



Draft Lewisham Local Plan

**Proposed changes to planning policy
designations**

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1. Introduction

- 1.1 Lewisham Council is undertaking a review of its adopted local planning policies to inform the preparation of a new Local Plan. The new Local Plan, once adopted, will update and replace the existing suite of local development documents, which consist of the Core Strategy (2011), Site Allocations (2013), Development Management (2014) and Lewisham Town Centre (2014) plan.
- 1.2 The current suite of adopted local documents include various planning policy designations, which deal principally with land uses. These help give effect to the planning policies and support their implementation. The designations are reflected on a 'Policies Map' which accompanies the local plan. The existing land-use designations are being reviewed as part of the preparation of the new Local Plan.
- 1.3 This technical document has been produced as an informative to accompany the draft Local Plan. It highlights the specific changes proposed to the existing planning policy designations, as well as highlighting new designations that have come to light through revised and/or new policy approaches set out in the draft plan. The headings in this document are organised around key policy areas, which broadly reflect the designations in the adopted planning documents, for ease of reference.

2. Major centres

- 2.1 The adopted Local Plan sets out a town centre hierarchy, with major town centres in Lewisham at the highest order of this. The hierarchy has been established in the Core Strategy (2011), which together with other documents, sets out further detailed policies to define the extent of these areas and their shopping frontages along with approaches to managing uses within them.
- 2.2 The Draft Local Plan sets out revised approaches to managing major centres, primarily in the Part Two chapter on Economy and Culture.
- 2.3 Changes to boundary of Catford and Lewisham major centre are proposed.
- 2.4 Within Major town centres, new Primary Shopping Areas are proposed to be designated, with the removal of 'primary' and 'secondary' frontages are proposed for both Lewisham and Catford major centres, consistent to the approach advocated in the new National Planning Policy Framework (NPPF) (2019).

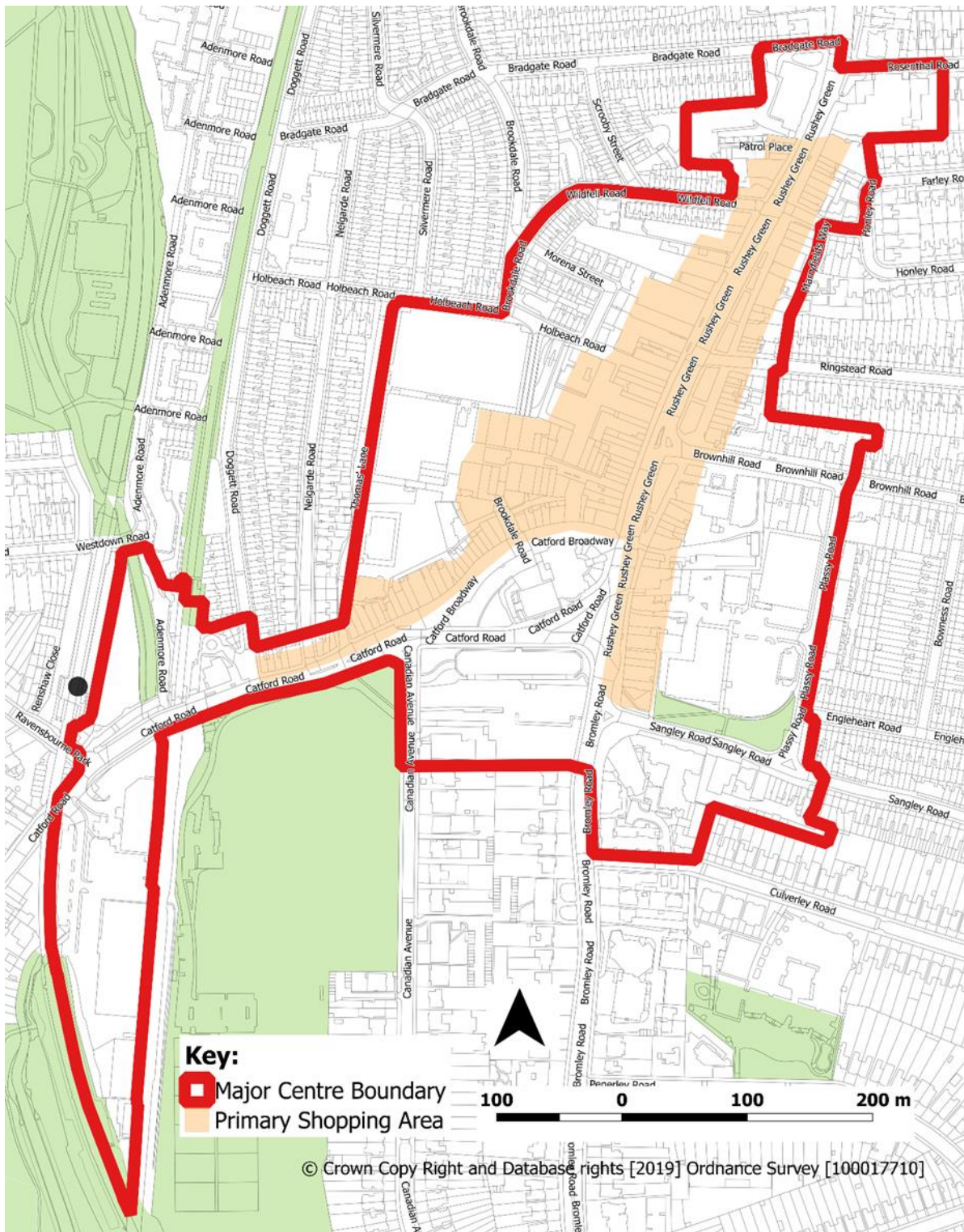
Key:

- Major Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage

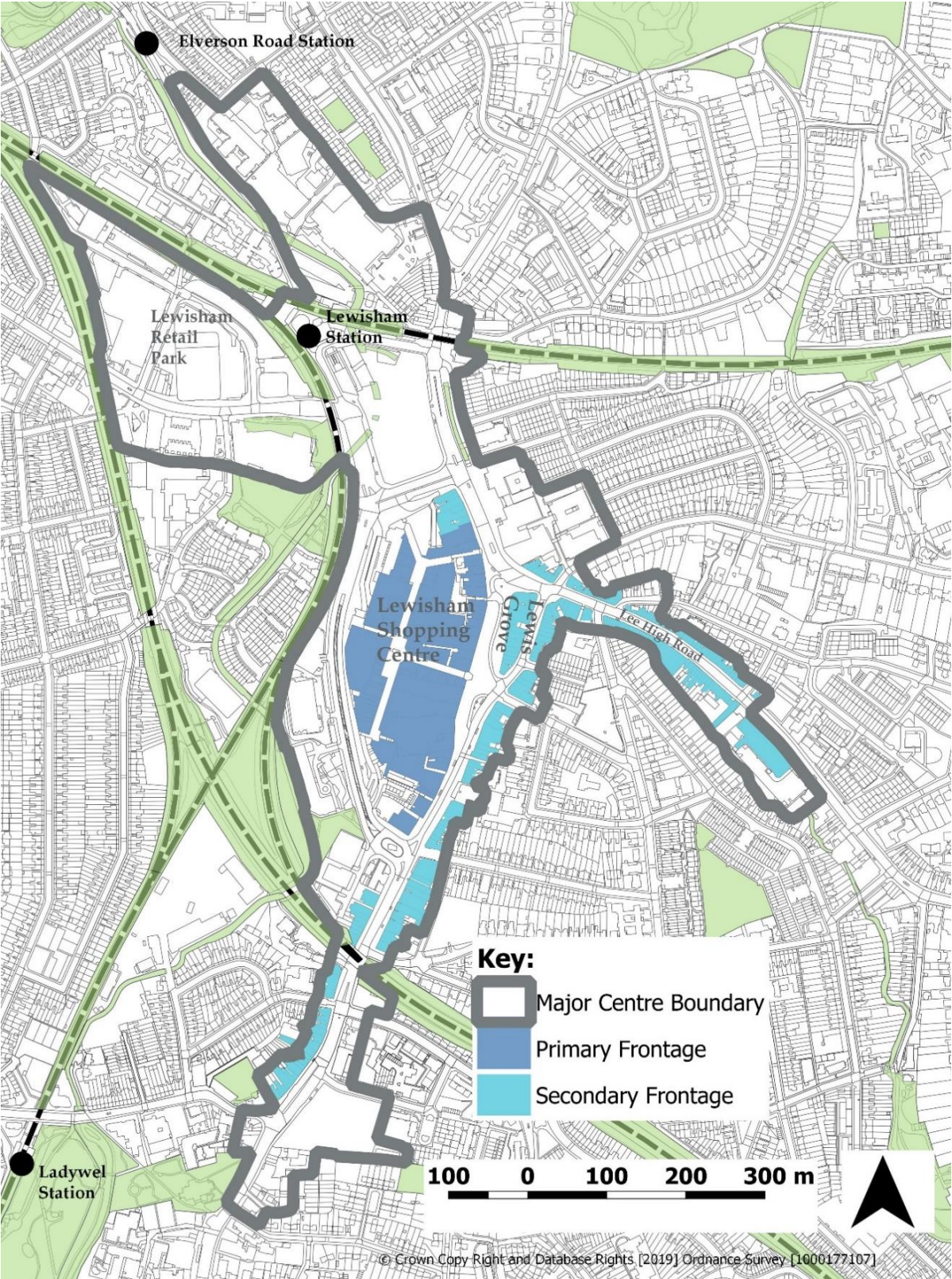
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Catford Major Centre Proposed Boundary and Primary Shopping Area Proposed:



Lewisham Major Centre Boundary Existing and Primary and Secondary Frontages Existing:



Lewisham Major Centre Boundary Proposed and Primary Shopping Area Proposed:



3. District centres

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

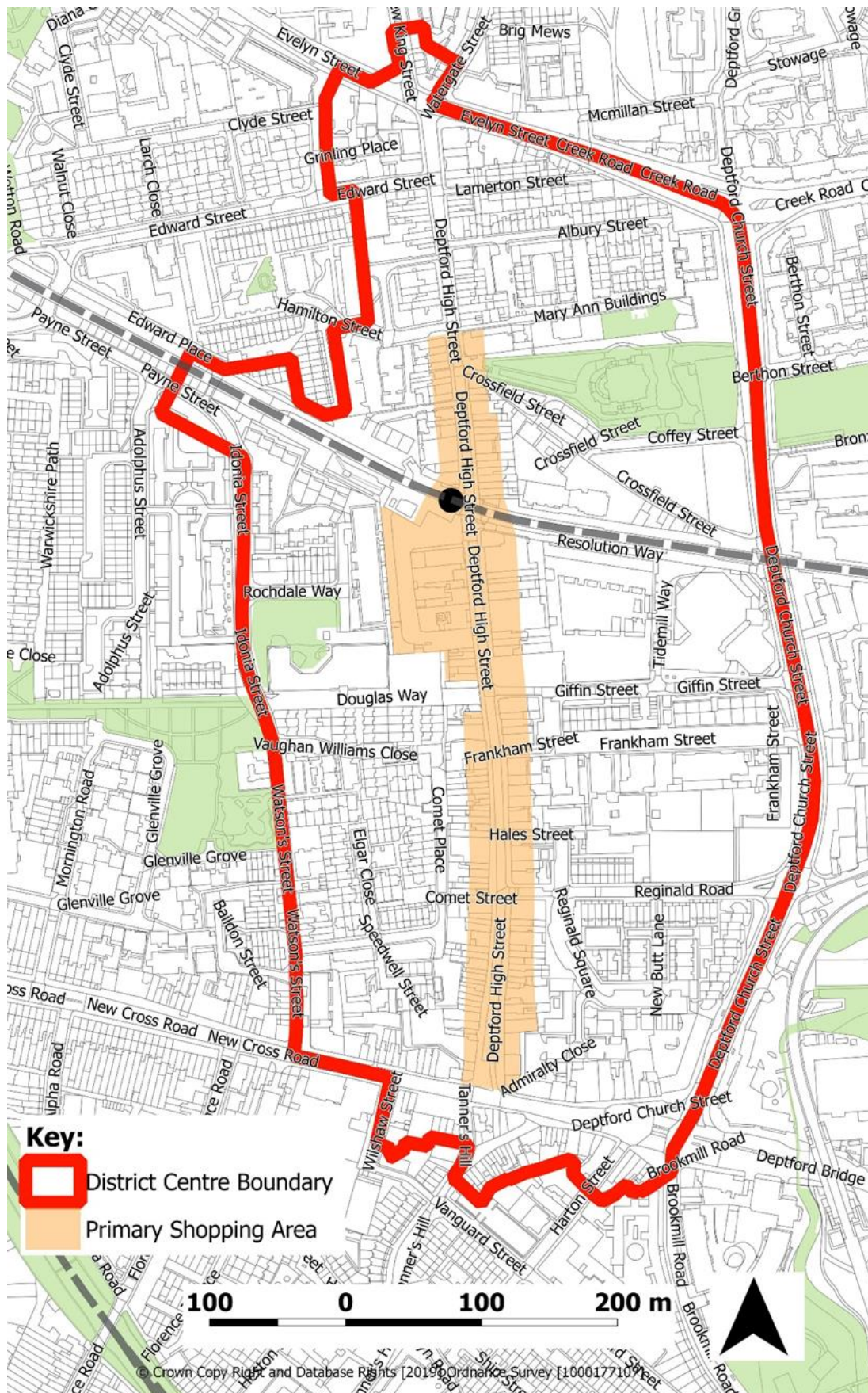
Key:

- District Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage

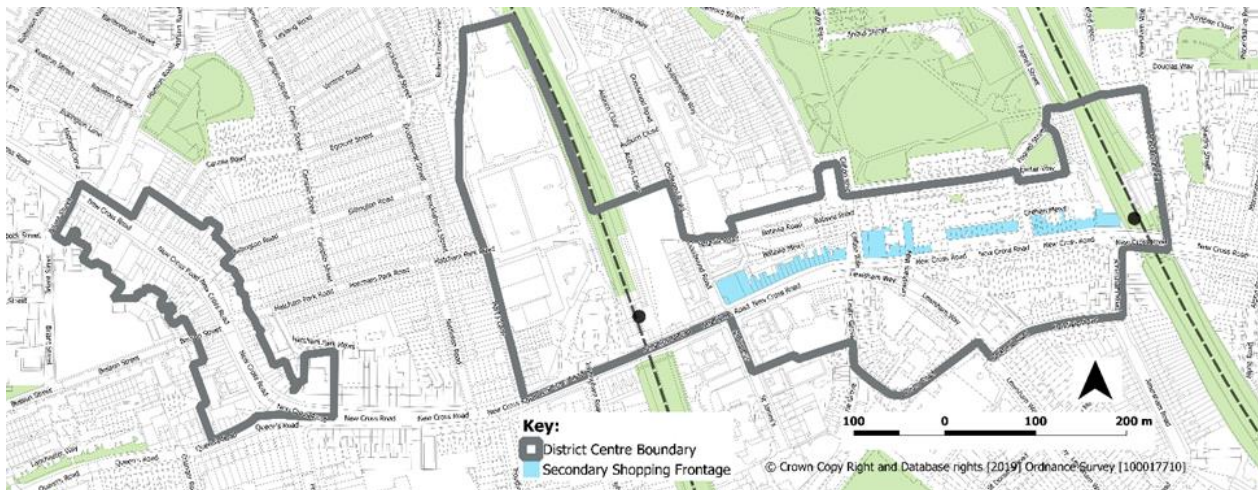
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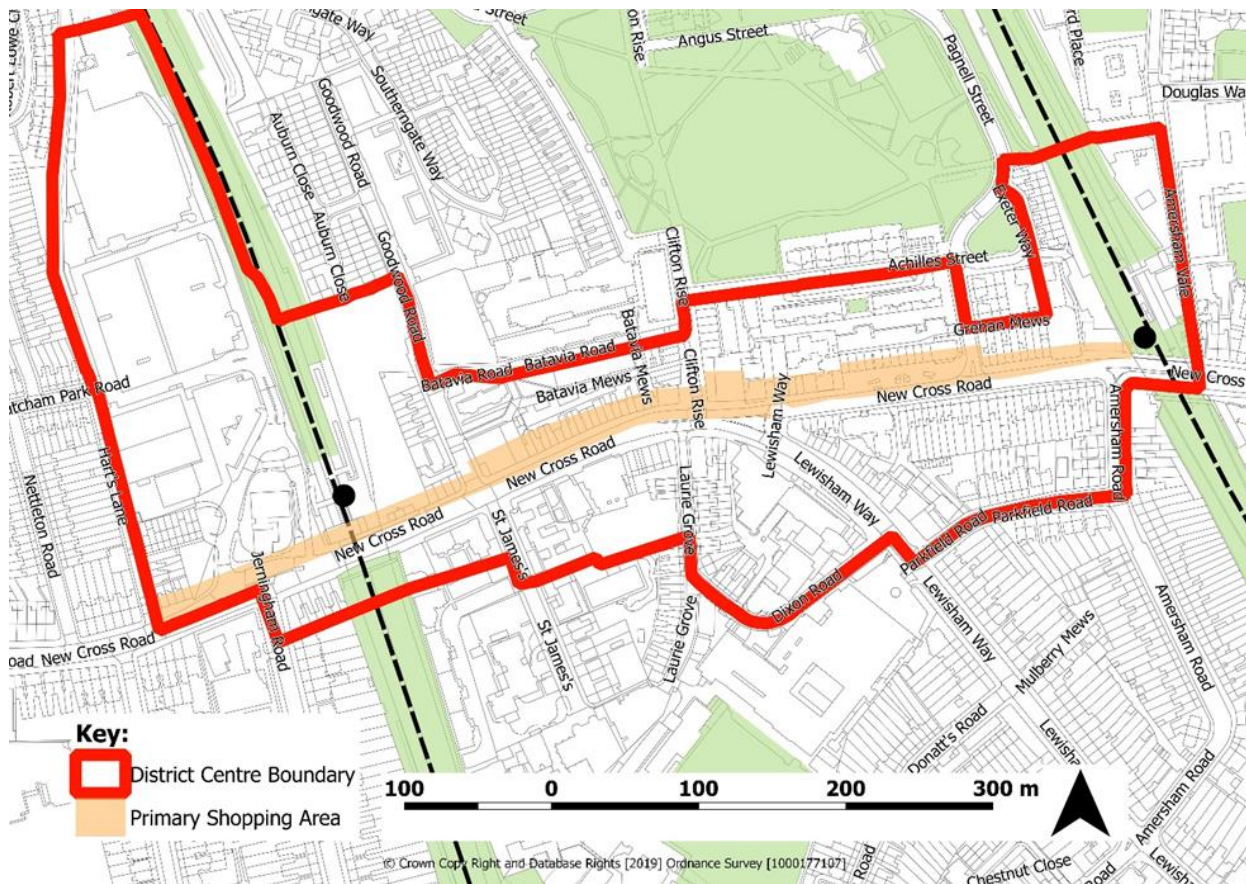
Deptford District Centre Proposed Boundary and Primary Shopping Area Proposed:



New Cross District Centre Boundary Existing and Secondary Frontages Existing:



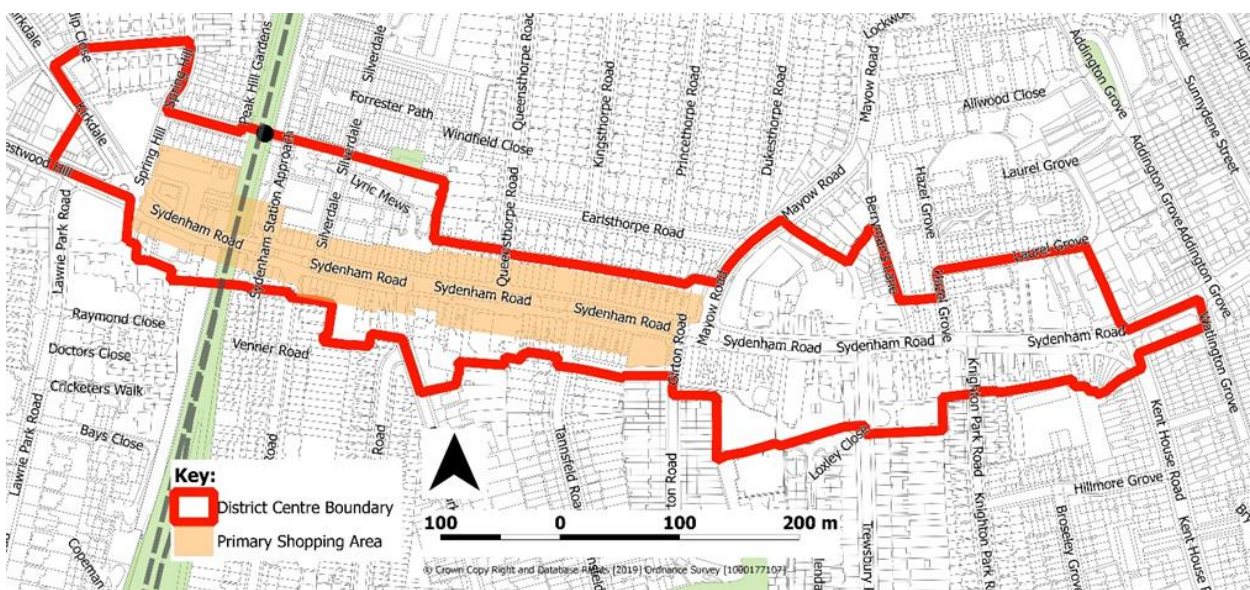
New Cross District Centre Boundary Proposed and Primary Shopping Area Proposed:



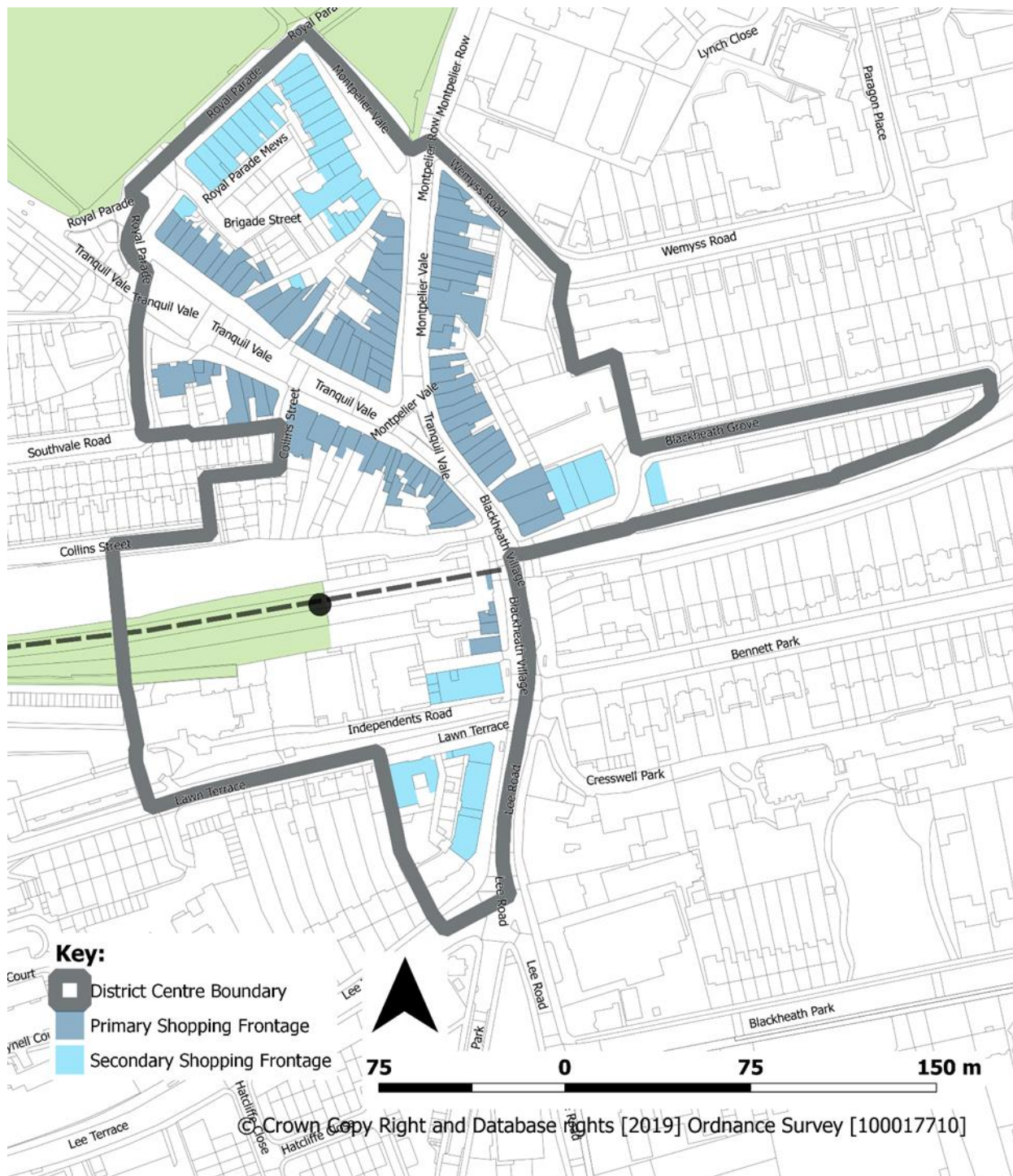
Sydenham District Centre Boundary Existing and Primary and Secondary Frontages Existing:



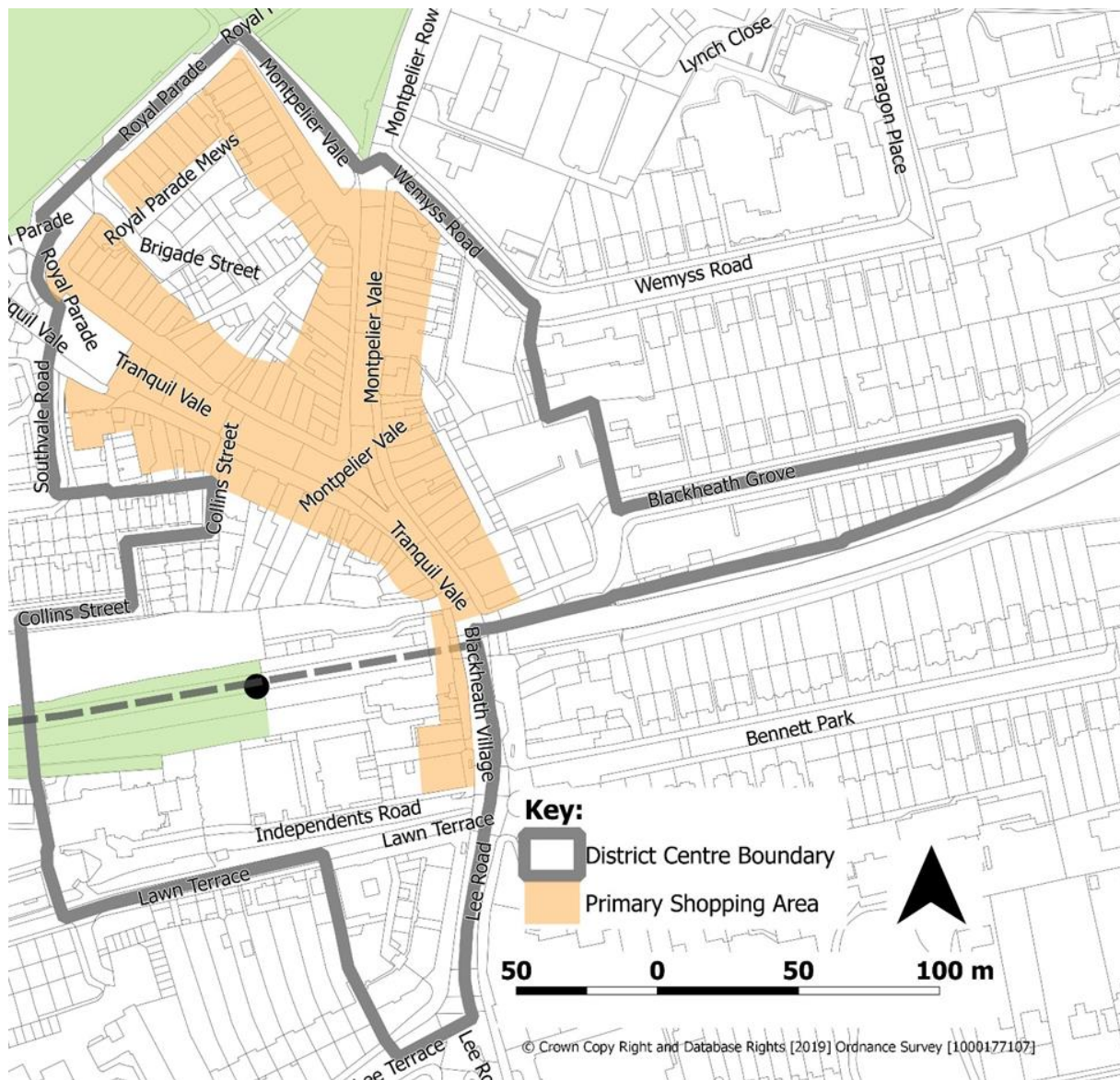
Sydenham District Centre Boundary Proposed and Primary Shopping Area Proposed:



Blackheath District Centre Boundary Existing and Primary and Secondary Frontage Existing:



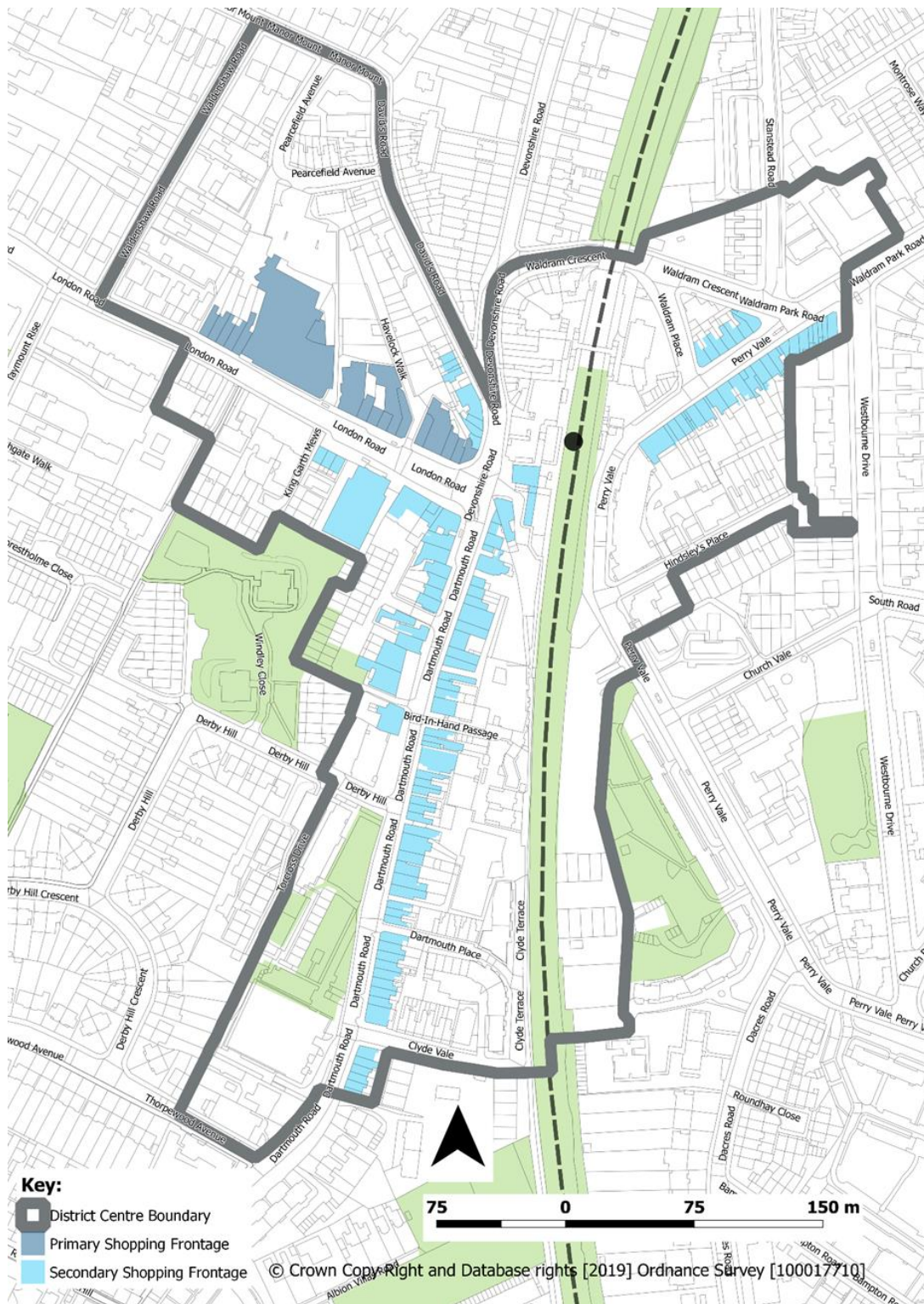
Blackheath District Centre Boundary and Proposed Primary Shopping Area Proposed:



[illegible]

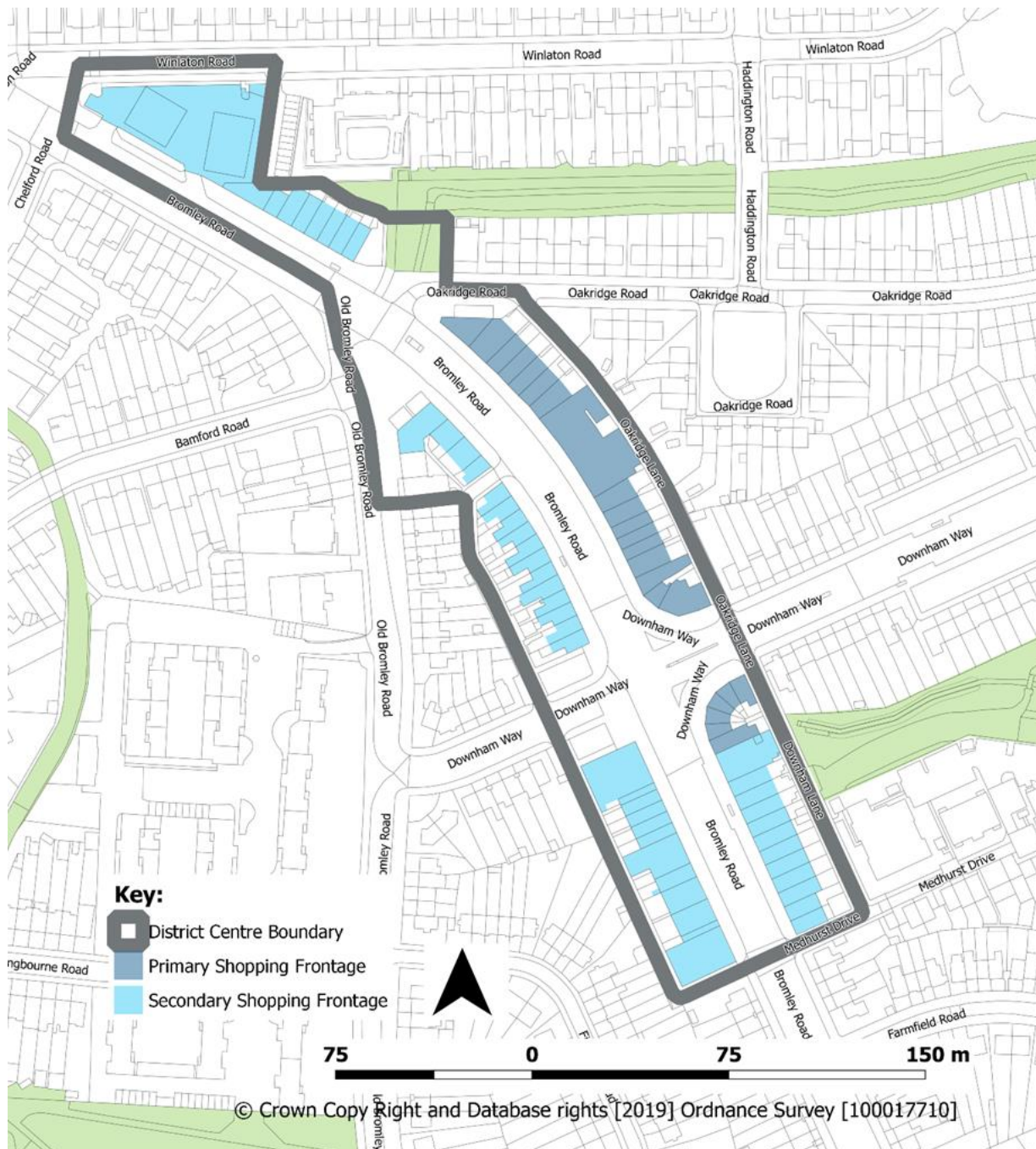
The map shows the District Centre Boundary (thick black line) and the Primary Shopping Area (orange shaded region) in Burnt Ash. The Primary Shopping Area is a large, irregularly shaped area covering most of the central part of the map. The District Centre Boundary follows the edges of this area and includes some surrounding streets. Key streets shown include Lee High Road, Lee Road, Burnt Ash Road, Hedgley Street, Brightfield Road, Taunton Road, Carston Close, Millers Meadow, and Meadowcroft Road. A scale bar indicates distances of 25, 0, 25, and 50 meters. A north arrow points upwards. The map is credited to Ordnance Survey [100017210].

Forest Hill District Centre Boundary Existing and Primary and Secondary Frontages Existing:



This map illustrates the District Centre Boundary and the Primary Shopping Area in Plymouth. The District Centre Boundary is shown as a thick black line, and the Primary Shopping Area is highlighted in orange. The map includes a key, a scale bar (0 to 150 m), and a north arrow. The map also shows the River Plym and various streets such as London Road, Dartmouth Road, and Waldram Crescent.

Downham District Centre Boundary Existing and Primary and Secondary Frontages Existing:



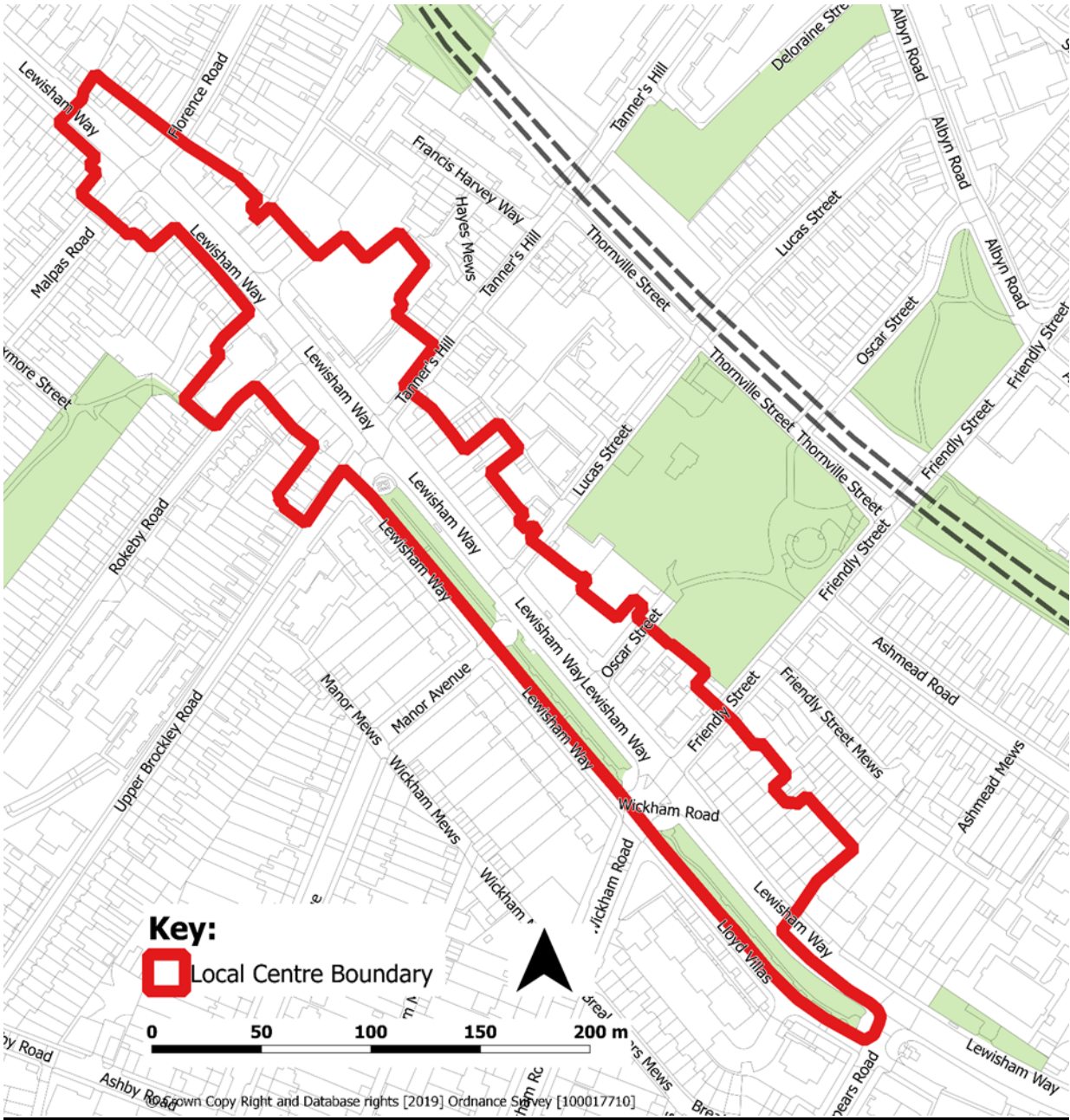
Downham District Centre Boundary and Primary Shopping Area Proposed:



4. Local Centres

- 4.1. The adopted Local Plan sets out a town centre hierarchy, with neighbourhood local centres in Lewisham at the third highest order of this. The hierarchy has been established in the Core Strategy (2011), which together with other documents, sets out further detailed policies to define the extent of these areas along with approaches to managing uses within them.
- 4.2. The draft local Plan updates the terminology of neighbourhood local centres to 'local centres'. It sets out revised approaches to managing local centres, primarily in the Part Two chapter on Economy and Culture.
- 4.3. Five neighbourhood local centres are identified within 2011 Core Strategy (although they are not mapped on the policies map). These centres will be retained: Lewisham Way, Brockley Cross, Crofton Park, Downham Way and Grove Park.
- 4.4. The draft Local Plan also proposes an additional 8 local centres, given their important local function. These are broadly elevated from their current status as shopping parades: New Cross Road, Ladywell, Honour Oak and Brockley Rise, Burnt Ash, Staplehurst Road, Upper Sydenham/Kirkdale, Bellingham and Evelyn Street.
- 4.5. The local centres will be added as new designations to the proposals map.

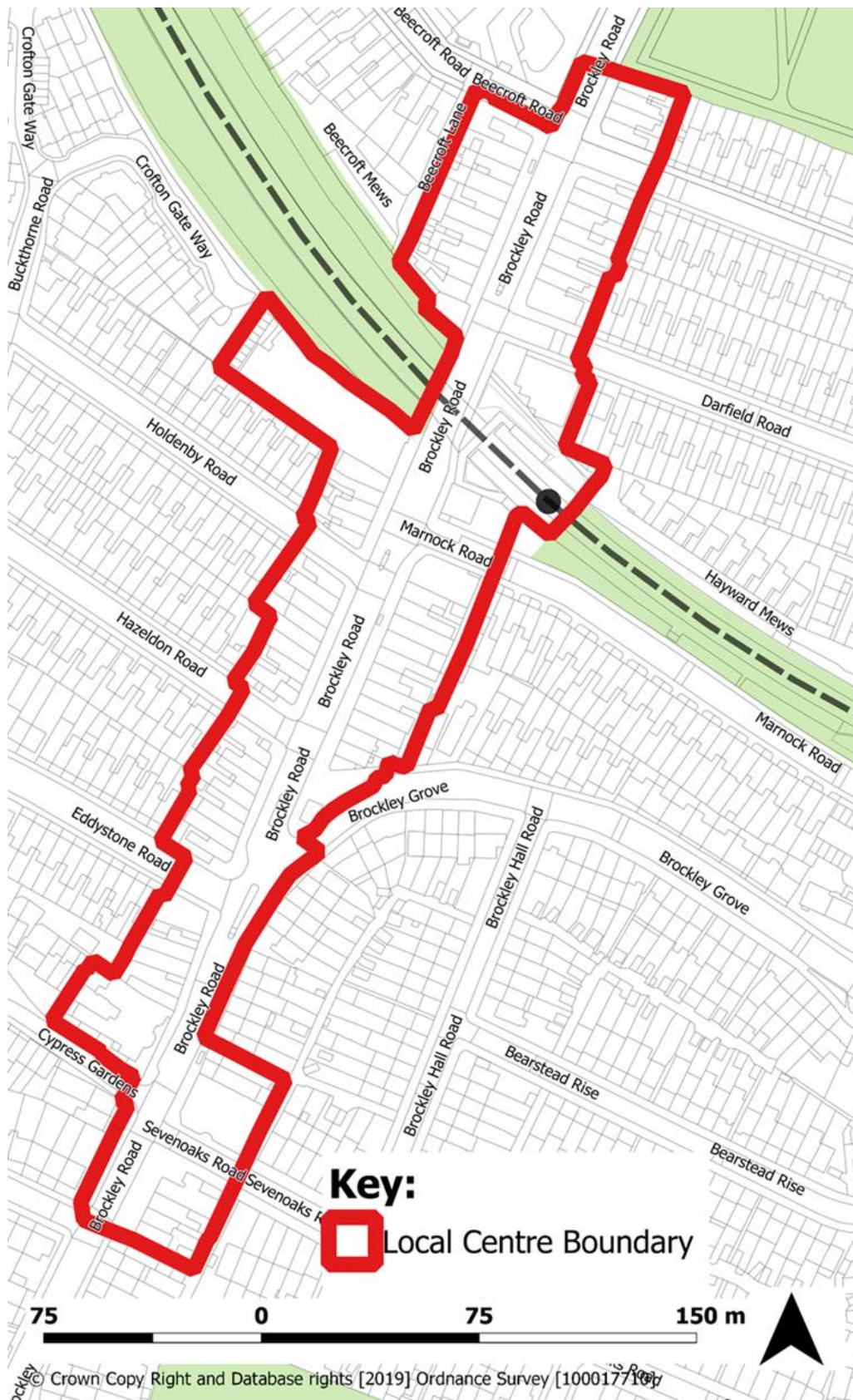
Lewisham Way Local Centre Boundary:



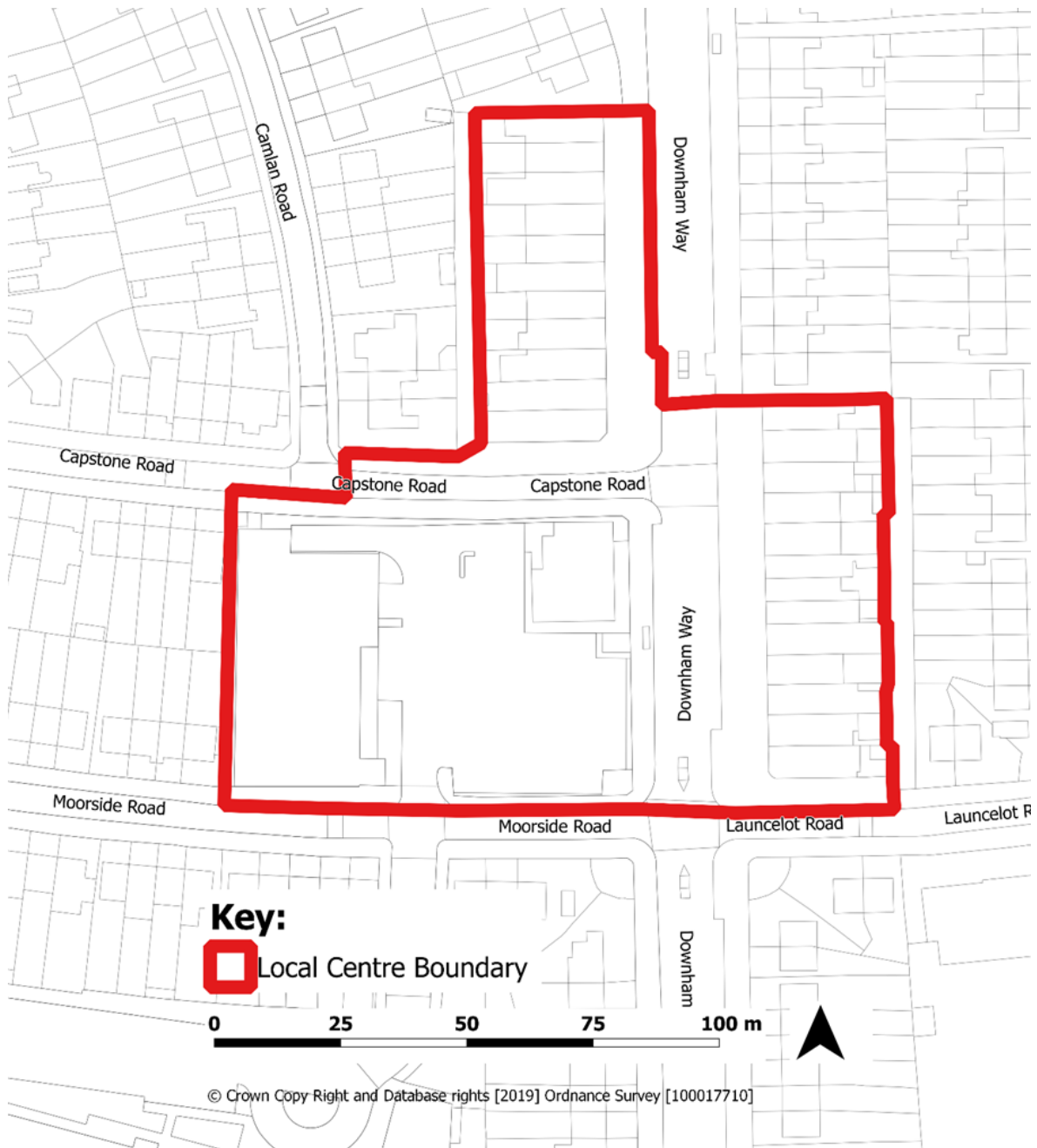
Brockley Cross Local Centre Boundary:



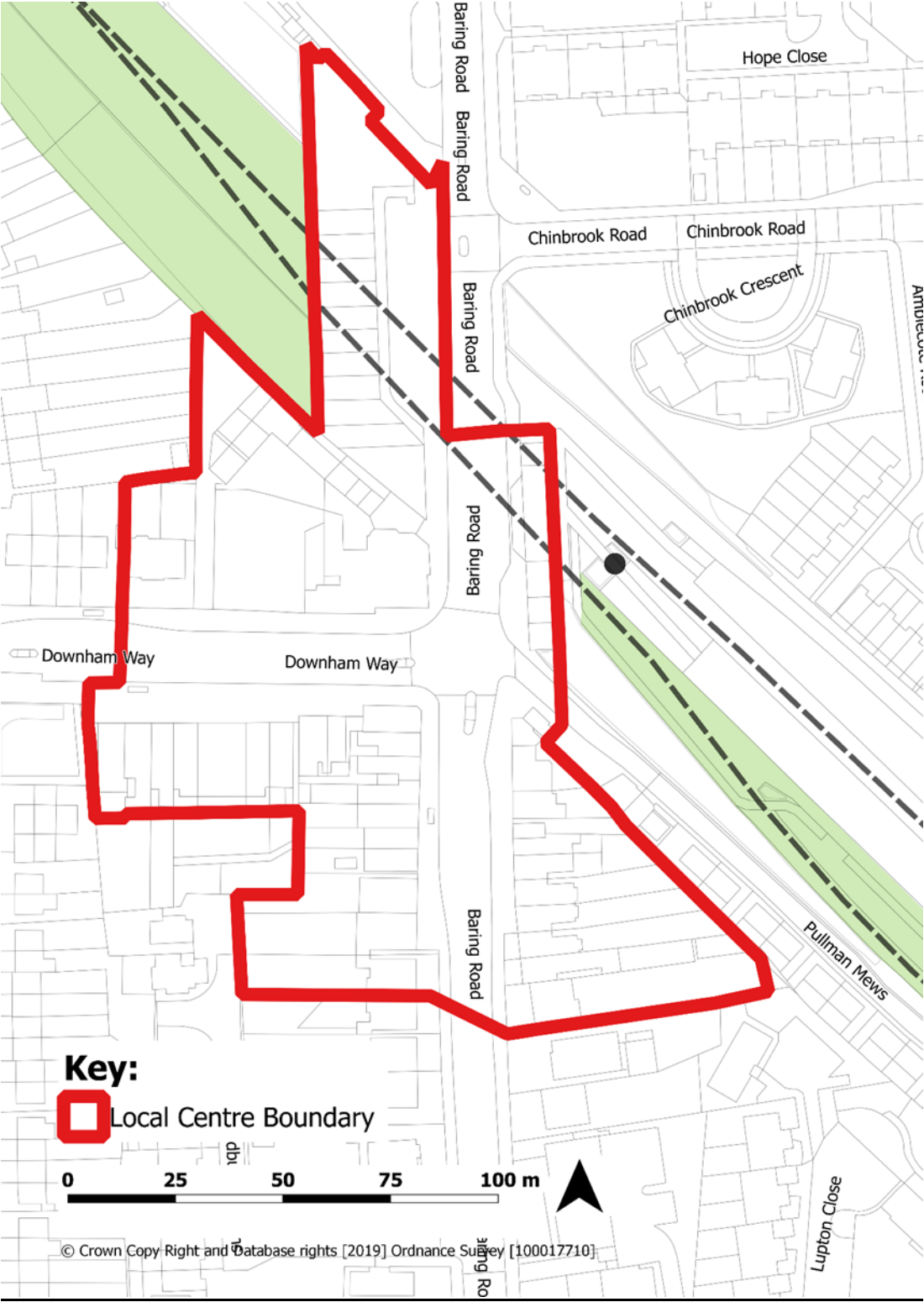
Crofton Park Local Centre Boundary:



Downham Way Local Centre Boundary:



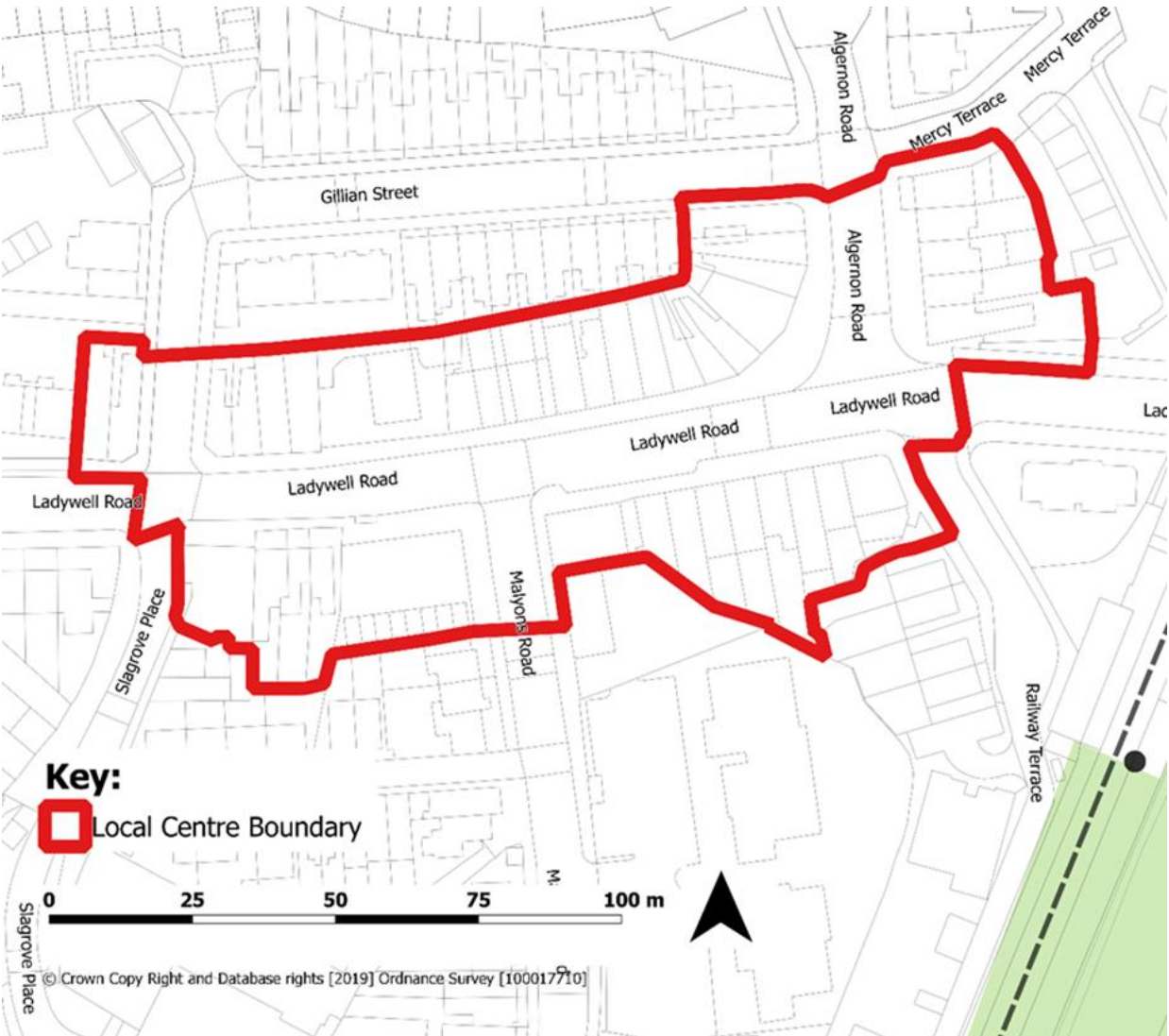
Grove Park Local Centre Boundary:



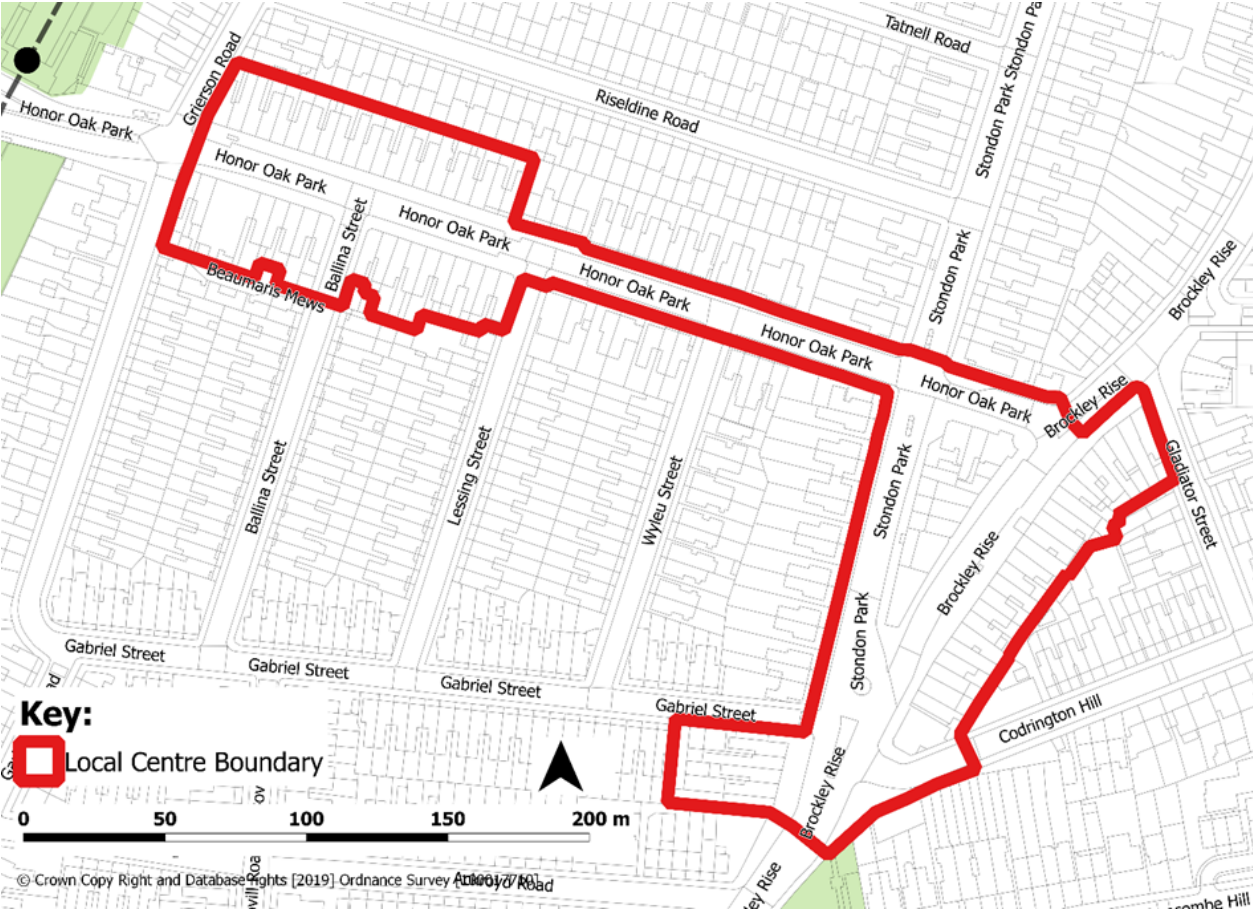
New Cross Road Local Centre Boundary Proposed:



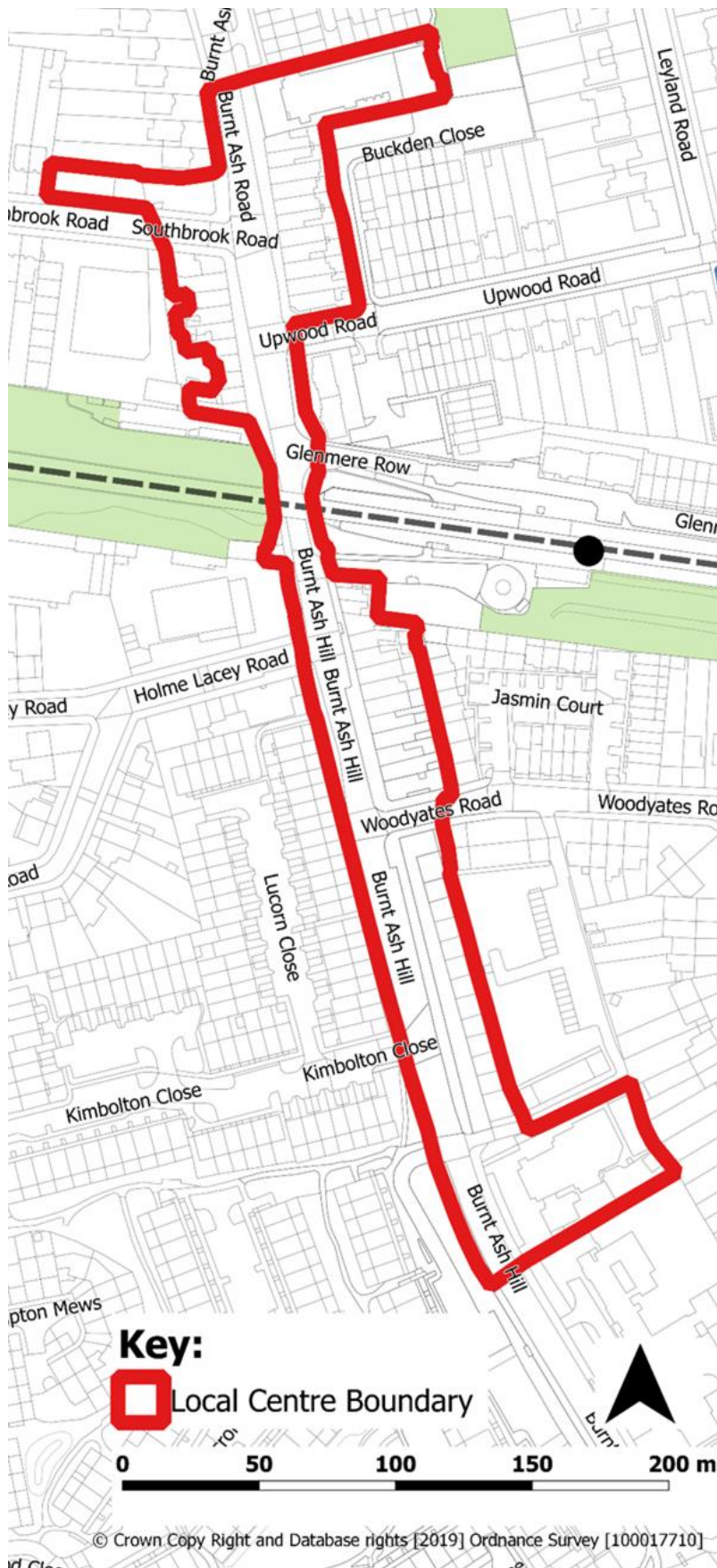
Ladywell Local Centre Boundary Proposed:



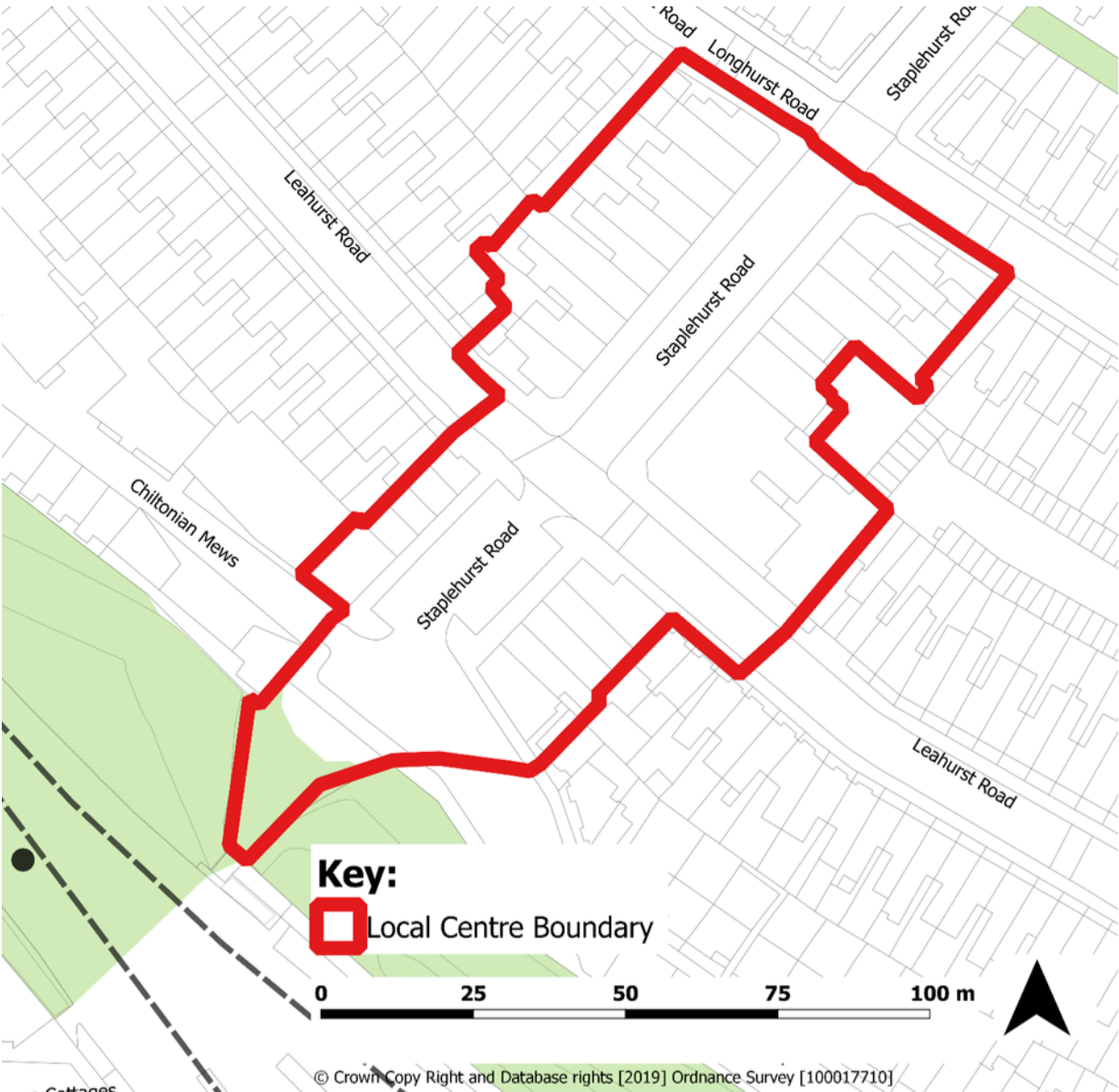
Honor Oak and Brockley Rise Local Centre Boundary Proposed:



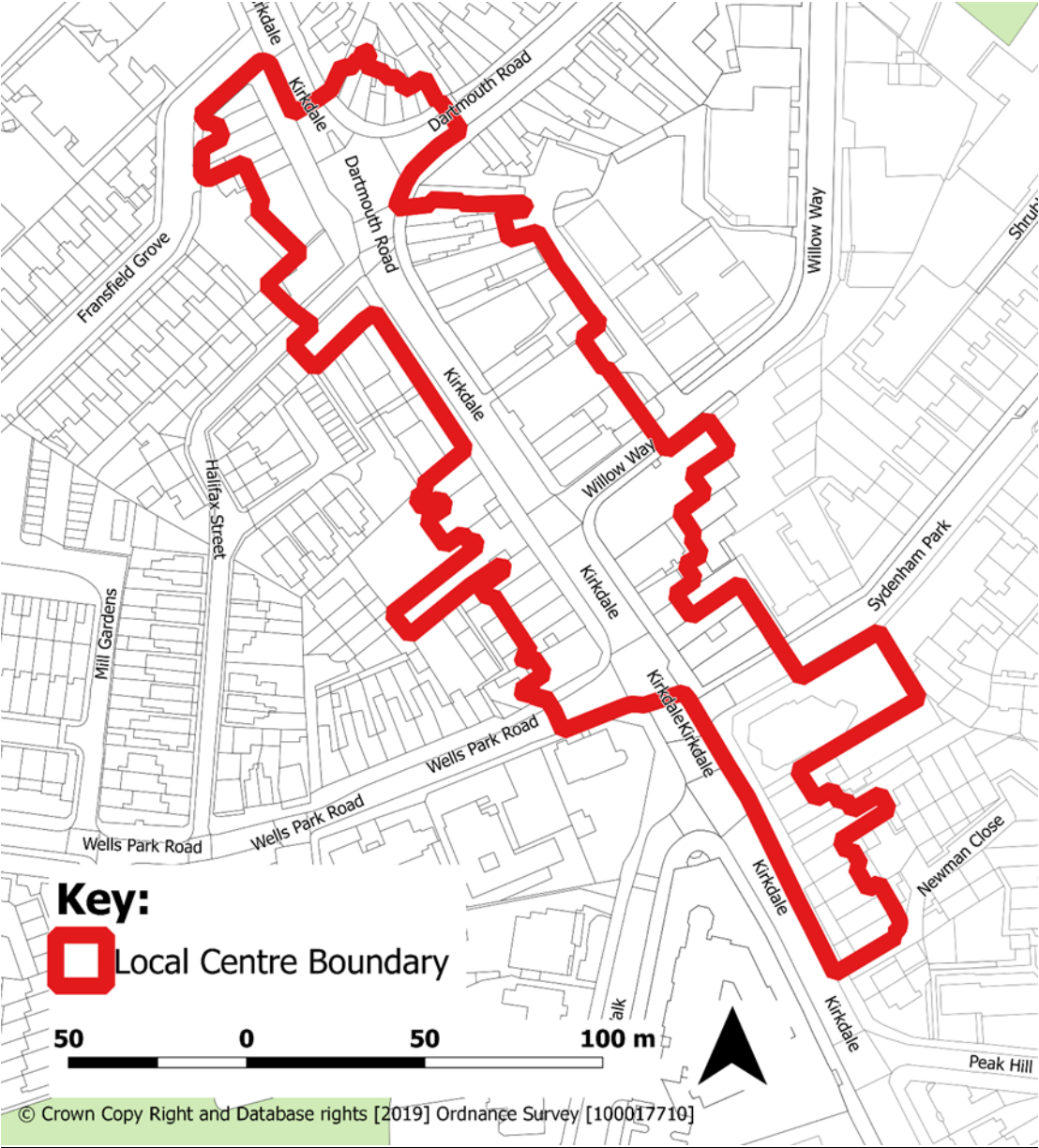
Burnt Ash Local Centre Boundary Proposed:



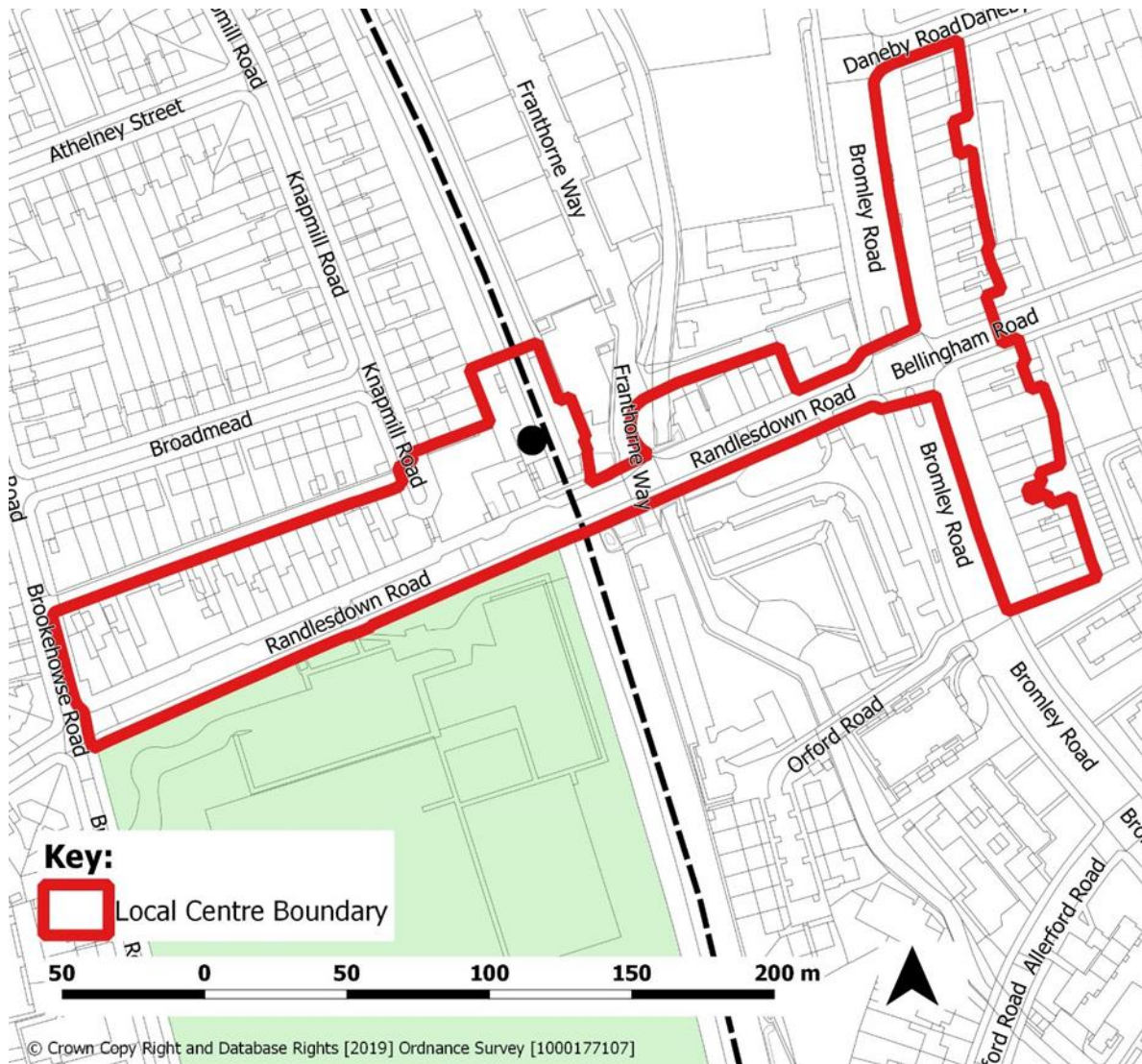
Staplehurst Road Local Centre Boundary Proposed:



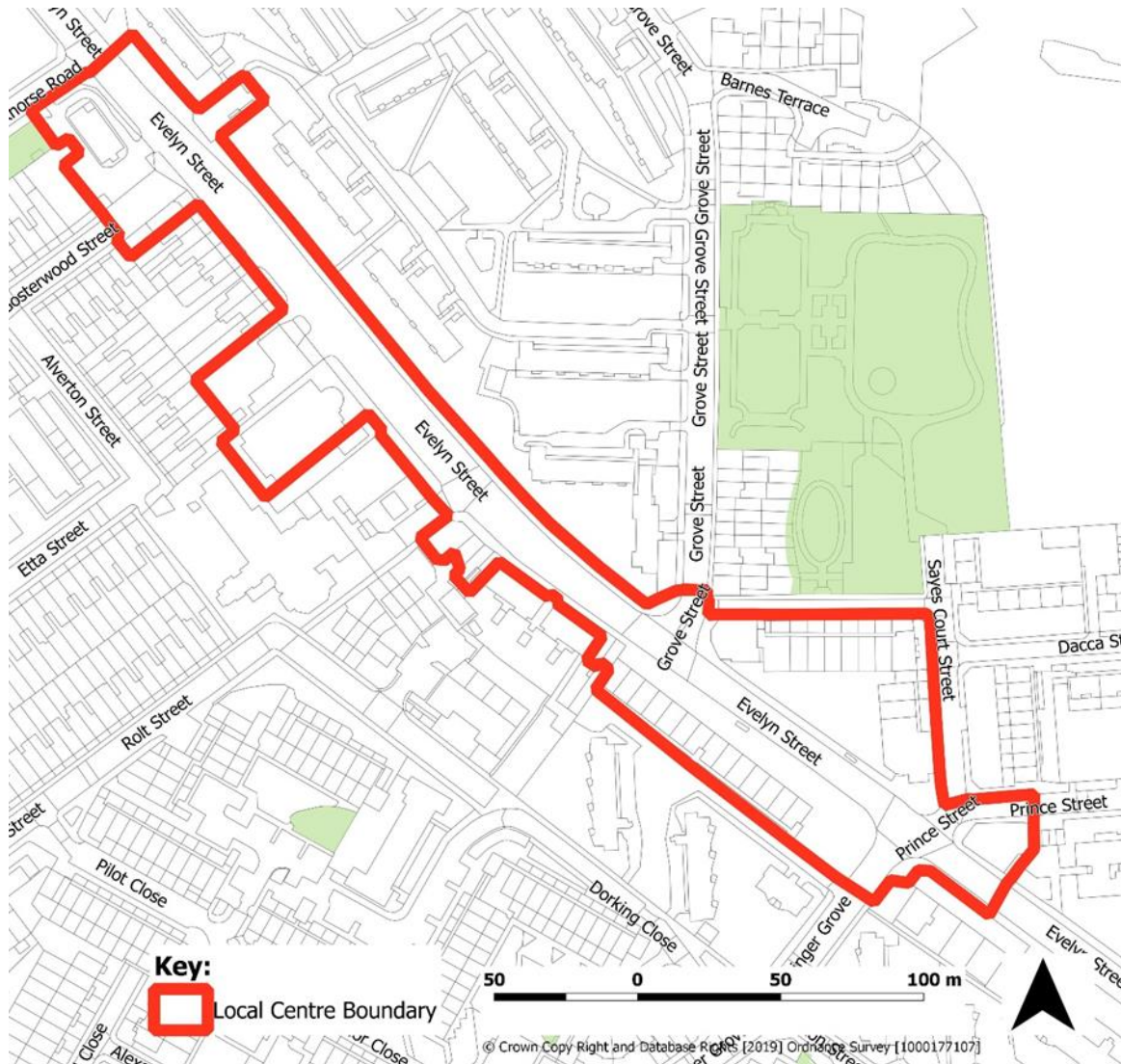
Upper Sydenham/Kirkdale Local Centre Boundary Proposed:



Bellingham Local Centre Boundary Proposed:



Evelyn Street Local Centre Boundary Proposed:



5. Employment Land

Strategic Industrial Land (SIL)

- 5.1. The adopted Local Plan sets out an employment land hierarchy, comprising Strategic Industrial Locations, Local Employment Land, Mixed Use Employment Locations and non-designated employment sites. The hierarchy is established in the Core Strategy (2011), which together with other documents, sets out further detailed policies to define the extent of these areas along with approaches to managing uses within them. Strategic Industrial Locations are the highest order and are a London Plan designation.
- 5.2. The draft Local Plan refers to SIL within Part 2 chapter on Economy and Culture.

- 5.3. Minor alterations are proposed to both Surrey Canal Road and Bromley Road SIL to ensure the boundary accurately reflects the extent of industrial land.
- 5.4. Shopping frontages at Randlesdown Road - to the West of Bellingham Station - will be removed from SIL designation to ensure the extent of SIL boundary is accurate in reflecting industrial land.

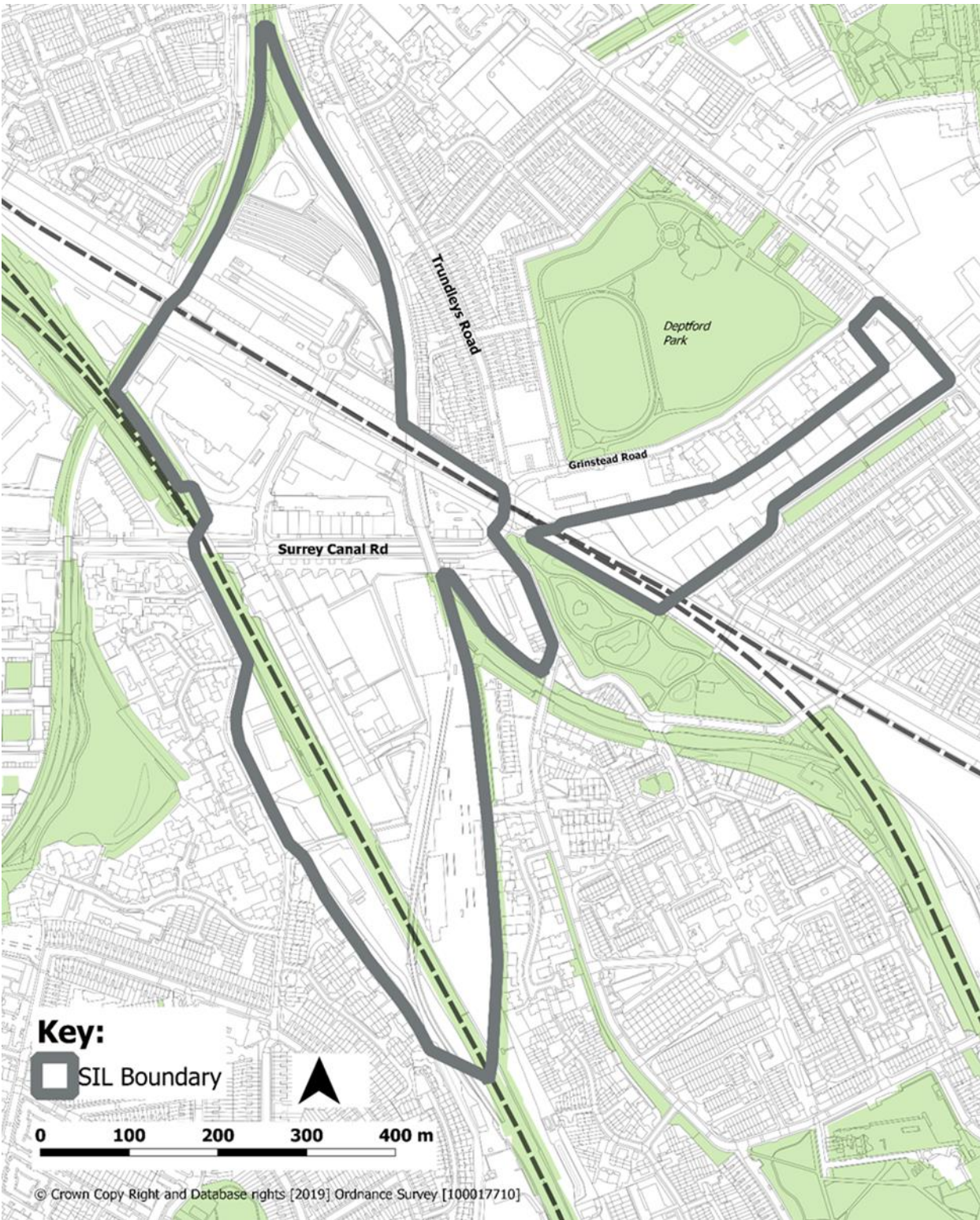
Mixed Use Employment Locations (MEL)

- 5.5. The draft local plan proposes boundary changes to Childers Street MEL and will be renamed Childers Street East MEL.
- 5.6. The other seven MEL's identified within 2011 Core Strategy will remain unchanged within draft local plan: Plough Way, Oxestalls Road, Surrey Canal Road, Grinstead Road, Convoys Wharf, Arklow Road and Sun and Kent Wharf.

Locally Significant Industrial Sites (LSIS)

- 5.7. The draft local plan proposes to change the terminology of Local Employment Land (LEL) to Locally Significant Industrial Site (LSIS), for consistency with the London Plan.
- 5.8. The draft Local Plan refers to LSIS within Part 2 chapter on Economy and Culture.
- 5.9. The draft Local Plan proposes an additional LSIS named Childers Street West which is currently a part of Childers Street MEL within the 2011 Core Strategy.
- 5.10. The draft local plan proposes boundary changes to Mahlam Road LEL and Molesworth Street LEL, alongside a name change from Mahlam Road to Stanstead Road LSIS.
- 5.11. The other 10 LEL's boundaries identified within 2011 Core Strategy will remain unchanged: Willow Way: Evelyn Street, Clyde Vale, Perry Vale, Endwell Road, Stanton Square, Worsley Bridge, Creekside, Blackheath Hill, and Manor Lane.

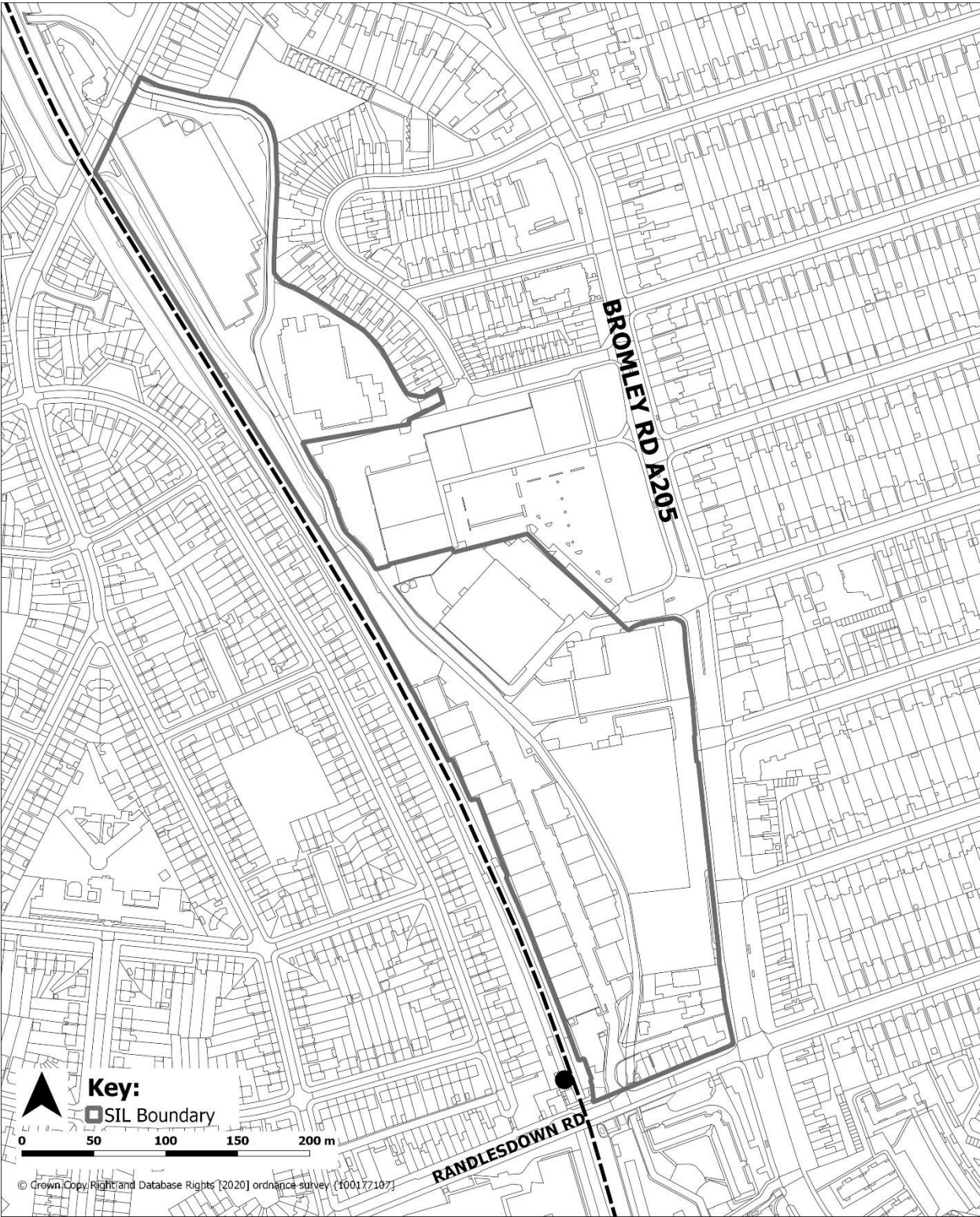
Surrey Canal SIL Boundary Existing:



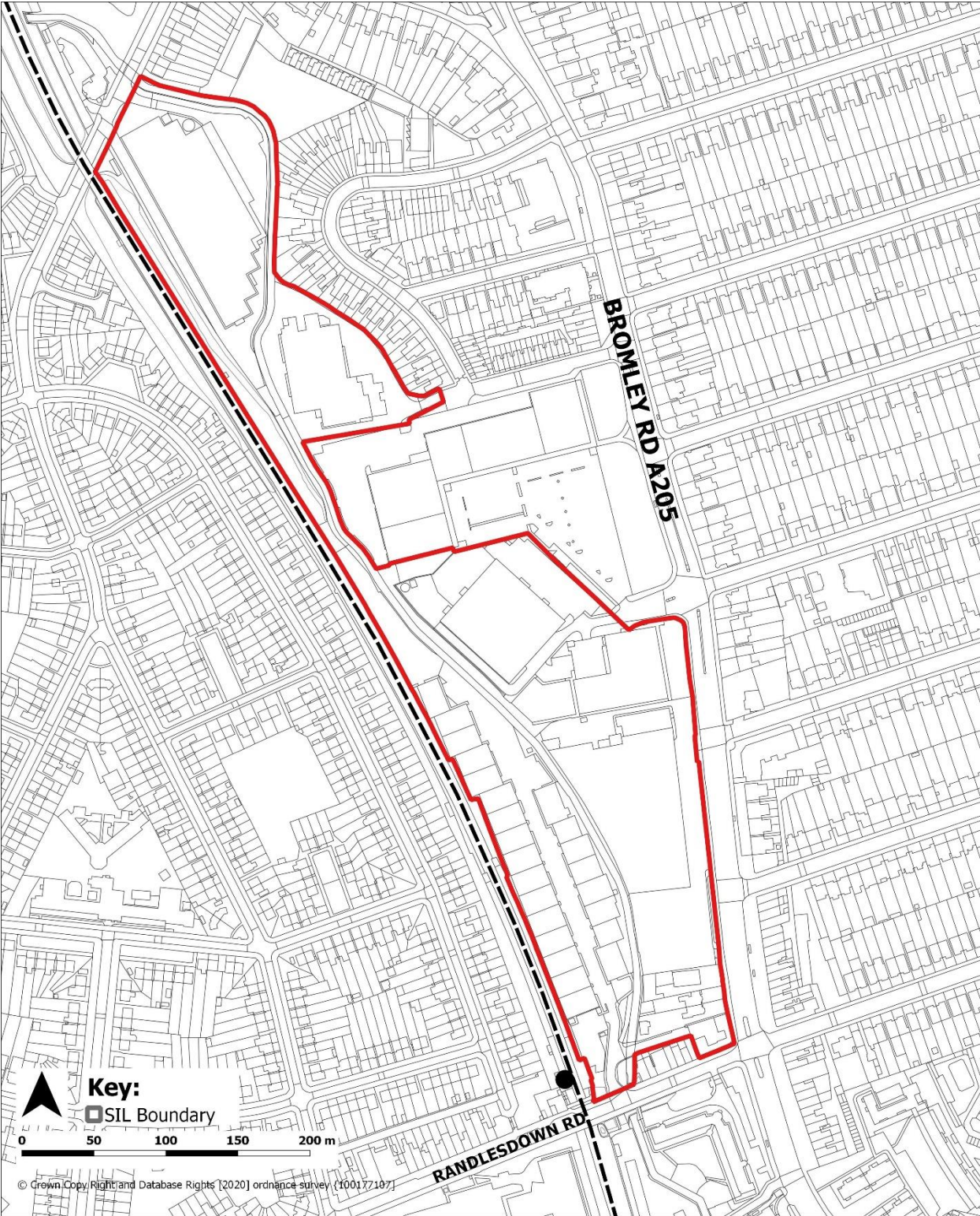
Surrey Canal SIL Boundary Proposed:



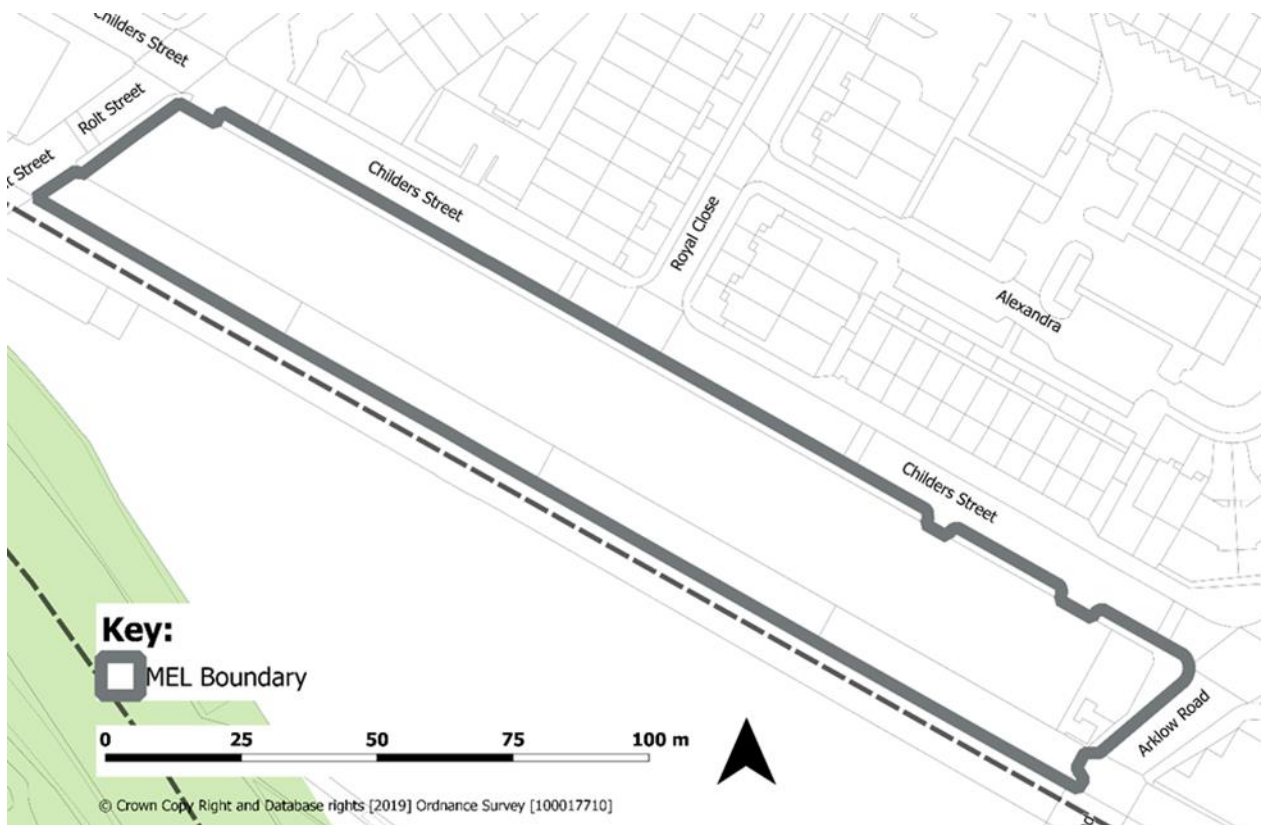
Bromley Road SIL Existing



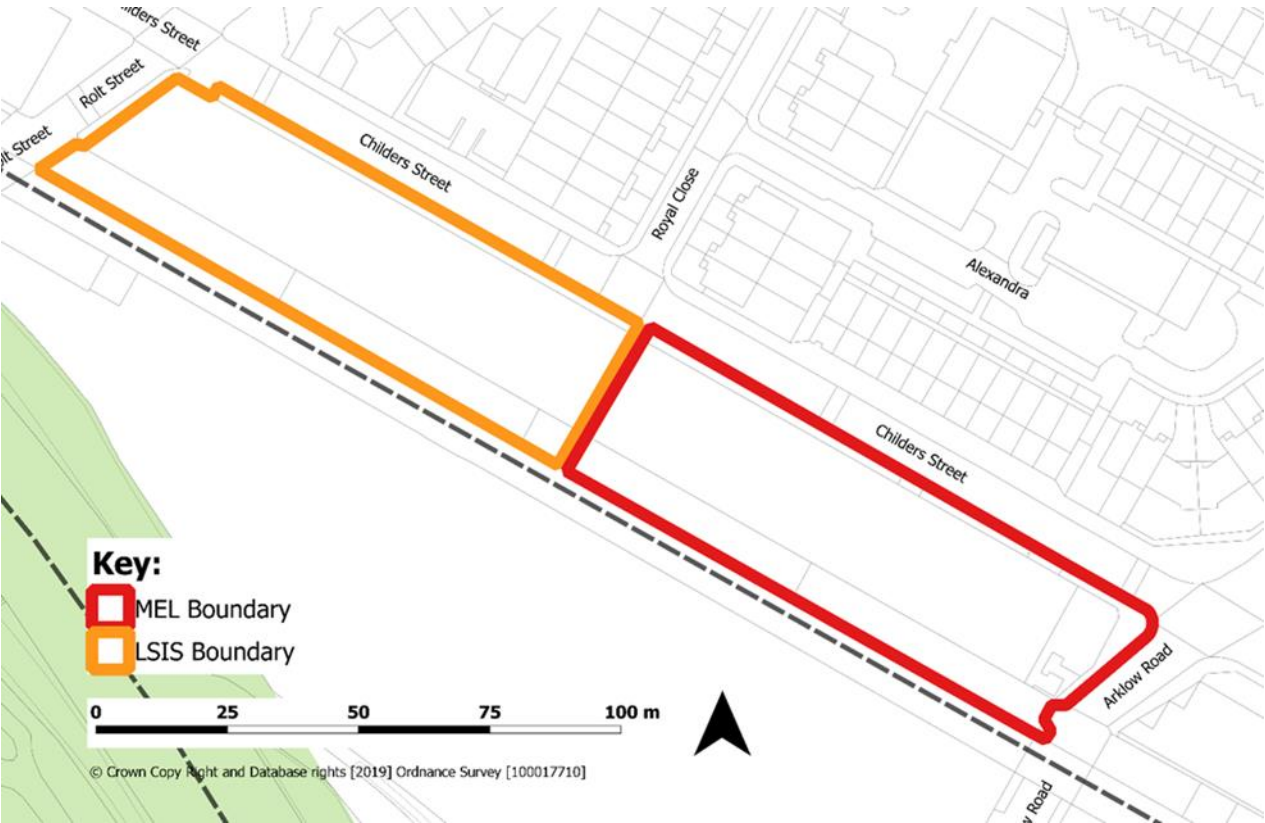
Bromley Road SIL Proposed which removes Shopping frontages at Randlesdown Road - to the West of Bellingham Station – from SIL designation.



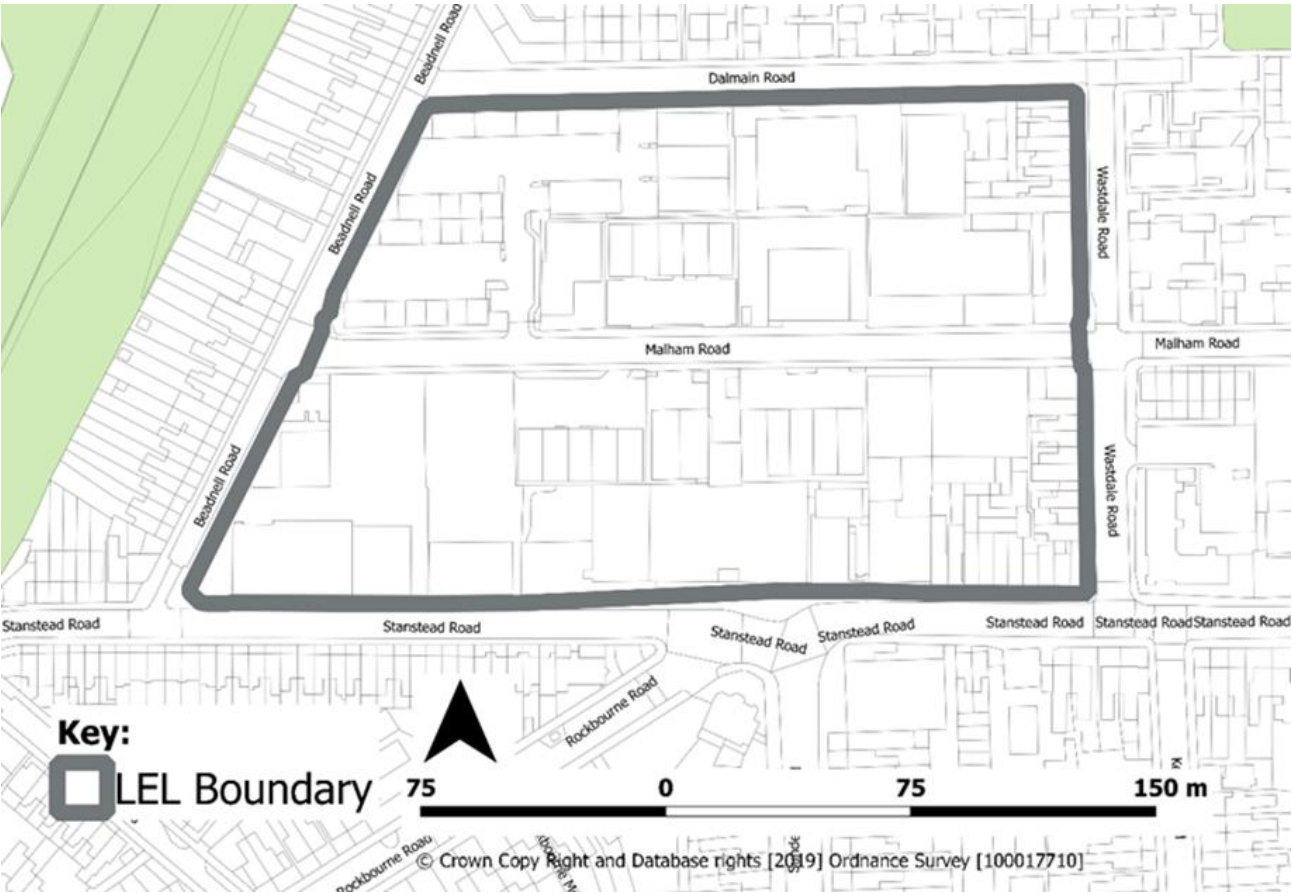
Childers Street MEL Boundary Existing:



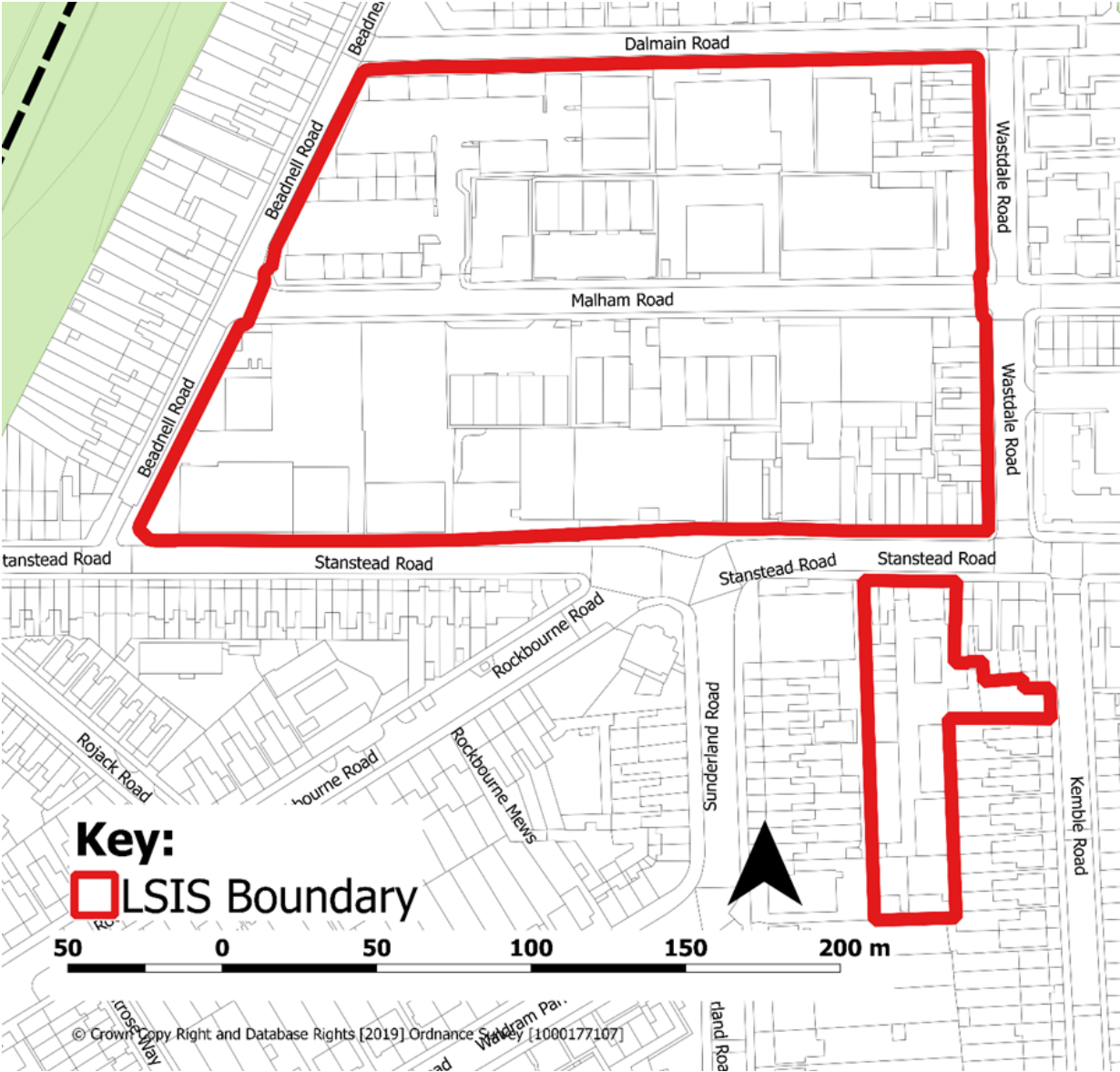
Childers Street MEL Boundary Proposed and Childers Street West Boundary Proposed:



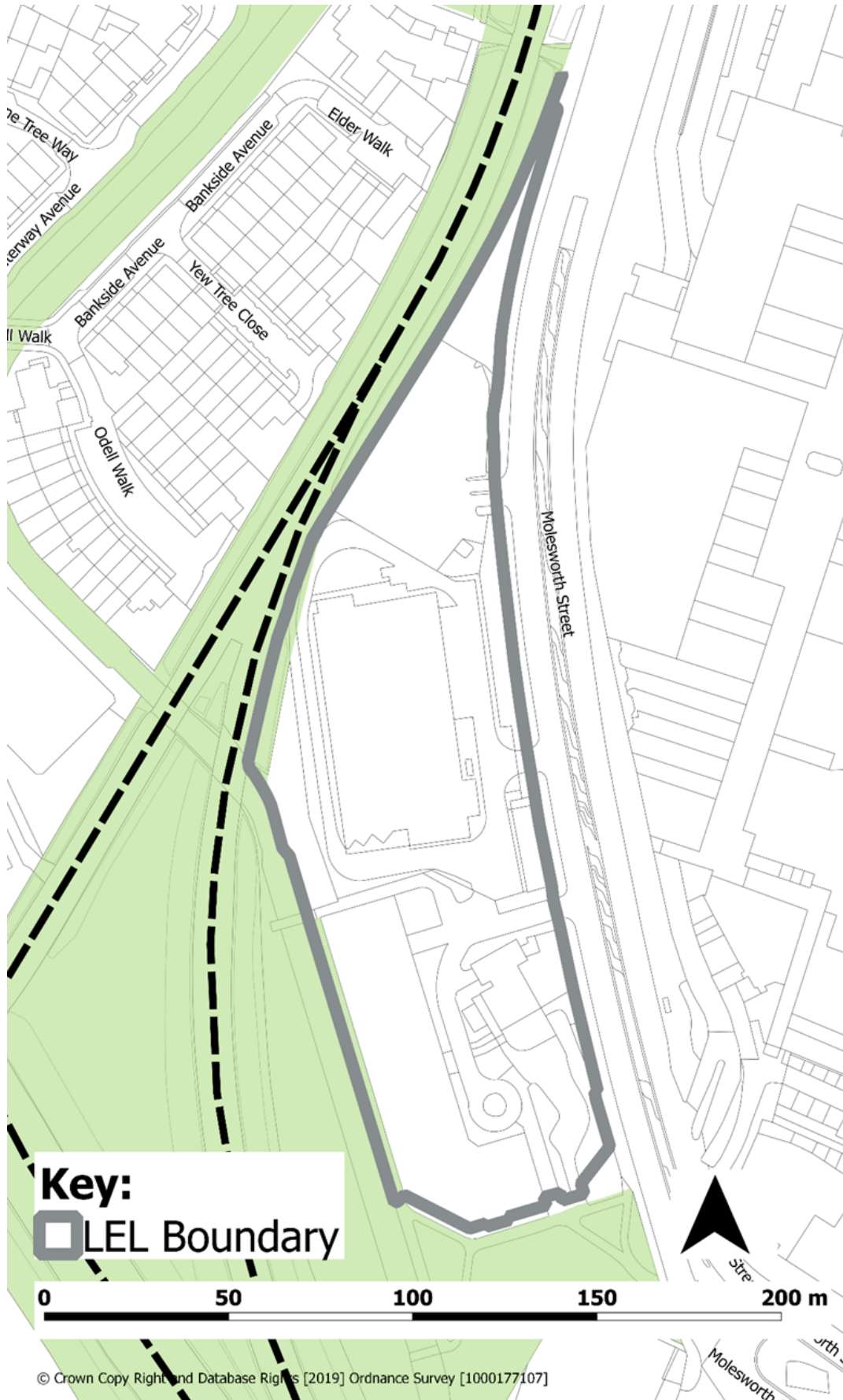
Mahlam Road Road LEL Boundary Existing:



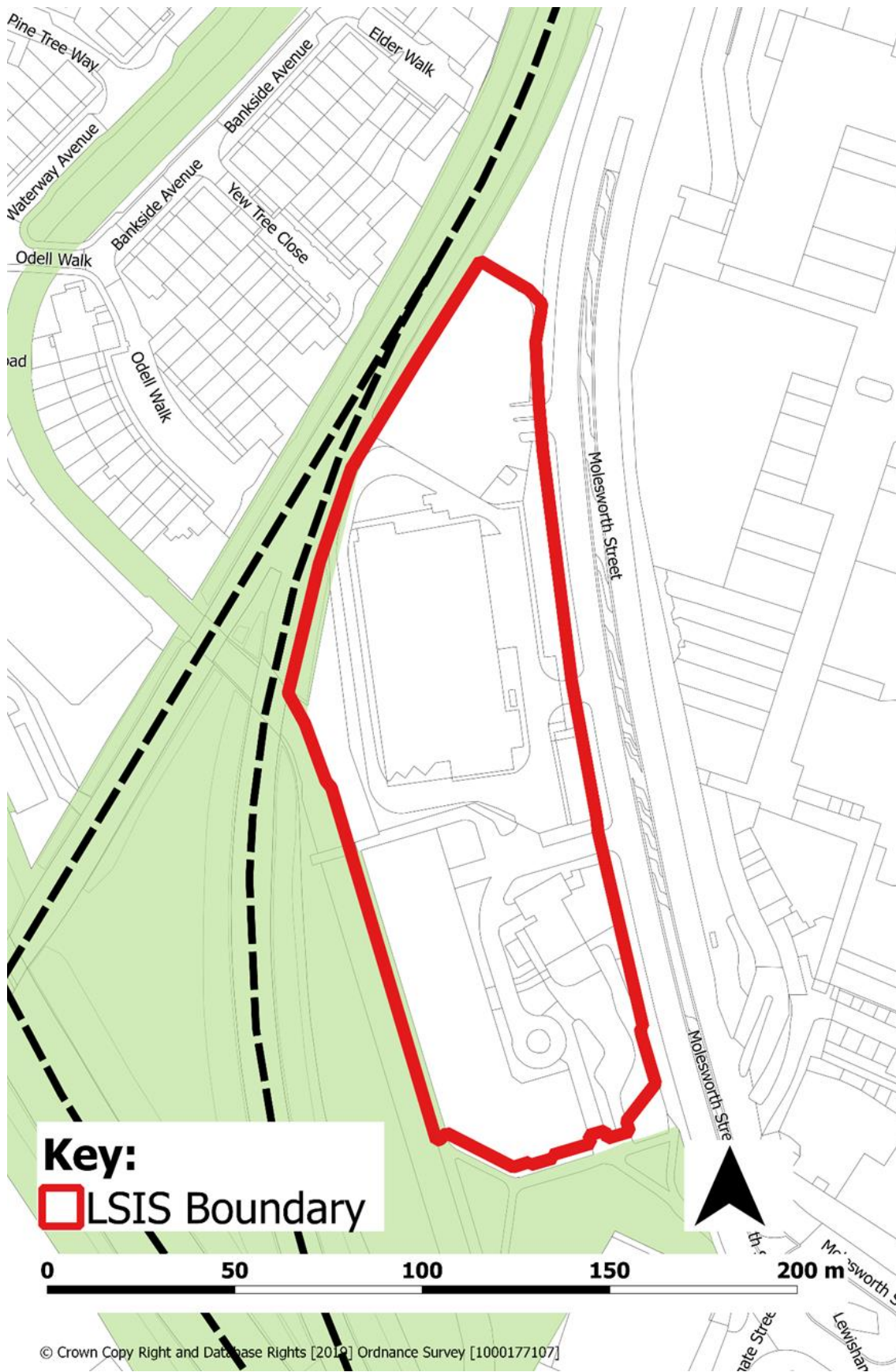
Stanstead Road LSIS Boundary Proposed:



Molesworth Street LEL Boundary Existing:



Molesworth Street LSIS Boundary Proposed:



6. Conservation and Heritage

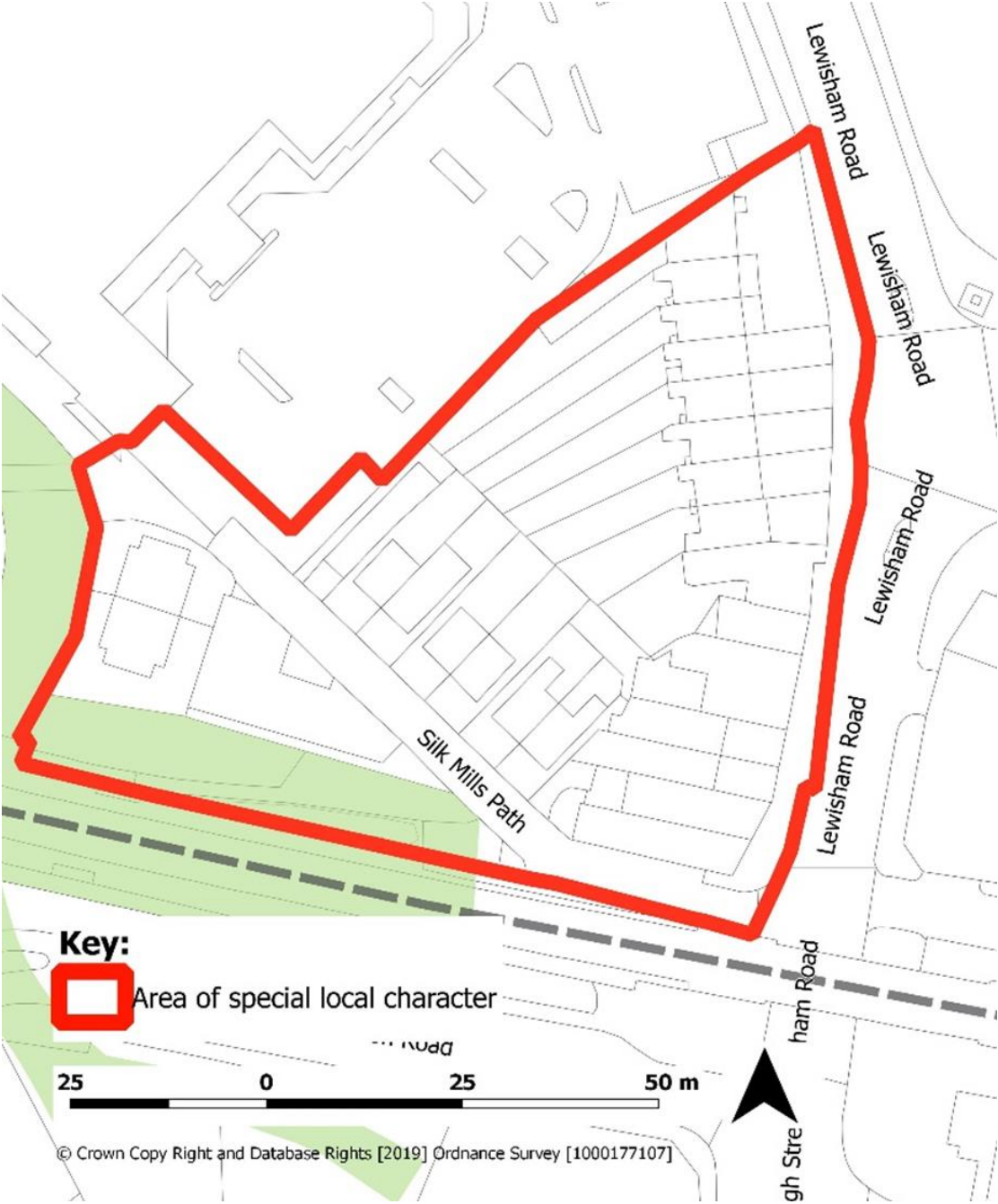
Conservation Areas

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

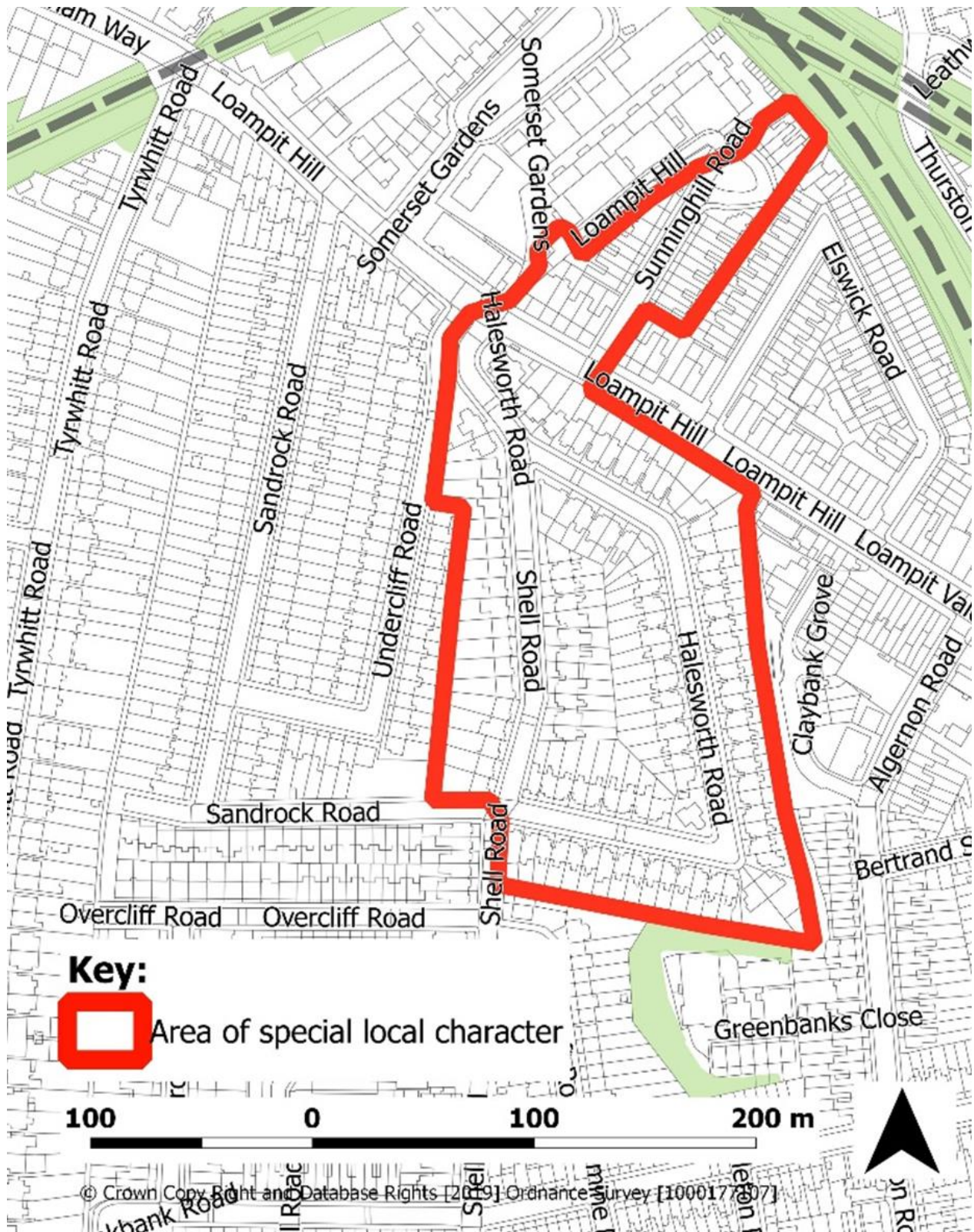
Area of special local character

- 6.2 Areas of special local character (ASLC) are currently referred to within 2014 Development Plan Document under DM Policy 37 – Non-designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.
- 6.3 ASLC have distinctive characteristics and may in the future be considered for designation as Conservation Areas.
- 6.4 The draft Local Plan will continue to recognise ASLC as Non-designated heritage assets and will provide clarity over the spatial extent of these areas to support effective policy implementation.
- 6.5 The following ALSC are proposed: Silk Mills Path, Manor Park, Lee Green, Rockbourne Road, Sydenham Extension, Hall Drive, Sydenham Ridge, Charleville Circus, Woolstone and Hurstbourne Road and Bellingham Estate.
- 6.6 ASLC are not proposed to be identified on the new policies map accompanying the Local Plan, but will be established by way of a schedule corresponding with the plan.
- 6.7 The Area of Special of Character designation is not proposed to be carried forward in the new Local Plan.
- 6.8 Sydenham Ridge which was designated as area of special character within unitary development plan and was this designation carried over to the Core Strategy, and was reflected on the 2015 planning policies Map. This designation will no longer be retained, but the key elements and distinctive characteristics of the ridge will continue to be recognised and dealt with through the revised Local Plan policies, particularly those dealing with view management and building heights. The removal of the designation will also help to avoid confusion with the Area of Special Local Character designation.

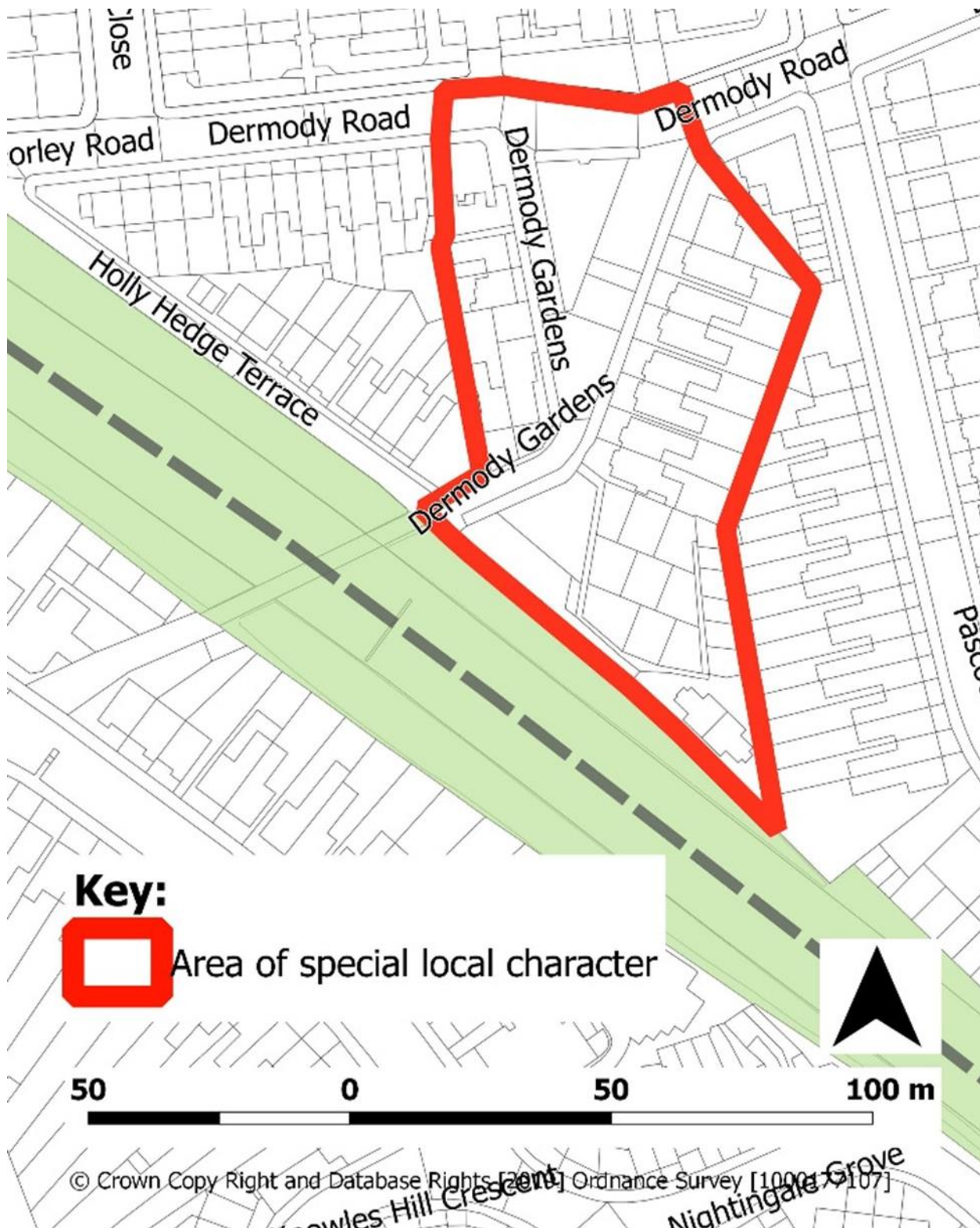
Silk Mills Path ASLC Boundary Proposed:



Loampit Hill ASLC Boundary Proposed:



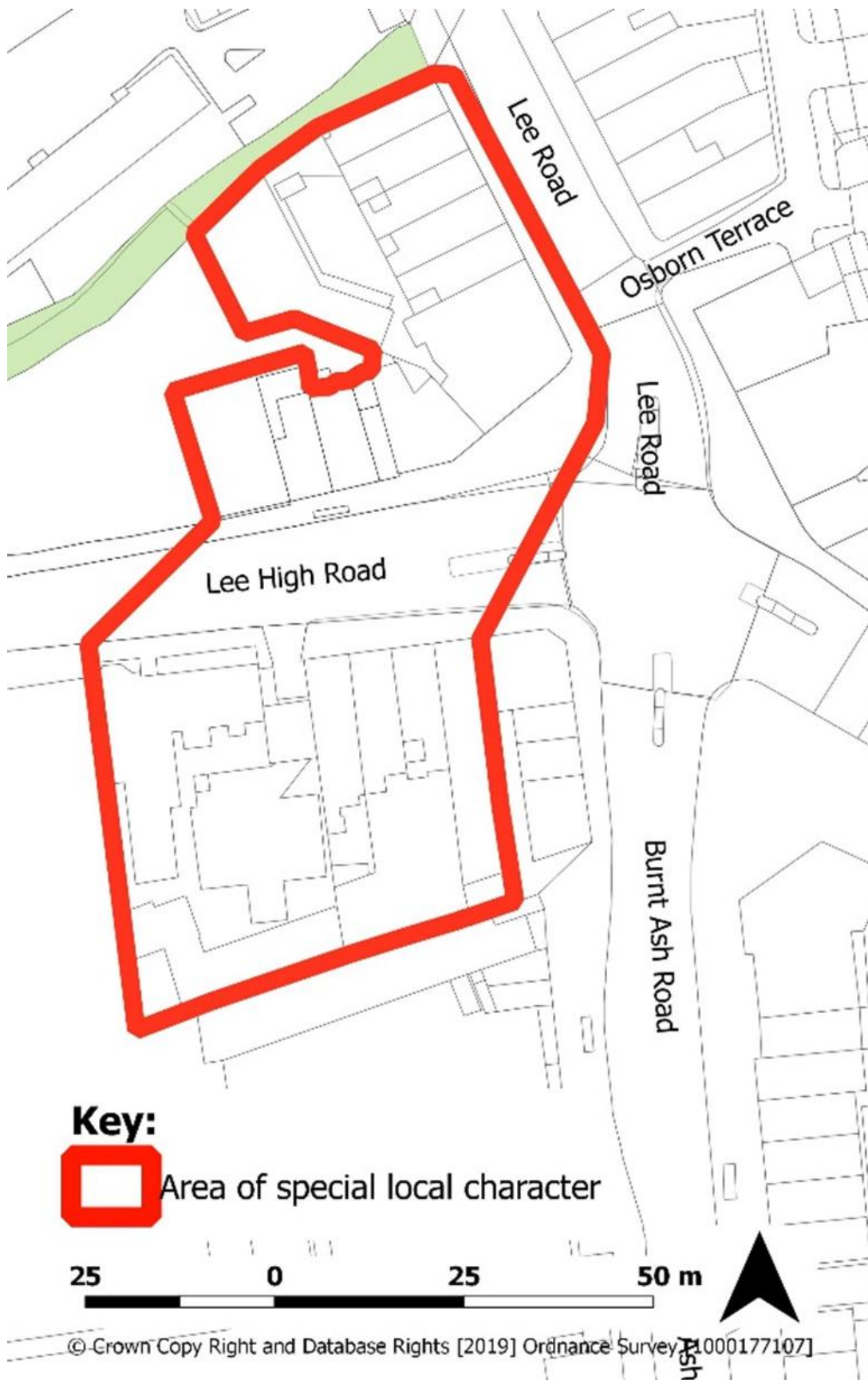
Dermody Gardens ASLC Boundary Proposed Boundary:



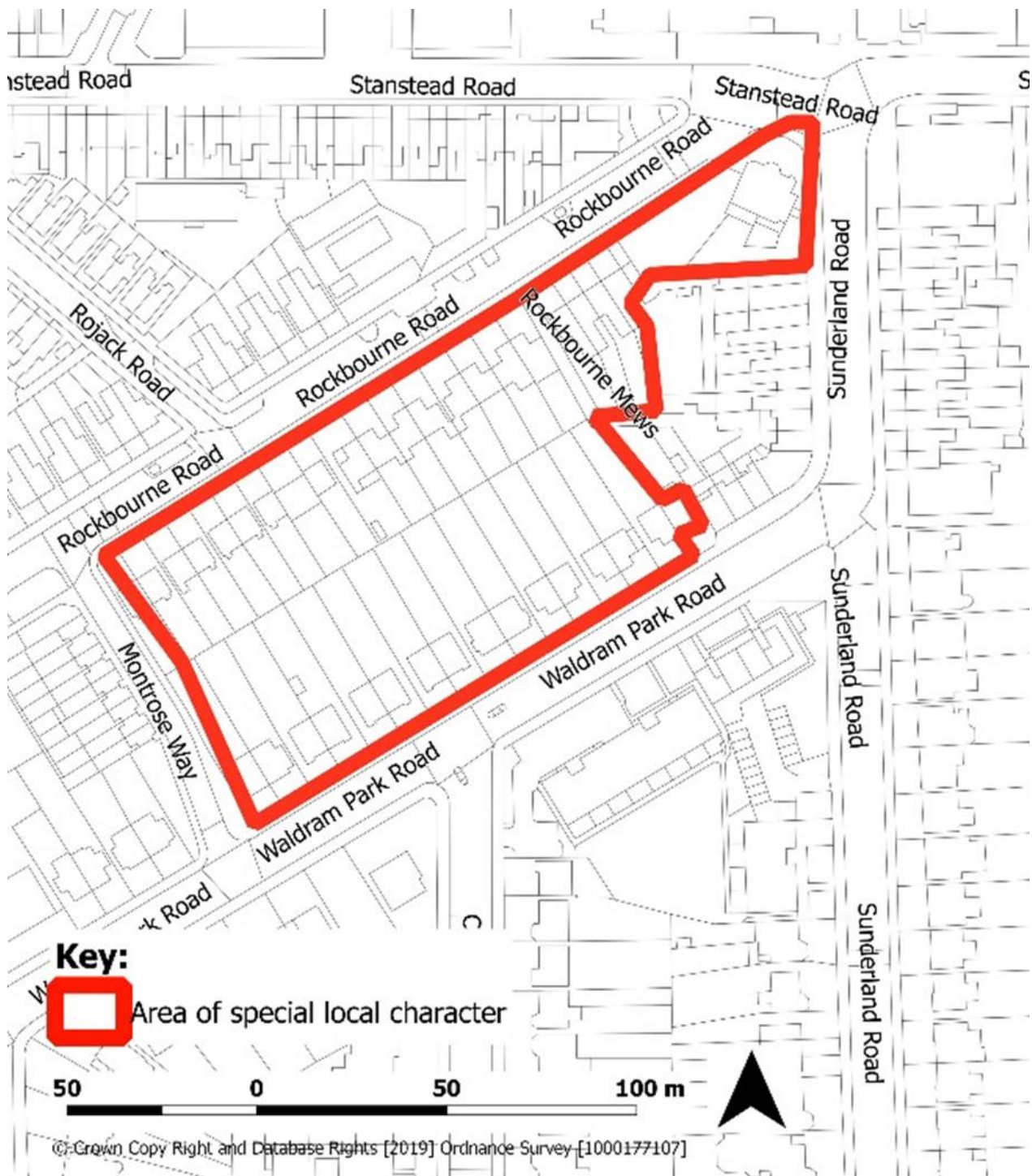
Manor Park ASLC Boundary Proposed:



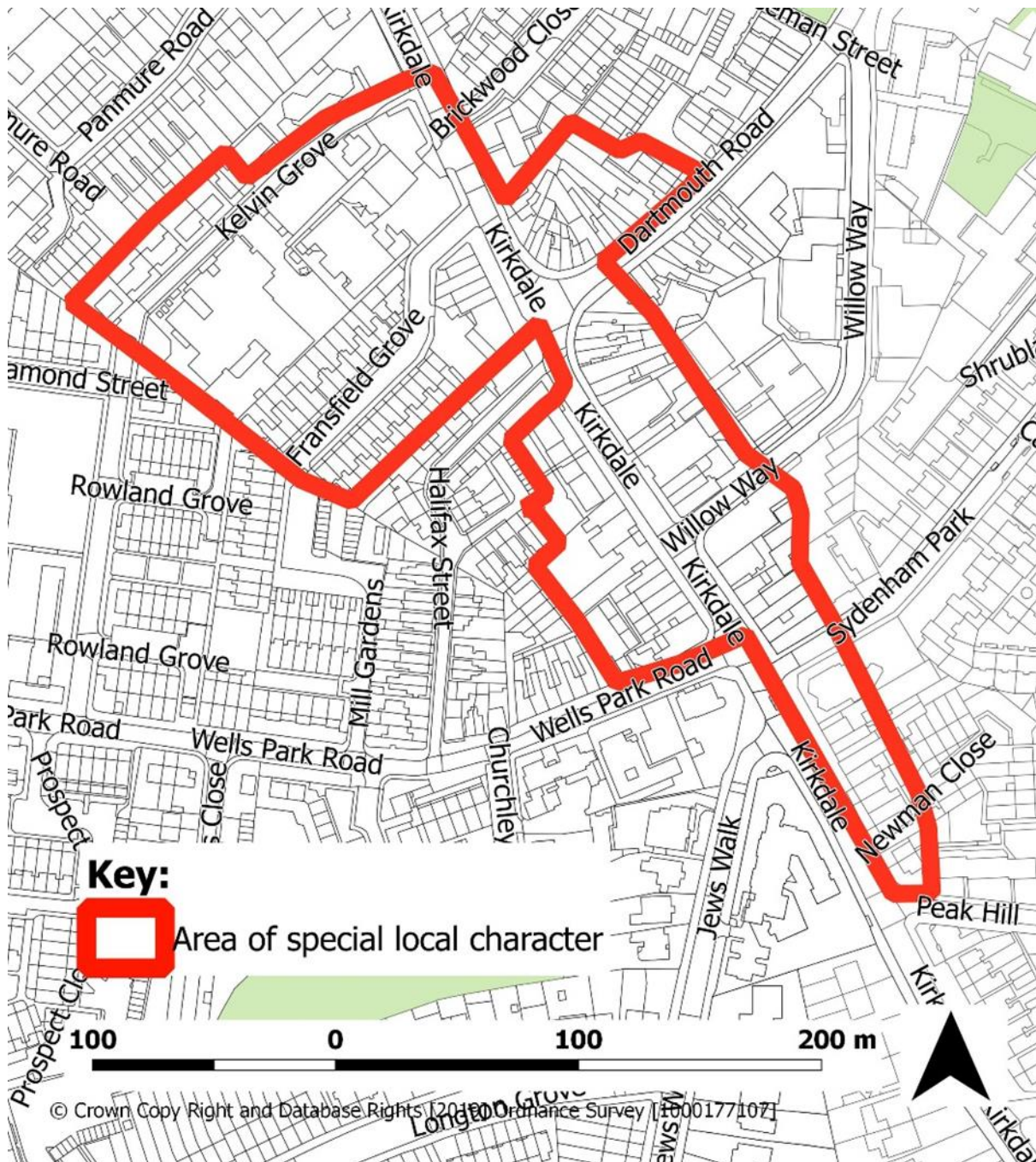
Lee Green ASLC Boundary Proposed:



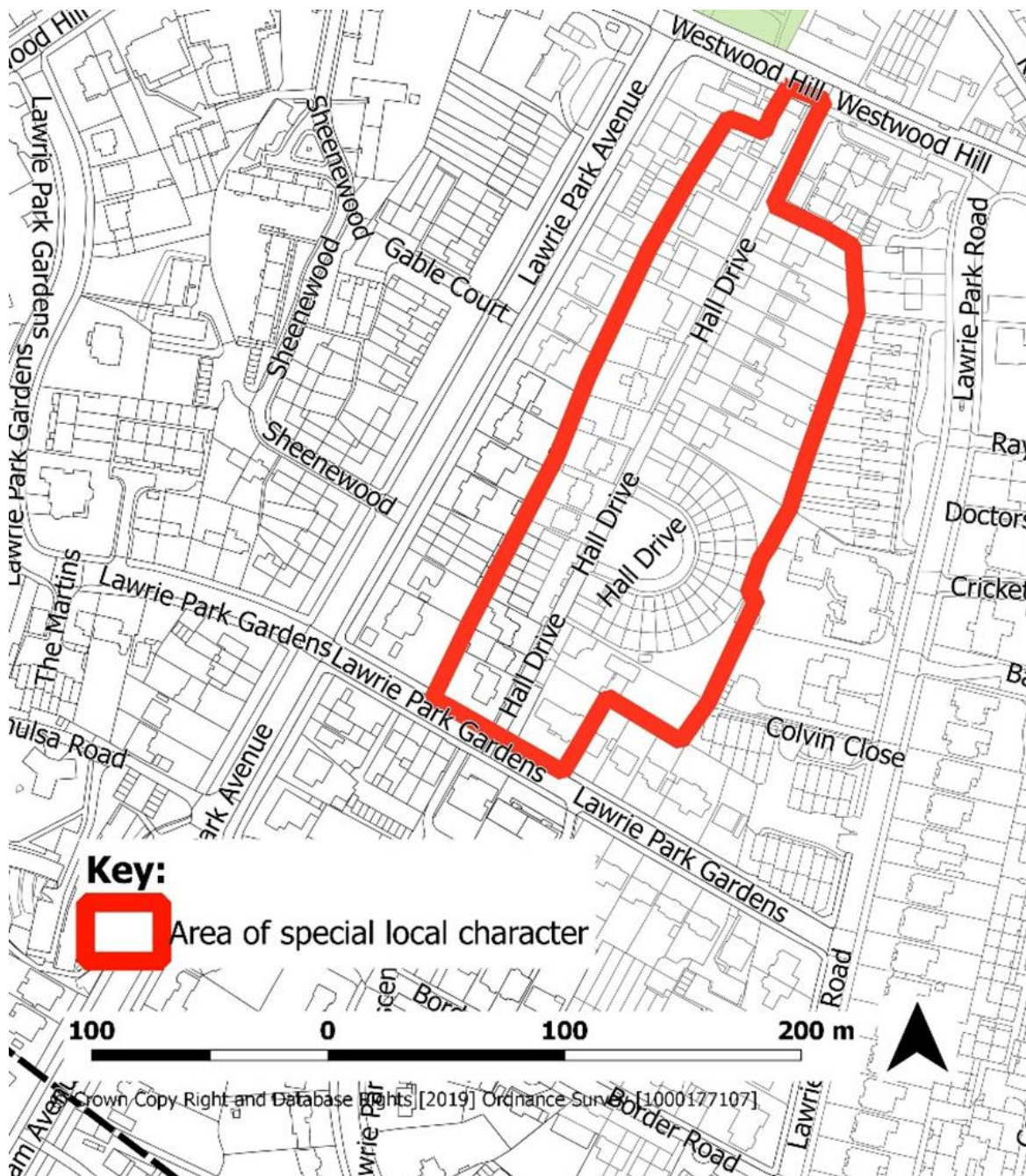
Rockbourne Road ASLC Boundary:



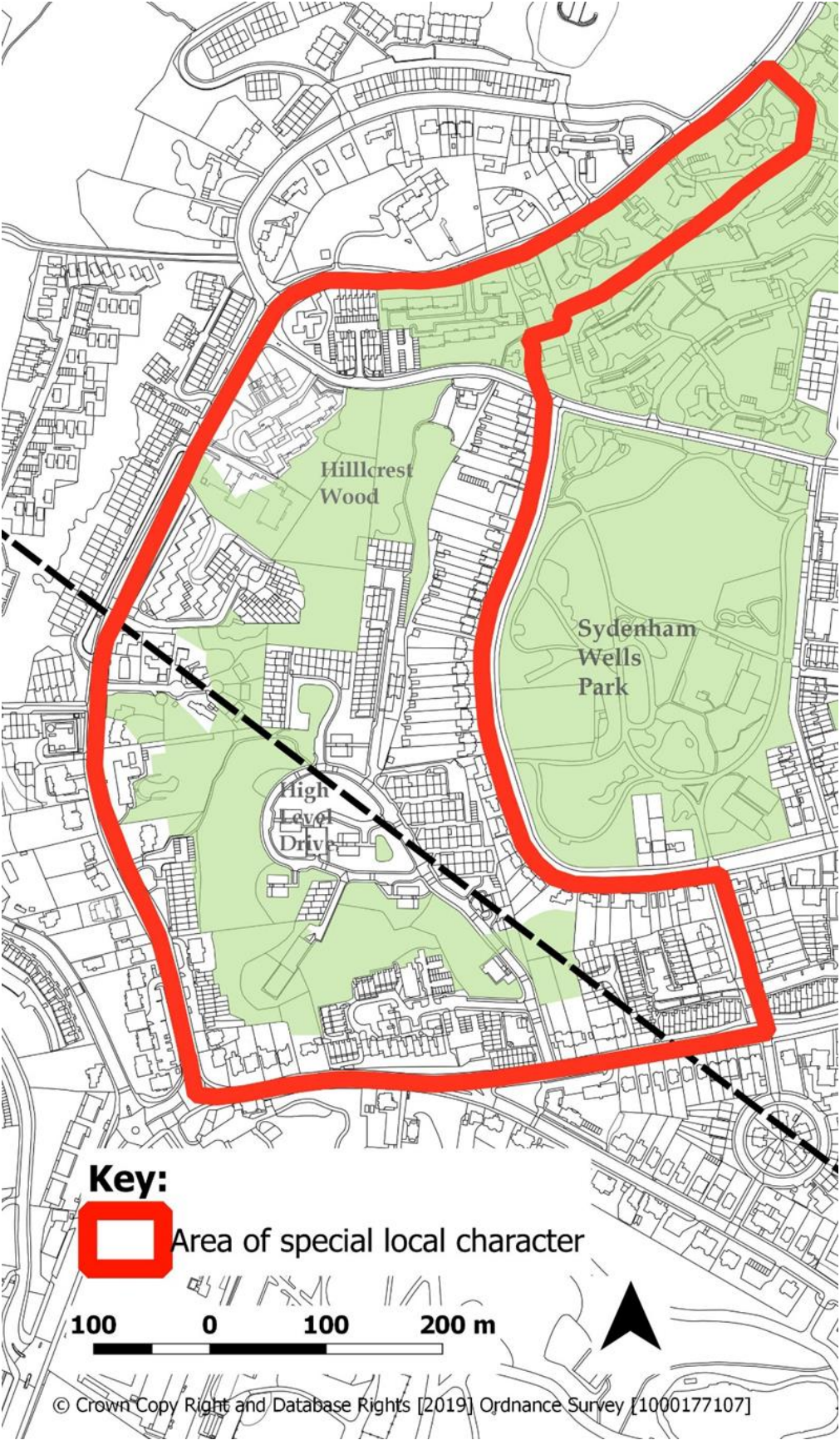
Sydenham Extension ALSC Boundary Proposed:



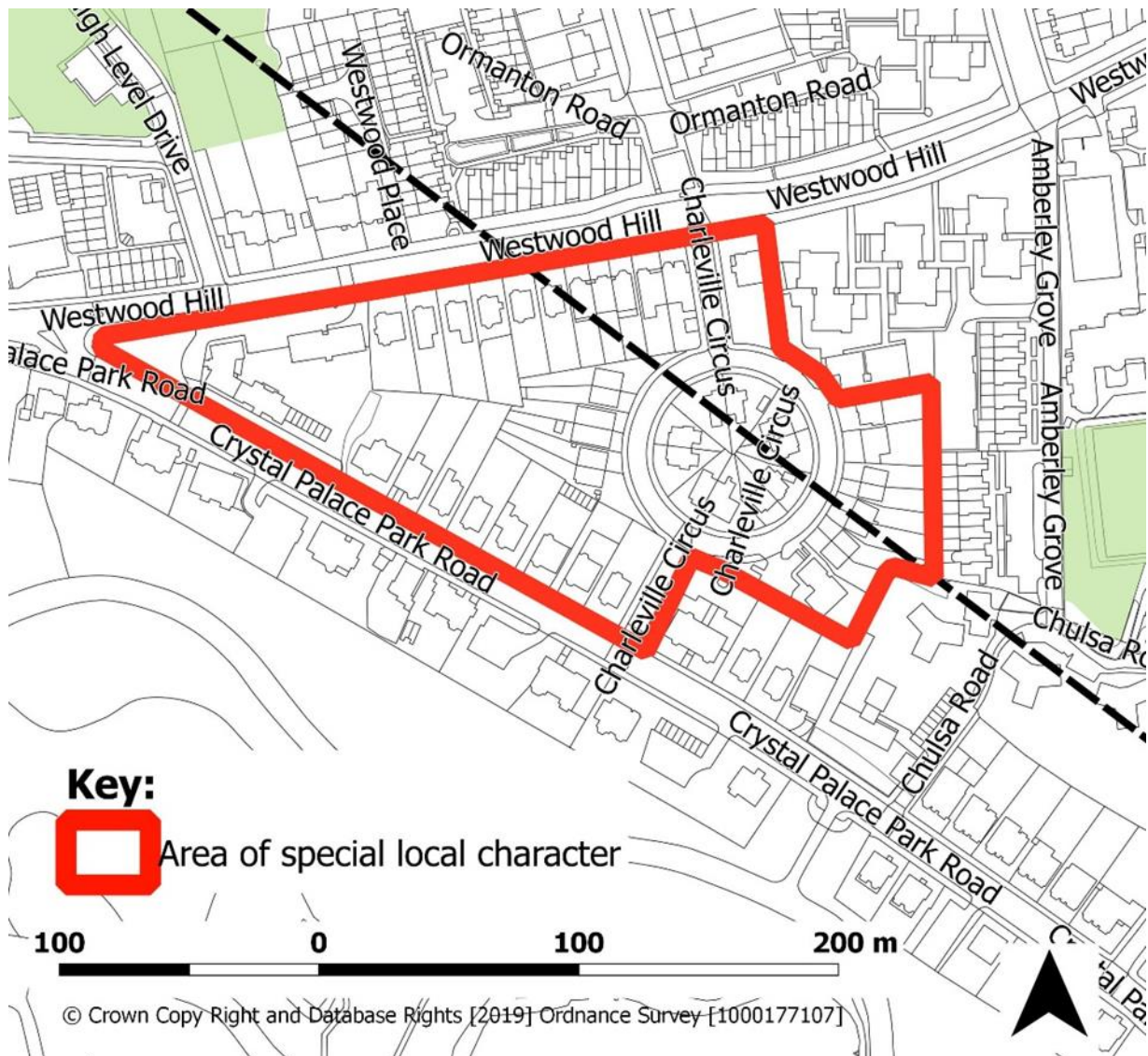
Hall Drive ASLC Boundary Proposed:



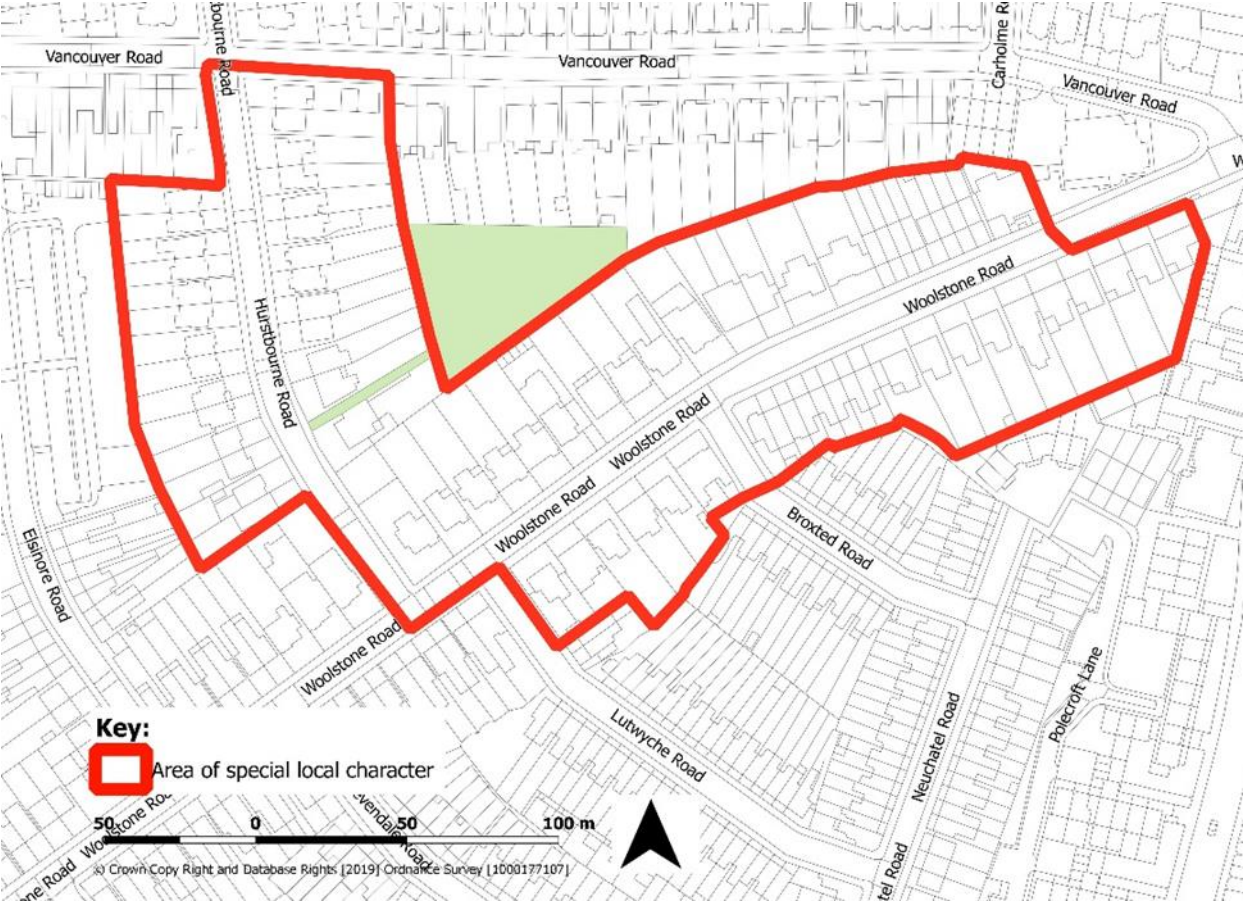
Sydenham Ridge ASLC Boundary Proposed:



Charleville Circus ASLC Boundary Proposed:



Woolstone and Hurstbourne Road ASLC Boundary Proposed:



Bellingham Estate ALSC Boundary Proposed:



7. Geodiversity and Safeguarded Wharves

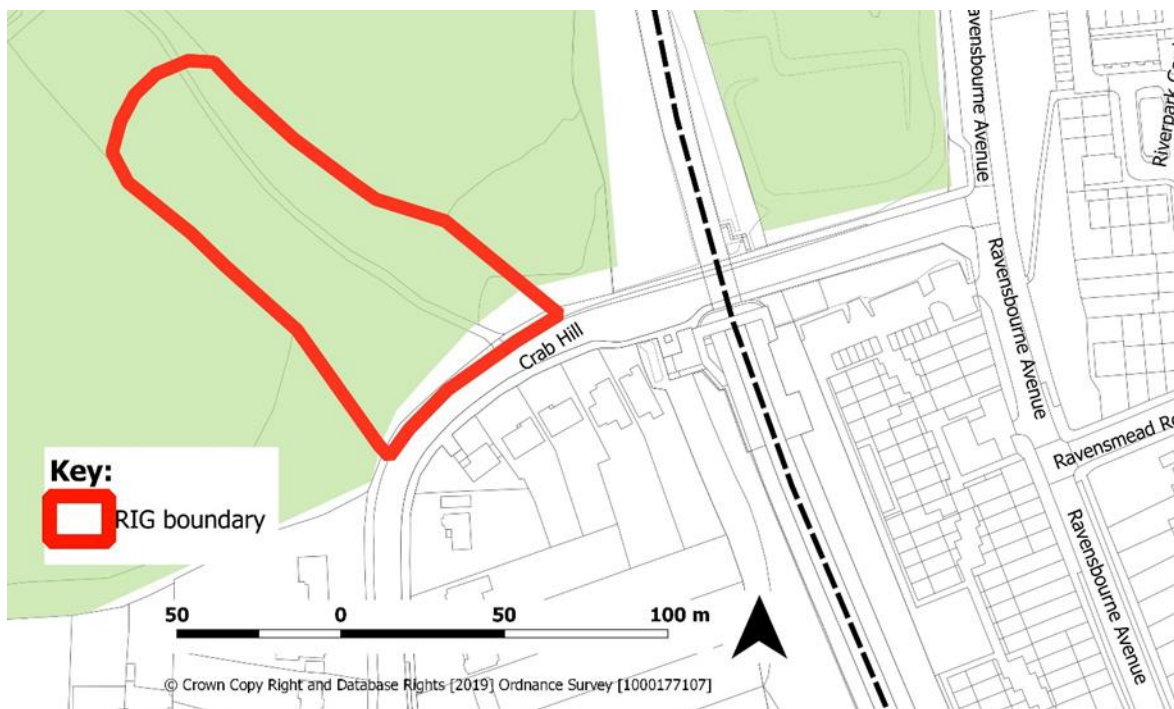
Regionally Important Geological Site (RIG).

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

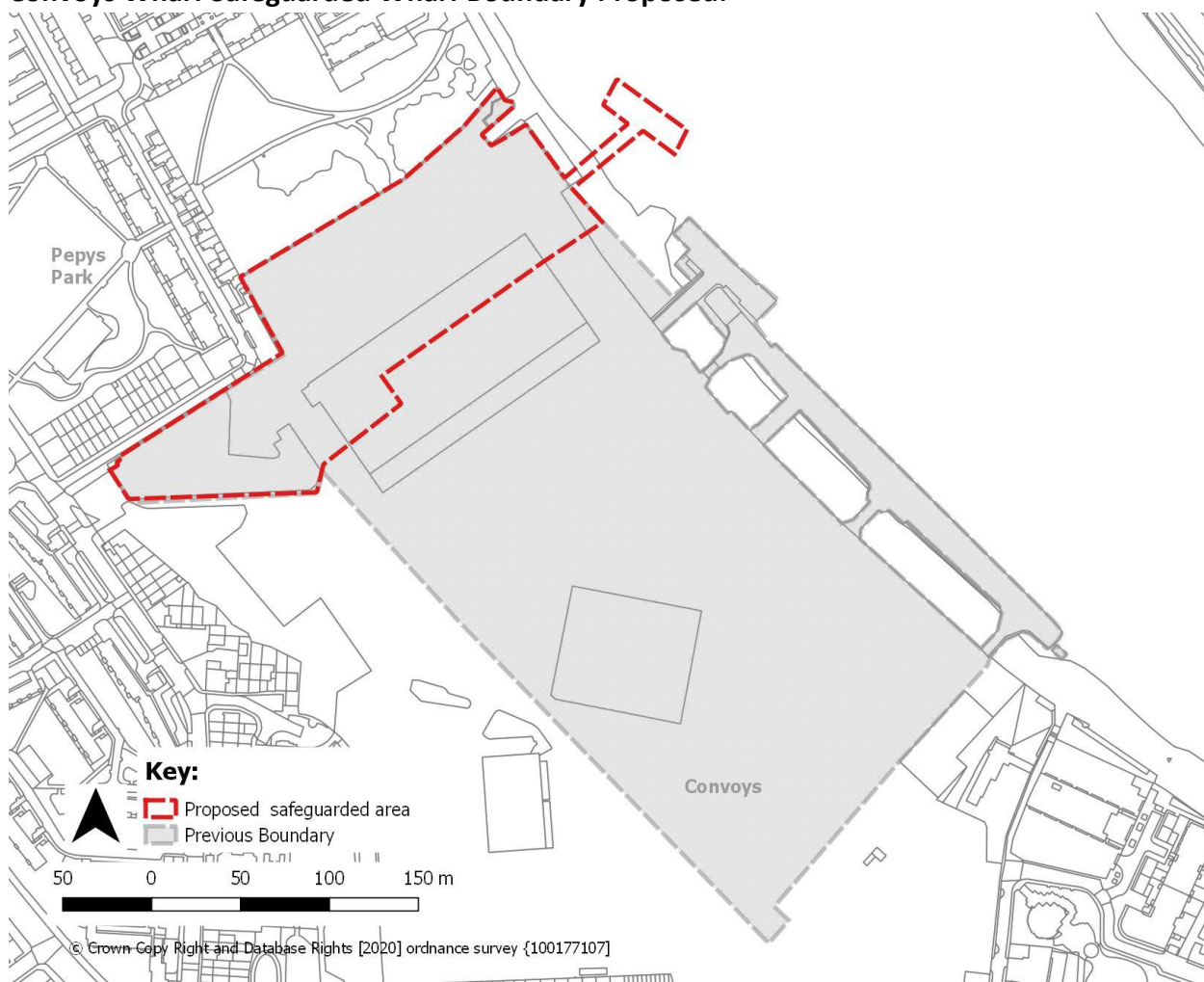
Safeguarded Wharf

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

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



Convoys Wharf Safeguarded Wharf Boundary Proposed:



8. Sites of importance for nature conservation (SINC)

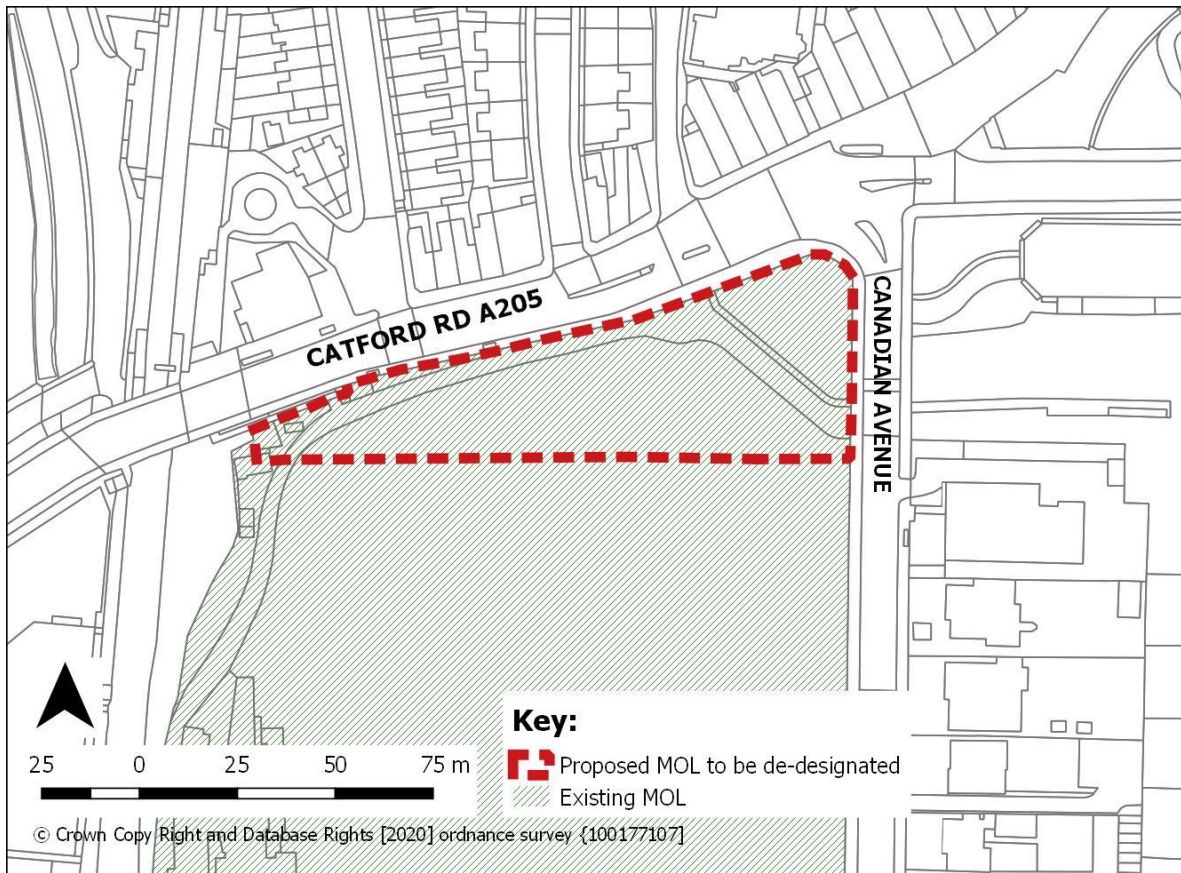
- 8.1 The adopted Local Plan sets out a network of nature conservation sites and corresponding policies to protect against their loss, and ensure their appropriate long term management.
- 8.2 The draft Local Plan deals with nature conservation sites, including SINC, in the Part 2 chapter on Green Infrastructure.
- 8.3 To inform preparation of the new Local Plan, the Council commissioned The Ecological Consultancy to survey SINC across the borough. The survey assessed 63 existing SINC, identifying boundary changes. The survey also assessed proposed sites (11 candidate sites) worthy of SINC site designation.
- 8.4 All proposed boundary changes recommended from the 2015 survey are proposed to be taken forward in the new Local Plan, and the updated designations reflected on the

new policies map. Owing to file size and formatting at this time, the boundary changes are not included in this document. The council's latest SINC study should be referred for further detailed information, including the proposed boundary changes to SINC. The study is accessible to view online on the Council's planning webpage, technical evidence base, under 'SINC's appendix 3 proposed boundary changes'.

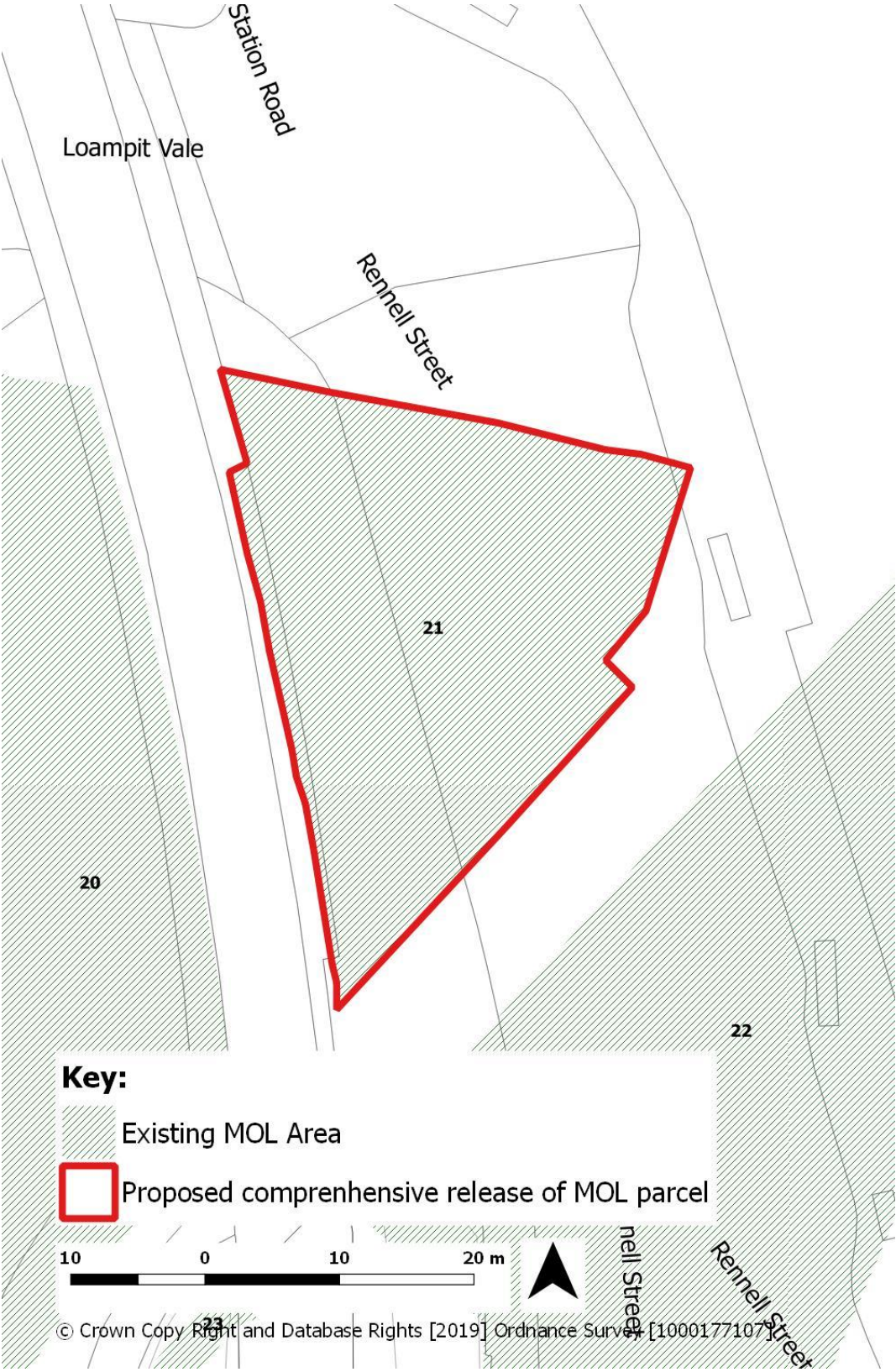
9. Metropolitan Open Land

- 9.1 Metropolitan Open Land (MOL) is designated by the London Plan. Boroughs may undertake reviews of MOL through the plan process, and in consultation with the London Mayor. The current extent of Lewisham's MOL is set out in the adopted Local Plan and corresponding Policies Map.
- 9.2 Draft Local Plan policies on MOL are included in Part 2 in the Green Infrastructure chapter.
- 9.3 To inform preparation of the new Local Plan, the Council commissioned Arup consultants to undertake an objective and robust review of MOL within the borough, which mainly involved assessing the strategic performance of MOL against the criteria set out in London Plan and national policy.
- 9.4 The draft local plan proposes comprehensive de-designation of 3 MOL parcels around Lewisham Gateway as they have been developed and no longer considered to meet the criteria for MOL designation as set out in the London Plan.
- 9.5 The draft local plan proposes partial de-designation of approximately 0.40ha located at the northern tip of Jubilees Ground, St Dunstan's to accommodate the realignment of South Circular (A205). The very special circumstances case for this de-designation will be outlined in a MOL topic paper.
- 9.6 The draft local plan proposes to set new MOL designations for Mountsfield Park and Blythe Hill fields, as these sites are considered to meet the criteria for MOL designation as set out in the London Plan.

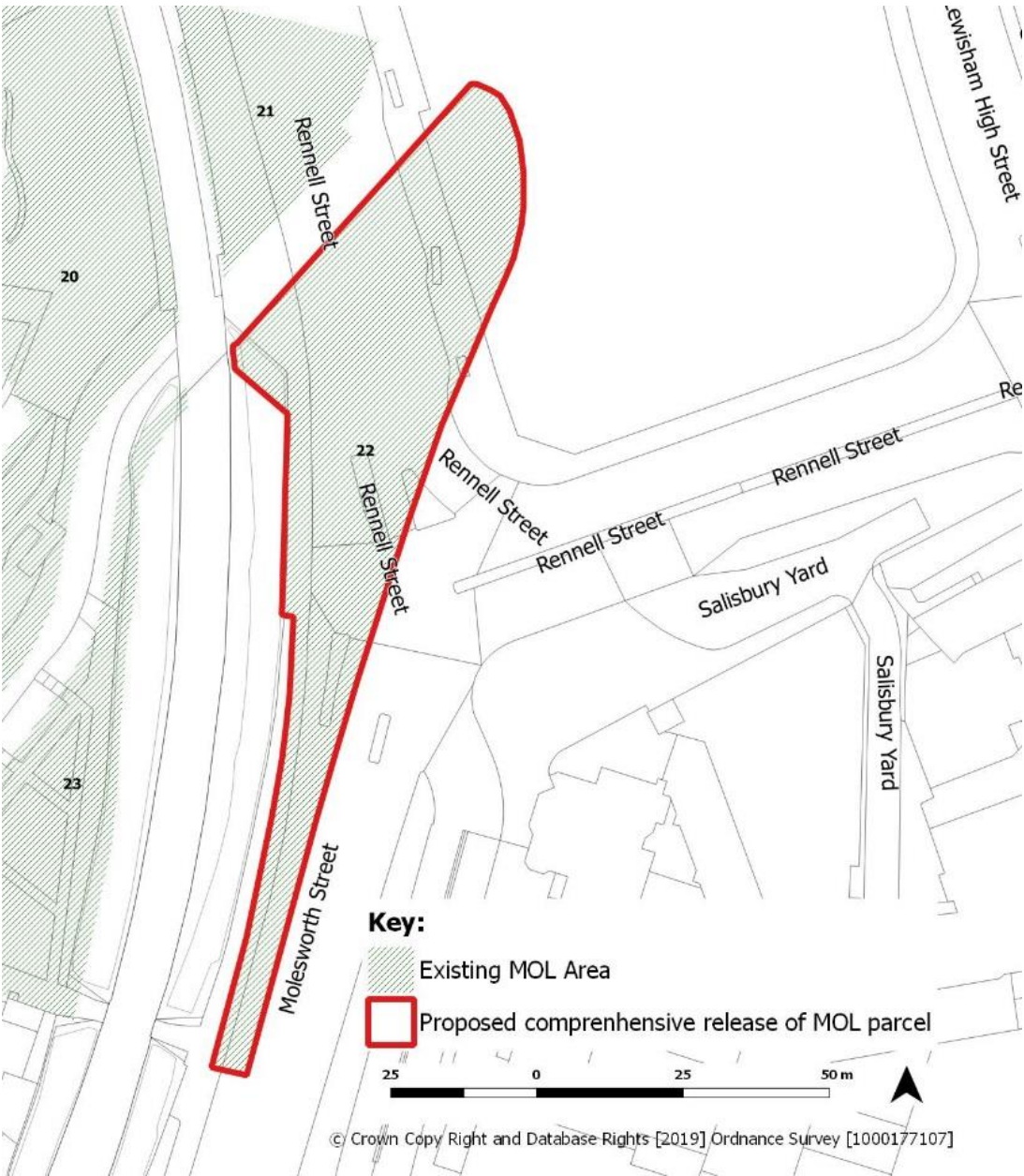
Partial de-designation of approximately 0.40ha located at the northern tip of Jubilees Ground, St Dunstan's:



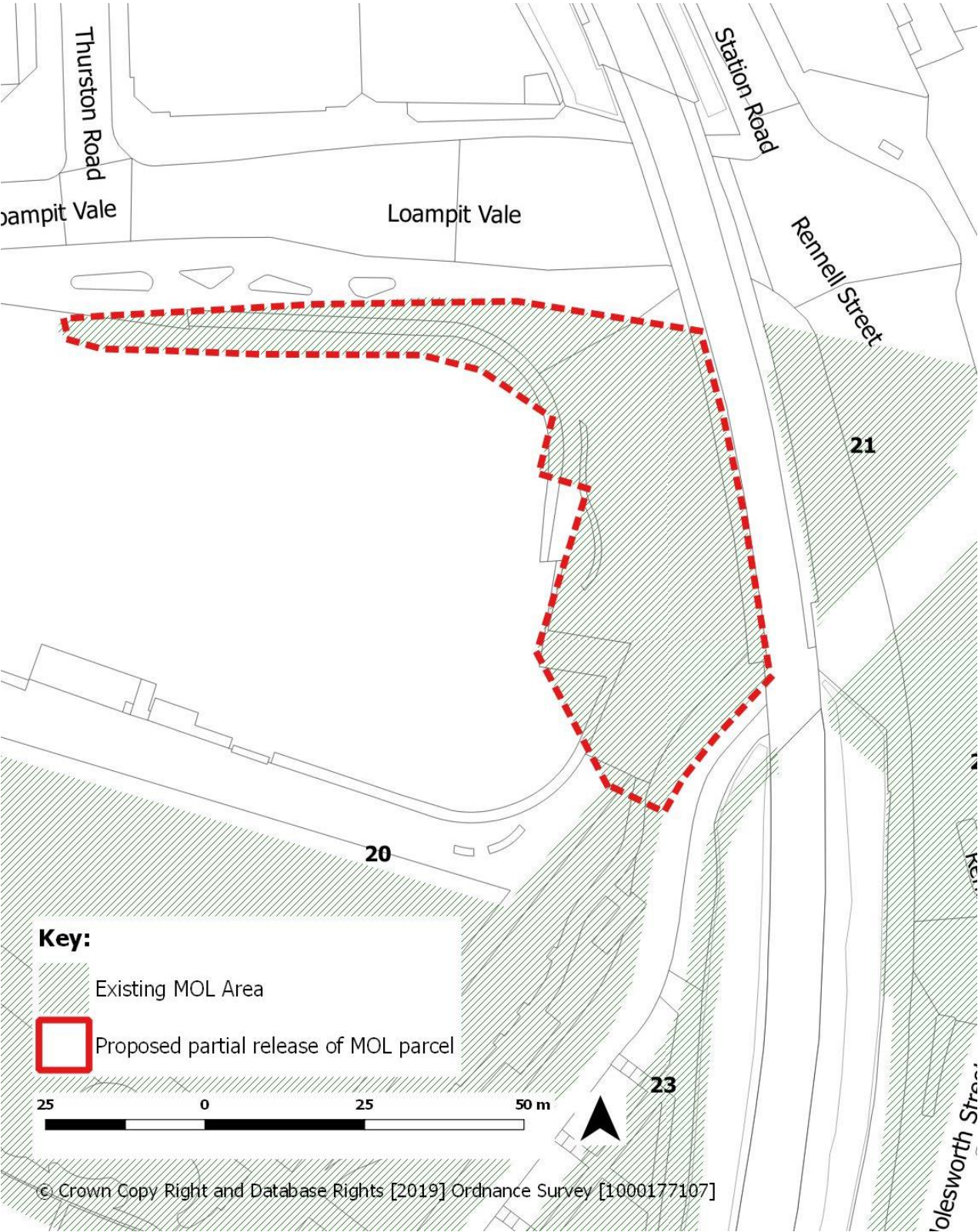
0.09 ha of land between Loampit Vale and the railway track directly west of Lewisham Gateway Phase 2 to be de-designated:



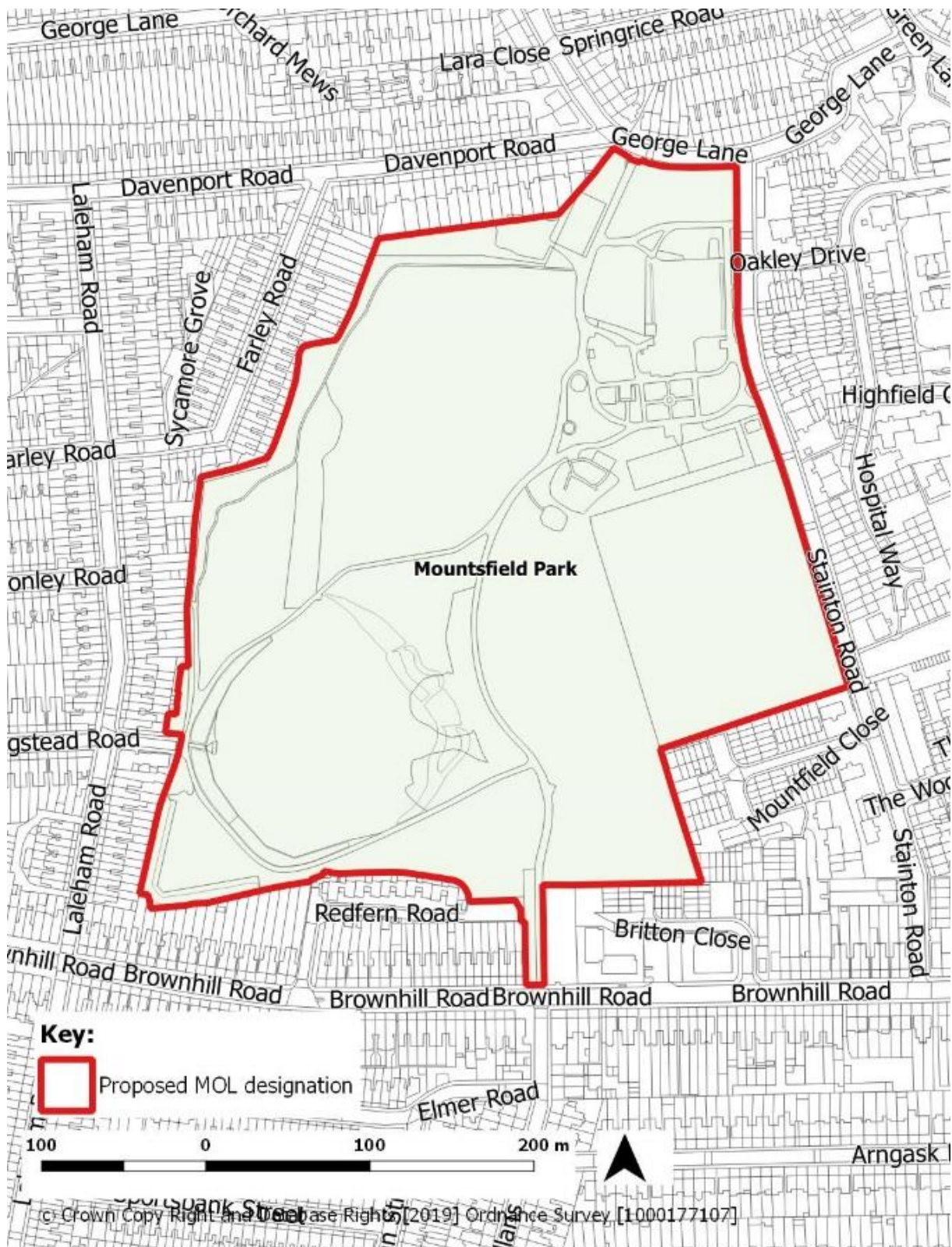
0.03 ha of land north-west of Lewisham Shopping Centre along Molesworth Street and Loampit Vale to be de-designated:



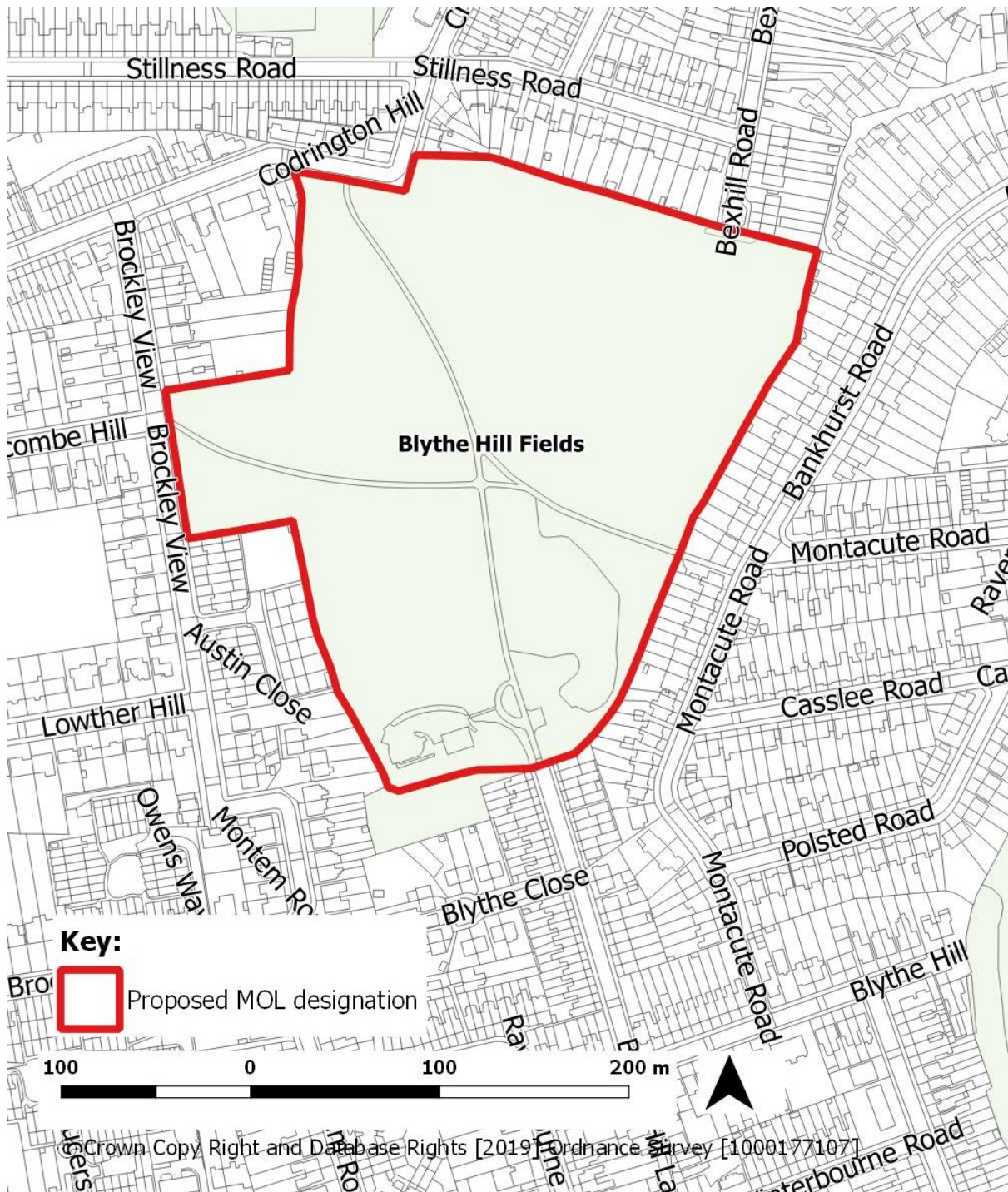
About quarter (0.25 ha) of parcel 20 to be de-designated at the northern around the Glass Mill Leisure Centre:



Mountsfield Park Proposed MOL designation proposed:



Blythe Hill Fields Proposed MOL designation Proposed:



10. Cultural Quarters and Night-time Economy Hubs

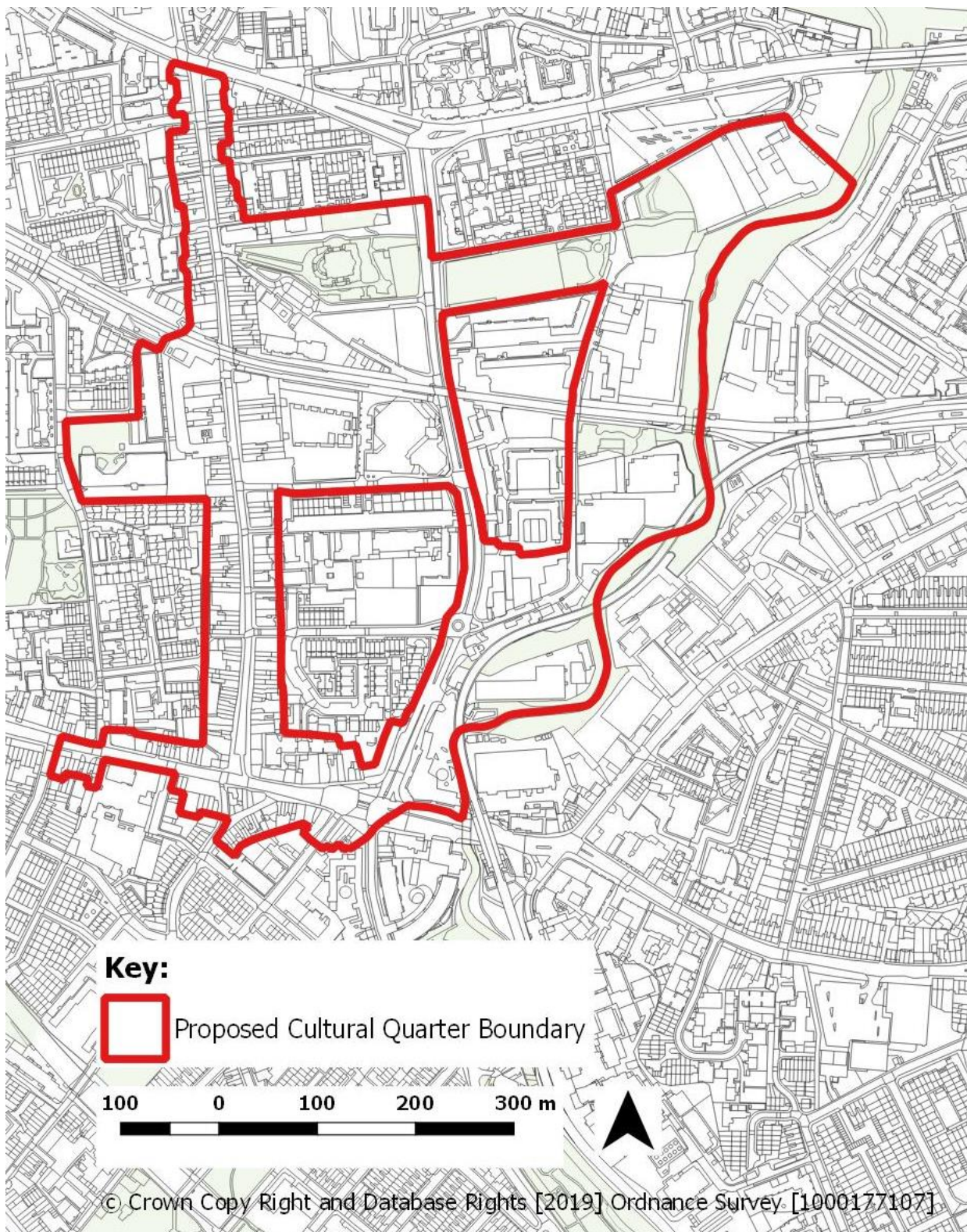
Cultural Quarters

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

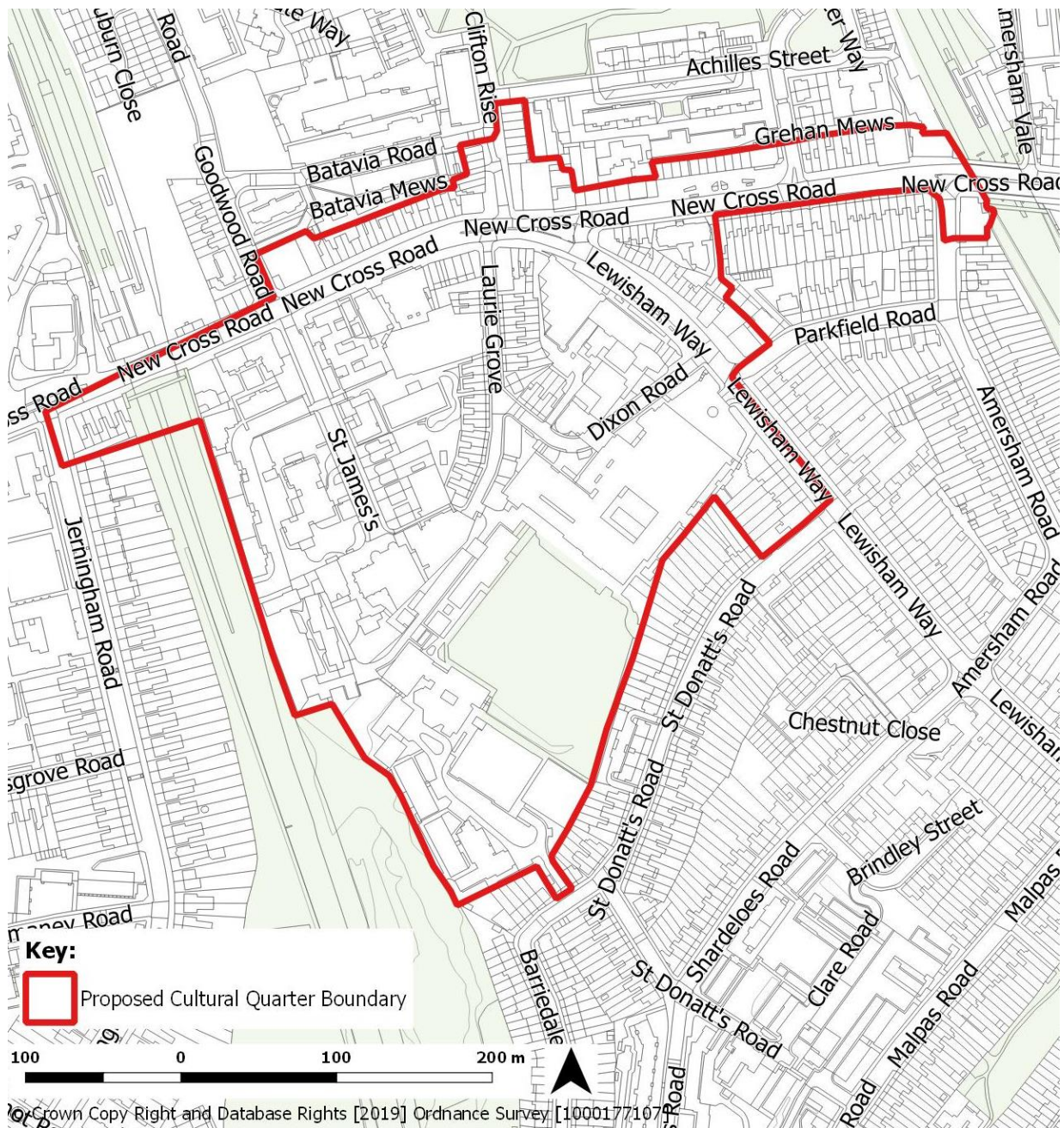
Night-time Economy Hubs

- 10.4 The London Plan encourages borough to identify and set detailed policies for Night-time economy hubs. The area to which the designation applies follows the existing town centre boundary.
- 10.5 The London Plan identifies 5 centres as night-time economy hubs classified as 'areas with more than local significance': Lewisham major centre, Catford major centre, Blackheath district centre, New Cross Gate district centre and New Cross Road local centre.
- 10.6 The Local plan proposes two additional night-time economy hubs classified as 'areas with local significance': Deptford district centre and Forest Hill district centre.

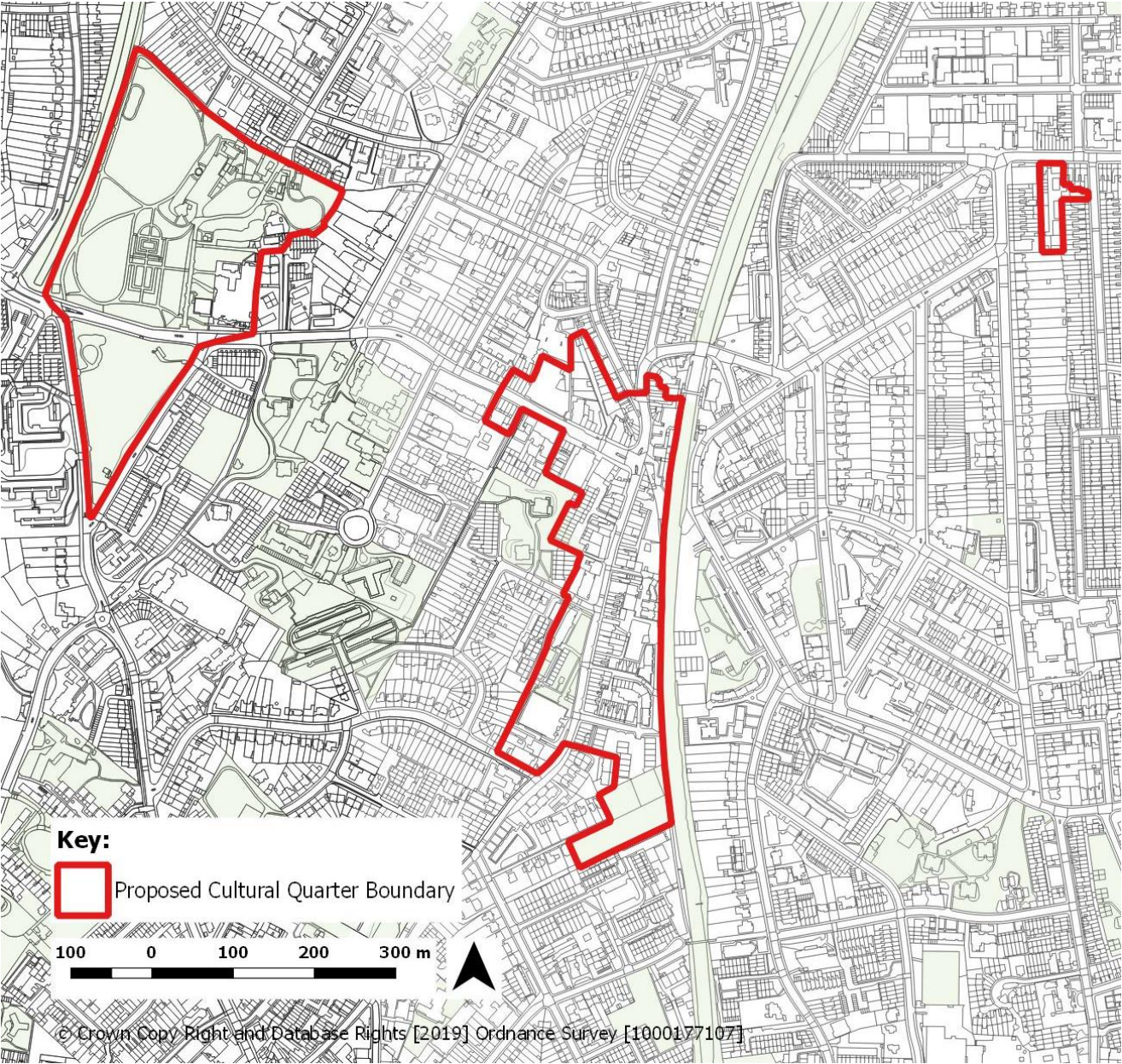
Deptford Cultural Quarter Boundary Proposed:



New Cross Cultural Quarter Boundary Proposed:



Forest Hill Cultural Quarter Boundary Proposed:



11. Removed designations

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

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