

MAYOR AND CABINET		
Report Title	Lewisham Brownfield Land Register: Part 1	
Key Decision	Yes	Item No.
Ward	All	
Contributors	Executive Director for Resources and Regeneration	
Class	Part 1	Date: 6 December 2017

1. Summary

1.1 The Council is required by law to prepare, maintain and publish a register of previously developed land (to be known as the Lewisham Brownfield Land Register; and hereafter referred to as “the register” in this report). Part 1 of the register comprise all brownfield sites appropriate for residential development. For the borough of Lewisham, this includes previously developed sites that are in the public domain and have previously been identified and/or approved for housing or mixed use development, i.e. sites with planning permission and adopted site allocations. It sets out a range of consistent and publicly accessible information about each site, including the minimum quantum of residential units to be delivered as well as the type and quantum of non-residential development. Part 1 will be updated as and when required, or at least on an annual basis, each December. Part 2 of the register provides a list of sites that have been granted Permission in Principle (PIP). This is discretionary and it is for the Council to decide to allocate sites for residential development, having followed specific procedures. At this stage, no sites are included in Part 2. The register will be made publicly accessible by holding a copy at Laurence House and by placing it on the Council’s website.

1.2 A number of annexes accompany this report:

- Annex 1 provides an overview of the contents of the register.
- Annex 2 provides a summary of the sites listed in Part 1.
- Annex 3 provides accompanying maps showing the boundaries of the sites listed in Part 1.

2. Purpose

2.1 This report advises the Mayor and Cabinet of the Lewisham Brownfield Land Register, as required by law.

3. Recommendation

3.1 The Mayor is recommended to note Part 1 of Lewisham’s Brownfield Land Register including the information contained in Annexes 1, 2 and 3. The Mayor is requested to approve the register’s contents and it’s publication by

making a copy available at Laurence House, by placing it on the Council's website and by carrying out a notification exercise to raise awareness of the register.

4. Policy Context

4.1 The register is consistent with the Council's policy framework and incorporates the site allocations that still remain relevant today (i.e. sites that have not yet been developed) from the Council's adopted Local Plans: Core Strategy (2011), Site Allocations Local Plan (2013) and Lewisham Town Centre Local Plan (2014).

4.2 The register supports the following Sustainable Community Strategy (SCS) objectives:

- *Empowered and responsible*: where people can be actively involved in their local area and contribute to supportive communities.
- *Clean, green and liveable*: where people live in high quality housing and can care for and enjoy their environment.
- *Dynamic and prosperous*: where people are part of vibrant communities and town centres, well-connected to London and beyond.

4.3 The most pertinent Corporate Priorities in relation to the register are:

- *Community leadership and empowerment* – developing opportunities for the active participation and engagement of people in the life of the community.
- *Clean, green and liveable* – through promoting a sustainable environment.
- *Decent homes for all* – investment in social and affordable housing.
- *Inspiring efficiency effectiveness and equity* – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community.

5. Background

5.1 As this is the first time that the register has been prepared, this section describes what the register is, considers why the register needs to be prepared and highlights the benefits associated with the register.

What is the register?

5.2 According to the Brownfield Land Register Regulations 2017, the register must be kept in different parts:

- Part 1 provides a list of previously developed sites in the borough that meet certain criteria as prescribed in the 2017 Regulations. It is for the Council to identify sites suitable for housing, irrespective of planning status. Maps accompany the register to show the boundaries of the sites listed in Part 1. Placing a site in Part 1 does not give it any weight in terms of decision making, and sites not already granted permission need to go through either the usual planning application process or be approved through the new Permission in Principle (PIP) route.
- Part 2 provides a list of sites that have been granted PIP. The Government is encouraging Councils to grant PIPs, even though they are

not mandatory. A site is only entered in Part 2 (and thereby granted PIP) if:

- it is already included in Part 1 and does not already have planning permission,
- the Council has decided to allocate the land for residential or housing led, mixed use development,
- it meets specific criteria in the 2017 Regulations and 2017 Order, and
- it has been subject to specific consultation, as prescribed in the 2017 Regulations and 2017 Order.

Part 2 identifies how much development the site is permitted on each site, by setting out the range and type of development allowed. PIPs do not give an automatic right to build at this stage.

- Technical Details Consent (TDC) is a new type of planning application where the Council assesses the detailed scheme, in terms of design, massing, unit mix, affordable provision etc. TDC applications can only be submitted once a site has been granted PIP and it has been entered in Part 2. The mix and quantum of development cannot be re-considered at this stage and TDC applications that are contrary to this will be refused. Once TDC has been approved by the Council, the site will then have permission to build.

Why does the register need to be prepared?

- 5.3 The Government is committed to maximising the number of new homes built on suitable brownfield land and has set out its intention to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020.
- 5.4 Despite the concept of the register being identified in the Housing and Planning Act (May 2016), it has taken until April 2017 to incorporate the register into various planning legislation, with which the Council now needs to comply, including:
- The Town and Country Planning (Brownfield Land Register) Regulations 2017 (April 2017).
 - Town and Country Planning (Permissions in Principle) Order 2017 (April 2017).
- 5.5 The 2017 Regulations require the Council to prepare then publish the register by 31st December 2017 on the Council's website and hold a copy at the Council's principle office during normal office hours. Officers have worked to meet this deadline despite the delay from Government in providing further guidance on how the register is to be implemented. There is also a requirement for the register to be uploaded to www.data.gov.uk.

What are the benefits of preparing the register?

- 5.6 The register will provide a range of benefits, including:
- Providing up-to-date, publicly available information all in one place on the Council's website.
 - Improving the quality and consistency of data held by the Council, by providing standardised information in an open data format.
 - Reducing the amount of information that an applicant is expected to provide early on (compared to the outline planning application process).

- Providing certainty for communities and developers (especially in terms of site acquisition).
- Prioritising development on brownfield land and encouraging investment in the local area.
- Checking progress being made on getting planning permissions in place.
- Helping with monitoring the 15 year supply of housing.
- Providing the vehicle for granting PIPs.

5.7 According to the 2017 Regulations, it is for the Council to decide which sites, if any, should become PIPs. At this stage, officers recommend that the Council does not grant any PIPs. This is because most of the sites in Part 1 have already been granted planning permission. Whilst the principle of housing being suitable has already been established for the remaining sites in Part 1 (site allocations and lapsed applications), officers suggest that further site capacity and viability work is needed. This is to ensure sites will be developed to their fullest potential whilst taking into account site constraints and local surroundings. These sites can still be determined in the normal manner through the planning application process. As officers are recommending that no PIPs be granted, sites will not be considered through TDC applications at this stage. The Council may decide to grant PIPs at any time. If and when this happens, officers recommend that a report be prepared for Mayor and Cabinet, to explain this part of the register in more detail.

6. Overview of Part 1 of the register

6.1 The remainder of this report focuses specifically on the content and preparation of Part 1 of the register.

What sites have been included in Part 1?

6.2 Part 1 does not cover all development sites in the borough. The 2017 Regulations state that only previously developed land should be included in Part 1. This is defined in Annex 2 of the National Planning Policy Framework (2012) as:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed, but where the remains of the permanent structure have blended into the landscape in the process of time."

6.3 Officers have interpreted this in the broadest sense as meaning all land that has been previously developed but has the potential to be redeveloped for residential or residential led, mixed use development. This is regardless of whether the land and/or properties now stand derelict and empty or the land and/or properties are still in use. Sites that contain designated open space or include residential gardens have not been included in Part 1.

- 6.4 Officers have identified sites from a number of sources, predominantly from the London Development Database and the London-wide SHLAA 2017.
- 6.5 Sites have been assessed by officers and have been included in Part 1 only where they meet the following criteria, as defined by the 2017 Regulations:
- The land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings.
 - The land is suitable for development i.e. the concept and quantum of residential and mixed-use development has already been established through site allocations or planning permissions.
 - The land is available for development, i.e. the landowner(s) or developer(s) has expressed an interest to sell or develop the land, there is no evidence to suggest otherwise within 21 days of the site being placed in Part 1 and in the opinion of the Council, there are no legal or ownership issues which might prevent development of the site taking place.
 - Development of the land is achievable, i.e. the development is likely to take place within 15 years.
- 6.6 A summary of the sites listed in Part 1 are shown in Annex 2. Part 1 consists of:
- 52 sites that have planning permission and have started construction but have yet to be fully built out.
 - 26 sites that have planning permission but have not yet started construction.
 - 4 sites that have a resolution to approve, subject to section 106 agreements being secured.
 - 17 sites that have lapsed planning permissions, i.e. these sites have not been built within the allocated timeframe (usually three years following the grant of planning consent). Even though these sites have not been built and new planning applications will be required for these sites, the concept of development on these sites still stands.
 - 14 sites that have been allocated for residential or mixed-use development in the adopted Local Plans (Core Strategy, Site Allocations Local Plan and Lewisham Town Centre Local Plan), and are still valid because they have not yet been permitted for development since the adoption of the Local Plans.
- 6.7 A series of draft maps are included in Annex 3. They show the boundaries of the sites listed in Part 1. Map 1 provides an overview of the sites across the whole of the borough, although not all sites are visible due to the scale of the map. Maps 2 – 14 show extracts of the map at a larger scale, so that every map boundary and site reference can be seen. Officers recommend that for accuracy and consistency, individual maps (similar to those shown in Maps 7-14) for every site on Part 1 be prepared and included alongside the register on the Council's website.
- 6.8 The maps show that the sites are scattered across the borough, but not evenly spread. Sites are located in the following wards:
- 17 sites in Lewisham Central,
 - 14 sites in New Cross,

- 11 sites in Evelyn,
- 10 sites in Blackheath,
- 10 sites in Sydenham,
- 9 sites in Forest Hill,
- 8 sites in Telegraph Hill,
- 6 sites in Rushey Green,
- 5 sites in Crofton Park,
- 5 sites in Perry Vale,
- 4 sites in Brockley,
- 4 sites in Lee Green,
- 3 sites in Grove Park,
- 3 sites in Whitefoot,
- 2 sites in Bellingham,
- 1 sites in Catford South,
- 1 site in Ladywell,
- 0 sites in Downham.

What sites have been left out of Part 1?

- 6.9 There are a range of additional sites, that may come forward for residential or mixed-use development in the future, that officers have not included in Part 1 this time round. This includes sites that are allocated or approved for non self-contained housing and sites with solely non-residential development. Officers also consider that it is premature to include sites in Part 1 where the concept of development has not yet been fully established. This applies to:
- Potential development sites newly identified through the London-wide Strategic Housing Land Availability Assessment (SHLAA), as this was a theoretical exercise and subsequent site allocations or planning applications for these sites have not yet been progressed.
 - Sites with submitted planning applications, since the principle of development has not yet been set and there is no certainty that the mix and quantum of development specified in the application will be granted permission.
 - Sites at pre-application stage, because the mix and quantum of development may need further consideration, and can frequently change before an application is submitted. Furthermore, due to commercial sensitivity, many sites at pre-application stage are kept confidential.
 - Windfalls, i.e. sites that were previously unknown to the Council, regardless of the size of the site and the amount of development that the site can accommodate.
 - Sites previously identified through “call for sites” exercises, carried out by the Council and the GLA, whereby landowners, developers and stakeholders are asked to submit sites that they feel are suitable for development.
- 6.10 Further site capacity/viability assessments and discussions with landowner(s) and developer(s) are recommended for these sites, so that the most suitable mix and quantum of uses on the site can be fully investigated, and the

appropriateness of the site for residential development can be duly established.

- 6.11 Officers recommend that these additional sites be considered as part of the preparation of the new Local Plan, and will be reported to Mayor and Cabinet as part of that process. In summary this will include seeking approval:
- For a new “call for sites” exercise to take place during 2018, in order to find an additional supply of housing land for the future.
 - For site allocations newly identified within the new Local Plan to be consulted upon and then debated through the Examination in Public.
 - To designate the site allocations in the adopted version of the new Local Plan.

What site information does Part 1 contain?

- 6.12 Officers have prepared Part 1 in a format to meet the Open Data Standard. It contains a range of information as prescribed in Schedule 2 of the 2017 Regulations. Annex 1 identifies each column in the register and provides a summary of it’s contents. Due to the sheer size of the register, officers have shown only the most pertinent columns in the summary of sites in Annex 2. Some columns have been omitted from Annex 2, such as location co-ordinates, map links or columns that have been left blank because they are not relevant at this stage.
- 6.13 Guidance states that Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) may apply depending on the content of the sites on the register. Officers have considered this and advise that there is no need to scope for SA/SEA this time round. This is because the majority of sites listed in Part 1 already have planning permission. Environmental implications of proposed developments have been considered prior to granting permission, and where relevant Environmental Impact Assessments (EIA) have also been carried out. Where relevant, mitigation measures to overcome the adverse environmental impacts have been included within the conditions attached to planning consents. The remaining sites listed in Part 1 are site allocations. These have already been subject to SA/SEA as part of the preparation of the adopted Local Plans.

What are the next steps?

- 6.14 Officers recommend that in line with the 2017 Regulations, a copy of Part 1 and the accompanying maps be made available for inspection at Laurence House.
- 6.15 Part 1 and the maps should also be placed on the Council’s website by 31st December 2017, with a page dedicated to the register that includes explanatory text.
- 6.16 According to the 2017 Regulations, consultation for Part 1 is discretionary and it is for the Council to decide the amount and type of consultation that takes place regarding the sites listed in Part 1. Officers consider that a formal consultation at this stage is not necessary. This is because Part 1 provides an easily accessible list of sites all in one place. These sites are already in the public domain where the concept and amount of development on these sites

has already been established, have already been through consultation processes and in many instances, have already been granted permission. However, given the strategic nature of the amount of development taking place across the borough and the cumulative impact of the sites listed in Part 1, officers feel it will be considerate to notify landowners, in order to raise awareness of the register.

- 6.17 Officers are therefore recommending that for this first time, a notification exercise is carried out, with notification emails/letters sent out in January 2018 to landowners, where land ownership contact details are known. Whilst this is not a formal consultation exercise, officers recommend that the email/letter will seek responses back to the Council but only where there are errors in Part 1, or where sites that are already in the public domain have been wrongly omitted from Part 1. This will help to ensure that the register is accurate and up-to-date. Officers advise that Part 1 should be subsequently amended in line with the representations received and that the updated Part 1 and the amendments are placed on the Council's website, so that it is clear what changes have been made.
- 6.18 Officers will further consider other suitable methods of consultation/notification for the register. This will be incorporated into the Statement of Community Involvement (SCI) and will be presented to Members, for their consideration, shortly.
- 6.19 Officers also recommend that the register is uploaded at www.data.gov.uk, to enable the Government to harvest the data for Lewisham, alongside all other Local Authorities' data.

When will the register be reviewed?

- 6.20 The register is not a static document and identifying sites to include in the register is an iterative process. This is a first draft of the register and it will be subject to change in subsequent years. The 2017 Regulations require the Council to update and review the register at least annually. Officers recommend that this review is carried out in tandem with the preparation of the Annual Monitoring Report. The changes made to the register will be presented to Mayor and Cabinet each December, before the updated register is placed on the Council's website.
- 6.21 It is anticipated that the main changes in Part 1 will relate to:
- Removal of sites that have been completely built out.
 - Addition of new sites that have been granted planning permission.
 - Addition of new site allocations, once they have been identified and debated, then designated through the Local Plan process.
 - Updates to sites already listed in Part 1 regarding site ownership, mix of uses, site capacity and availability to deliver, in light of informal discussions with relevant landowners/developers and stakeholders and updated knowledge gained by officers.
- 6.22 Officers will also report back to Mayor and Cabinet, as and when necessary, as the register is implemented, and if further guidance becomes available.

7. Financial Implications

- 7.1 There are no direct financial implications arising from this report. The register will be published electronically on the Council's website and the notification exercise will be funded from within the agreed Planning Service budget.
- 7.2 Although there are no direct implications, Part 1 will help to encourage delivery of housing on previously used land. New housing will, in turn, generate revenue through Council Tax and the New Homes Bonus, although this cannot be attributed solely to the register and is dependent upon many other factors outside of the control of the Council.

8. Legal Implications

- 8.1 This report at paragraph 1.1 sets out the Council's legal duty, contained in the Town and Country Planning (Brownfield Land Register) Regulations 2017, as a Local Planning Authority to prepare, maintain and publish a register of previously developed land located within its area and which meets the criteria set out in Regulation 4. The register is to be known as the Brownfield Land Register.
- 8.2 Paragraph 5.2 of the report confirms that the Regulations require the Register to be kept in two parts, Part 1 and Part 2.
- 8.3 The Regulations set out the procedure for preparing Part 1 of the register. These are summarised below:
- Regulation 3(1) - to prepare and maintain a register of previously developed land that is within their area and meets criteria outlined in Regulation 4(1), namely: the land has an area of 0.25 hectares or is capable of supporting at least 5 dwellings and the land is suitable, available and achievable for residential development.
 - Regulation 3(2) - to publish the register by 31 December 2017.
 - Regulation 3(4) - to keep the register in two parts.
 - Regulation 5(6) - to carry out consultation procedures for Part 1 as the Council sees fit and to take account of any representations received.
 - Regulation 15 and Schedule 2 – specifies the information that the register must contain.
 - Regulation 16 – to keep the register available for public inspection at the Council's principle office, and where it is kept using electronic storage, make the register available for inspection by the public on the Council's website, maintained for that purpose.
 - Regulation 17(1), (2) and (5) - to review the entries in the register at least once within each year, updating as necessary the information contained in register. Land that no longer meets the criteria must be removed from Part 1, having carried out consultation procedures that the Council sees fit and taking account of any representations received.
 - Regulation 18(1) and (2) - to bring the register up to date by such date, and to provide such information in such form and by such date, as the Secretary of State may specify.

- 8.4 Regulations 6 – 14 and the Town and Country Planning (Permissions in Principle) Order 2017 relates specifically to preparation of Part 2. These will be summarised at a later date, if the Council decides to allocate land for residential development. Regulation 4 of that Order grants Permission in Principle for development of land allocated in Part 2 of the register consisting of:
- (a) housing development for the provision of a number of dwellings falling within the range specified in the relevant entry in the brownfield land register; and
 - (b) where the relevant entry in the brownfield land register specifies non-housing development of the land, non-housing development of a description falling within the description in that entry.
- 8.5 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.6 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.7 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 10.4 above.
- 8.8 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case.
- 8.9 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling

reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>
<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

- 8.10 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty.
 2. Meeting the equality duty in policy and decision-making.
 3. Engagement and the equality duty: A guide for public authorities.
 4. Objectives and the equality duty. A guide for public authorities.
 5. Equality Information and the Equality Duty: A Guide for Public Authorities.
- 8.11 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:
<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

9. Crime and Disorder Implications

- 9.1 There are no direct implications relating to crime and disorder issues.

10. Equalities Implications

- 10.1 The register does not have any direct equalities implications. The data will be provided in the register in a consistent manner with standardised data provided in an open data format. The register will be made publicly accessible by holding a copy at Laurence House and by placing it on the Council's website.

11. Environmental Implications

- 11.1 There are no direct environmental impacts arising from this report. Placing sites on Part 1 of the register does not give them planning permission. Sites will be decided in the usual manner through the determination of planning applications and in accordance with the development plan. Environmental implications are considered as part of this process.

12. Conclusion

- 12.1 Lewisham's register sets out a range of consistent and publicly accessible information about previously developed sites that are already in the public domain and have previously been identified and/or approved for residential or mixed-use development within the borough. Part 1 includes the minimum quantum of residential units to be delivered on each site, as well as the type and quantum of non-residential development. It will be updated as and when required, or at least on an annual basis, each December. Currently, no PIPs are being proposed.

12.2 The Mayor is recommended to note Part 1 of Lewisham’s Brownfield Land Register including the information contained in Annexes 1, 2 and 3. The Mayor is requested to approve the register’s contents and it’s publication, by making a copy available at Laurence House, by placing it on the Council’s website and by carrying out a notification exercise to raise awareness of the register.

13. Background documents and originator

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Housing and Planning Act http://www.legislation.gov.uk/ukpga/2016/22/pdfs/ukpga_20160022_en.pdf	2016	Laurence House	Planning Policy	Angela Steward	No
Brownfield Land Register Regulations http://www.legislation.gov.uk/uksi/2017/403/made/data.pdf	2017	Laurence House	Planning Policy	Angela Steward	No
Permissions in Principle Order http://www.legislation.gov.uk/uksi/2017/402/made/data.pdf	2017	Laurence House	Planning Policy	Angela Steward	No

If you have any queries on this report, please contact Angela Steward, Senior Planning Policy Officer, 3rd floor Laurence House, 1 Catford Road, Catford SE6 4RU –telephone 020 8314 3885.

Annex 1: Explanation of the contents of Part 1 of the register

This table explains each column in the register that will be placed on the Council's website. Due to the sheer size of Part 1 of the register, only a summary of the site information is included in Annex 2. Rows are coloured light grey where the information is shown in Annex 2.

Column title	Explanation of what is included in each column of the register
Organisation URI	This is the Local Authority code within whose area the parcel of land lies. For this Council it is: http://opendatacommunities.org/id/london-borough-council/lewisham . This is not shown in Annex 2 because this code is the same for every site.
Organisation Label	This is the name of the Local Authority. For this Council it is: London Borough of Lewisham. This is not shown in Annex 2 because it is the same for every site.
Site Reference and Map number	This is a reference to identify the site. For this Council it is two letters to depict the ward followed by three numbers sequentially applied to sites, e.g. LC001, FH006. Since the referencing system has been established some sites have been completed, and these sites are not shown on Part 1. There is also a map number associated with each site in Annex 2, to direct readers to the relevant map.
Previously Part Of	This is to be completed for sites where they were previously part of a different site on earlier versions of the register. This is optional and is not relevant for this first register.
Site Name and Address	This is the site name and first line of the address, sufficient to describe its location.
Site Plan URI	This is a link to the webpage that provides a site plan for each site. This is not shown in Annex 2 because it is a weblink that will be established when the maps are uploaded onto the Council's website.
Co-ordination Reference System	This identifies which co-ordinate reference system has been used. For this Council it is ETRS89. This is not shown in Annex 2 because it is a locational reference.
GeoX	This is the longitude or east grid reference for the centre of the site. This is not shown in Annex 2 because it is a locational reference.
GeoY	This is the latitude or north grid reference for the centre of the site. This is not shown in Annex 2 because it is a locational reference.
Hectares	This is the size of the site in hectares, up to 2 decimal places. This figure should be considered as indicative. For sites that have already been approved, the definitive site boundaries and size of the site are defined in planning applications or committee reports. For sites not already approved, the site boundary or site size may change throughout the planning application process.
Ownership Status	This is the ownership status of the land, categorised as: <ul style="list-style-type: none"> - Owned by a public authority, including public bodies such as TfL or NHS - Not owned by a public authority, where the site is in private ownership

	<ul style="list-style-type: none"> - Mixed ownership, including where sites are being delivered by Housing Associations on behalf of the Council - Unknown ownership.
Deliverable	<p>This indicates if the land is deliverable within five years of it being entered in Part 1, categorised as:</p> <ul style="list-style-type: none"> - Yes - No.
Planning Status	<p>This indicates the stage in the planning process that the site has reached, categorised as:</p> <ul style="list-style-type: none"> - Permissioned - Not permissioned - Pending decision.
Permission Type	<p>This relates to the latest type of permission that has been granted for the site, categorised as:</p> <ul style="list-style-type: none"> - Full - Outline - Reserved matters - Permission in Principle - Technical Details Consent - Granted under order - Other.
Permission Date	<p>This is the date the permission was granted for a site, displayed as yyyy-mm-dd.</p>
Planning History	<p>This is a weblink providing information about the planning history of the site. As this is optional, it has not been included in this version of the register nor shown in Annex 2.</p>
Proposed for PIP	<p>This indicates that the site has been proposed for residential development through a PIP. As this is optional and officers are recommending that the Council do not propose any PIPs this time round, it has not been included in this version of the register nor shown in Annex 2.</p>
Minimum Net Dwellings	<p>This is the minimum net number of dwellings that the Council estimates the site should support. Data has been taken from:</p> <ul style="list-style-type: none"> - The London Development Database, to reflect sites that have been granted permission or have lapsed permissions - The information contained in the adopted Local Plans. i.e. Core Strategy, Site Allocations Local Plan and Lewisham Town Centre Local Plan - Site information held by case officers. <p>This figure should be considered as indicative. For sites that have already been approved, the definitive net dwellings are defined in planning consents. For sites not already approved, the quantum of residential units may change throughout the planning application process, when site capacity, massing, layout and viability are considered in more depth.</p>
Development Description	<p>This includes a description of the proposed housing development, detailing whether it is a residential or mixed use development and quantity of 1, 2 and 3 bedroom units, where this data is available. Note, that the quantity of housing in this column may refer to gross units, and therefore may differ from the net number of units listed in the previous column. The quantum and type of residential units should be considered as indicative. For sites that have already been approved, the description of the development is defined in planning consents. For sites not already approved, this may change throughout the planning application process,</p>

	when site capacity, massing, layout and viability are considered in more depth.
Non Housing Development	This includes a description of the proposed non-housing development, detailing the type of development proposed and the use classes and quantities of floorspace, where this data is available. The mix and quantum of non-residential uses should be considered as indicative. For sites that have already been approved, the definitive non housing development description is defined in planning consents. For sites not already approved, this may change throughout the planning application process, when site capacity, massing, layout and viability are considered in more depth.
Part 2	This indicates that a site is included in Part 2 of the Register, and thereby has been granted PIP, following specific consultation procedures. As officers are recommending that the Council do not propose any PIPs this time round, it has not been included in this version of the register nor shown in Annex 2.
Net Dwellings Range From	This is the minimum net number of dwellings which, in the Council's opinion, the land is capable of supporting. As officers are recommending that the Council do not propose any PIPs this time round, it has not been included in this version of the register nor shown in Annex 2.
Net dwellings Range To	This is the maximum net number of dwellings which, in the Council's opinion, the land is capable of supporting. As officers are recommending that the Council do not propose any PIPs this time round, it has not been included in this version of the register nor shown in Annex 2.
Hazardous Substances	This indicates the presence of hazardous substances for sites that have been included in Part 2. As officers are recommending that the Council do not propose any PIPs this time round, it has not been included in this version of the register nor shown in Annex 2.
Site Information	This is a link to a webpage giving further information about the sites listed in Part 2. As officers are recommending that the Council do not propose any PIPs this time round, it has not been included in this version of the register nor shown in Annex 2.
Notes	This provides general information about a site and its entry on the register. As this is optional, it has not been included in this version of the register nor shown in Annex 2.
First Added Date	This is the date that the site was first added to the register, displayed as yyyy-mm-dd.
Last Added Date	This is the date that the information was last updated in the register, displayed as yyyy-mm-dd. This is not relevant for this first register.
Status	This is an additional column that has been added to the register to identify the status of the site, categorised as: <ul style="list-style-type: none"> - Approved site started construction. - Approved site. - Resolution to approve. - Site allocations. - Lapsed permissions.
Map Number	This is an additional column that has been added to provide a map number, to direct the reader to the relevant map for each site.

Eastings	This is an additional column that has been added to show Eastings, to make it easier for readers to identify the site. This is not shown in Annex 2 because they are locational references.
Northings	This is an additional column that has been added to show Northings, to make it easier for readers to identify the site. This is not shown in Annex 2 because they are locational references.

Annex 2: Summary of sites listed in Part 1 of the register

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
BK001 (see map 4)	Heathside and Lethbridge Estate	6.07	mixed ownership	yes	permissioned	reserved matters approval	2014-12-08	645	14/087333 (currently at phase 4) for mixed use development including 2-6 phases with a total of 1054 residential units	Up to 512m2 retail floorspace and 768m2 community floorspace	2017-11-30	Approved site started construction
BK002 (see map 4)	BMW site, Lee Terrace	0.36	not owned by a public authority	yes	permissioned	full planning permission	2016-10-20	30	16/095488 for mixed use development including 9 x one bedroom, 8 x two bedroom, 3 x three bedroom self-contained flats and 10 x four bedroom townhouses	284m2 car showroom (sui generis)	2017-11-30	Approved site started construction
BK003 (see map 4)	Former petrol station, 167 Lewisham Road	0.07	not owned by a public authority	yes	permissioned	full planning permission	2016-03-16	28	15/091914 for mixed use development including 28 flats	Ground floor commercial unit (A1-A3)	2017-11-30	Approved site started construction
BK004 (see map 4)	23 Boone Street, Dacre Park Estate,	0.13	owned by a public authority	yes	permissioned	full planning permission	2015-03-04	25	14/089902 for residential development including 6 x 1 bedroom and 14 x 2 bedroom flats, 3 x 3 bedroom and 2 x 4 bedroom flats	n/a	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
BK005 (see map 4)	Tower House, 65-71 Lewisham High Street	0.17	not owned by a public authority	yes	permissioned	full planning permission	2016-03-24	20	15/094039 for residential development including two additional floors at roof level with 20 residential units	n/a	2017-11-30	Approved site started construction
BK006 (see map 4)	Independents Day Centre, Independents Road	0.06	not owned by a public authority	yes	permissioned	full planning permission	2013-12-17	16	10/76229 for residential development including 10 x one bedroom self-contained flats and 4 x two bedroom and 2 x three bedroom self-contained maisonettes	n/a	2017-11-30	Approved site started construction
BK007 (see map 7)	1 Myron Place	0.02	not owned by a public authority	yes	permissioned	planning permission granted under an order	2016-12-21	12	16/099036 Prior Approval for residential development including 12 studio flats	n/a	2017-11-30	Approved site started construction
BK008 (see map 4)	Our Lady of Lourdes School, Belmont Hill	0.26	not owned by a public authority	yes	permissioned	full planning permission	2016-01-08	9	15/094157 for residential development including 9 x four bedroom town houses comprising three pairs of semi-detached houses and one terrace of three houses	n/a	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
BK009 (see map 4)	Garages at 49-71 Dacre Park	0.09	owned by a public authority	yes	permissioned	full planning permission	2015-04-22	5	14/89973 for residential development including 5 x two bedroom mews houses	n/a	2017-11-30	Approved site started construction
BK010 (see map 4)	17 Brandram Road	0.03	not owned by a public authority	yes	not permissioned	n/a	n/a	6	Lapsed 07/65979 and Lapsed 09/73230 for residential development including 4 x one bedroom and 2 x two bedroom self-contained flats	n/a	2017-11-30	Lapsed
BL001 (see map 6)	351-355 Sydenham Road	0.04	not owned by a public authority	yes	permissioned	full planning permission	2015-02-02	9	14/88927 for residential development including 8 x two bedroom self-contained flats and 1 x one bedroom maisonette	n/a	2017-11-30	Approved site started construction
BL002 (see map 5)	117 Dunfield Road	0.05	not owned by a public authority	yes	permissioned	full planning permission	2017-05-17	7	16/99506 for residential development including 4 x one bedroom, 3 x two bedroom and 1 x three bedroom self-contained flats	n/a	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
BR001 (see map 2)	302-308, 310-312 New Cross Road	0.06	not owned by a public authority	yes	permissioned	full planning permission	2015-12-09	11	15/93085 for mixed use development including 16 x studio flats and 2 x one bedroom self- contained flats	Live-work accommodatio n (sui-generis), workspace and flexible retail	2017-11-30	Approved site
BR003 (see map 8)	1 Brockley Cross	0.02	not owned by a public authority	yes	permissioned	full planning permission	2017-05-22	5	17/100503 for residential development including 3 x one bedroom and 2 x two bedroom self- contained flats	One office unit (B1)	2017-11-30	Approved site
BR004 (see map 3)	97 - 103 Florence Road	0.09	not owned by a public authority	yes	not permissioned	n/a	n/a	9	Lapsed 09/73121 for residential development including 1 x three bedroom, 2 x two bedroom and 6 x one bedroom self-contained flats	n/a	2017-11-30	Lapsed
BR005 (see map 3)	Land adjoining 196 Brockley Road	0.02	not owned by a public authority	yes	not permissioned	n/a	n/a	5	Lapsed 11/77443 for residential development including 2 x one bedroom and 2 x two bedroom self- contained flats and 1 x two bedroom self- contained maisonette	n/a	2017-11-30	Lapsed

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
CP002 (see map 6)	33 - 39 Beadnell Road	0.09	not owned by a public authority	yes	permissioned	full planning permission	2015-09-17	9	15/091375 for mixed use development including 4 x three bedroom two storey houses, 1 x three bedroom maisonette, 1 x three bedroom flat, 1 x two bedroom flat and 2 x three bedroom live/work unit	Two live work units	2017-11-30	Approved site started construction
CP003 (see map 3)	437-439 Brockley Road	0.05	not owned by a public authority	yes	permissioned	full planning permission	2015-01-09	7	14/088077 for mixed use development including 2 x three bedroom houses and 4 x one bedroom and 3 x two bedroom self- contained flats	Two ground floor retail units	2017-11-30	Approved site started construction
CP004 (see map 6)	219 Stanstead Road	0.05	not owned by a public authority	yes	permissioned	planning permission granted under an order	2016-08-19	5	16/097266 Prior Approval for residential development including 5 x one bedroom self-contained flats		2017-11-30	Approved site
CP005 (see map 6)	113 Bovill Road	0.07	not owned by a public authority	yes	permissioned	full planning permission	2016-09-12	5	16/097411 for residential development including 5 x four bedroom houses	n/a	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
CP006 (see map 6)	58-64 Brockley Rise	0.05	not owned by a public authority	yes	not permitted	n/a	n/a	5	Lapsed 11/78739 for residential development including 7 x two bedroom and 2 x one bedroom self-contained units	n/a	2017-11-30	Lapsed
CS002 (see map 5)	246 Brownhill Road	0.10	not owned by a public authority	yes	permitted	full planning permission	2015-06-15	5	14/088055 for residential development including 5 x three bedroom residential units	n/a	2017-11-30	Approved site started construction
EV001 (see map 2)	Convoys Wharf	16.93	not owned by a public authority	yes	permitted	outline planning permission	2015-03-10	3,514	13/083358 for mixed use development including up to 3,514 (321,000 m2) residential units	15,500 m2 business space (live/work units); 32,200 m2 working wharf and vessel moorings (B2 and sui generis); 27,070 m2 hotel (C1); 5,810 m2 retail, financial and professional services (A1 and A2); 4,520 m2 restaurant/cafe s and drinking establishments (A3 and A4); and 13,000 m2 community/non-residential institutions (D1 and D2)	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
EV002 (see map 2)	Timber Yard, Deptford Wharves, Oxestalls Road	4.56	not owned by a public authority	yes	permissioned	outline planning permission	2016-03-23	1131	15/092295 for mixed use development including 1132 residential units. This is a hybrid application: full for phase 1 and outline for phases 2 and 3.	Up to 10,413 m2 non-residential floorspace comprising (A1) Shops, (A2) Financial & Professional Services, (A3) Restaurants & Cafes, (A4) Drinking Establishments, (A5) Hot Food Takeaways, (B1) Business, (D1) Non-Residential Institutions and (D2) Assembly & Leisure uses	2017-11-30	Approved site started construction
EV003 (see map 2)	Arklow Road Trading Estate MEL	1.31	not owned by a public authority	yes	permissioned	reserved matters	2017-01-20	316	15/093101 for mixed use development including full permission for 258 residential dwellings and reserved matters for up to 58 dwellings	Full permission for 2,794 m2 commercial floorspace (A1, A2, A3, B1, D1 and D2) and reserved matters for up to 75 m2 commercial floorspace (A1, A2, A3, B1, D1 and D2)	2017-11-30	Approved site started construction
EV004 (see map 2)	Marine Wharf East	0.87	not owned by a public authority	yes	permissioned	full planning permission	2015-11-13	225	15/091087 for mixed use development including 102 x one bed, 79 x two bed, 40 x three bed and 4 x four bed units.	1,045 sm2 flexible commercial floor space (A1, A2, A3, B1 and D2)	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
EV005 (see map 2)	Neptune Works, Parkside House, Grinstead Road	1.14	not owned by a public authority	yes	permissioned	full planning permission	2012-03-30	199	10/75331 for mixed use development including 199 residential units comprising 70 x one bedroom, 100 x two bed, 19 x three bedroom and 10x four bedroom units	1,973 m2 non-residential floorspace, comprising 1,874 m2 flexible B1/A1/A2 and 99 m2 of cafe /bike repair shop	2017-11-30	Approved site started construction
EV007 (see map 2)	19 Yeoman Street	0.33	not owned by a public authority	yes	permissioned	full planning permission	2017-01-25	72	16/098132 for mixed use development including 72 residential units	371 m commercial floorspace (B1)	2017-11-30	Approved site started construction
EV008 (see map 2)	Astra House, Arklow Road	0.1	not owned by a public authority	yes	permissioned	full planning permission	2015-08-24	44	14/089678 for residential development including 34 x one bedroom and 10 x two bedroom units	Change of use of part of Astra House south from D1 educational to B1 office	2017-11-30	Approved site started construction
EV009 (see map 2)	Evelyn Court, Grinstead Road	0.21	not owned by a public authority	yes	permissioned	planning permission granted under an order	2014-12-08	18	14/089442 Prior approval for mixed use development including 18 residential dwellings	Retention of 5 x office units B1(a)	2017-11-30	Approved site
EV011 (see map 2)	Thanet Wharf, east of Laban Centre	0.77	not owned by a public authority	yes	pending decision	full planning permission	n/a	226	Site Allocation SA12 for mixed use development including 226 residential units.	20% B1 including cultural and creative industries	2017-11-30	Site Allocation

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
EV012 (see map 2)	Acme House, 165 Childers Street MEL	0.22	not owned by a public authority	no	not permitted	n/a	n/a	85	Site Allocation SA8 for mixed use development including 84 residential units	20% employment (B1 Use Classes light industrial/offices)	2017-11-30	Site Allocation
EV013 (see map 2)	Rear of 197-199 Deptford High Street	0.03	not owned by a public authority	yes	not permitted	n/a	n/a	9	Lapsed 09/72501 for mixed use development including 5 x one bedroom and 4 x two bedroom self-contained flats	Snooker hall	2017-11-30	Lapsed
FH001 (see map 6)	Rear of Christian Fellowship, rear of 15-17a Tyson Road	0.91	not owned by a public authority	yes	permitted	outline planning permission	2010-04-22	71	09/71953 for residential development including up to a maximum of 71 units	n/a	2017-11-30	Approved site started construction
FH003 (see map 6)	Former Sydenham Police Station, 179 Dartmouth Road	0.19	not owned by a public authority	yes	permitted	full planning permission	2016-05-19	33	15/92798 for residential development including 15 x one bedroom, 15 x two bedroom and 3 x three bedroom self-contained flats	n/a	2017-11-30	Approved site
FH004 (see map 6)	Fairway House, rear of 53 Dartmouth Road	0.19	not owned by a public authority	yes	permitted	full planning permission	2015-11-27	27	15/090942 for mixed use development including 27 self-contained residential flats	Ground floor offices (B1)	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
FH005 (see map 6)	Longfield Crescent Estate	1.63	owned by a public authority	yes	permissioned	full planning permission	2015-04-23	27	14/089888 for residential development including 13 x 3 bed houses and 6 x one bedroom and 8 x two bedroom self-contained flats	n/a	2017-11-30	Approved site started construction
FH006 (see map 6)	14 Westwood Park	0.05	not owned by a public authority	yes	permissioned	full planning permission	2016-05-06	7	15/091285 for residential development including 1 x one bedroom, 5 x two bedroom and 1 x three bedroom self-contained flats	n/a	2017-11-30	Approved site
FH007 (see map 9)	29 Ewelme Road	0.05	not owned by a public authority	yes	permissioned	full planning permission	2016-10-12	6	16/096800 for residential development including 1 x one bedroom, 2 x two bedroom and 3 x three bedroom flats	n/a	2017-11-30	Approved site
FH008 (see map 6)	97 Honor Oak Park	0.09	not owned by a public authority	yes	permissioned	full planning permission	2011-10-31	6	08/68730 for residential development including 1x3 bedroom and 5x2 bedroom self-contained flats	n/a	2017-12-01	Approved site started construction
FH009 (see map 6)	1 Waldram Crescent	0.03	not owned by a public authority	yes	not permissioned	n/a	n/a	8	Lapsed 07/65911 for residential development including 8 x one bedroom, self-contained flats	n/a	2017-11-30	Lapsed

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
FH010 (see map 6)	39 Honor Oak Road	0.09	not owned by a public authority	yes	not permitted	n/a	n/a	6	Lapsed 07/67266 for residential development including 4 x three bedroom, self-contained maisonettes, 1 x one bedroom and 1 x three bedroom self-contained flats	n/a	2017-11-30	Lapsed
GP001 (see map 5)	329 Baring Road and Haywood House	0.07	not owned by a public authority	yes	permitted	planning permission granted under an order	2017-05-05	6	17/100225 Prior approval for residential development including 6 self-contained flats	n/a	2017-11-30	Approved site
GP002 (see map 5)	Garages at 55-88 Castleton Road	0.14	not owned by a public authority	yes	permitted	full planning permission	2017-06-26	5	16/098887 for residential development including 5 x three bedroom terrace houses	n/a	2017-11-30	Approved site
GP003 (see map 5)	77 Burnt Ash Hill	0.06	not owned by a public authority	yes	not permitted	n/a	n/a	5	Lapsed 10/75510 for residential development including 3x one bedroom and 1 x four bedroom self-contained flats, 1 x one bedroom and 1 x two bedroom self-contained maisonettes	n/a	2017-11-30	Lapsed

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
LC001 (see map 4)	Lewisham Gateway	5.48	mixed ownership	yes	permitted	outline planning permission	2009-05-08	607	06/62375 for mixed use development including 800 residential units	Up to 100,000 m2 of retail (A1, A2, A3, A4 and A5), offices (B1), hotel (C1), education/health (D1) and leisure (D2)	2017-11-30	Approved site started construction
LC002 (see map 4)	Lewisham House, 25 Molesworth Street (Citibank)	0.1	not owned by a public authority	yes	permitted	planning permission granted under an order	2015-07-29	237	15/092471 Prior approval for residential development including 237 units.	n/a	2017-11-30	Approved site
LC003 (see map 4)	Boones Almshouses, Belmont Park	0.7	not owned by a public authority	yes	permitted	full planning permission	2012-03-30	58	10/74143 for residential development including 32 x one bedroom and 30 x two bedroom almshouses, 1 x two bedroom and 9 x three bedroom self-contained flats, 8 x three bedroom and 8 x four/five bedroom self-contained maisonettes	n/a	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
LC004 (see map 5)	Rear of Chiddingstone House,	0.25	owned by a public authority	yes	permitted	planning permission granted under an order	2017-01-26	53	16/099284 for residential development including 46 x one bedroom and 5 x two bedroom flats plus amendment to provide 2 additional units	n/a	2017-11-30	Approved site started construction
LC005 (see map 4)	223-225 Lewisham High Street	0.07	not owned by a public authority	yes	permitted	full planning permission	2015-03-25	22	13/085398 for mixed use development including 22 flats	195m2 commercial	2017-11-30	Approved site
LC006 (see map 5)	37-43 Nightingale Grove (remainder of site)	0.22	not owned by a public authority	no	not permitted	n/a	n/a	30	Site Allocation SA35 for mixed use development including 30 residential units	Commercial and nursery	2017-11-30	Site Allocation
LC007 (see map 4)	Riverdale House, 68 Molesworth Street	0.62	not owned by a public authority	yes	permitted	full planning permission	2015-11-19	25	15/091069 for residential development including 14 x one bedroom, 7 x two bedroom dwellings and 4 x three bedroom dwellings	n/a	2017-11-30	Approved site started construction
LC008 (see map 10)	35 Nightingale Grove	0.02	not owned by a public authority	yes	permitted	full planning permission	2014-07-21	8	13/084806 for mixed use development including 7 x one bedroom and 1 x two bedroom self-contained flats	MOT testing centre	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
LC009 (see map 4)	323 Lewisham High Street, Ravensbourne Arms	0.04	not owned by a public authority	yes	permissioned	full planning permission	2015-08-24	7	14/088176 for residential development including 5 x one bedroom and 2x two bedroom self-contained flats	n/a	2017-11-30	Approved site started construction
LC012 (see map 5)	Rear of 101-103 Springbank Road	0.09	not owned by a public authority	yes	permissioned	full planning permission	2015-08-20	6	14/090373 for residential development including 6 x two bedroom houses.	n/a	2017-11-30	Approved site started construction
LC014 (see map 4)	Robert Square Bonfield Road	0.26	not owned by a public authority	yes	permissioned	full planning permission	2016-08-26	3	16/097298 for residential development including 3 x one bedroom flats	n/a	2017-11-30	Approved site started construction
LC015 (see map 4)	Lewisham Retail Park, east of Jerrard Street	1.14	not owned by a public authority	yes	pending decision	full planning permission	2017-10-18	536	16/097629 for mixed use development including 536 residential units	4,343m2 of retail (A1, A2, A3), business (B1) and community (D1 and D2)	2017-11-30	Resolution to approve
LC016 (see map 4)	Tesco, Conington Road	2.58	not owned by a public authority	yes	pending decision	full planning permission	n/a	367	Site Allocation LTC5 for mixed use development including 367 residential units	Retail expansion of the existing store up to 3,000 m2	2017-11-30	Site Allocation
LC017 (see map 4)	Carpet Right, east of Thurston Road	0.28	not owned by a public authority	no	pending decision	full planning permission	n/a	242	Site Allocation LTC4 for mixed use development including 242 residential units	Ground floor commercial and retail floorspace	2017-11-30	Site Allocation

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
LC018 (see map 4)	PLACE/Ladywell, former Ladywell Leisure Centre (remainder of site)	0.78	owned by a public authority	no	not permitted	n/a	n/a	84	Site Allocation LTC7 for mixed use development including 120 residential units	Retail (A1, A2, A3)	2017-11-30	Site Allocation
LC019 (see map 5)	Driving test centre, off Ennersdale Road	0.41	not owned by a public authority	no	not permitted	n/a	n/a	30	Site Allocation SA33 for mixed use development including 30 residential units	Business/employment	2017-11-30	Site Allocation
LC020 (see map 5)	232 Hither Green Lane	0.03	not owned by a public authority	yes	not permitted	n/a	n/a	6	Lapsed 10/75392 for mixed use development including 4 x one bedroom, 1 x two bedroom and 1 x three bedroom self-contained flats	Commercial unit (Use Class A2)	2017-11-30	Lapsed
LD001 (see map 3 or 4)	87-89 Loampit Vale	0.18	not owned by a public authority	yes	permitted	full planning permission	2016-04-11	44	15/93403 for residential development including 49 self-contained dwellings	n/a	2017-11-30	Approved site started construction
LG001 (see map 4)	36 Old Road	0.16	not owned by a public authority	yes	permitted	full planning permission	2014-11-13	9	14/087793 for residential development including 9, x four bedroom houses	n/a	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
LG002 (see map 4)	87 Old Road	0.04	not owned by a public authority	yes	permissioned	full planning permission	2015-09-24	14	14/090064 for residential development including 4 x one bedroom, 2 x two bedroom and 3 x three bedroom self-contained flats	n/a	2017-11-30	Approved site started construction
LG003 (see map 5)	Garages at Woodstock Court, Burnt Ash Hill	0.36	not owned by a public authority	yes	permissioned	full planning permission	2017-03-20	8	15/094702 for residential development including 8 x three bedroom dwellings	n/a	2017-11-30	Approved site
LG005 (see map 4)	Leegate Shopping Centre	1.68	not owned by a public authority	yes	pending decision	full planning permission	2016-05-17	193	14/90032 for mixed use development including 229 residential units.	Retail led (A1-A4) and leisure (D1 and D2)	2017-11-30	Resolution to approve
NX001 (see map 2)	New Bermondsey, Surrey Canal Triangle	10.15	not owned by a public authority	yes	permissioned	outline planning permission	2012-03-30	2,365	11/76357 for mixed use development including 2,365 residential units	Commercial, community and leisure facilities	2017-11-30	Approved site
NX002 (see map 2)	Faircharm Trading Estate, Creekside	0.97	not owned by a public authority	yes	permissioned	full planning permission	2013-10-15	148	12/082000 for mixed use development including 63 x one-bedroom, 68 x two bedroom and 17 x 3 bedroom units	4,310m2 of mixed commercial floorspace (Block A: 1,786m2 commercial (B1)and 397m2 of Class B1/B2, Block C: 2,127m2 commercial (B1) and new commercial uses: 779m2 B1	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
NX003 (see map 2)	New Cross Gate station sites, 29, 23-27 Goodwood Road	0.61	not owned by a public authority	no	not permitted	n/a	n/a	148	Lapsed 11/77418 for mixed use development including 148 residential units.	200m2 of retail (A1-A5)	2017-11-30	Lapsed
NX004 (see map 2)	Kent Wharf, Creekside	0.42	not owned by a public authority	yes	permitted	full planning permission	2015-06-17	143	14/089953 for mixed use development including 143 residential units	1,375 m2 commercial floorspace (B1/D1/D2)	2017-11-30	Approved site started construction
NX005 (see map 2)	Bond House, Goodwood Road	0.23	not owned by a public authority	yes	permitted	full planning permission	2016-06-29	83	14/090267 for mixed use development including 89 residential units	862m2 commercial space (B1) to include artist studios	2017-11-30	Approved site started construction
NX006 (see map 2)	1-3 Comet Street, scaffolding yard	0.05	not owned by a public authority	yes	permitted	full planning permission	2015-11-19	9	15/92227 for residential development including 3 x three bedroom townhouses, 1 x three bedroom maisonette, 1 x two bedroom maisonette and 4 x one bed flats	n/a	2017-11-30	Approved site started construction
NX007 (see map 2)	Roof extension at 110-114 Deptford High Street	0.1	not owned by a public authority	yes	permitted	full planning permission	2015-02-02	5	14/088107 for residential development including 2 x one bedroom and 3 x two bedroom flats	n/a	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
NX008 (see map 2)	465 New Cross Road	0.04	not owned by a public authority	yes	permissioned	full planning permission	2013-11-05	5	11/78237 for mixed use development including 4 x one bedroom, 4 x two bedroom flats and 1 x two bedroom house.	Basement and ground floor retail use (A1)	2017-11-30	Approved site started construction
NX009 (see map 2)	New Cross Gate Retail Park/ Sainsbury, New Cross Road	3.27	mixed ownership	no	not permissioned	n/a	n/a	602	Site Allocation SA6 for mixed use development including 200 residential units	Retail (A1) and community facilities	2017-11-30	Site Allocation
NX010 (see map 2)	Sun Wharf, Cockpit Arts	0.85	not owned by a public authority	no	not permissioned	n/a	n/a	250	Site Allocation SA11 for mixed use development including 200 residential units	20% employment uses including creative industries, office, workshops	2017-11-30	Site Allocation
NX011 (see map 2)	Giffin St Masterplan Area, Former Tidemill School (north of Reginald Road)	1.27	mixed ownership	yes	pending decision	full planning permission	2017-09-27	192	16/095039 for residential development including 80 x 1 bed, 95 x two bed and 26 x three bed units.	n/a	2017-11-30	Resolution to approve
NX012 (see map 2)	Former Deptford Green Secondary School, Amersham Vale	1.08	mixed ownership	yes	pending decision	full planning permission	2016-09-29	120	15/095027 for residential development including 120 residential units	n/a	2017-11-30	Resolution to approve

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
NX013 (see map 2)	2 Hatcham Park Mews	0.04	not owned by a public authority	yes	not permitted	n/a	n/a	8	Lapsed 08/68231 for residential development 3 x one bedroom, 4 x two bedroom and 1 x three bedroom self-contained flats	n/a	2017-11-30	Lapsed
NX014 (see map 11)	Rear of 104 Deptford High Street	0.02	not owned by a public authority	yes	not permitted	n/a	n/a	6	Lapsed 08/68951 for mixed use development including two x studio flats, 4 x one bedroom self-contained flats	Retail/cafe (A1/A3)	2017-11-30	Lapsed
PV002 (see map 6)	31 Dacres Road	0.11	not owned by a public authority	yes	permitted	full planning permission	2016-06-10	9	15/092092 for residential development including 9 x two-bedroom self-contained flats.	n/a	2017-11-30	Approved site
PV003 (see map 6)	Station forecourt, Dartmouth Road, west of the railway line	0.45	not owned by a public authority	no	not permitted	n/a	n/a	74	Site Allocation SA19 for mixed use development including 74 residential units	Retail, business/employment	2017-11-30	Site Allocation
PV004 (see map 6)	Waldram Place & Perry Vale, east of the railway line	0.20	not owned by a public authority	no	not permitted	n/a	n/a	33	Site Allocation SA18 for mixed use development including 33 residential units	Retail, business/employment	2017-11-30	Site Allocation

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
PV005 (see map 12)	8, 10 and 12 Perry Vale	0.03	not owned by a public authority	yes	not permitted	n/a	n/a	8	Lapsed 11/78857 for residential development including g 8x1 bedroom self-contained flats	n/a	2017-11-30	Lapsed
PV006 (see map 6)	236-238 Stanstead Road	0.03	not owned by a public authority	yes	not permitted	n/a	n/a	5	Lapsed 09/73071 The change of use, alteration and conversion of the existing ground floor shops and upper floors at SE23, to provide 3 x one bedroom, 2 x two bedroom self-contained flats and 2 x studio flats	n/a	2017-11-30	Lapsed
RG001 (see map 5 or 6)	Catford Green, former Catford Greyhound Stadium	4.76	not owned by a public authority	yes	permitted	full planning permission	2009-01-30	240	07/67276 for mixed use development including 589 residential units.	Commercial floorspace and a community centre	2017-11-30	Approved site started construction
RG002 (see map 5)	16-22 Brownhill Road	0.1	not owned by a public authority	yes	permitted	full planning permission	2016-01-11	19	14/089404 for mixed use development including 9 x one bedroom and 10 x two bedroom self-contained flats.	347 m2 ground floor commercial floorspace (A2, A3 or D1).	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
RG003 (see map 5 or 6)	Land adj. to railway, Doggett Road	0.08	not owned by a public authority	yes	permissioned	full planning permission	2013-05-07	9	12/79846 for mixed use development including 9 x two bedroom self-contained flats.	3 ground floor commercial units (B1)	2017-11-30	Approved site started construction
RG005 (see map 5 or 6)	70 Rushey Green	0.05	not owned by a public authority	yes	permissioned	full planning permission	2015-10-29	7	15/92113 for residential development including 5 x one-bedroom and 1 x two bedroom self-contained flats, and 1 x two bedroom self-contained maisonette	n/a	2017-11-30	Approved site
RG006 (see map 5)	26-32 George Lane	0.12	not owned by a public authority	yes	permissioned	full planning permission	2016-04-07	6	15/090510 for residential development including 5 x three bedroom houses and 1 x three bedroom house.	n/a	2017-11-30	Approved site started construction
RG007 (see map 5 or 6)	Roof extension to Catford Tavern, Station Approach	0.02	not owned by a public authority	yes	permissioned	full planning permission	2016-04-27	6	15/90741for residential development including 1 x one-bedroom and 5 x two-bedroom self-contained flats	n/a	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
SD001 (see map 6)	St Clements Heights, 165 Wells Park Road	2.18	not owned by a public authority	yes	permissioned	reserved matters approval	2015-03-30	50	14/090031 for residential development including 50 x one and two bedroom Almshouses, 20 x four bedroom dwelling-houses and 26 x two and three bedroom self-contained flats	n/a	2017-11-30	Approved site started construction
SD002 (see map 6)	Regent Business Centre, 291-307 Kirkdale	0.23	not owned by a public authority	yes	permissioned	planning permission granted under an order	2017-02-10	23	16/099465 Prior Approval for residential development including 14 x studio flats, 7 x one bedroom flats, 2 x two bedroom flats	n/a	2017-11-30	Approved site
SD003 (see map 6)	22A-24 Sydenham Road	0.12	not owned by a public authority	yes	permissioned	full planning permission	2011-03-09	18	09/72662 for mixed use development including 6 x one bedroom, 5 x two bedroom and 1 x three bedroom self-contained flats, 1 x one and 5 x three bedroom self-contained maisonettes.	Ground floor retail/restaurant (A1/A3)	2017-11-30	Approved site started construction

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
SD004 (see map 6)	154-158 Sydenham Road	0.07	not owned by a public authority	yes	permitted	planning permission granted under an order	2015-03-03	15	14/088852 for Prior Approval residential development including 9 x two-bedroom and 6 x one-bedroom flats	n/a	2017-11-30	Approved site
SD005 (see map 6)	Laurel Grove, Rear of 215-217 Sydenham Road	0.06	not owned by a public authority	yes	permitted	full planning permission	2014-07-28	9	12/082195 for residential development including 1 x three bedroom bungalow, 2 x one bedroom and 6 x two bedroom self-contained flats	n/a	2017-11-30	Approved site started construction
SD006 (see map 6)	Workshop at rear of 171 Kirkdale	0.06	not owned by a public authority	yes	permitted	full planning permission	2014-07-18	5	14/086283 for residential development including 3 x two bedroom and 2 x two bedroom self-contained flats.	n/a	2017-11-30	Approved site started construction
SD007 (see map 6)	Roof extension at 96a Sydenham Road	0.02	not owned by a public authority	yes	permitted	full planning permission	2016-11-18	5	16/098075 for mixed use development including 2 x two bedroom and 3 x one bedroom units	57m2 of office space (B1)	2017-11-30	Approved site started construction
SD008 (see map 13)	42 Sydenham Road	0.09	not owned by a public authority	yes	permitted	planning permission granted under an order	2017-01-31	5	16/099221 Prior Approval for residential development including 5 x one bedroom self-contained flats.	n/a	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
SD009 (see map 14)	169-171 Sydenham Road	0.03	not owned by a public authority	yes	permissioned	full planning permission	2009-06-11	5	09/71367 for mixed use development including 3 x one bedroom and 3 x 2 bedroom flats	Cafe/retail unit (A3/A1)	2017-11-30	Approved site
SD010 (see map 6)	113 to 157 Sydenham Road	0.86	not owned by a public authority	no	not permissioned	n/a	n/a	98	Site Allocation SA22 for mixed use development including 98 residential units	Retail, employment	2017-11-30	Site Allocation
TH001 (see map 2)	43-49 Pomeroy Street	0.22	not owned by a public authority	yes	permissioned	full planning permission	2016-08-03	65	15/093731 for mixed use development including 65 residential units.	441.6m2 of business (B1)	2017-11-30	Approved site started construction
TH002 (see map 2)	29 Pomeroy Street	0.17	not owned by a public authority	yes	permissioned	full planning permission	2015-10-16	37	15/091987 for residential development including 17 x one bedroom, 15 x two bedroom and 5 x three bedroom self-contained flats	n/a	2017-11-30	Approved site started construction
TH003 (see map 3)	Spalding House, Turnham Road	0.11	mixed ownership	yes	permissioned	full planning permission	2016-05-05	5	15/94208 for residential development including 1 x one bedroomed, 2 x two bedroomed and 2x three bedroomed flats	n/a	2017-11-30	Approved site

Site Ref	Site Name Address	Hectares	Ownership Status	Deliverable	Planning Status	Permission Type	Permission Date	Min Net Dwellings	Development Description	Non Housing Development	First Added Date	Status
TH004 (see map 2)	New Cross Gate NDC scheme, Besson Street	0.87	owned by a public authority	no	not permitted	n/a	n/a	173	Lapsed 08/68448 for mixed use development including 173 residential units	2,020m2 of D1 (including library, doctor's surgery and other community uses), 815 m2 of D2 floorspace (gym), 361 m2 of A1/A2/A3/A4/D1, 193 m2 of A3	2017-11-30	Lapsed
TH005 (see map 3)	111 and 115 Endwell Road	0.44	not owned by a public authority	no	not permitted	n/a	n/a	40	Site Allocation SA30 for mixed use development including 40 residential units	Commercial/employment	2017-11-30	Site Allocation
TH006 (see map 3)	6 Mantle Road	0.12	not owned by a public authority	no	not permitted	n/a	n/a	20	Site Allocation SA28 for mixed use development including 20 residential units	Commercial	2017-11-30	Site Allocation
TH007 (see map 3)	173-175 Waller Road	0.05	not owned by a public authority	yes	not permitted	n/a	n/a	7	Lapsed 09/73025 for residential development including 1 x studio, 2 x one bedroom and 1 x three bedroom self-contained flats, 2 x one bedroom and 1 x three bedroom self-contained maisonettes	n/a	2017-11-30	Lapsed

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TH008 (see map 3)	Rear of 122 New Cross Road	0.07	not owned by a public authority	yes	not permitted	n/a	n/a	5	Lapsed 10/73432 for mixed use development including 5 x two bedroom self-contained maisonettes	3 commercial units (Use Class B1)	2017-11-30	Lapsed
WF001 (see map 5)	Excalibur Estate, Baudwin Road	6.16	mixed ownership	yes	permitted	full planning permission	2012-03-30	219	10/75973 for residential development including 371 residential units.	n/a	2017-11-30	Approved site started construction
WF002 (see map 5)	Adj. to Foster House, Whitefoot Lane	0.18	not owned by a public authority	yes	permitted	full planning permission	2016-08-12	21	15/091734 for residential development including 9 x one bedroom and 13 x two bedroom self-contained flats	n/a	2017-11-30	Approved site
WF003 (see map 5)	Former Downham Fire Station, 260 Reigate Road	0.21	not owned by a public authority	yes	permitted	full planning permission	2016-05-18	30	15/92929 for residential development including 9 x one bedroom, 10 x two bedroom and 3 x three bedroom self-contained flats and 8 x three bedroom maisonettes	n/a	2017-11-30	Approved site started construction

Annex 3: Maps showing the sites listed in Part 1 of the register

Site boundaries should be considered as indicative. For sites with planning approval, definitive site boundaries and size of the size can be found in planning applications.