sets out the other policy approaches ('reasonable alternatives') we have considered, but not taken forward in the draft plan.



**What we've learned:** Key findings from research and studies of the Borough



**Main issues:** Our understanding of the main issues for the new Local Plan, drawing from public feedback and studies.

## 4 Lewisham's neighbourhoods and places

Introduces the '**character areas**' of the Borough and key **place-shaping** (spatial) objectives for each. These will help to ensure that growth is well-managed and responds positively to the distinctive qualities of Lewisham's neighbourhoods and diverse communities.

## 5 Have your say

Information to help you **get involved** in the new local plan and have your say on the proposals.

## Why are we preparing a new Local Plan?

- ✓ Ensure our local plan is **up-to-date**
- ✓ Respond to the **climate emergency**
- ✓ Deliver on the aspirations of our **communities**
- ✓ Meet **Lewisham's needs** as London grows
- ✓ Bring the **Bakerloo line** to Lewisham
- ✓ To support the recovery from **COVID-19**

# Timeline for the Local Plan

## Starting the Local Plan review: Consultation on Main Issues

We launched the Local Plan review at the end of 2015. We invited the public to help us identify the main issues the new plan should address.

## Community and stakeholder engagement

We have carried out consultation and engagement exercises with the community and other stakeholders to learn about local issues and to explore opportunities for development and investment.

## Consultation on the 'publication' version of the Local Plan

Changes are made to the draft Local Plan in response to feedback on the Main Issues and Preferred Approaches. It is then published for public consultation, the main focus of which is compliance with legal procedures.

## Adoption

The Council formally adopts Lewisham's new Local Plan if it passes the examination. The updated planning policies come into full force on planning decisions.

We are here

## Member engagement

Elected Members, including Ward Councillors, have been involved through workshops and public meetings to discuss local issues and help shape the direction of the document.

## Research and studies

Studies have been prepared on a variety of topics (such as housing, economy and the environment). They provide an up-to-date picture of the borough, its neighbourhoods and people. This research helps us to understand the main challenges and opportunities within Lewisham. The studies, also called the '**evidence base**', can be viewed [here](#).

## Examination in public

A Planning Inspector holds an independent public examination of the plan.

## Consultation on the main issues and preferred approaches

**We are now inviting feedback** on the main issues for the new Local Plan as well as the options to these. This includes our preferred approaches at this time. We also want to learn if there are any other issues, approaches or opportunities that we should consider.

# Preparing the evidence base

## Local studies

We have invited residents, community groups and others to help shape a number of studies that will inform and support the new Local Plan. This includes:

- **Lewisham Characterisation Study**
- **New Cross Area Framework and Station Opportunity Study**
- **Catford Town Centre Masterplan**

## Development sites

We worked with the Greater London Authority to identify land that may be available for development. We also carried out 'call for sites' exercises, inviting the public to identify sites for new housing and other uses. We then contacted landowners to help us understand if there were any barriers to redeveloping the sites.

## Securing infrastructure

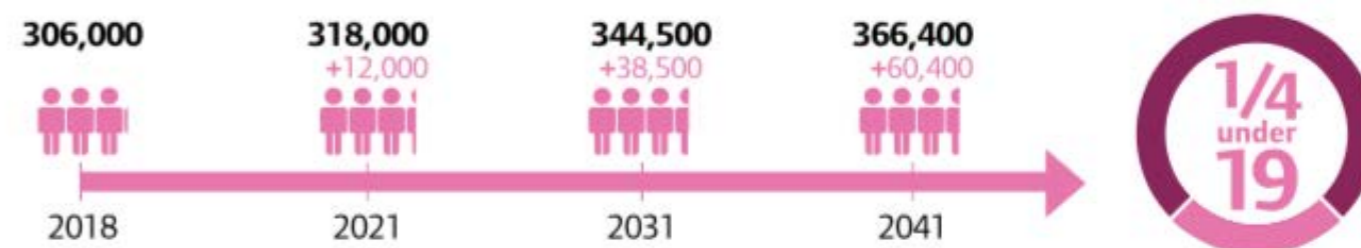
We continue to work with stakeholders to help us identify and plan for the infrastructure needed over the long-term. This includes services and facilities for transport, education, health and social care. Details are set out in the '**Infrastructure Delivery Plan (IDP)**', which sits alongside the Local Plan.

**Read the evidence base**

The evidence base can be viewed online [here](#)

# Lewisham's people

## Population



## Diversity



# Planning for Lewisham

## The Local Plan sets out a shared 'Vision for Lewisham'

Lewisham will continue to be a welcoming place where the culture and diversity of our people, and the unique qualities of local neighbourhoods, is recognised and protected. We will always celebrate what makes us different and have a strong sense of community. We will give people the security and certainty they need so that everyone can live their best lives.

Lewisham will be a place where all generations not only live but also thrive. A place that people want to visit and live in, and where they choose to stay and enjoy a good quality of life. A place where you can get on, regardless of your background and where you are always treated fairly and are supported to achieve your full potential.

Lewisham will continue to be a dynamic place, reflecting the strength of its communities, and partnership working with our community remains at our core. We are proud of the vibrancy of our high streets, local businesses, arts and cultural establishments, our evening and night-time economy and our world renowned institutions. We will not only protect them but grow them. We will contribute to and share in more of London's future prosperity, becoming a greener, healthier and more resilient place by leading the way in responding to the global climate emergency.

**Most of all, we want you to love living in Lewisham.**

# Strategic objectives

The Local Plan includes a number of **strategic objectives**. These link the Vision for Lewisham and the Good Growth strategy.

<b>A</b>	An <b>Open Lewisham</b> as part of an Open London
<b>B</b>	<b>Housing</b> tailored to the community with <b>genuinely affordable</b> homes
<b>C</b>	A thriving <b>local economy</b> that tackles <b>inequalities</b>
<b>D</b>	A <b>greener</b> borough
<b>E</b>	Responding to the <b>climate emergency</b>
<b>F</b>	Celebrating our <b>local identity</b>
<b>G</b>	<b>Healthy</b> and <b>safe</b> communities
<b>H</b>	Securing the timely delivery of <b>infrastructure</b>
<b>I</b>	Ensuring high quality <b>education, health</b> and <b>social care</b>

Looking west, housing along Handen Road, Lee



Catford mural



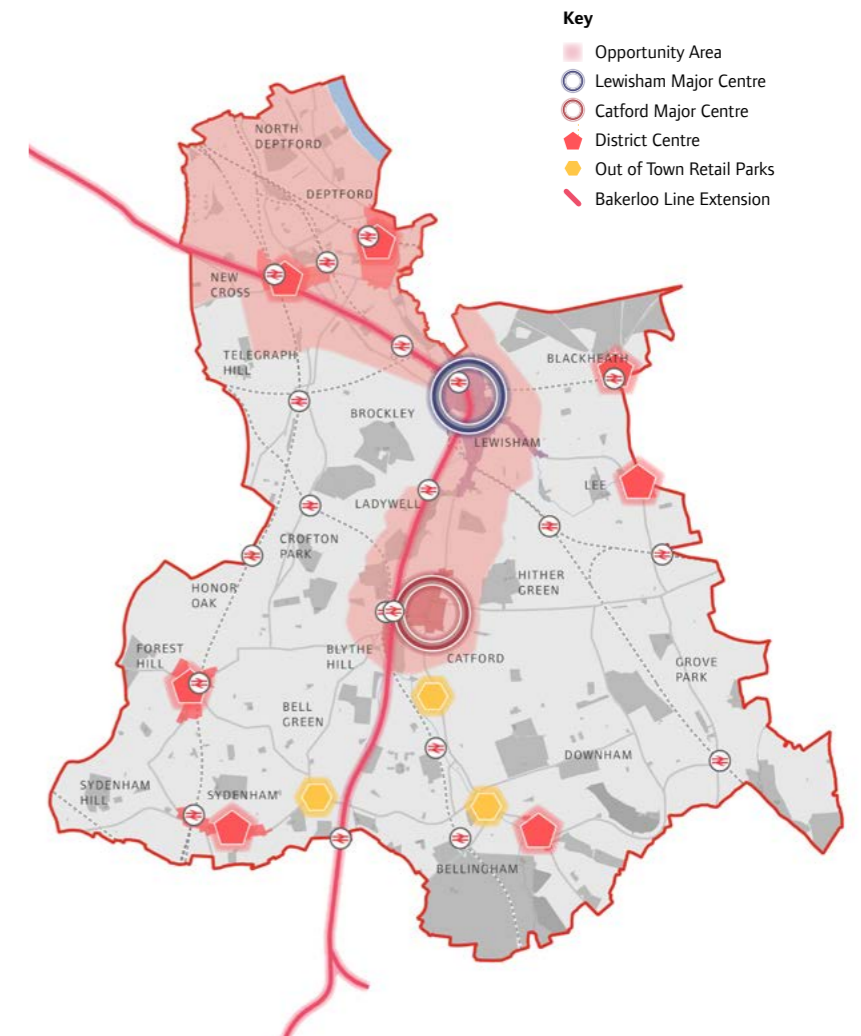
# Preparing the Good Growth strategy

Like the rest of London, Lewisham has gone through a period of rapid growth. This is expected to continue. There are pressing needs for more genuinely affordable homes, modern workspace and jobs along with community facilities and other infrastructure to support a growing population, as well as to tackle deprivation and inequality.

The Local Plan sets out a growth strategy (or spatial strategy) - this provides a clear framework for council and its partners to work together to meet local needs, so that everyone can enjoy a good quality of life. It sets out where new development should be located and how investment should be coordinated in the Borough. **The strategy is how Lewisham will support Good Growth in London.**

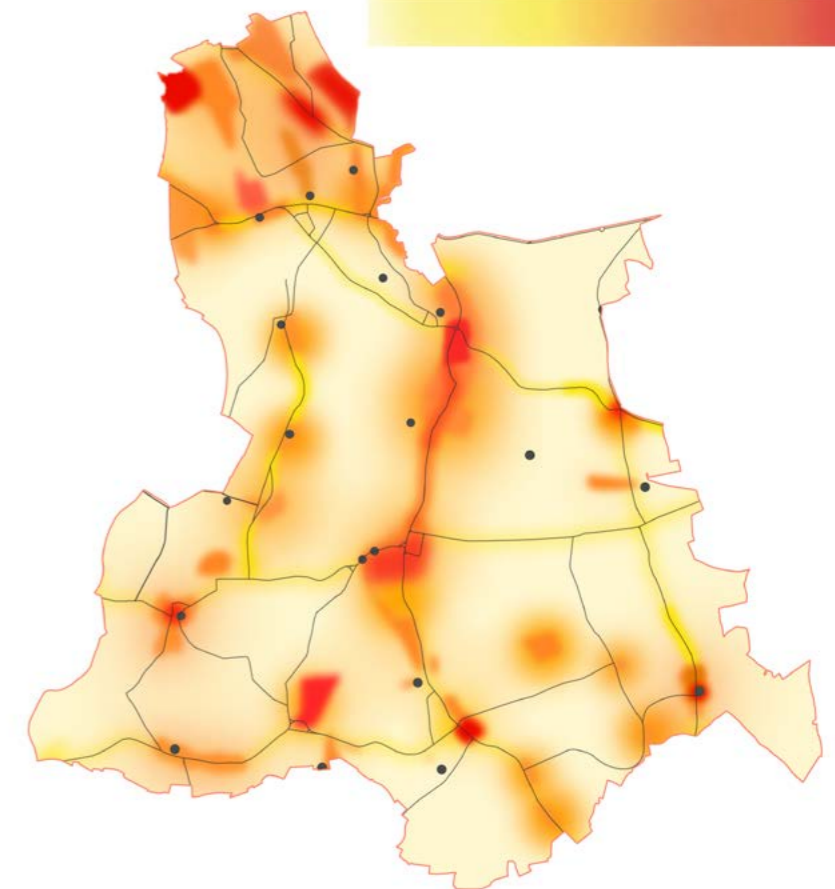
## London Plan

The London Plan ensures a joined-up approach to planning across London. It sets out key areas in Lewisham where growth and regeneration should be focussed.



## Character-led growth

The character of our neighbourhoods is highly valued and must inform the growth strategy. The Lewisham Characterisation Study indicates where the existing character of areas may be reinforced, re-examined or re-imagined.



### Did you know?

Lewisham's housing target in the new London Plan is set to rise by 20%, to 1,667 homes per year.

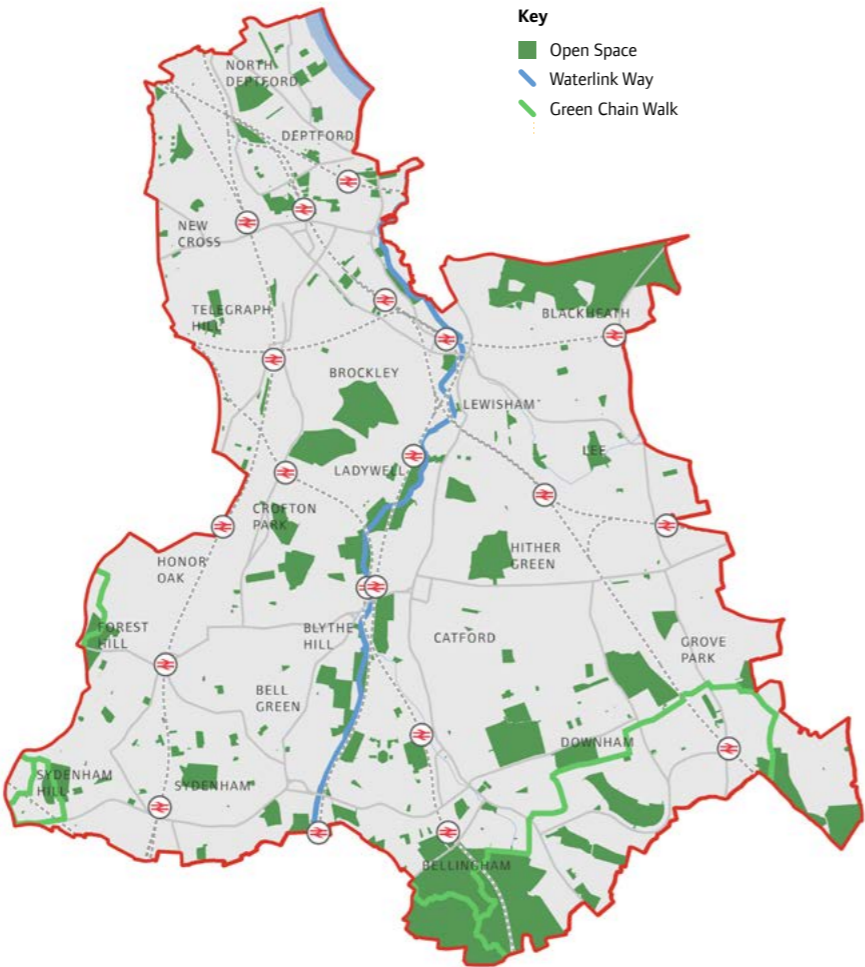
**Good Growth is growth that is socially and economically inclusive and environmentally sustainable.**

– Draft London Plan

# Proposed Good Growth strategy

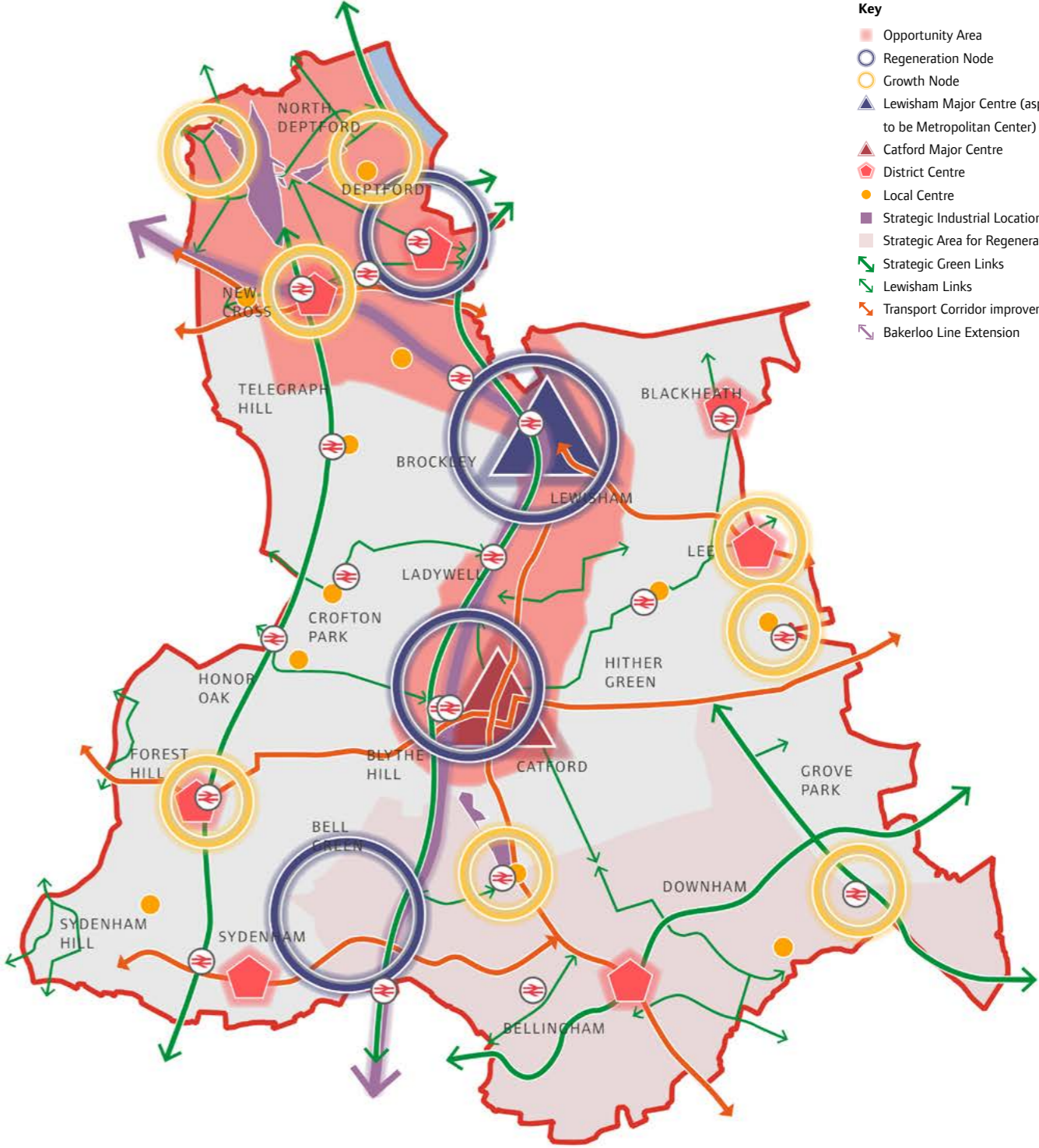
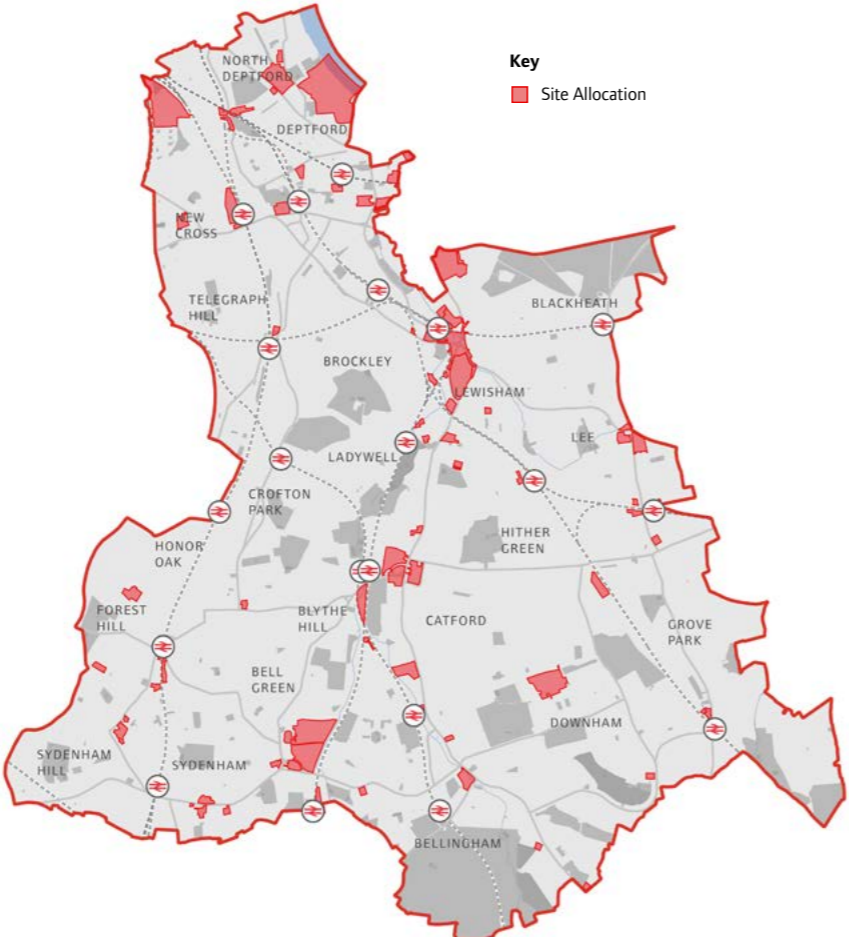
## Green spaces

Green spaces, green corridors and nature reserves are vital to the Borough and will continue to be protected from inappropriate development. Opportunities must be taken to enhance and better connect the network of green infrastructure.



## Potential development sites

We carried out an assessment of land available for housing and other uses, and have also asked the public to help us identify sites.



We have considered **several growth strategy options** looking at the delivery and phasing of the Bakerloo line extension. See the main consultation document for further details.



# High quality design

## What you've told us:

### People would like to see:

Stronger protection for the **cultural and natural environment**

**Safer** and attractive public spaces

Guidelines for smaller developments, such as **basements and extensions**

### There are mixed views about whether:

Some new developments are harmful to **local character**

**High rise buildings** and tower blocks should be allowed

The **character and identity** of Lewisham's neighbourhoods is highly valued.

# What we've learned

## Lewisham has a distinctive character and identity:

The development of Lewisham over time has shaped the character and identity of our neighbourhoods and communities today.

## Diversity shapes experiences:

Lewisham is home to people of many backgrounds, ages and abilities who use and experience buildings and spaces differently.

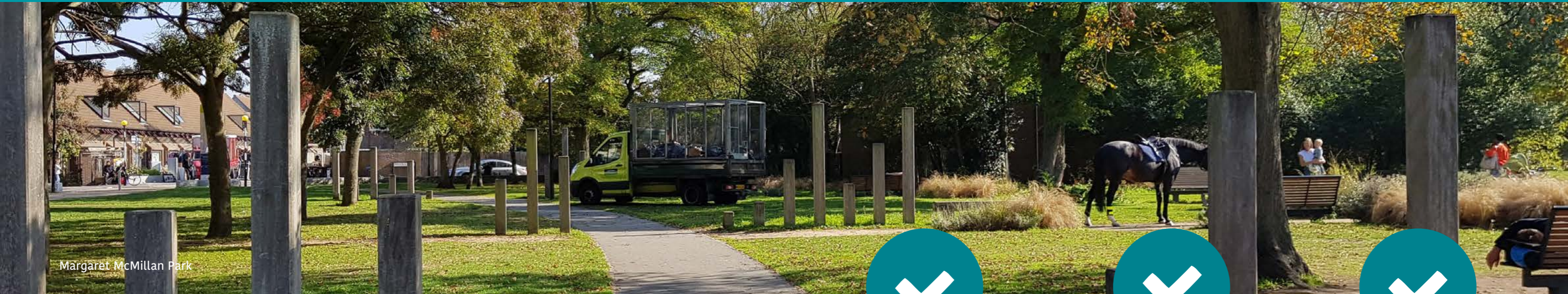
## Key parts of the Borough's character are:

- **Natural features**, such as green spaces and rivers
- **Town centres**
- **Residential** areas
- **Views** (some of which lead to landmarks, such as the view from Blackheath to St Paul's Cathedral)



# Main issues

# We're proposing to...



Margaret McMillan Park



## Local Character

Lewisham's growth must be carefully managed so local character is enhanced and not harmed.

## Density

To meet pressing needs for new homes and jobs, it will be necessary to build to higher densities in some places including with taller buildings.

## Inclusive places

To create more inclusive places, buildings and spaces must be easy to access and use for people of all ages and abilities and at different stages of life.

## Ensure growth is character-led

- Require new development to contribute positively to local character.
- Identify and protect important views, vistas and landmarks.
- Encourage developers to consult with communities when designing schemes and to treat proposals more favourably when this is done effectively.

## Promote inclusive and liveable neighbourhoods

- Create safe and attractive public spaces that are accessible to all.
- Use London Plan standards for new housing, including indoor living and outdoor amenity space.
- Ensure development avoids and mitigates harm to the environment, and does not pose a risk to public health and safety.

## Make the best use of land

- Ensure the density and mix of new development is right for its location.
- Identify places where tall buildings may be appropriate, and only allow them if they meet our high design standards.

## We've also considered

- Setting density standards for new developments in different areas or locations.
- Setting limits on the height of tall buildings

## Did you know?

Lewisham has an independent Design Review Panel made up of professional design experts. It meets regularly to review development proposals and to provide advice to developers. The panel helps to ensure new schemes are built to a high quality standard.



# Heritage

## What you've told us:

### Heritage is important because:

It gives neighbourhoods their **unique character** and **identity**

Residents and visitors **enjoy historic high streets**

### Concerns the historic environment is being damaged by:

**Demolitions** and **new developments**

Small works such as **house extensions**

Building on **back gardens**

### More should be done to improve historic environment by:

Supporting **heritage projects**

Better preserving the **special qualities** of places outside of Conservation Areas

# What we've learned

### Lewisham has a rich historic environment:

It features 29 conservation areas, 364 nationally listed buildings and structures, 301 locally listed buildings, 1 scheduled ancient monument and 2 registered gardens and parks.

Part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site is located at Blackheath.

Lewisham has a unique maritime and industrial heritage, and was once home to the Royal Naval Dockyard.

### Heritage at risk:

There are buildings and other assets on the 'Heritage at Risk' register due to neglect, decay or other threats.



# Main issues

# We're proposing to...



Beckenham Place Park stables (photo copyright: Thomas Ford and Partners)



## Enabling growth, preserving heritage

There is greater pressure to redevelop land and buildings to meet needs for homes and jobs. Lewisham's growth must be managed in a way that is sensitive to and preserves local heritage.

## Understanding heritage

Our heritage assets are irreplaceable. Their value must be understood if they are to be preserved for future generations.

## Heritage at risk

The heritage value of some buildings (and other assets) could be lost if action is not taken to secure their long-term future.

## Preserve and enhance the historic environment

- Ensure developments respect the value of heritage assets and their setting – this includes buildings, townscapes and landscapes.
- Require developers to submit a 'Heritage Statement'.

## Promote local heritage

- Work with our partners to put heritage at the heart of regeneration projects.
- Identify 'Areas of Special Local Character' to preserve the special qualities of neighbourhoods outside of conservation areas.

## Prevent loss of heritage assets

- Allow for 'enabling development' in exceptional cases. Meaning we may permit some harm to heritage value of a building (or other asset) to secure its long term future, but only where there is public benefit in doing so.

## Did you know?

Lewisham is gaining recognition for its award winning heritage projects. Recent examples include the restoration of the Fellowship Inn, in Bellingham, and improvements to Beckenham Place Park.



# Housing

## What you've told us:

### New housing development must be carefully managed to ensure:

There are enough **services** and **community facilities** to cope with extra demands

There is no harm to **local character** and the **environment**

Suitable controls over **houses in multiple occupation (HMOs)**

### More and better quality housing must be provided for specific groups, including:

**Homeless** people and other vulnerable groups

**Students**

**Families** with children

### Housing costs are a concern because:

They are **too high**

There are not enough **affordable homes**

Developers say **financial viability** is important when deciding the amount of affordable homes to build

# What we've learned

## Good track record of delivery:

The Council has regularly met its housing targets over the past decade.

## Housing costs are rising quickly:

In Lewisham, average house prices are more than 10 times the average workplace earnings.

In 2018 the median household income in Lewisham was £29,000, the 3rd lowest in London.

Social rented homes are the only housing that remains genuinely affordable for the majority of people in Lewisham.

## Private rented sector is growing:

1 in 4 residents in Lewisham live in the private rented sector – double that of 15 years ago.

Private rents rose by more than 50% between 2011 and 2017.

## Housing mix and quality:

Most new private housing built is with 1 and 2 bedrooms.

In September 2019, almost 5,100 families on the housing register were living in an overcrowded home and in need of a larger one.

There has not been a large rise in HMOs, but the location of HMOs shifted to the south of the Borough, with large concentrations in Bellingham, Downham and Whitefoot.

Most social housing units meet the Decent Homes standard. Our research shows private sector housing is not achieving the same level of standards.

## Viability:

Our research shows that small housing schemes (less than 10 units) could make a contribution to affordable housing.

# Main issues

# We're proposing to...

Cannon Wharf, North Deptford

## Affordability

The gap between earnings and housing costs is quickly widening.

## Design quality

The standard of accommodation varies across Lewisham. Measures are needed to ensure everyone has access to a decent and secure home.

## Different housing needs

Lewisham's diverse population has many different housing needs that must be catered for.

## A growing population

Many more homes are needed for our growing population. The draft London Plan sets a new housing target for Lewisham of 1,667 net units a year, and the Government's target is much higher. Growth on this scale will have to be properly managed.

## Overcrowding

There are a large number of families on the housing register in need of a larger home.

## HMOs

HMOs are part of the housing mix that helps to meet local need. This type of development must be carefully managed to ensure housing units are fit for purpose, and to protect the amenity of neighbourhoods.

## Secure more genuinely affordable homes

- Set a target of 50% of all new homes built to be genuinely affordable (based on local income levels). In Lewisham, this is social rent or 'London affordable rent'.
- Maximise affordable housing on new schemes, including small developments (less than 10 units).

## Boost housing delivery

- Meet and exceed the London Plan housing target - by delivering most new homes on large sites we have identified, and elsewhere through the sensitive intensification of neighbourhoods.
- Protect against the loss of housing, including social housing.
- Use powers available to bring vacant homes back into use.

## Tailor housing to local communities

- This includes older people, students and those who require specialist support.
- Protect family homes and seek that family units are built in new housing schemes.
- Improve controls over HMOs.
- Ensure that affordable housing is built to a high quality standard with equal access to amenities, such as play space, regardless of tenure.

## We've also considered

- Using the standard definition of affordable housing (which does not account for local income levels).
- Whether affordable housing contributions from small schemes impacts on their financial viability.
- Allowing conversions of family homes into flats, with no requirement to retain a family-sized unit.

# Economy and culture

## What you've told us:

### Concerns about:

Shops and traders getting **priced out** the area

The quality and future of our **High Streets**

Number of **hot-food takeaways**, especially near schools

Lack of opportunities for **young people**, such as apprenticeships

### More should be done to provide good jobs for local people by:

Supporting **small businesses**, including **start-ups** and **independents**

Making space for **trades**, such as mechanics and builders

Encouraging a wider **mix of uses** in town centres, not just shops

Promoting the evening and **night-time economy**

Protecting our **thriving markets, cultural venues** and **pubs**

Securing **reliable, high speed broadband** for businesses to thrive

# What we've learned

## Small local economy, formed mainly of small businesses:

Just 40 jobs for every 100 working age residents, the second-lowest proportion of any London borough.

90% of businesses in Lewisham are small businesses.

## Creative sector growing quickly:

The creative and digital sector is outpacing growth across London.

Lewisham has some of the highest numbers of artists' workspaces in the Capital along with world-renowned institutions, such as Goldsmiths College and Trinity Laban Centre.

## High streets face challenges:

Online shopping continues to rise. Some town centres are faring better than others - nearly 40% of units in Leigate are vacant, the most of all larger centres.

About 5,300 square meters of new retail floorspace will be needed by 2030.

## More business space needed, including affordable workspace:

Lewisham is losing industrial land at a faster rate than the rest of London.

Excellent take-up of workspace - but limited space available for businesses to expand or locate here.

Rents are similar to the London average but rising.

About 1,000 square metres of new workspace will be needed each year to 2040, mainly for light industrial and office uses.

## COVID-19 has impacted businesses:

Businesses and jobs have been impacted by COVID-19. The Local Plan will help to support the recovery of Lewisham's economy.

# Main issues

# We're proposing to...



Railway arch



## Making the best use of land

Space is needed for businesses to grow and prosper. But many more homes must be built. The right balance must be struck to achieve the best use of land.

## Out-of centre retail parks

The future role of out-of-centre retail parks in a growing borough needs to be considered.

## Inclusive economy

Cultural and creative industries are quickly expanding, with opportunities to grow the local economy around them. Yet other sectors can provide good jobs for local people and should be supported.

## Protect and revitalise industrial areas

- Introduce stronger protections for employment sites, so they remain in business use.
- Regenerate underused sites, such as Convoys Wharf and Surrey Canal Triangle.
- Enable the mixed-use redevelopment of some sites for new workspace and housing - but only where there is no loss of business space.
- Grow the cultural and creative industries by identifying a new Creative Enterprise Zone in north Lewisham.

## Make town centres more vibrant places

- Identify new evening and night-time economy hubs and Cultural Quarters.
- Protect markets, cultural venues and pubs.
- Encourage a richer mix of uses, whilst identifying 'shopping areas' in larger centres to retain traders.
- Review the network of shopping parades and re-designate some as local centres.
- Transform out-of-centre retail parks into areas for housing, jobs and community uses.

## Secure high quality and affordable workspace

- Require that new workspace is designed and built to a high-quality standard.
- Seek affordable workspace in larger developments.

## Affordable workspace

With low vacancy rates in most employment areas and rents rising, affordability of workspace is an issue.

## Design quality

Poor design quality has played a part in low uptake of units in some mixed-use buildings, despite demand for space.

## High streets need help

Measures are needed to respond to the challenges facing the high street and to ensure town centres remain vibrant places.

## We've also considered

- Not allowing for mixed-use development (including housing) on industrial sites.
- Specifying the mix of different types of uses allowed on the high street (such as shops).
- If contributions for affordable workspace harm the viability of the development.

## Did you know?

Lewisham has been named the Borough of Culture for 2022, which will feature an exciting programme of events. The borough also has one of London's first Creative Enterprise Zones (CEZ), reflecting the strength of its creative and cultural industries.





# Community infrastructure

## What you've told us:

### Some concerns about:

The **poor condition** and possible closure of **older community facilities**

Whether there will be enough community facilities (such as surgeries and schools) to meet **extra demand** as the borough grows

**Community facilities** should be open to everyone. Where they are not free to use, they should be **affordable** to local residents.

### Highly valued facilities include:

**Libraries**

**Youth centres**

**Leisure and recreation centres and clubs**

Community facilities are important to **health and wellbeing** and should be protected.

# What we've learned

## Early education and school places:

There is good provision of childcare and early education places.

Expected demand for primary and secondary school places can be met with existing facilities now, but a new secondary school is likely needed in the long-term.

About 30% of secondary school students living in Lewisham attend schools elsewhere in London.

## New ways of delivering services:

Service providers are seeking new ways to maintain and improve services, such as by modernising their buildings and facilities.

## Sport and recreation:

More sport and recreation facilities, including playing pitches, will be needed over the long-term.

Some areas are not as well served as others for children's play space and equipment.



# Main issues

# We're proposing to...



TNG (RCKa and Jakob Spriestersbach)

## Meeting the needs of our growing population

Lewisham's population growth will create extra demands for community facilities and services (including education, health and social care) which needs to be managed.

## Funding

Some community facilities and buildings require funding to cover regular maintenance and repairs.

## Many providers of facilities and services

A range of public and private sector bodies provide community facilities and services - a joined-up approach is needed to ensure local needs are effectively met.

## Using facilities more effectively

We may need to think differently about how facilities are used, and the best ways of providing for the needs of communities within the resources available. This may include re-purposing facilities, for example, converting full-sized playing pitches to smaller ones could better meet the needs of children and young people.

## Ensure neighbourhoods are well supported with facilities and services

- Prepare an Infrastructure Delivery Plan (IDP) to identify and monitor needs.
- Work with our partners to deliver community facilities and services, and ensure these are provided in the right places.

## Make the best use of facilities and secure new ones

- Ensure Lewisham's needs for education, health and social care facilities and services are met.
- Require larger housing developments to provide, or help to fund, new community facilities in areas where many more people will be living.

## Provide high quality facilities

- Ensure facilities are built and maintained to a high-quality standard.
- Encourage the shared use of facilities so more people benefit from them.
- Improve access to recreational opportunities.

## Did you know?

The Next Generation (TNG) Youth and Community Centre in Sydenham has won awards for its innovative and high quality design, which was created with input from young people. This includes recognition from the Royal Institute of British Architects (RIBA).



# Green infrastructure

## What you've told us:

### Green and open spaces should be protected from:

#### New developments

Being **paved over**, especially gardens

### Green and open spaces are vital to:

Leisure, health and well being

Nature and wildlife

Tackling **climate change**

Making town centres other places **attractive**

### More should be done to make the borough greener by:

#### Tree planting

Providing more and **better quality pocket parks** in built up areas

Creating new **green spaces** in large developments

# What we've learned

### Lewisham is very green:

Green spaces cover one-fifth of the Borough.

Lewisham was named one of the top boroughs in a recent Good Parks for London report.

15 parks have the Green Flag award for outstanding quality.

### Opportunities to improve nature sites:

The Lewisham Biodiversity Action Plan and other key strategies highlight opportunities to improve the natural environment.

### Some areas are better served than others:

People lack good access to parks, open space and nature in some areas.

Our Open Space study shows how some spaces are of fair or poorer quality.

Population growth will put extra pressure on parks and open spaces - more are needed to maintain current public access standards.

## Did you know?

Lewisham was named in the top 3 of all London boroughs in the latest 'Good Parks for London Report'. This is based on parks services in categories such as public satisfaction, quality, supporting nature and community involvement.



# Main issues

# We're proposing to...

Cornmill Gardens, Lewisham Town Centre

## National park city

The draft London Plan aspires for London to be a National Park City, and at least 50 per cent green by 2050 - Lewisham will have to play its part.

## Biodiversity and nature

The council is now required to ensure the Local Plan delivers net gains in biodiversity.

## Access to open space

More and/or better provision will be needed in some areas to ensure everyone benefits from easy access to good quality parks and open spaces.

## Meeting the needs of a growing population

Creating new large open spaces will be challenging as land is needed for homes and jobs.

## Protect and enhance spaces and natural sites

- Protect spaces and enhance their quality, for example, with new visitor facilities.
- Enhance the quality of waterways, such as the Rivers Thames, Ravensbourne and Quaggy.
- Review open spaces and nature sites, and where appropriate, update their boundaries and level of protection for nature conservation.

## Improve public access to spaces

- Prioritise the creation of new open space in areas that are lacking.
- Enhance routes and entrances to parks and open spaces.
- Improve walking and cycle routes, such as the Green Chain, Thames Path and Waterlink Way.
- Require larger developments to provide new public open space and/or fund improvements to spaces nearby.

## Promote urban greening

- Set greening standards for larger developments.
- Promote the use of green roofs and walls.

## We've also considered

- If we should allow some open spaces to be re-shaped to improve their quality (with no overall loss of space) or not provide such flexibility.
- Making minor changes to the boundaries of spaces, or to their status as sites of importance for nature conservation, drawing on our latest studies.

# Sustainable design and infrastructure

## What you've told us:

### There are concerns about:

Poor **air quality**

**Fly tipping**

**Flood risk**, especially in residential areas

The council should be lead example in responding to the **climate emergency**.

### More should be done to tackle climate change by:

Making buildings more **environmentally friendly**, for example, by using **less energy**.

Creating **decentralised energy networks**, such as in Deptford and Bell Green

Protecting green and open spaces, and promoting **urban greening**

Encouraging people to **use cars less**

## What we've learned

### Carbon emissions falling but remain a concern:

The latest Government data shows emissions decreased by 38% from 2005 to 2017.

Housing is the largest source of carbon emissions in Lewisham, mainly from domestic gas. Transport is the second largest.

### Lower levels of recycling:

Recycling rates have been improving but Lewisham is behind the rest of London.

### Poor air quality in some areas:

Some parts of Lewisham exceed the EU limits for the pollutant Nitrogen Dioxide.

Levels for the pollutant PM10 (Particular Matter) are within the EU limits but exceed the World Health Organisation guidelines.

### Different types of flood risk:

River related flooding is the main form of flood risk in Lewisham.

Large parts of the Borough lie within a Critical Drainage Area, where there is a greater risk of surface water flooding incidents.



# Main issues

# We're proposing to...

## We've also considered

- Requiring developments to meet carbon targets on-site in every case (e.g. not allowing flexibility for offset payments).

Surrey Canal Triangle

## Climate emergency

The council declared a climate emergency and aims to be carbon neutral by 2030 - but there are technical and financial challenges to achieve this.

## Waste management

Lewisham must play its part in helping London to manage waste more responsibly.

## Population growth

Lewisham's population is forecast to rise by roughly 20% by 2040. Carbon emissions will increase unless action is taken.

## Air quality

Supporting growth and development whilst improving air quality remains a key challenge.

## Flood risk

Climate change is expected to increase flood risk - the location and design of development will be important to ensure the safety of people and properties.

## Help reduce carbon emissions

- Ensure new developments meet the London Plan standards for sustainable design and construction.
- Allow for the limited use of carbon offset payments, where carbon reduction targets cannot be met on-site. Funds will be used on local green projects.
- Prepare an Energy Masterplan to support the creation and use of decentralised energy networks.

## Reduce flood risk

- Restore and revitalise Lewisham's river corridors
- Update our borough-wide flood risk study and use this to inform planning decisions.
- Work with partners to maintain and deliver new infrastructure, including flood defences and the Thames Tideway Tunnel.

## Reduce and effectively manage waste

- Promote the 'circular economy' – reduce waste by prioritising the re-use and recycling of materials.
- Work with other boroughs to manage Lewisham's share of waste, and safeguard existing facilities.

## Improve air quality

- Encourage and enable people to use cars less, or not at all.
- Require new developments to be 'air quality neutral'.

## Did you know?

Lewisham Council was one of the first in London to declare a climate emergency. Our aim is to make the borough carbon neutral by 2030. We have prepared a Climate Emergency Action Plan with measures to help achieve this.



# Transport and connectivity

## What you've told us:

### Walking and cycling should be encouraged by:

Making routes and pathways **safer and easier to use**

Improving routes between **parks and open spaces**

### Concerns with local roads:

Many are too **busy and polluted**

Vehicles passing through the borough add to **traffic and congestion**

Too much reliance on **main roads**, especially in and around town centres

### Public transport improvements are needed

Wide support for the **Bakerloo line extension**

Better **bus routes** and more reliable services are needed, especially in areas lacking good **rail services**

Concerns with **overcrowding** on train platforms

More trains are needed on the **Catford Loop Line**

### Mixed views on car parking:

**Car-free development** must be carefully considered

Pressure for **parking on streets** if new residents are not provided with spaces

**Local businesses** often rely on parking for customers

## What we've learned

### Some parts of Lewisham are more accessible than others

The DLR, Overground and rail services link with Lewisham. But these are mainly north-south routes, and there is no direct access to the Underground.

Most areas in the north are better served by public transport than those in the south.

More people own cars in areas lacking good access to public transport.

### Pollution and congestion

Major roads (such as the A21, A2 and South Circular) are often congested and pollution hotspots.

Traffic affects bus journey times - busy (high frequency) routes take about 20% longer than intended.

The Ultra-Low Emission Zone (ULEZ) will be extended to cover north Lewisham.

### Public transport: improvements planned but more investment needed

The Bakerloo line extension, will greatly improve transport access in Lewisham and south London - land must be safeguarded for stations and routes.

Funding secured for upgrades to the Overground and DLR will improve services, including a new Overground station in Deptford.

Foot traffic at Lewisham interchange has tripled over the past 15 years.

New platforms at Brockley station would allow for an interchange between the Overground and the Lewisham-Victoria rail line.

Stations and platforms are becoming busier at peak travel times, with some overcrowding.

Not all stations in the Borough have step-free access.

Our research suggests there are some 280,000 trips daily that could be made by bicycle instead of a car or public transport.

# Main issues

# We're proposing to...



Deptford Station

## Public transport access

Lack of public transport options in many parts of Lewisham limits people's access to opportunities - for schools, jobs, services and community facilities.

## Improving transport options

There is potential to boost the number of journeys made by walking and cycling by investing in new and improved routes.

## Lack of east-west links

Lewisham benefits from good north-south links to and from central London but east-west routes are lacking, making trips across Lewisham and into neighbouring areas more difficult.

## Environmental impacts

Vehicle use and traffic contributes to pollution and carbon emissions.

## Rising demand for services

Population growth will increase demand for public transport. Improved facilities and services are needed to keep journeys safe and convenient.

## Secure improvements to the transport network

- Work with partners to deliver the BLE and Lewisham interchange upgrade to improve transport accessibility and support growth.
- Re-route the South Circular to help regenerate Catford town centre
- Enable river bus services with a stop at Convoys Wharf.
- Require new developments to help fund transport improvements.

## Make neighbourhoods healthier and more liveable

- Transform major roads into 'Healthy Streets' that are, greener and safer for walking and cycling.
- Create the 'Lewisham Links', a network of high quality walking and cycle routes.

## Promote walking and cycling

- Make trips by walking, cycling and public transport safer and more convenient.
- Carefully manage the amount of car parking.

## We've also considered

- How to plan for the future if the Bakerloo line extension is not delivered, or arrives later than expected.
- If the regeneration of Catford major centre can be delivered without re-routing the South Circular.
- The likely impact of our proposals through a Transport Assessment.



# Lewisham's neighbourhoods and places

**Our aim is to recognise and celebrate the diversity of Lewisham's neighbourhoods and communities.**

The Local Plan sets out five main 'character areas' in the Borough. These areas contain neighbourhoods that are distinctive in their own way but which also share similarities with one another - for example, through their history, built form and natural features. Each character area will play an important role in delivering the Good Growth strategy.

For each character area the Local Plan sets out a vision (which supports the Vision for Lewisham) and key objectives. It also sets out planning policies, including:

- **Place principles** - to ensure that new development responds positively to local character, as well as improving connectivity by walking, cycling and the use of public transport, in supporting Good Growth; and
- **Site allocations** - to make clear our expectations for the use of land and design of development on specific, strategic sites.

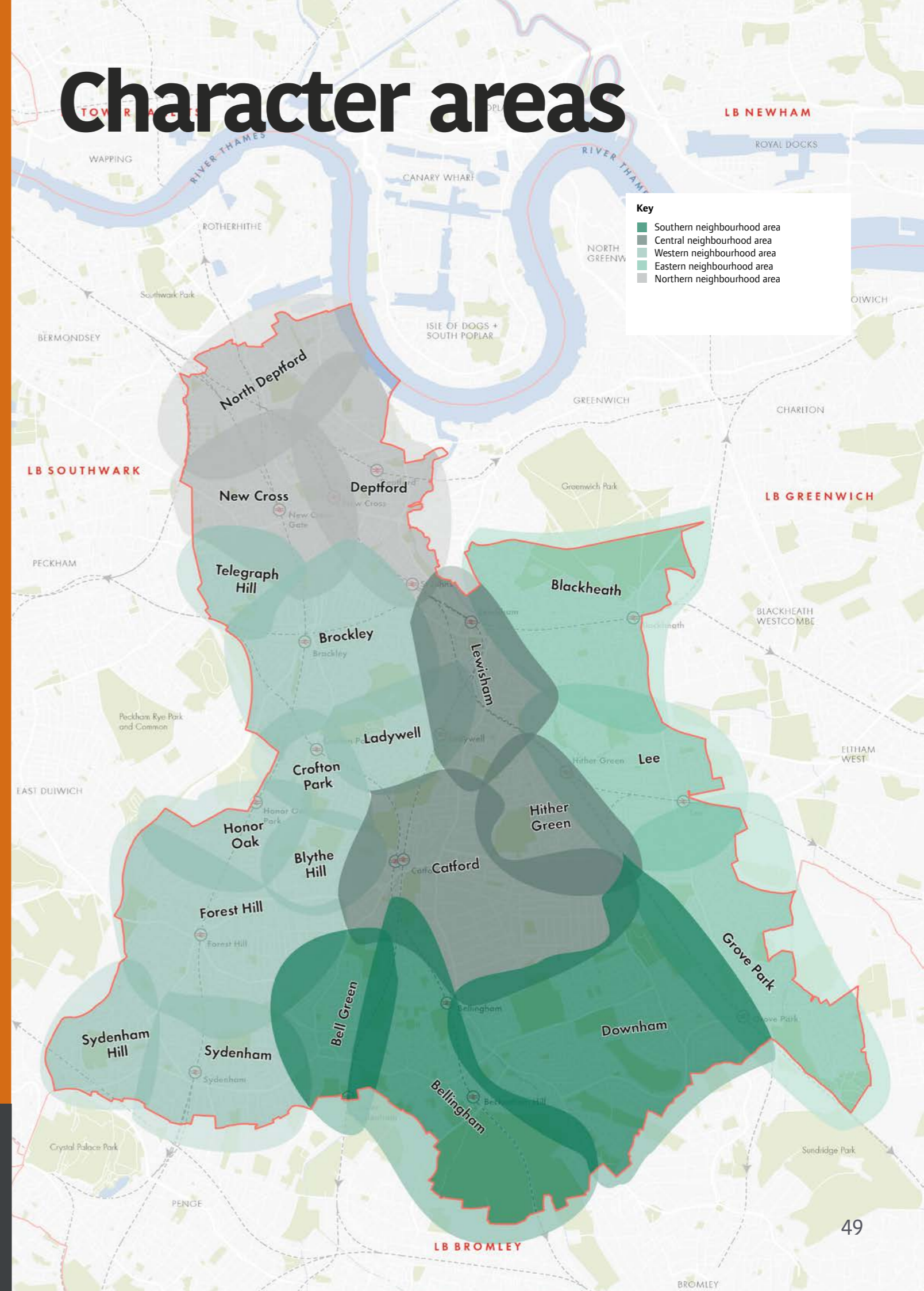
The following pages provide maps of Lewisham's character areas along with the key objectives for each.

## Did you know?

The character areas were created from a series of public engagement exercises on the Lewisham Characterisation Study (2019). This is a key study supporting the Local Plan.



# Character areas



# Central Area

**1** Secure the delivery of the Bakerloo line extension and Lewisham interchange upgrade to improve transport accessibility within the Borough and to help unlock the development potential of the Opportunity Area.

**2** Facilitate the renewal of Lewisham major centre into a well-connected modern metropolitan centre and employment hub, with a thriving market at its heart. Enhance routes and permeability within and through the centre by the redevelopment of strategic sites, including the shopping centre.

**3** Secure the re-routing of the South Circular (A205) to enable the comprehensive regeneration of Catford major centre, and reinforce its role as the Borough's main civic and cultural hub.

**4** Transform the A21 corridor into a 'healthy street' with public realm improvements that make walking, cycling and use of public transport safer and more convenient. Enhance the place qualities of the corridor by integrating new high quality housing development along it, and redeveloping out-of-centre retail parks and buildings for a wider mix of uses.

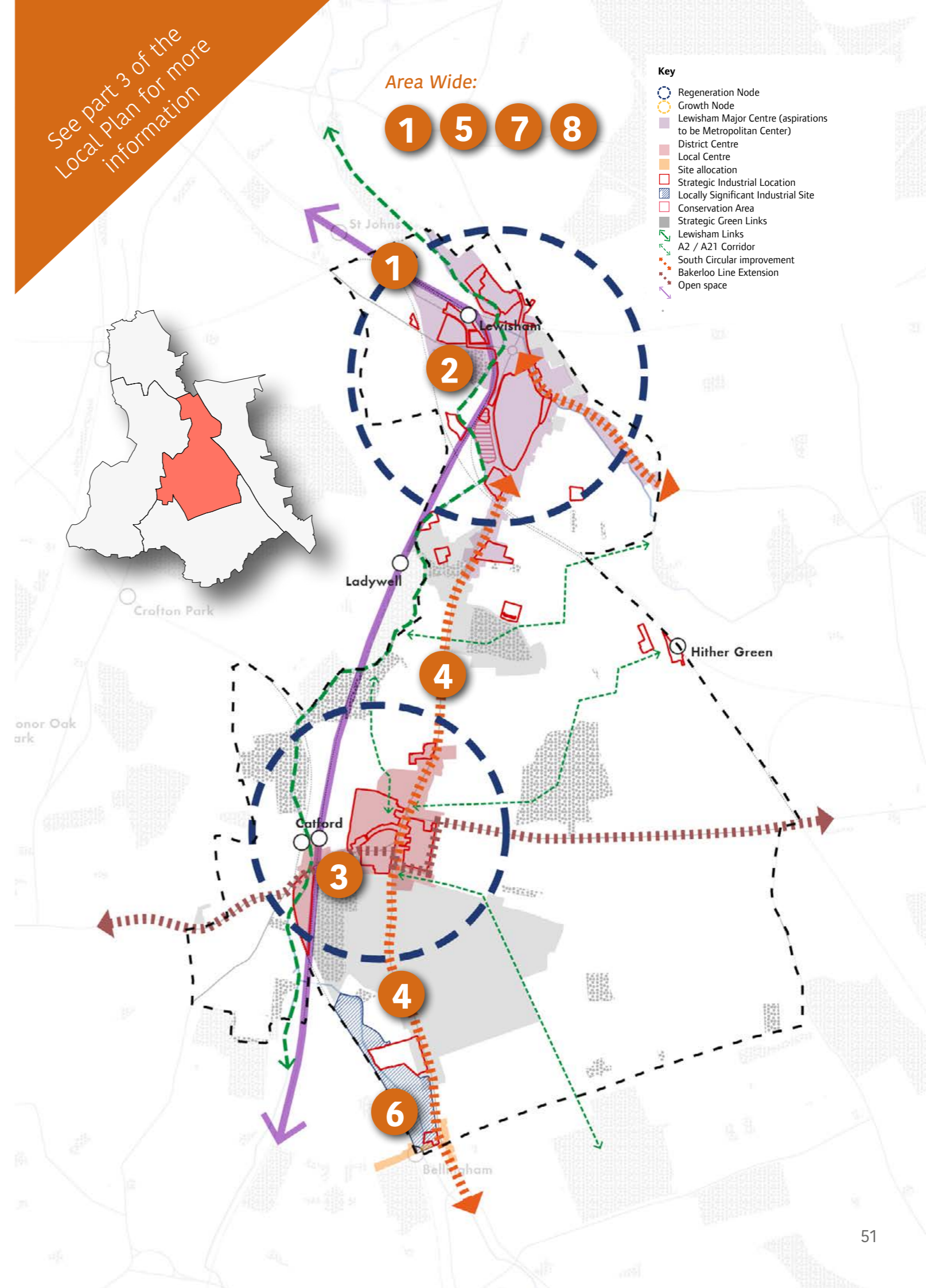
**5** Reinforce and enhance the character of established residential areas, local centres and parades. At the same time, deliver new homes and area improvements through their sensitive intensification.

**6** Protect and promote the renewal of industrial land at Bromley Road. Improve the quality of the townscape around Bellingham local centre, particularly at Randlesdown Road and Bellingham station approach.

**7** Enhance the environmental quality and amenity value of the Ravensbourne and Quaggy Rivers. Improve public access to the rivers with new and improved routes, focussing on Waterlink Way.

**8** Protect and enhance open and green spaces, including waterways. Deliver a connected network of high quality walking and cycle routes that link these spaces.

See part 3 of the Local Plan for more information



Area Wide:

**1 5 7 8**

- Regeneration Node
- Growth Node
- Lewisham Major Centre (aspirations to be Metropolitan Center)
- District Centre
- Local Centre
- Site allocation
- Strategic Industrial Location
- Locally Significant Industrial Site
- Conservation Area
- Strategic Green Links
- Lewisham Links
- A2 / A21 Corridor
- South Circular improvement
- Bakerloo Line Extension
- Open space

# North Area

See part 3 of the Local Plan for more information

Area Wide:

8 5 10 6

- Key**
- Regeneration Node
  - Growth Node
  - District Centre
  - Local Centre
  - Site allocation
  - Locally Significant Industrial Site
  - Strategic Industrial Location
  - Conservation Area
  - Strategic Green Links
  - Lewisham Links
  - A21 Corridor
  - South Circular improvement
  - Bakerloo Line Extension
  - Open space



**1** Secure the delivery of the Bakerloo line extension and other infrastructure to significantly improve transport accessibility, address existing barriers to access and unlock the area's development potential.

**7** Deliver heritage-led regeneration schemes to preserve and enhance Lewisham's industrial and maritime heritage, as well as the character and cultural identity of historic high streets at Deptford and New Cross. Ensure Deptford market remains a vibrant hub at the heart of the community.

**2** Deliver modern business space through the regeneration of larger vacant industrial sites to such as Convoys Wharf, Timber Yard at Deptford Wharf and Surrey Canal Triangle. Create quality, residential and mixed-use areas that are well integrated with existing communities, including the Pepys Estate.

**8** Transform New Cross Road (A2) into a 'healthy street' with public realm improvements that make walking, cycling and use of public transport safer and more convenient. Secure the removal of the Amersham Gyratory. Create a continuous frontage along New Cross Road by repairing breaks in the townscape.

**3** Secure the future of Millwall Football Club in the Borough with a modern stadium as part of a new leisure and community destination, supported by a new Overground station.

**9** Maximise the recreational and amenity value of the River Thames and Deptford Creekside by transforming the riverside into a vibrant neighbourhood and visitor destination. Enhance access to the river, including by repairing breaks in the Thames Path and Waterlink Way, as well as enabling river bus services at Convoys Wharf.

**4** Protect and enable the renewal of industrial land at Surrey Canal Road. Re-configure Strategic Industrial Land to create a high quality mixed-used, employment quarter at the edges of Deptford Park and Folkstone Gardens, with an improved transition between residential and industrial uses in the area.

**10** Protect and enhance open spaces, including waterways. Continue to deliver and expand the North Lewisham Links, a connected network of high quality walking and cycle routes that link these spaces. Ensure these routes address existing barriers to movement, such as those caused by the tangle of railways and major roads.

**5** Create new opportunities for business by making better use of land around railways, including railway arches and the 'Bermondsey Dive Under'.

**11** Safeguard strategic waste management sites, including South East London Combined Heat and Power (SELCHP), and develop decentralised energy networks linked to this facility.

**6** Establish a Creative Enterprise Zone to cement Lewisham as one of London's leaders in the creative, cultural and digital industries. Support these industries through the renewal of industrial sites at Deptford Creekside Cultural Quarter, along with new workspace and artists' studio space elsewhere.

# East Area

See part 3 of the Local Plan for more information

**1** Re-establish Lee Green district centre as a welcoming and thriving hub of commercial and community activity. Deliver public realm improvements and high quality, mixed-use developments through the renewal of Leegate Shopping Centre and other town centre sites. Address the dominance of vehicular traffic at the centre's main junction.

**2** Preserve and enhance the distinctive qualities of Blackheath Village district centre whilst building on its strengths as a key visitor destination.

**3** Reinforce the role of Grove Park local centre in supporting the neighbourhood. Improve the quality of the townscape and environment through the redevelopment of larger sites within the centre.

**4** Strengthen the role of Burnt Ash local centre in supporting the neighbourhood. Improve the quality of the townscape around Lee Station, and the station approach, through the renewal of sites within and around Chiltonian Industrial Estate.

**5** Protect and enable the renewal of industrial land at Blackheath Hill and other smaller industrial sites, with the delivery of new employment-led mixed-use development.

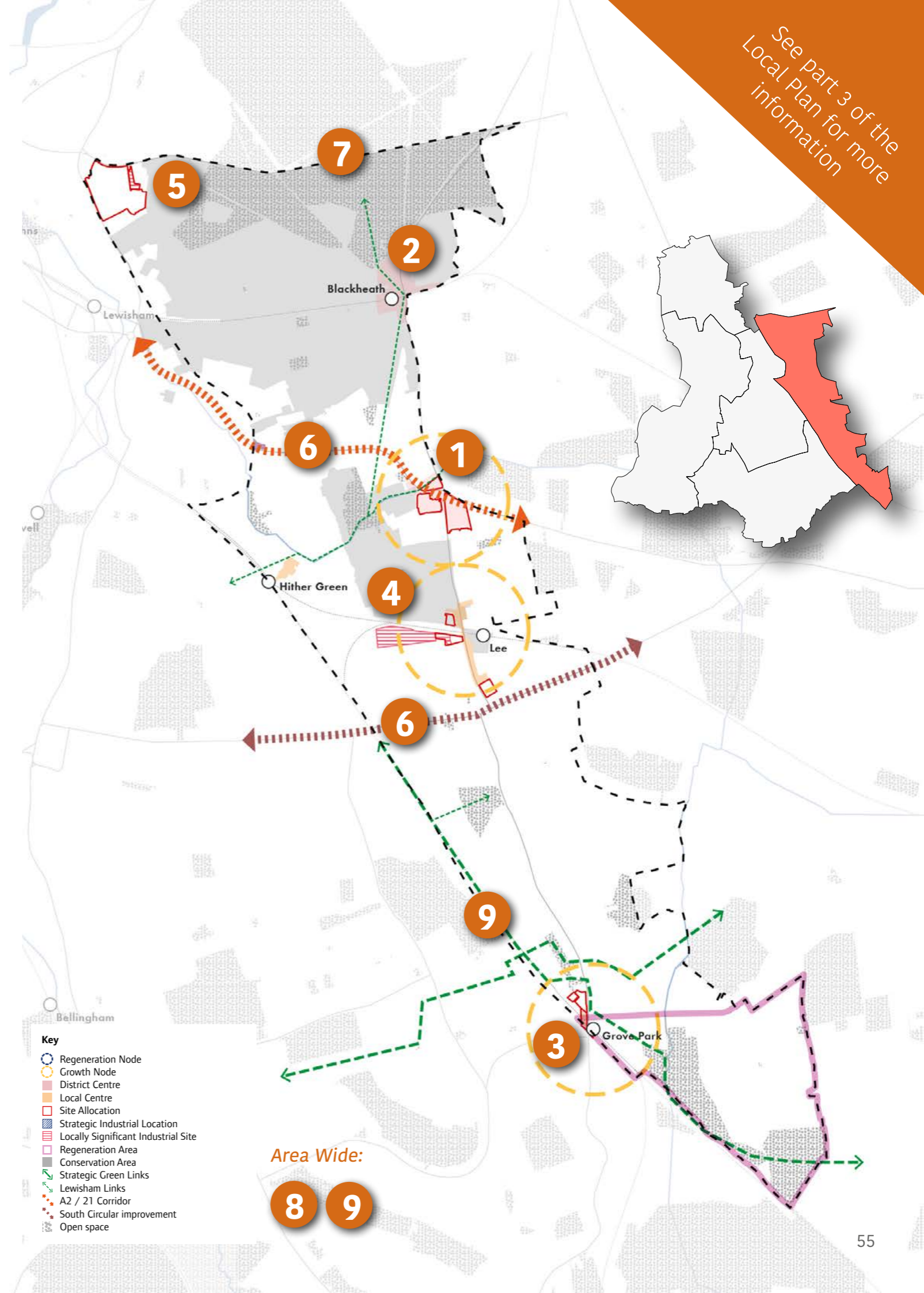
**6** Transform the South Circular (A205, Baring Road) and Lee High Road (A20) into 'healthy streets' with public realm improvements that make walking, cycling and use of public transport safer and more convenient.

**7** Preserve the Outstanding Universal Value of the Maritime Greenwich World Heritage Site Buffer Zone at Blackheath, along with protecting strategic views to and from it.

**8** Protect and enhance the linear network of open and green spaces, along with improving public access to them.

**9** Deliver a connected network of high quality walking and cycle routes that link open and green spaces, taking advantage of the Green Chain Walk. Ensure these routes address existing barriers to movement, such as those caused by railways and major roads.

**10** Preserve and enhance the distinctive qualities of Blackheath Village district centre whilst building on its strengths as a key visitor destination.



# South Area

See part 3 of the Local Plan for more information

- Key**
- Regeneration Node
  - Growth Node
  - District Centre
  - Local Centre
  - Site Allocation
  - ▨ Strategic Industrial Location
  - ▨ Locally Significant Industrial Site
  - ▨ Regeneration Area
  - ▨ Conservation Area
  - ▨ Strategic Green Links
  - ▨ Lewisham Links
  - ▨ A2 / 21 Corridor
  - ▨ South Circular improvement
  - ▨ Open space

**1** Secure the delivery of the Bakerloo line extension and other infrastructure to significantly improve transport accessibility, address existing barriers to access and unlock the area's development potential.

**7** Enhance the place qualities of the Ringway and A21 corridors by integrating new high quality housing development and revitalising centres along it, particularly to secure the long term viability of Downham district centre.

**2** Coordinate new investment in the Bell Green and Lower Sydenham area to enable it to become a London Plan Opportunity Area.

**8** Reinstate and enhance the historic character and identity of Southend Village and its surrounds, building on the presence of local assets including the Green Man centre and Peter Pan pond and through the redevelopment of the out-of-centre retail (Homebase) site.

**3** Regeneration of the former gasholders, Bell Green Retail Park and other sites nearby to create a quality residential-led mixed-use area that is well integrated with existing neighbourhoods and communities. Preserve and enhance the heritage value of the Livesey Memorial Hall and Gardens.

**9** Maintain the 'garden city' and cottage estate character of residential areas in Bellingham and Downham. At the same time, attract investment and deliver new homes through their sensitive intensification.

**4** Develop decentralised energy networks, taking advantage of opportunities presented by the redevelopment of larger sites around Bell Green / Lower Sydenham.

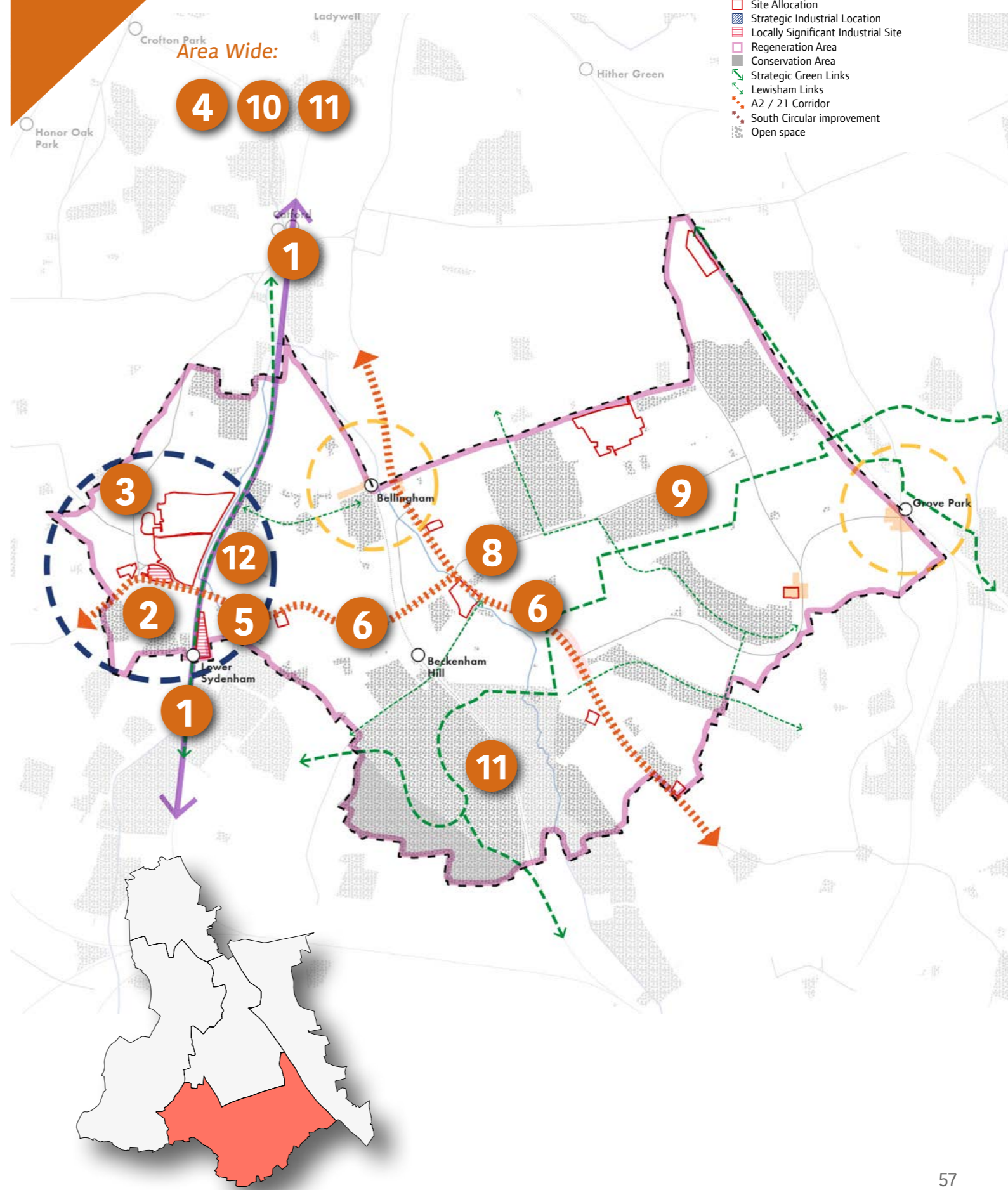
**10** Support balanced neighbourhoods and communities by effectively managing Houses in Multiple Occupation and preventing against their overconcentration.

**5** Create a high quality mixed-used, employment led quarter through the renewal of industrial land at Stanton Way and Worsley Bridge Road.

**11** Protect and enhance open and green spaces, including by expanding the role of Beckenham Place Park as a key visitor destination. Deliver a connected network of high quality walking and cycle routes that link these spaces, taking advantage of the Green Chain Walk.

**6** Transform the Ringway corridor (Southend Lane and Whitefoot Lane) and the A21 corridor (Bromley Road) into 'healthy streets' by making walking, cycling and use of public transport safer and more convenient. Address severance caused by the Bell Green gyratory.

**12** Enhance the environmental quality and amenity value of the Ravensbourne and Pool Rivers. Improve public access to the rivers with new and improved routes, focussing on Waterlink Way and the Pool River Linear Park.



# West Area

**1** Secure the delivery of the Brockley station interchange to improve transport accessibility and support growth.

**2** Secure the long-term vitality and viability of the area's network of town and local centres, and enhance connections between them. Ensure the centres retain their distinctive character and complement each other with a unique offer of services and facilities.

**3** Reinforce the role of Sydenham district centre in supporting the neighbourhood. Deliver public realm improvements at key arrival points to make the centre a more accessible and welcoming place. Support new high quality development, including mixed-use development, on sites which detract from the distinctive character of the centre.

**4** Expand the role of Forest Hill district centre as hub of community, commercial and cultural activity and employment location. Establish a new Cultural Quarter in the area, building on the presence of the Horniman Museum and Gardens and the cluster of creative industries at Havelock Walk and 118 Stansted Road.

**5** Strengthen the role of Upper Sydenham / Kirkdale local centre in supporting the neighbourhood. Deliver the renewal of industrial land at Willow Way to better complement the centre with new workspace and a wider mix of uses, along with improvements to the townscape and public realm.

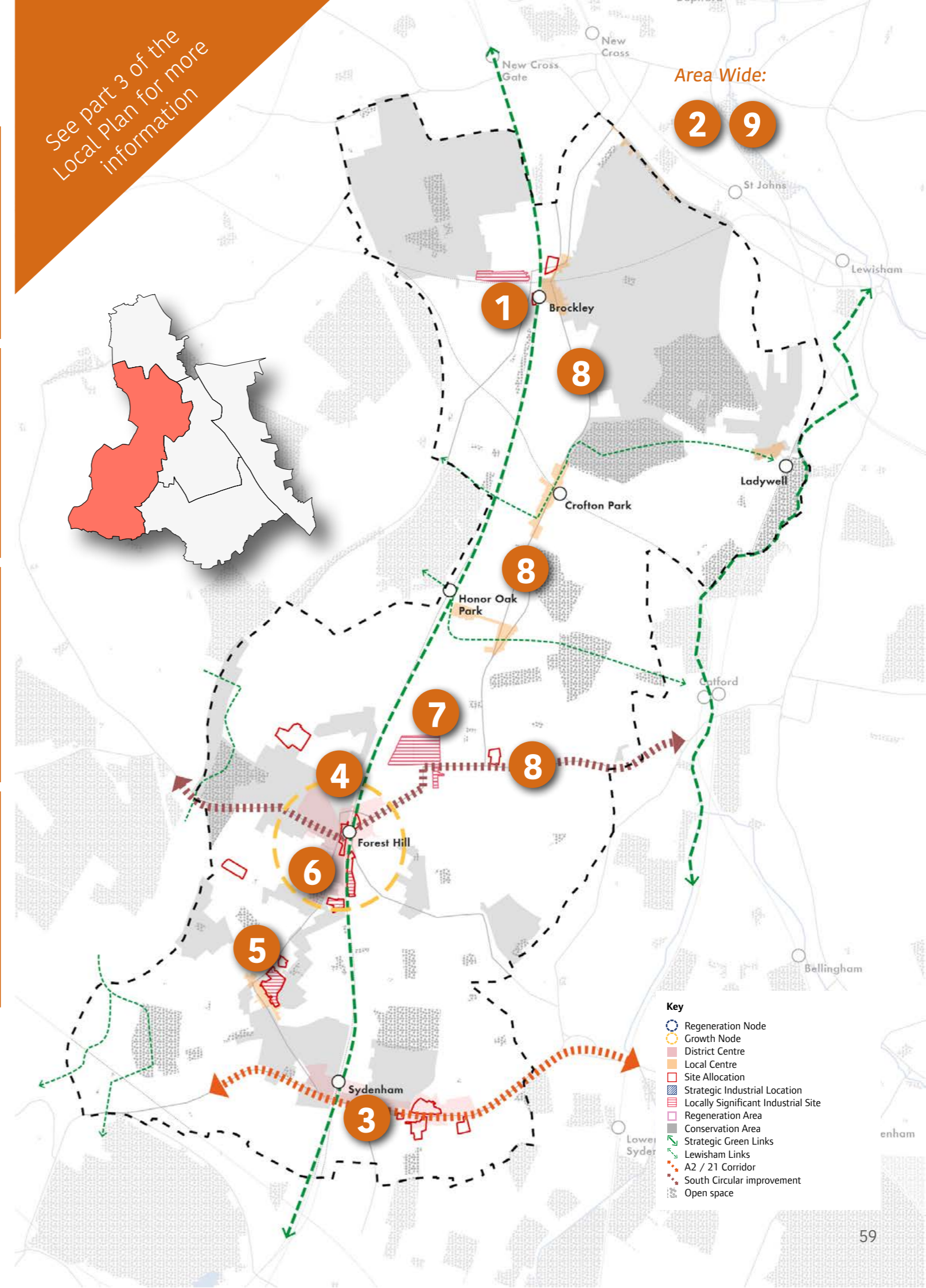
**6** Enable the delivery of new workspace and housing along with enhancements to the Forest Hill station approach through the renewal of industrial land at Perry Vale and Clyde Vale, as well as the redevelopment of sites around the station.

**7** Protect and enhance the employment quarter at Malham Road, including by extending the employment area to include units at 118 Stanstead Road.

**8** Transform the South Circular (A205) and Brockley Rise / Brockley Road (B218) into 'healthy streets' with public realm improvements that make walking, cycling and use of public transport safer and more convenient.

**9** Protect and enhance open and green spaces, along with the distinctive woodland character of the area. Deliver a connected network of high quality walking and cycle routes that link these spaces.

See part 3 of the Local Plan for more information



# Have your say

**We are now inviting everyone with an interest in Lewisham to have their say on the new Local Plan.**

We are particularly interested in your views on the **main issues** for the Local Plan and the **possible options** to address these, including the proposed ‘preferred approaches’.

## Visit our consultation hub [here](#) to

- Learn more about this Local Plan consultation
- Read the main consultation document “Lewisham Local Plan: Main Issues and Preferred Approaches” and other supporting documents;
- Submit comments

**The consultation closes on 11/04/2021.**