



# **LEWISHAM LOCAL PLAN**

Regulation 19 stage "Proposed Submission document"

Proposed changes to the adopted Policies Map

September 2022

## Contents

1. Introduction.....	3
2. Key Diagram .....	3
3. Major Centres .....	6
3. District centres.....	9
4. Local Centres.....	17
5. Employment Land .....	25
6. Conservation and Heritage .....	37
7. Geodiversity .....	45
8. Sites of importance for nature conservation (SINC).....	47
9. Metropolitan Open Land .....	59
10. Open Spaces .....	65
11. Cultural Quarters, Night-time Economy Hubs and Creative Enterprise Zone.....	90
12. Safeguarded Wharves.....	94
13. Bakerloo Line Extension (BLE) Safeguarding Direction.....	95
14. Tall Building Suitability Zones.....	96
15. Designations remaining .....	100
16. Removed designations .....	101

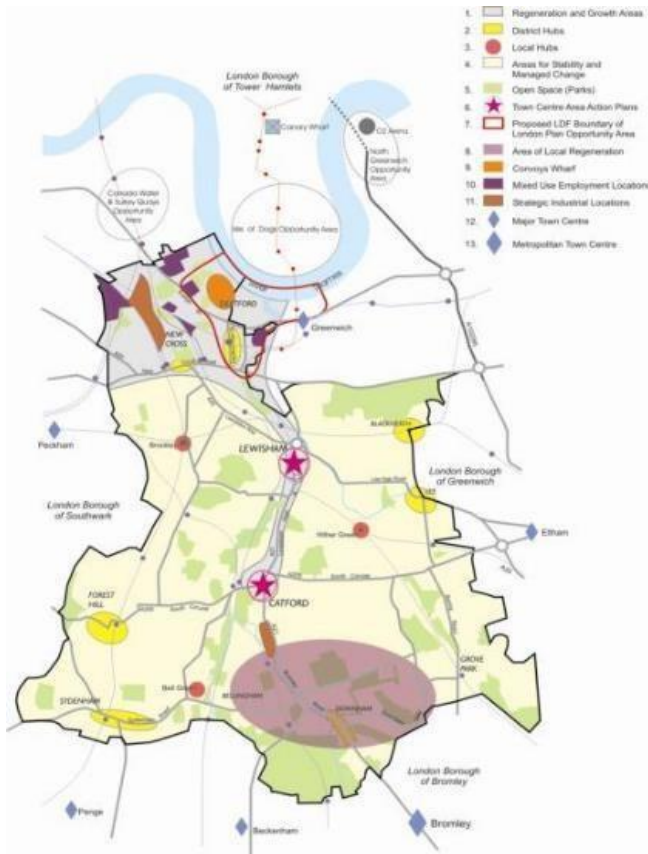
## 1. Introduction

- 1.1 Lewisham Council (“the Council”) is undertaking a review of its adopted local planning policies to inform the preparation of a new Local Plan for the borough. The new Local Plan, once adopted, will update and replace the existing suite of local development documents, as follows: the Core Strategy (2011), Site Allocations local plan (2013), Development Management local plan (2014) and Lewisham Town Centre local plan (2014).
- 1.2 The current suite of adopted local plan documents set out planning policy designations, which deal principally with different types of land uses. These help give effect to the planning policies and support their implementation. The land-use designations are reflected on a ‘Policies Map’ which accompanies the local plan. The adopted land-use designations are being reviewed as part of the preparation of the new Local Plan.
- 1.3 This technical document has been produced as an informative to accompany the Lewisham Local Plan ‘Proposed submission document’ (Regulation 19 stage), and should be read alongside it. This document identifies the specific changes proposed to the adopted planning policy designations, as well as highlighting new designations that have come to light through revised and/or new policy approaches proposed in the draft Local Plan.
- 1.4 The headings in this document are organized around key policy areas which broadly reflect the designations in the adopted planning documents, for ease of reference.
- 1.5 The proposed changes involve the removal of the following designations: regeneration and Growth Node s, district hubs, local hubs, areas of stability and managed change, town centre area action plans, and the area of local regeneration. The Proposed Submission Plan proposes new designations, including Regeneration Nodes, Growth Node s, growth corridors, and a strategic area for regeneration.

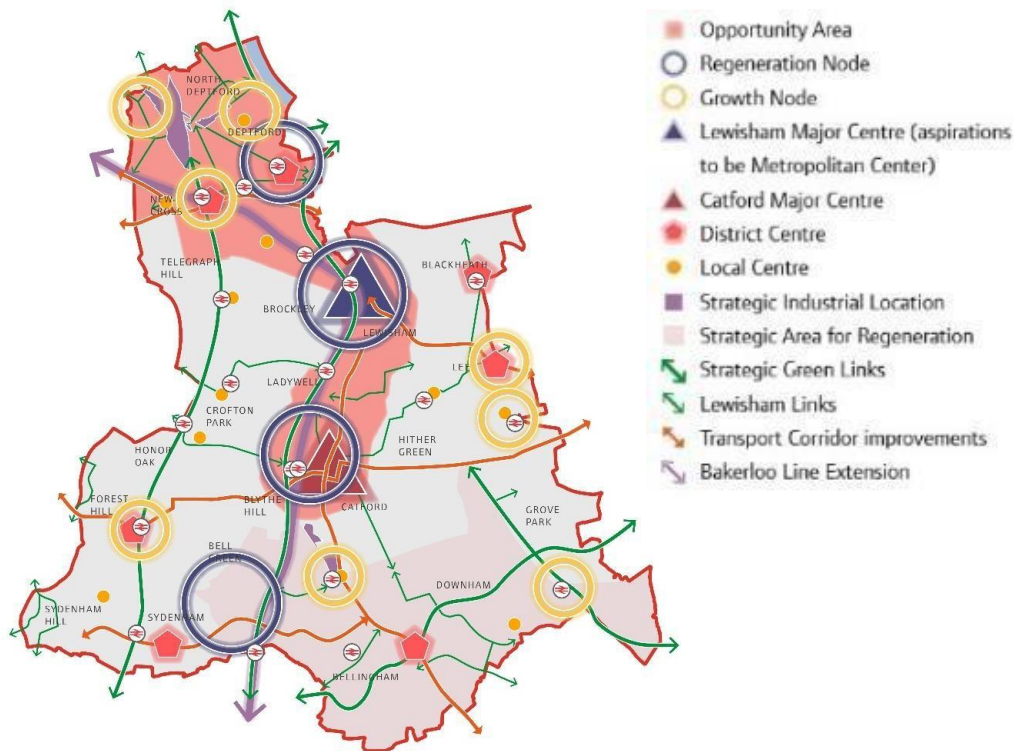
## 2. Key Diagram

- 2.1 The adopted Local Plan illustrates Lewisham’s spatial strategy conceptually on a key diagram, as shown in the Core Strategy (2011) - Figure 6.1. The Proposed Submission Plan proposes to update Lewisham’s spatial strategy and the accompanying key diagram, as shown in Part One - Figure 3.8 Proposed growth strategy.
- 2.2 The proposed changes involve the removal of the following designations: regeneration and growth areas, district hubs, local hubs, areas of stability and managed change, town centre area action plans, and the area of local regeneration. The Proposed Submission Plan proposes new designations, including regeneration nodes, growth nodes, growth corridors, and a strategic area for regeneration.

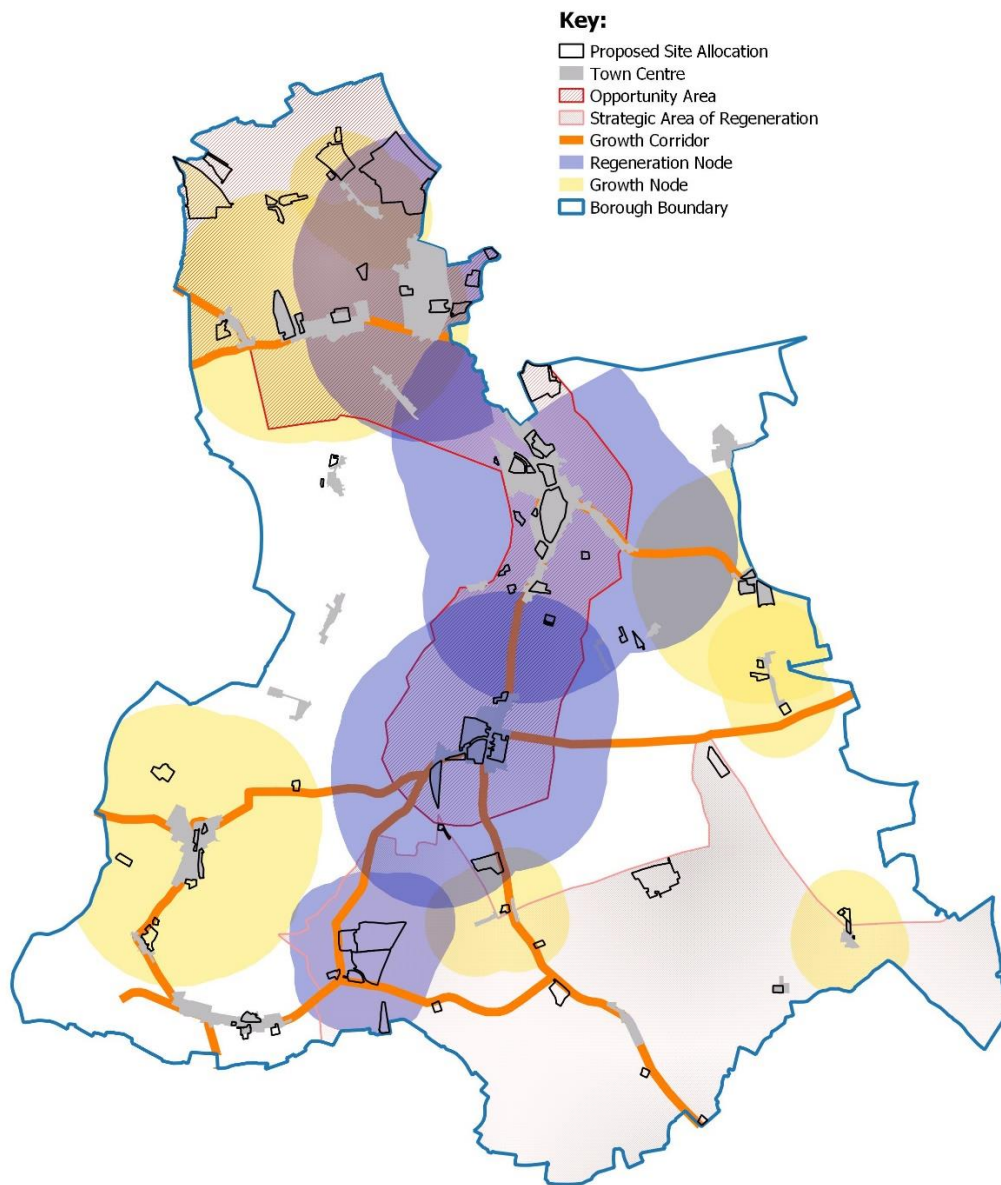
**Lewisham's Core Strategy Key Diagram - existing:**



**Proposed Growth Strategy - proposed spatial diagram with enlarged key:**



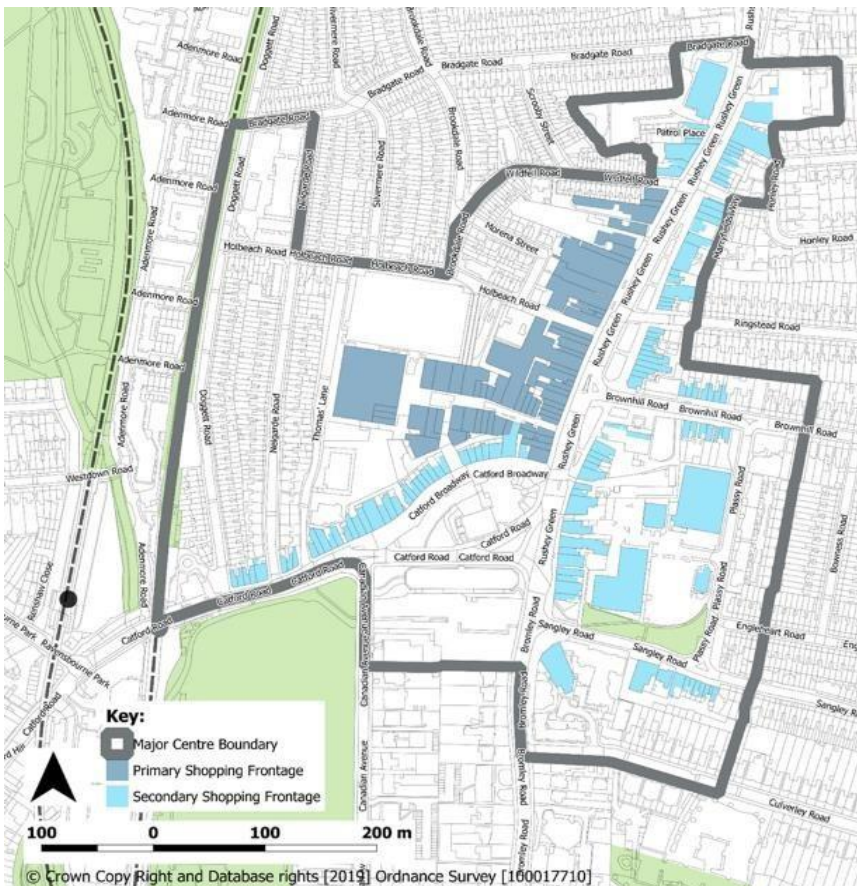
**Opportunity areas, proposed strategic area for regeneration node, growth node and growth corridors** – proposed boundaries for Lewisham Major Centre Regeneration Node, Catford Major Centre Regeneration Node, Bell Green Local Centre Regeneration Node, Forest Hill District Centre Growth Node, New Cross District Centre Growth Node, Lee Green District Centre Growth Node , Bellingham Local Centre Growth Node, Grove Park Local Centre Growth Node, Surrey Canal Triangle Growth Node , Evelyn Local Centre Growth Node , A2 Growth Corridor, A20 Growth Corridor, A21 Growth Corridor, A205 Growth Corridor and A212 Growth Corridor.



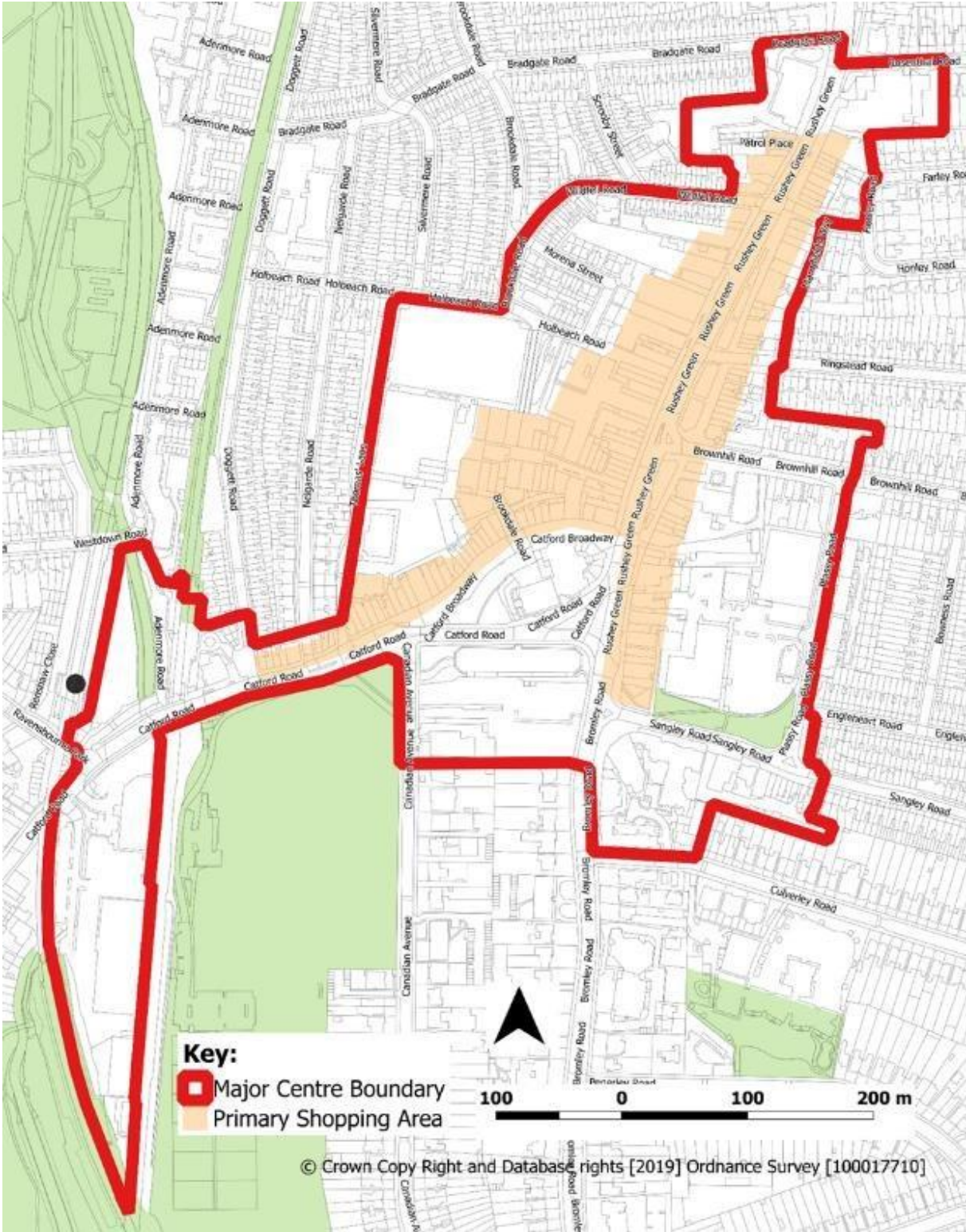
### 3. Major Centres

- 3.1 The adopted Local Plan sets out a town centre hierarchy, with major town centres in the borough at the highest order of this. The hierarchy has been established by the London Plan and the Lewisham Core Strategy (2011), which, together with other documents, set out further detailed policies to define the extent of these areas and their shopping frontages, along with approaches to managing uses within them.
- 3.2 The Proposed Submission Plan sets out revised approaches to managing development within town centres, including major centres, primarily in the Part Two section on 'Economy and Culture', and where appropriate, in Part Three 'Lewisham's Neighbourhoods and Places'
- 3.3 Changes to the boundaries of Catford and Lewisham major centres are proposed.
- 3.4 Within major centres, new primary shopping areas are proposed to be designated, with the removal of 'primary' and 'secondary' frontages, consistent with the approach advocated in the National Planning Policy Framework (NPPF) (2021).

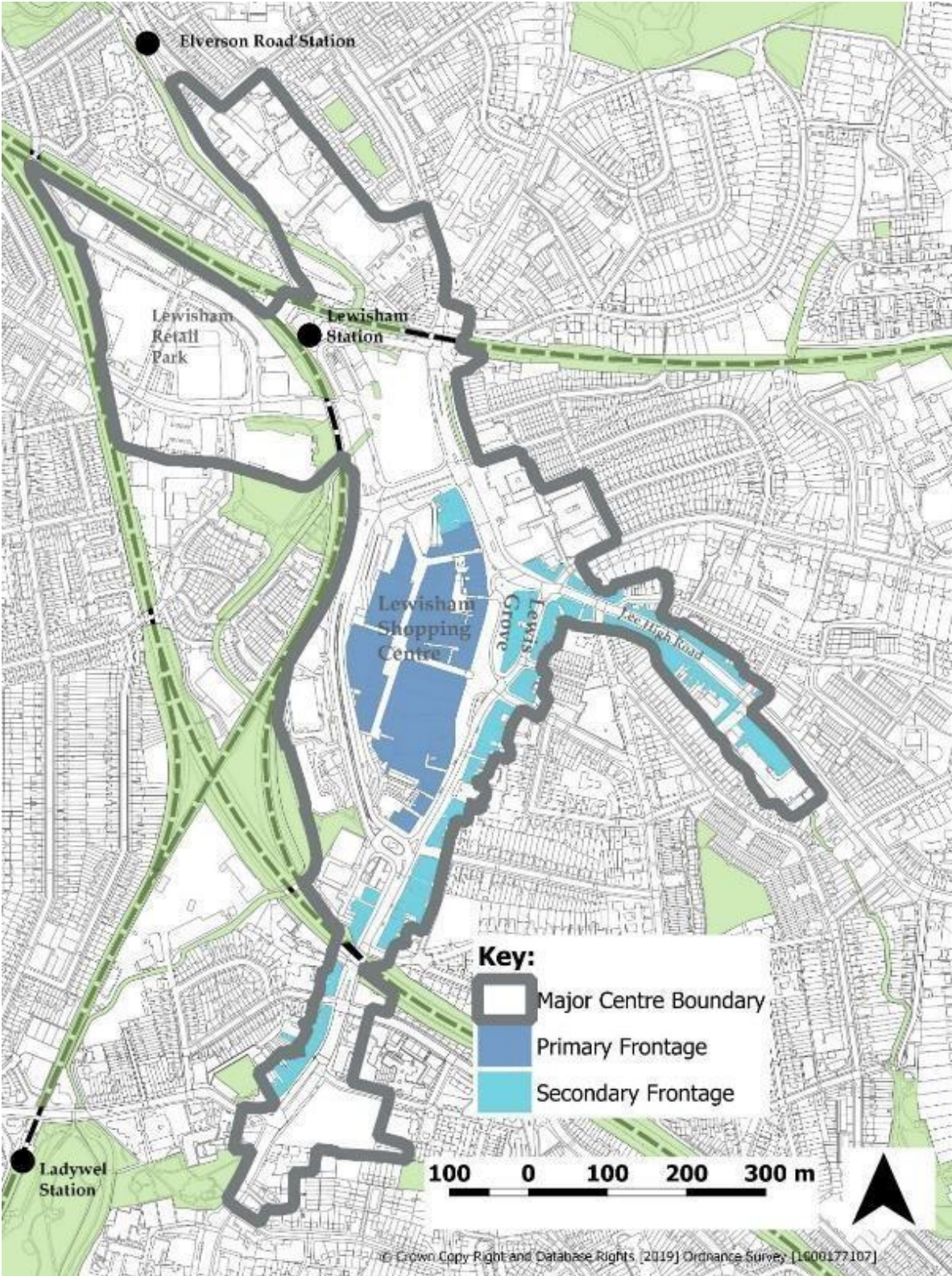
**Catford Major Centre** - existing town centre boundary and existing primary and secondary frontages:



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

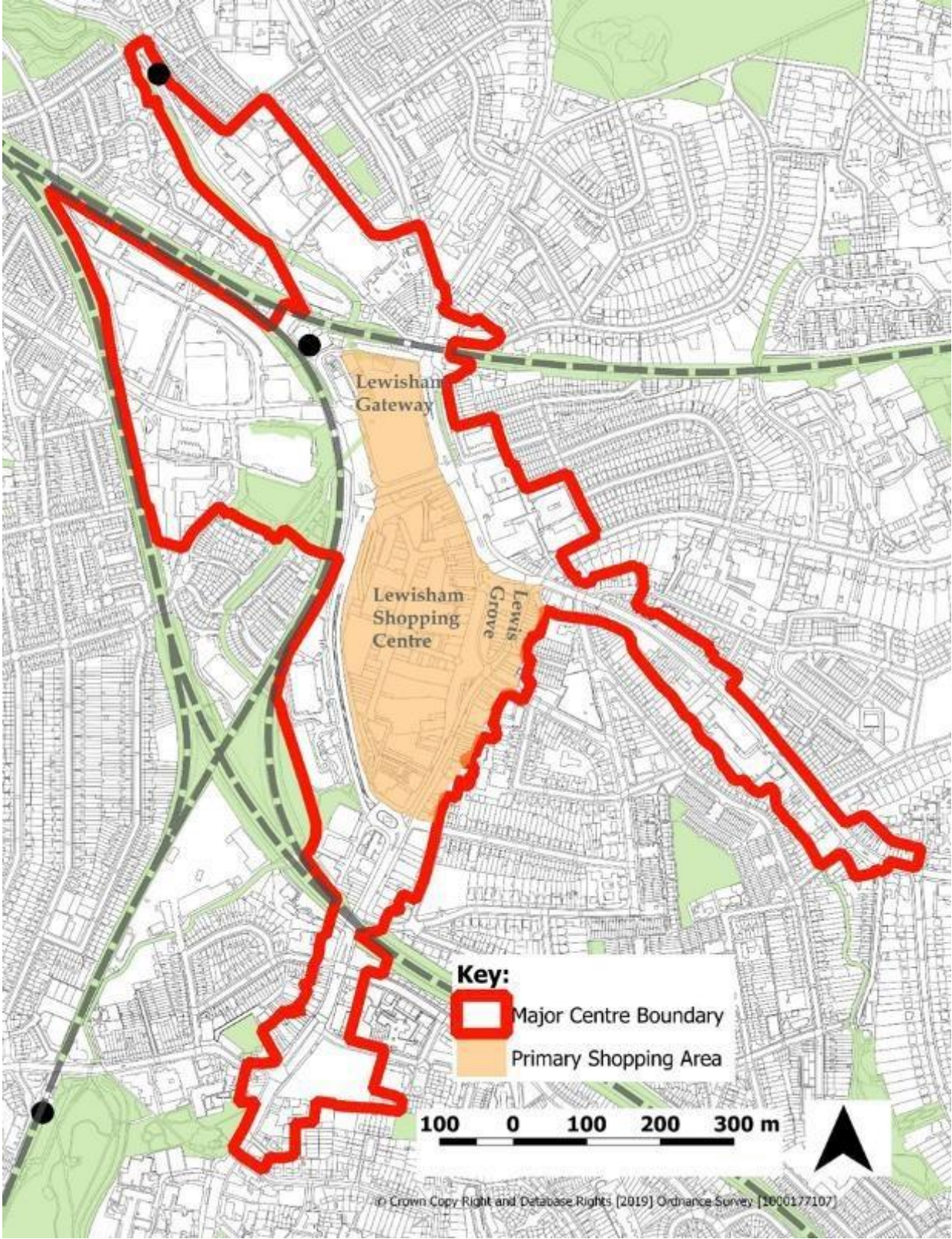


**Lewisham Major Centre** - existing town centre boundary and existing primary and secondary frontages:





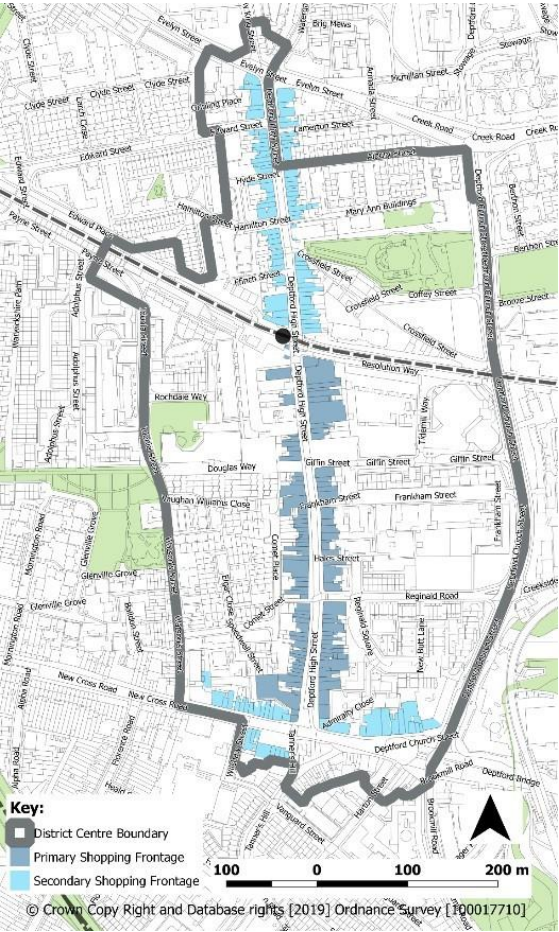
**Lewisham Major Centre** - proposed town centre boundary and proposed primary shopping area:



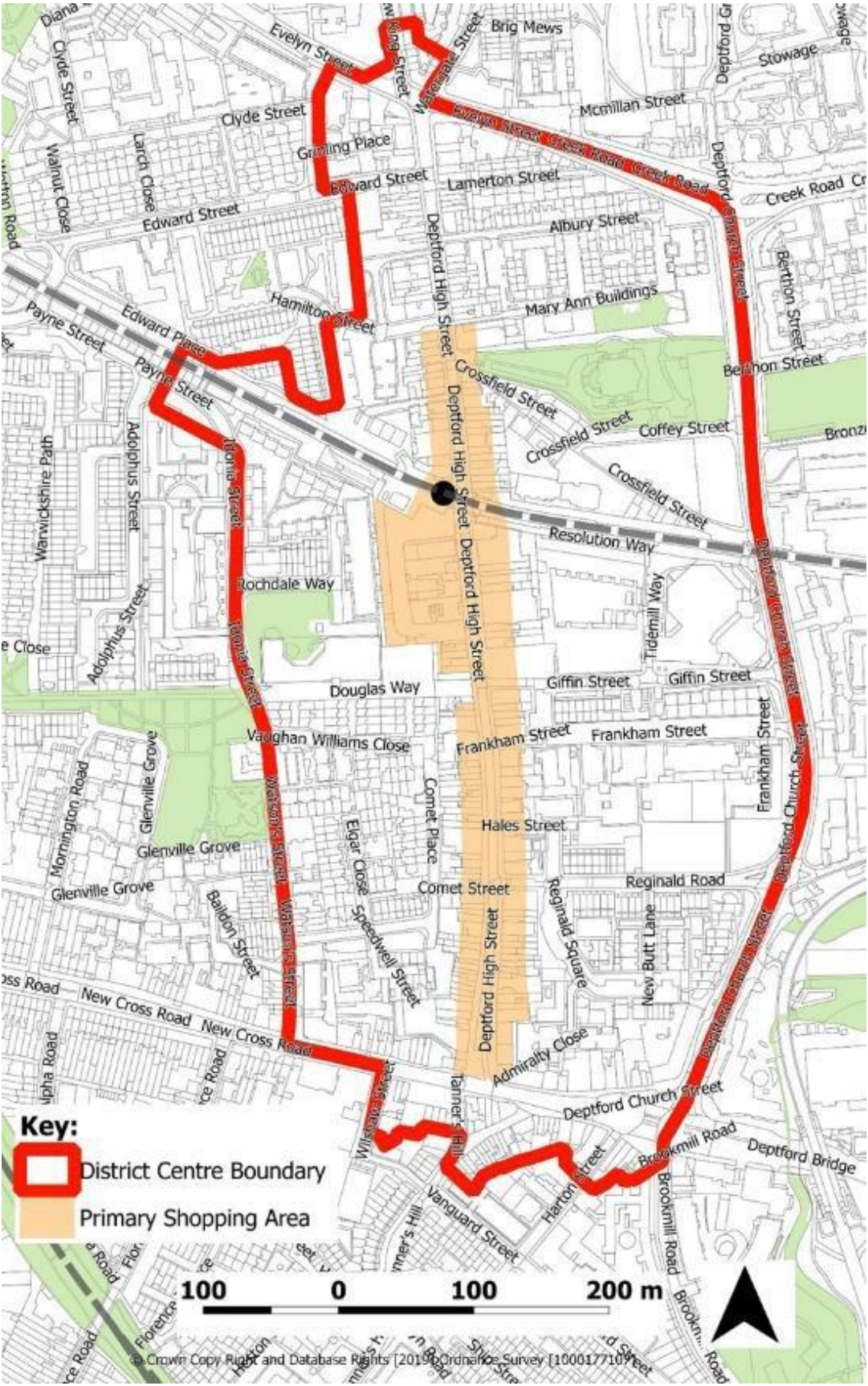
### 3. District centres

- 3.1 The adopted Local Plan sets out a town centre hierarchy, with district town centres in Lewisham at the second-highest order of this. The hierarchy has been established in the London Plan and the Core Strategy (2011), which, together with other documents, set out further detailed policies to define the extent of these areas and their shopping frontages, along with approaches to managing uses within them.
- 3.2 The draft Local Plan sets out revised approaches to managing district centres, primarily in the Part Two section on Economy and Culture and where appropriate, Part Three 'Lewisham's Neighbourhoods and Places'.
- 3.3 Changes to the following district centre boundaries are proposed: Deptford, New Cross and Sydenham. The rest of the district centre boundaries are proposed to remain the same: Blackheath, Lee Green, Downham and Forest Hill.
- 3.4 Within district town centres, new primary shopping areas are proposed to be designated, with the removal of 'primary' and 'secondary' frontages, consistent with the approach advocated in the new National Planning Policy Framework (NPPF) (2021).

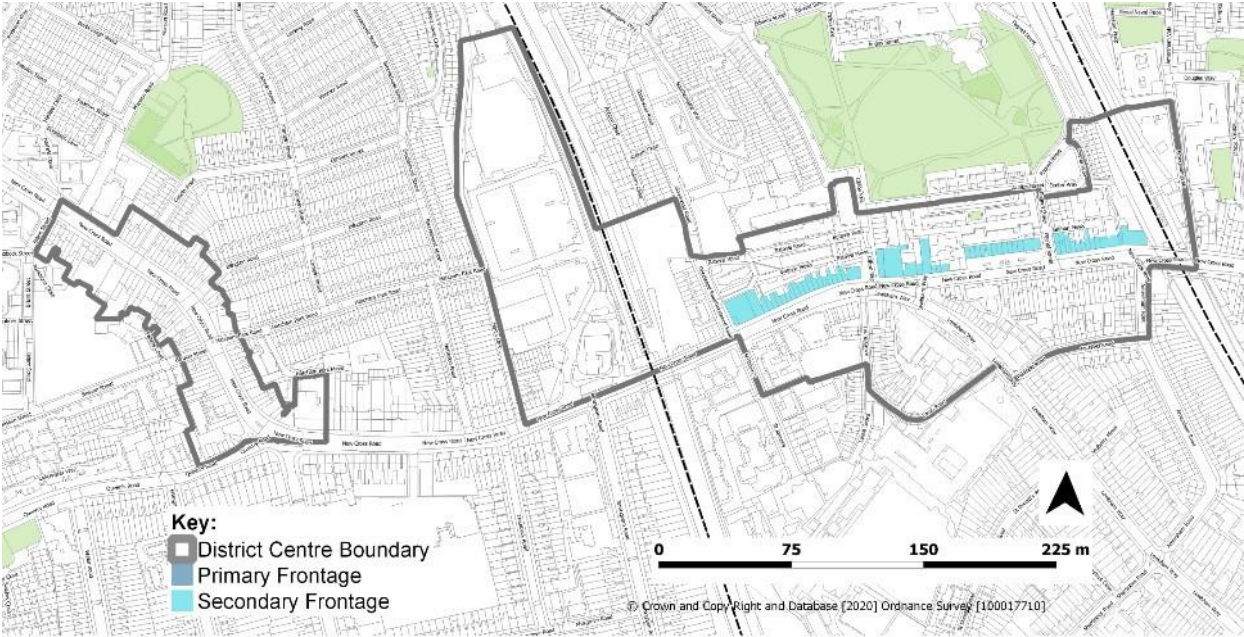
**Deptford District Centre** - existing town centre boundary and existing primary and secondary frontages:



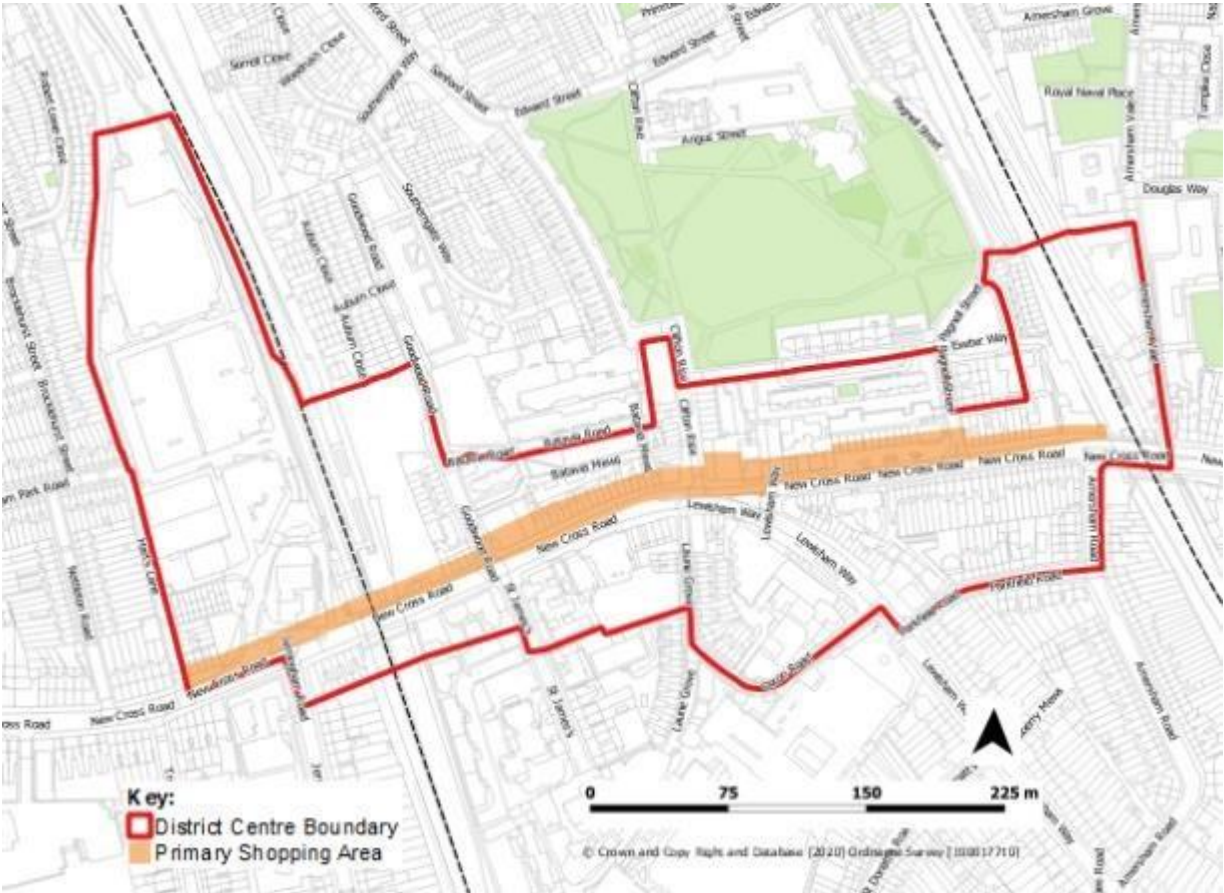
**Deptford District Centre** - proposed town centre boundary and proposed primary shopping area:



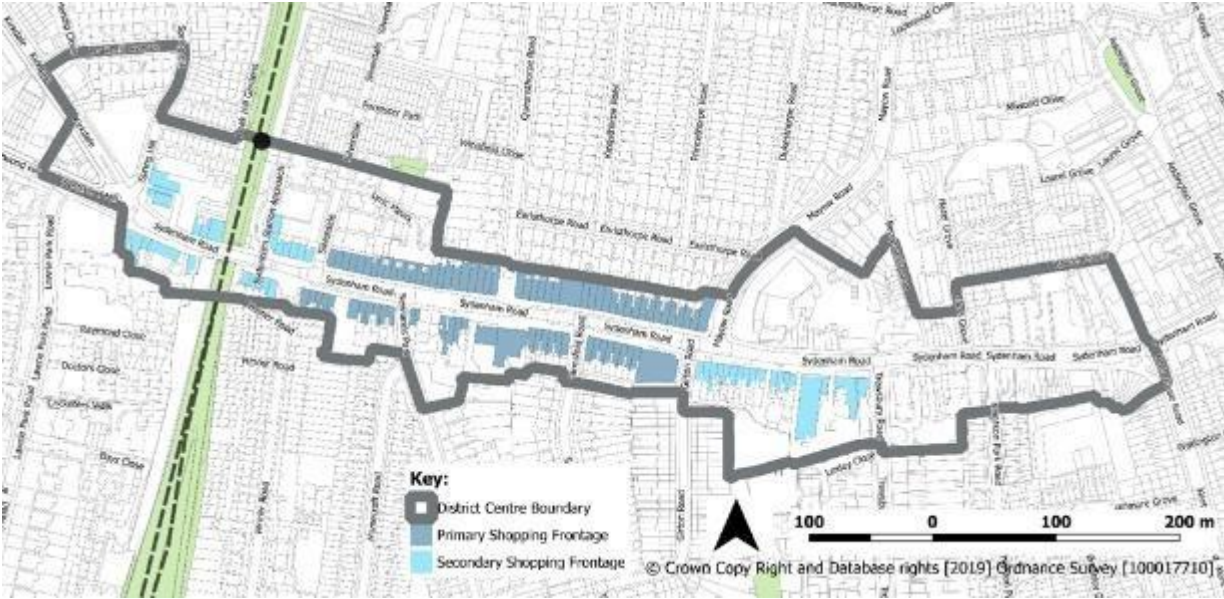
**New Cross District Centre** - existing town centre boundary and existing secondary frontages:



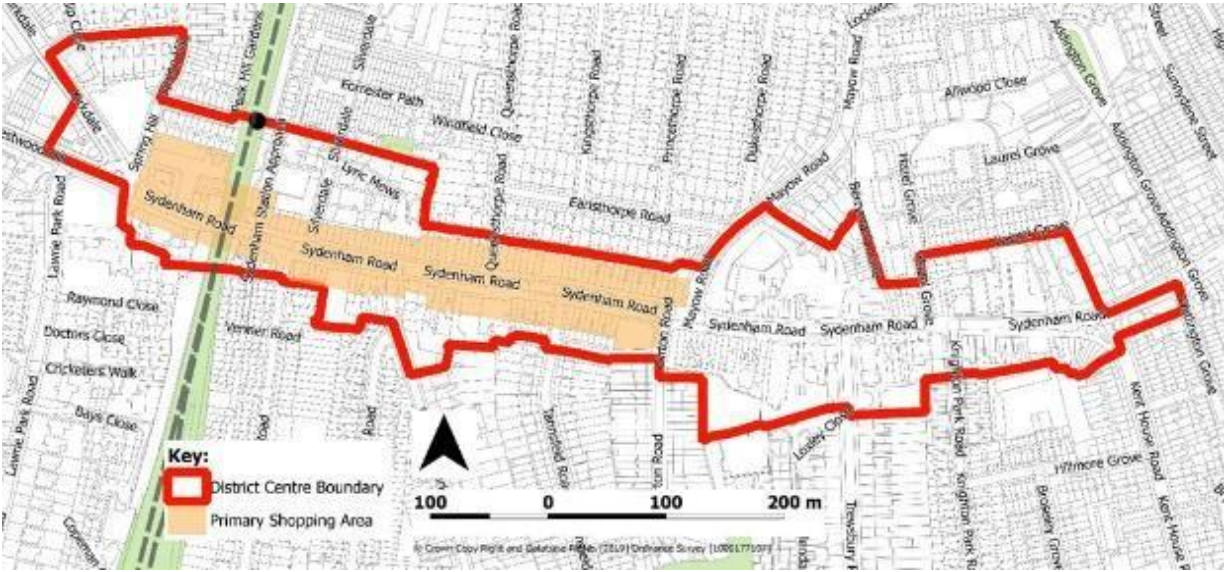
**New Cross District Centre** - proposed town centre boundary and proposed primary shopping area:



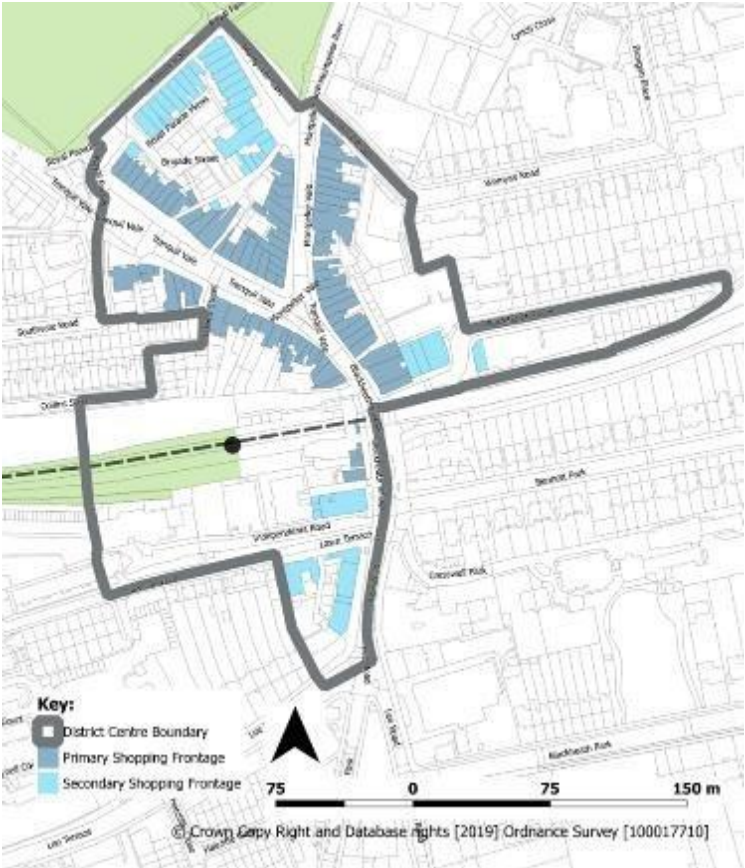
**Sydenham District Centre** - existing town centre boundary and existing primary and secondary frontages:



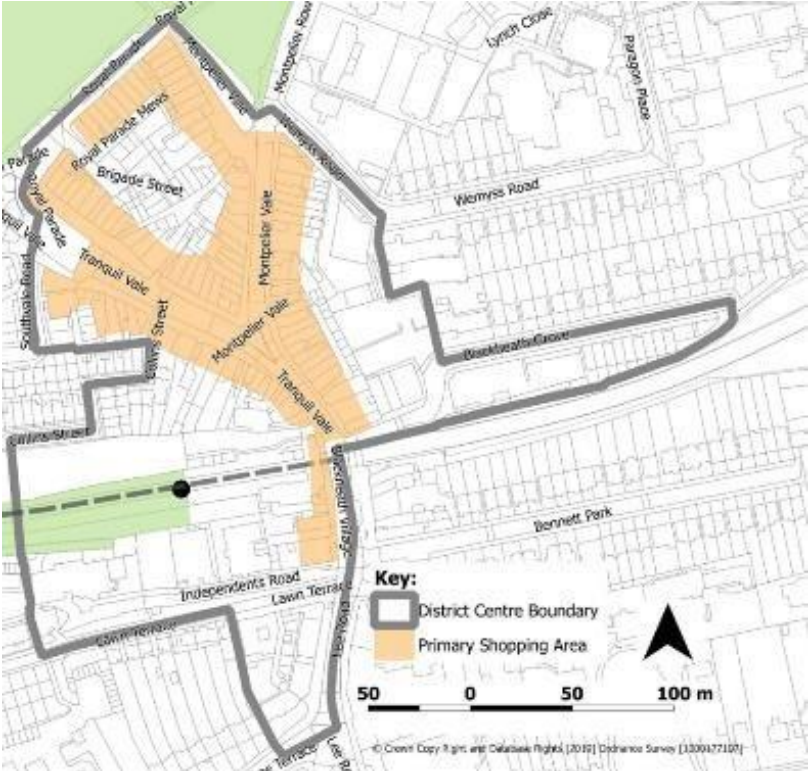
**Sydenham District Centre** - proposed town centre boundary and proposed primary shopping area:



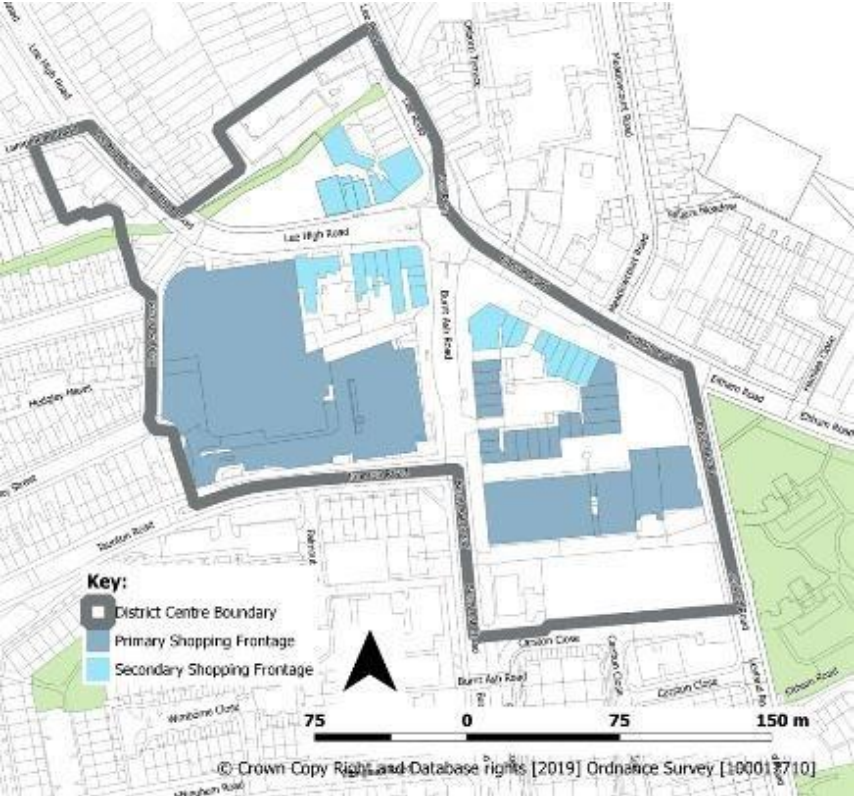
**Blackheath District Centre** - existing town centre boundary and existing primary and secondary frontages:



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



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

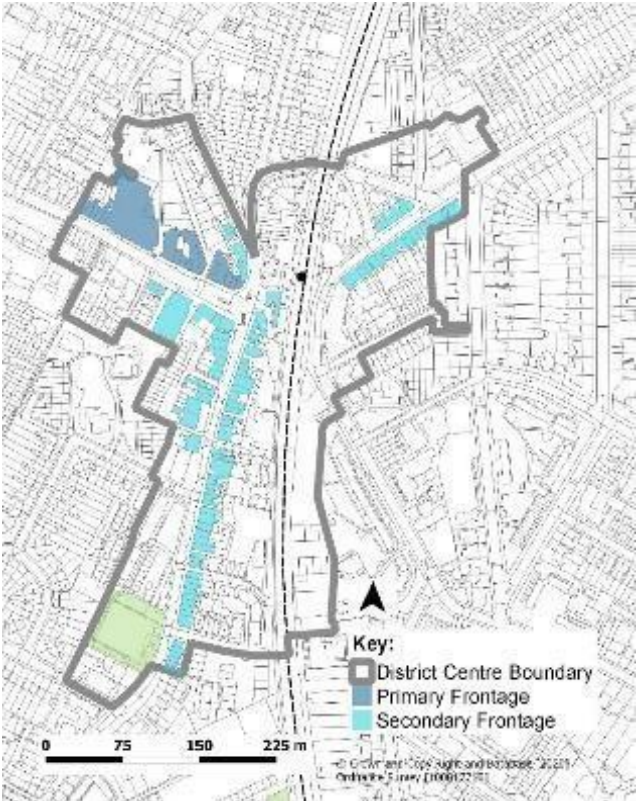


**Lee Green District Centre** - town centre boundary (unchanged) and proposed primary shopping area:





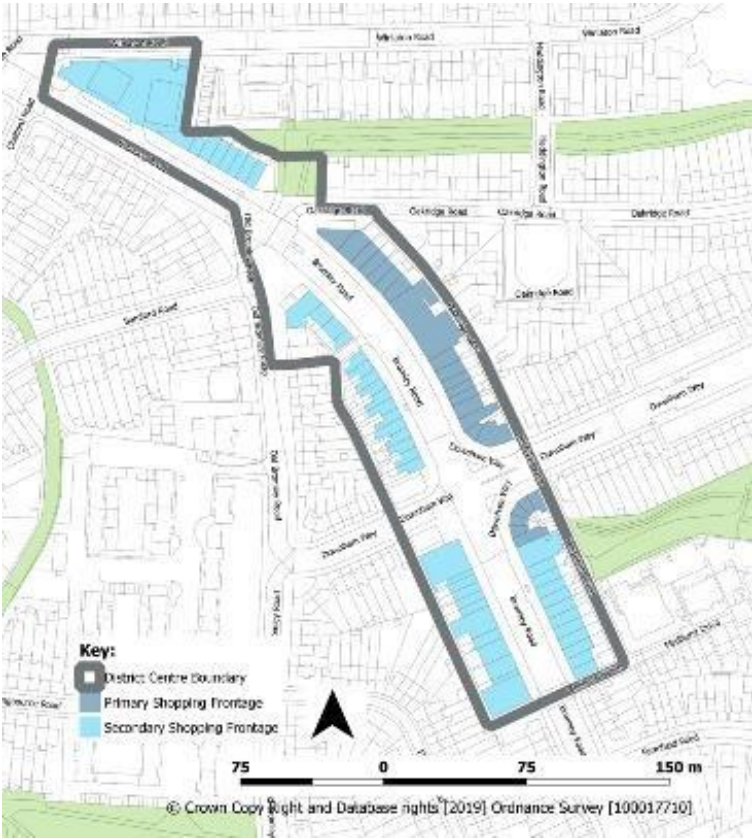
**Forest Hill District Centre** - existing town centre boundary and existing primary and secondary frontages:



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



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



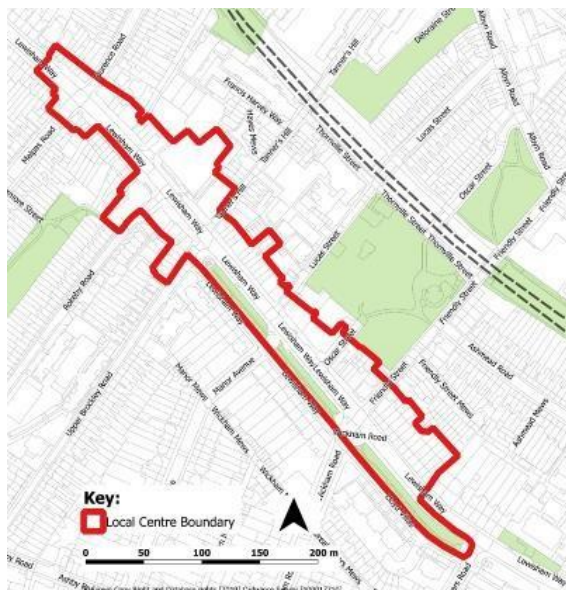
**Downham District Centre - town centre boundary (unchanged) and proposed primary shopping area:**



## 4. Local Centres

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

### Lewisham Way Local Centre - proposed boundary:



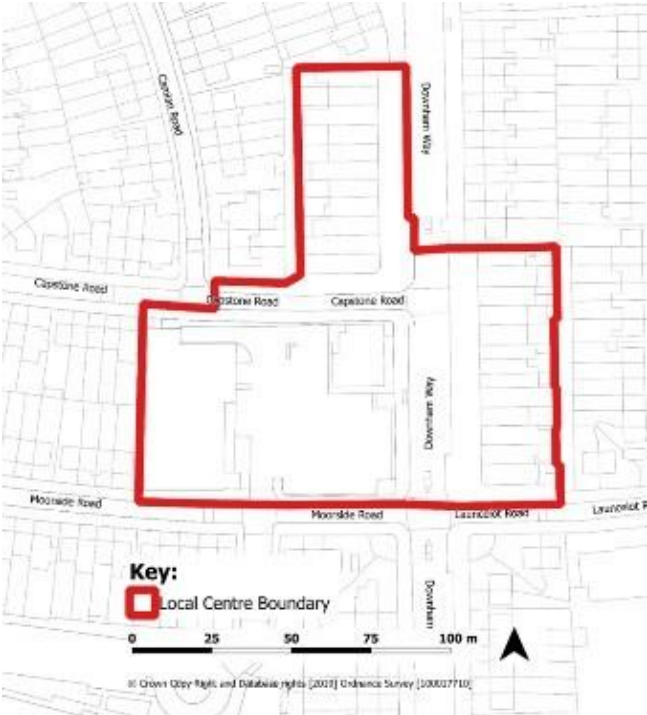
**Brockley Local Centre - proposed boundary:**



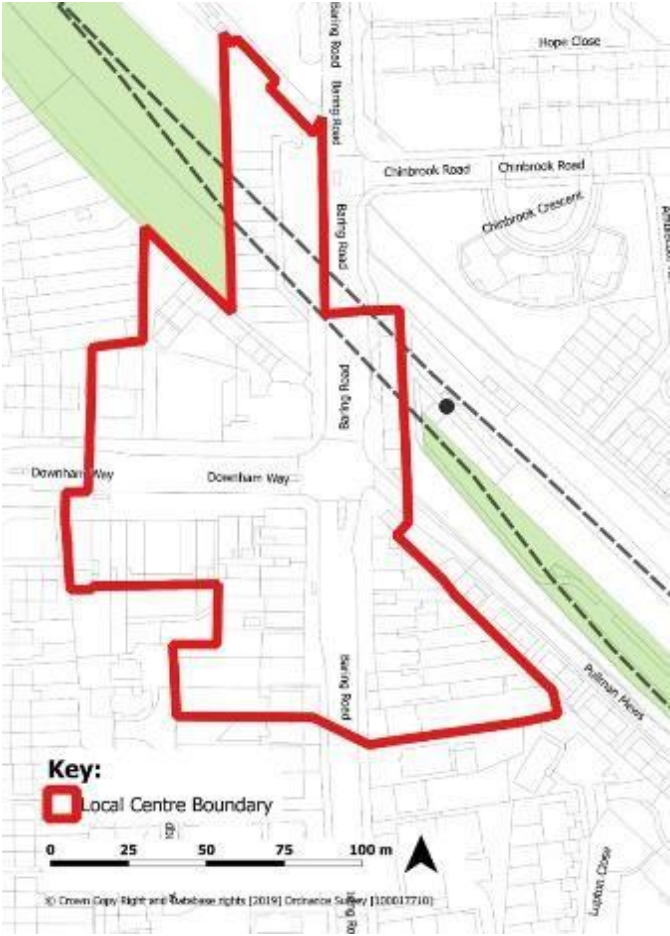
**Crofton Park Local Centre - proposed boundary:**



**Downham Way Local Centre - proposed boundary:**



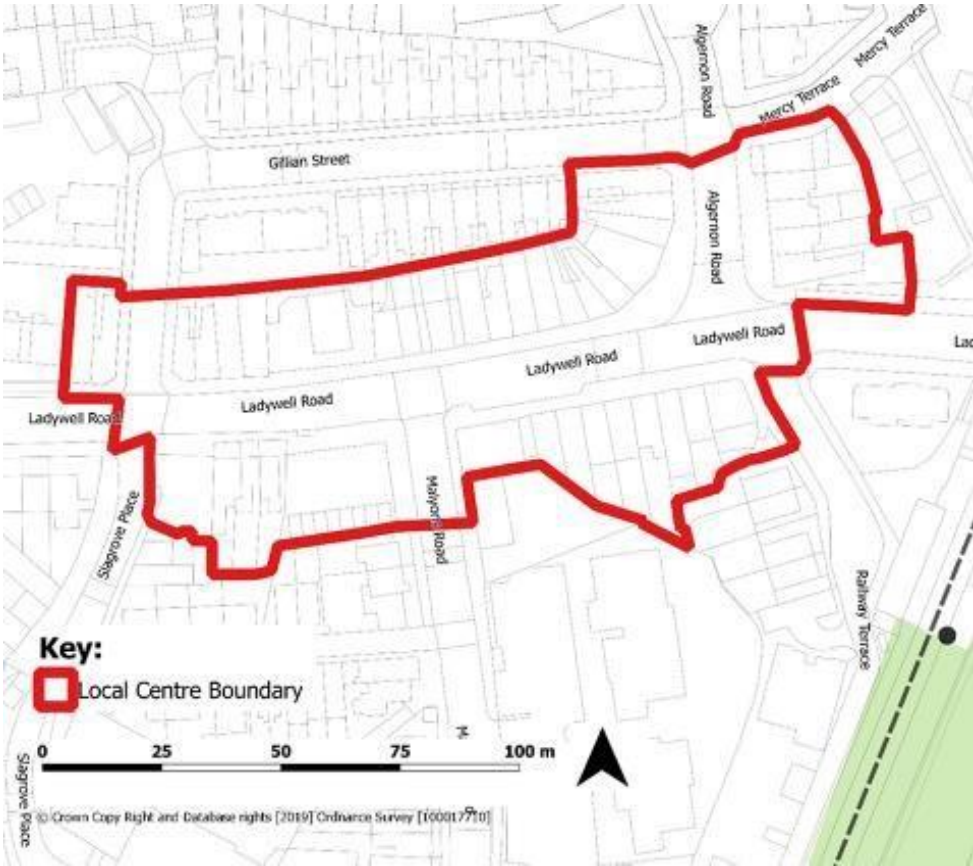
**Grove Park Local Centre - proposed boundary:**



**New Cross Road Local Centre - proposed boundary:**



**Ladywell Local Centre - proposed boundary:**



**Honor Oak and Brockley Rise Local Centre - proposed boundary:**



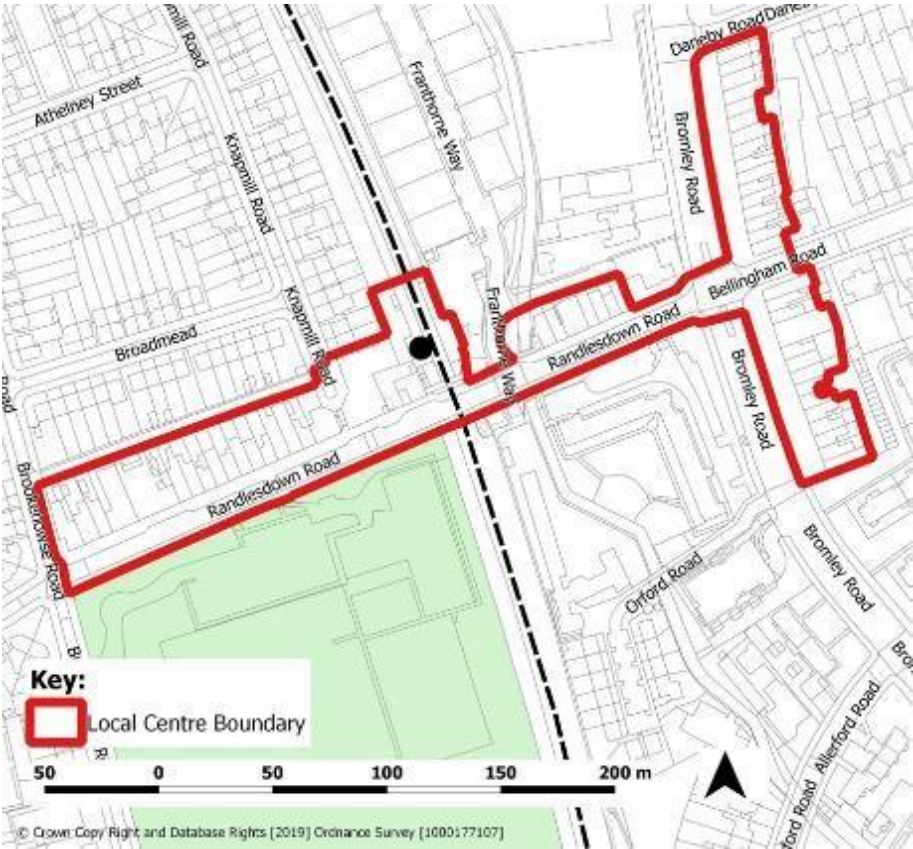
**Lee Station Local Centre - proposed boundary:**



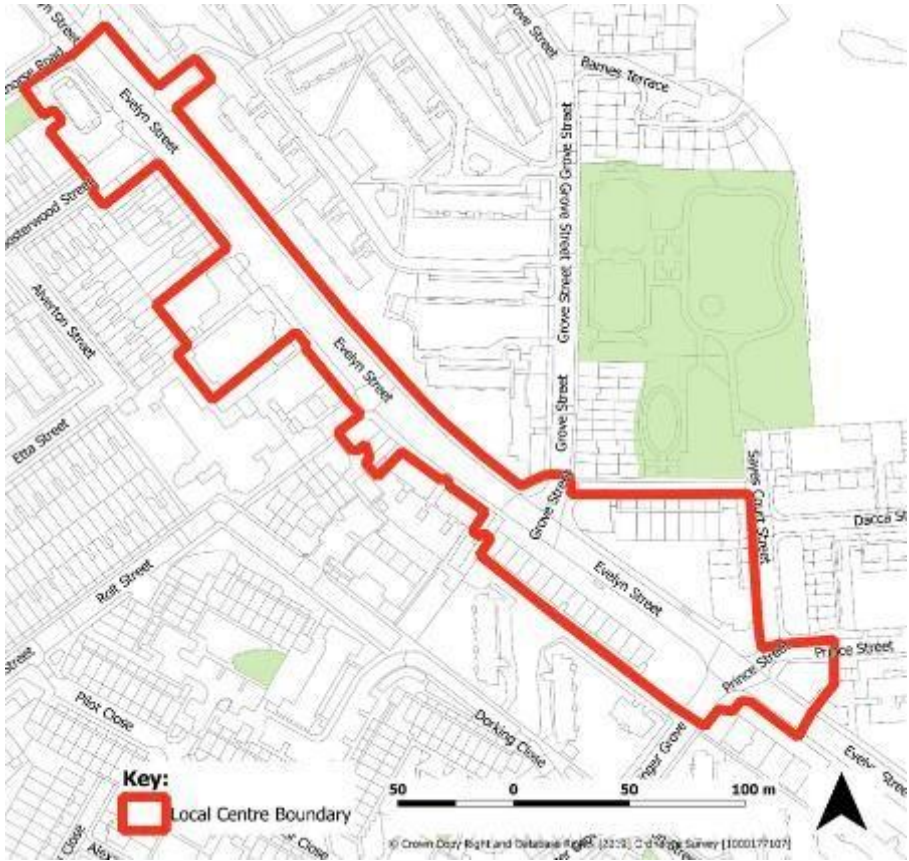




**Bellingham Local Centre - proposed boundary:**



**Evelyn Street Local Centre - proposed boundary:**



**Hither Green Lane - proposed boundary:**



## 5. Employment Land

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

### Strategic Industrial Locations (SIL)

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

### Mixeduse Employment Locations (MEL)

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

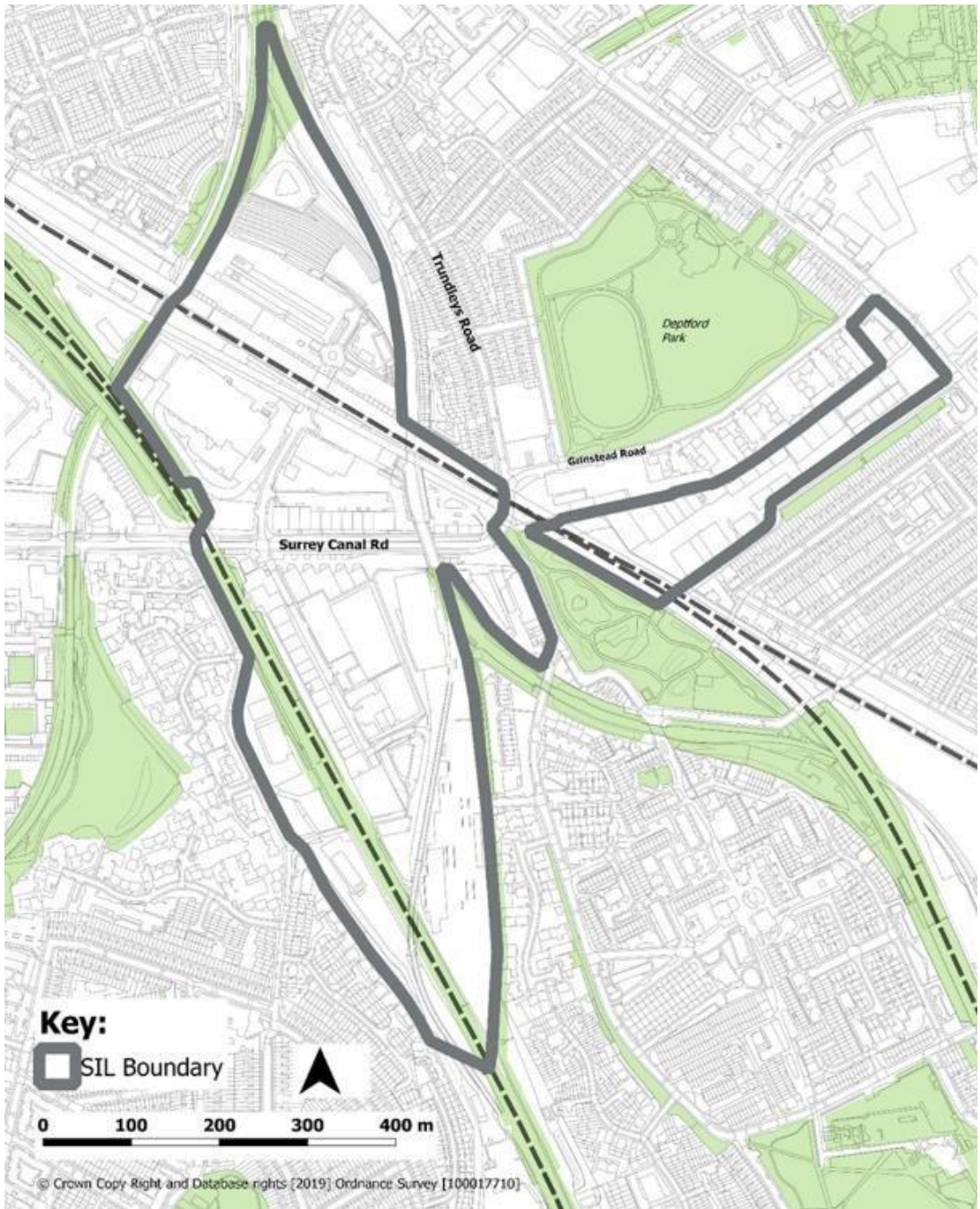
### Locally Significant Industrial Sites (LSIS)

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

terminology used in the London Plan.

- 5.10. The draft Local Plan proposes an additional LSIS, named Childers Street West by re-designating land which is currently a part of Childers Street MEL.
- 5.11. The draft Local Plan proposes additional LSIS at 118 Stanstead Road as well as land released from SIL including at Apollo Business Centre, Surrey Canal and Trundleys Road, Evelyn Court and Bermondsey Dive Under (part).
- 5.12. The draft Local Plan minor alternations that provide for the consolidation of LEL at Molesworth Street. This is to ensure the LSIS boundaries are accurate in reflecting the extent of locally significant industrial land.
- 5.13. The other 10 LEL boundaries identified are proposed to remain: Willow Way: Evelyn Street, Clyde Vale, Perry Vale, Endwell Road, Stanton Square, Worsley Bridge, Creekside, Blackheath Hill, Malham Road and Manor Lane.

**Surrey Canal SIL - existing boundary:**



**Surrey Canal SIL - proposed boundary:**

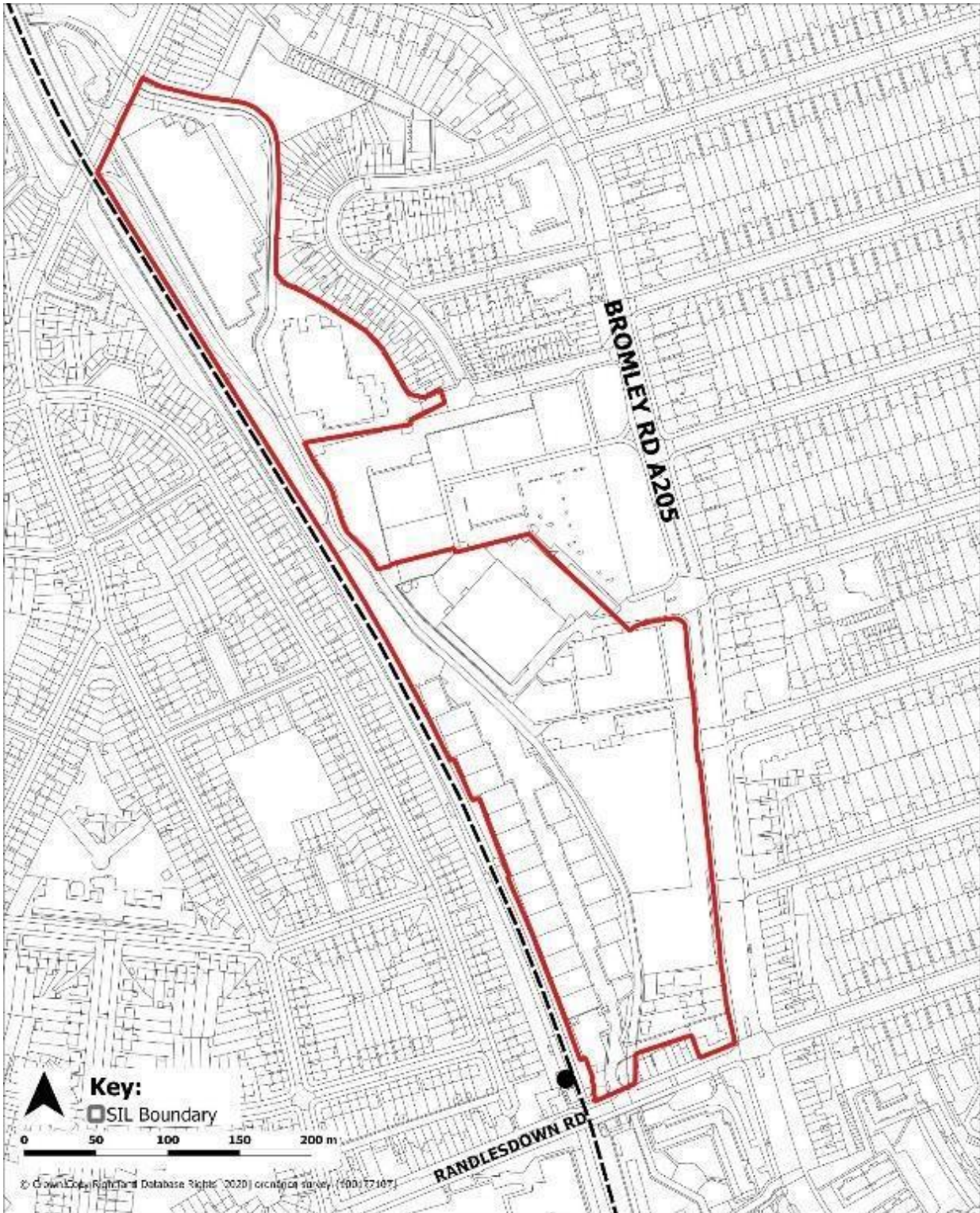


**Bromley Road SIL - existing boundary:**

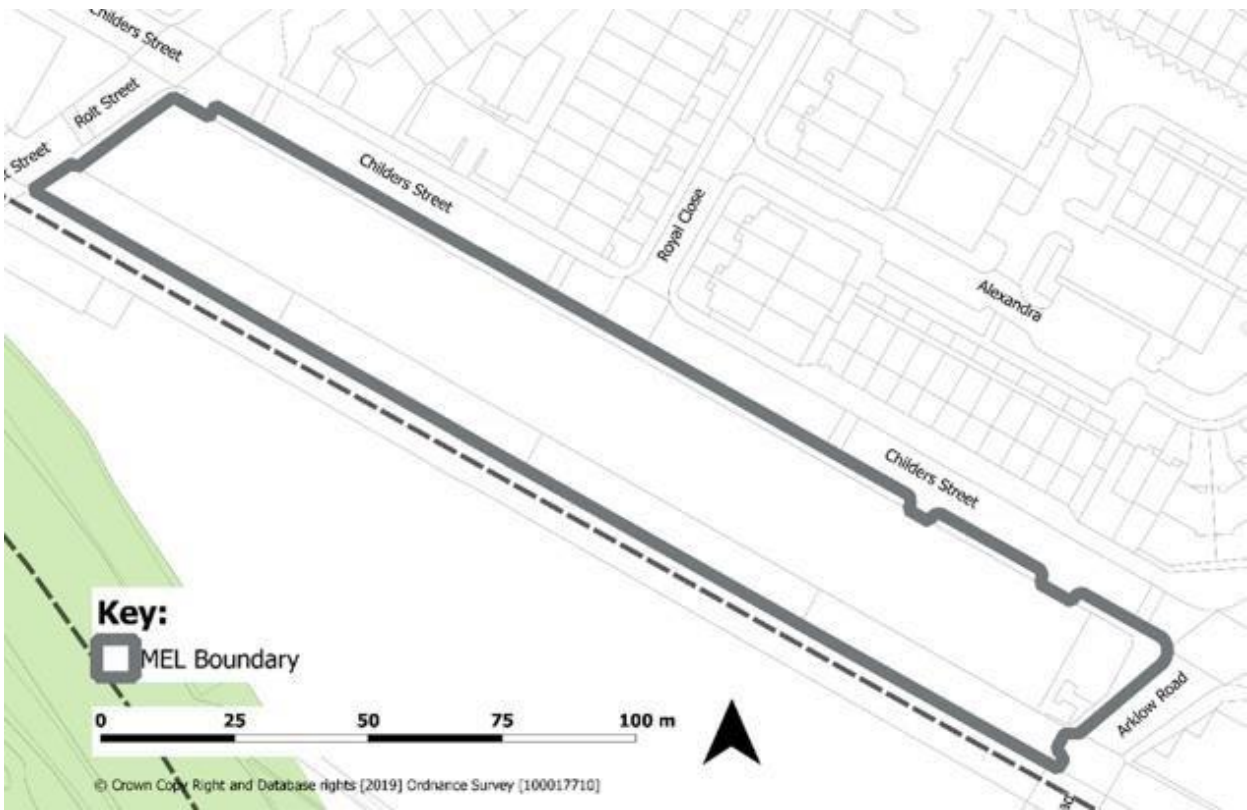




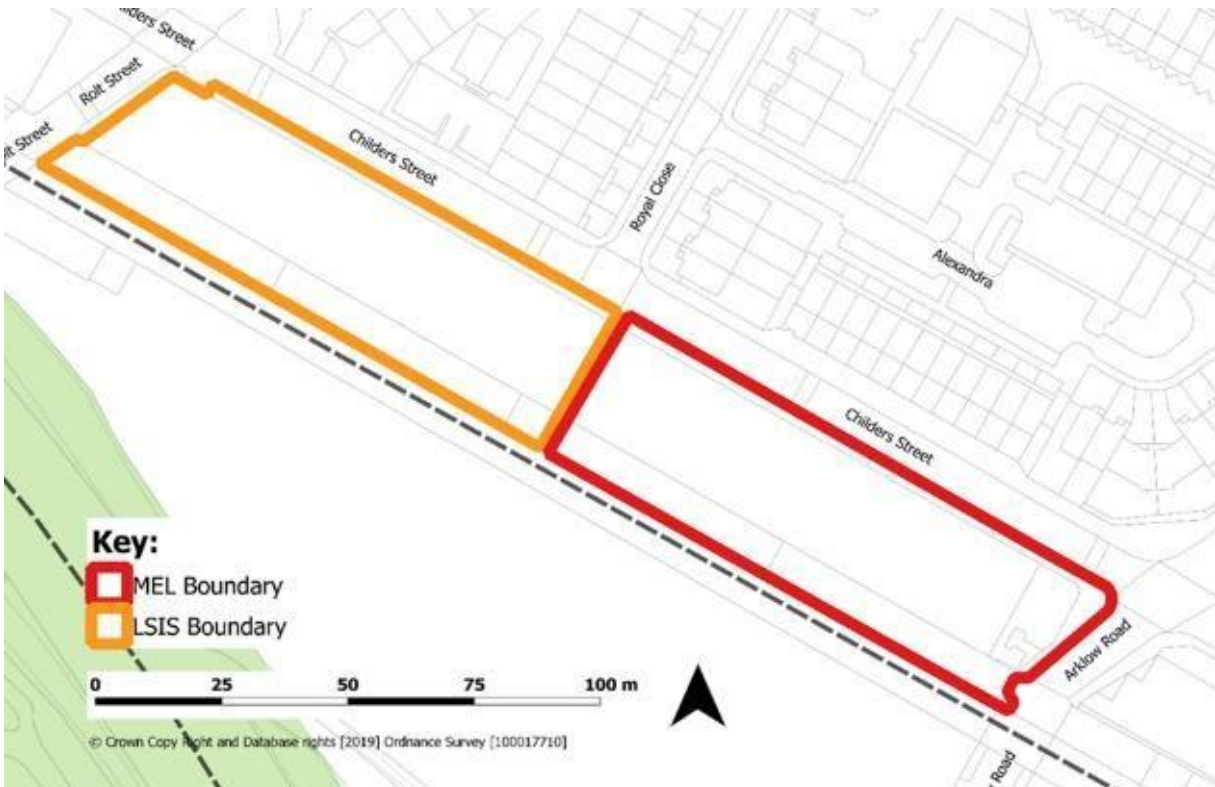
**Bromley Road SIL - proposed boundary:**



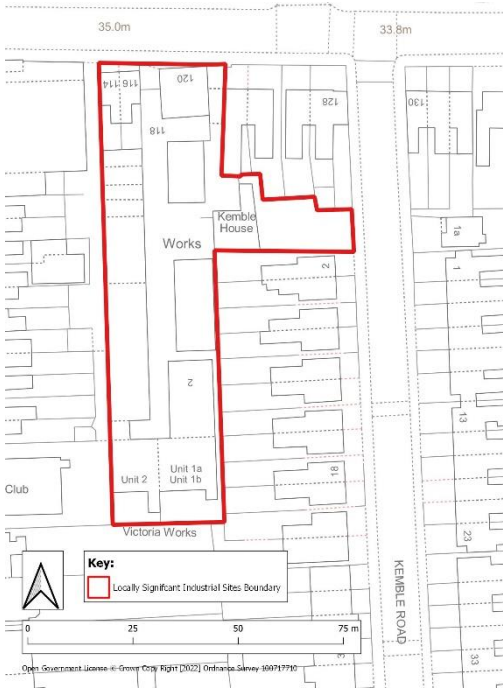
**Childers Street MEL - existing boundary:**



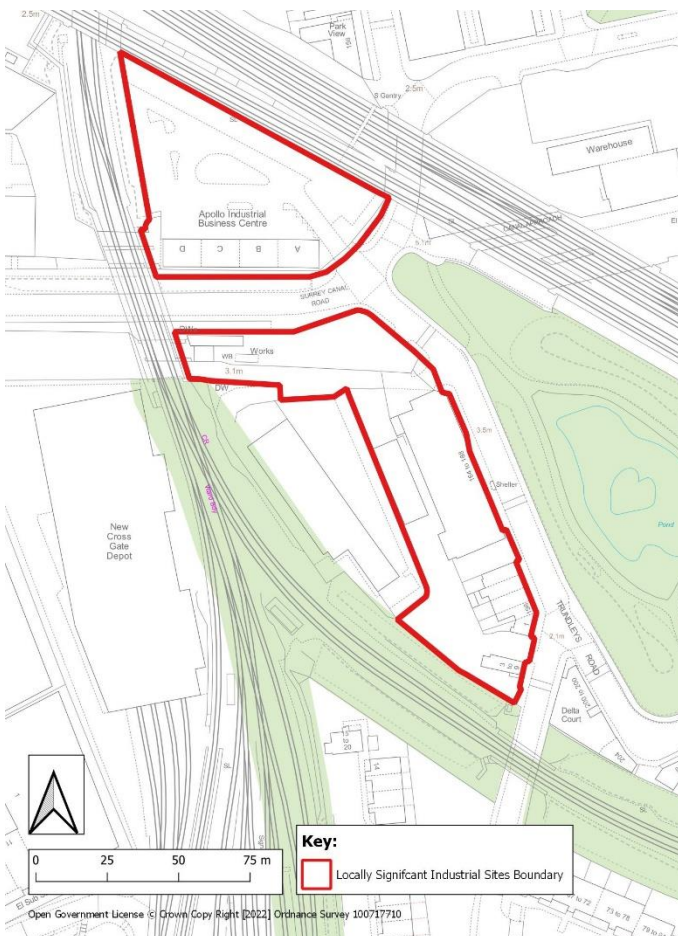
**Childers Street MEL, Childers Street West LSIS - proposed boundaries:**



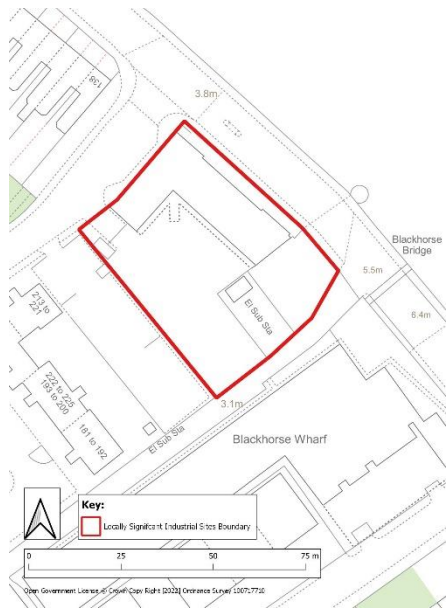
**118 Stanstead Road LSIS - proposed boundary:**



**Apollo Business Centre LSIS and Surrey Canal and Trundleys Road LSIS - proposed boundary:**



# Evelyn Court LSIS - proposed boundary



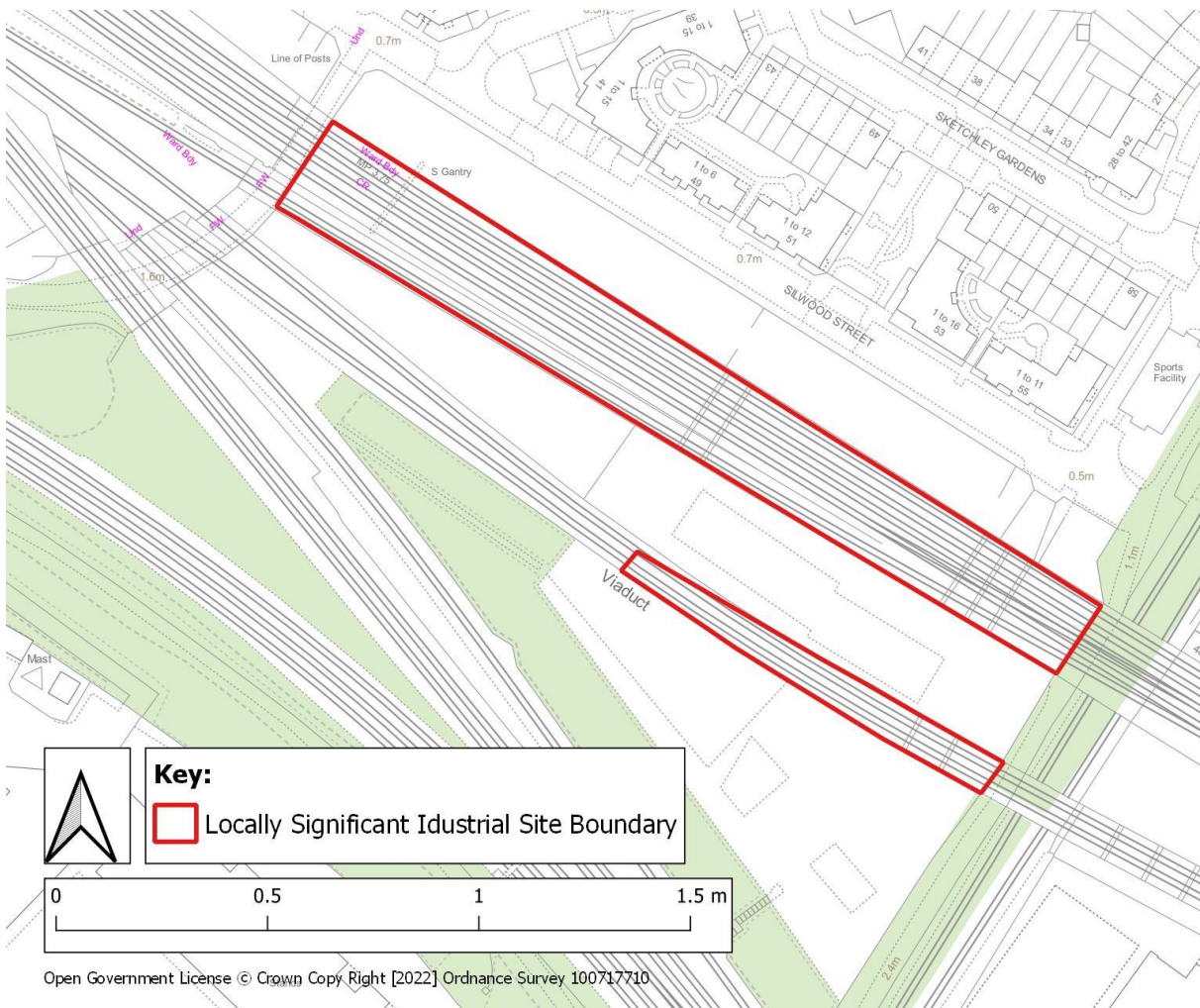
**Molesworth Street LEL - existing boundary:**



**Molesworth Street LSIS - proposed boundary:**



# Bermondsey Diver Under (part) LSIS - proposed boundary:



## 6. Conservation and Heritage

### Conservation Areas

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

### Area of special local character

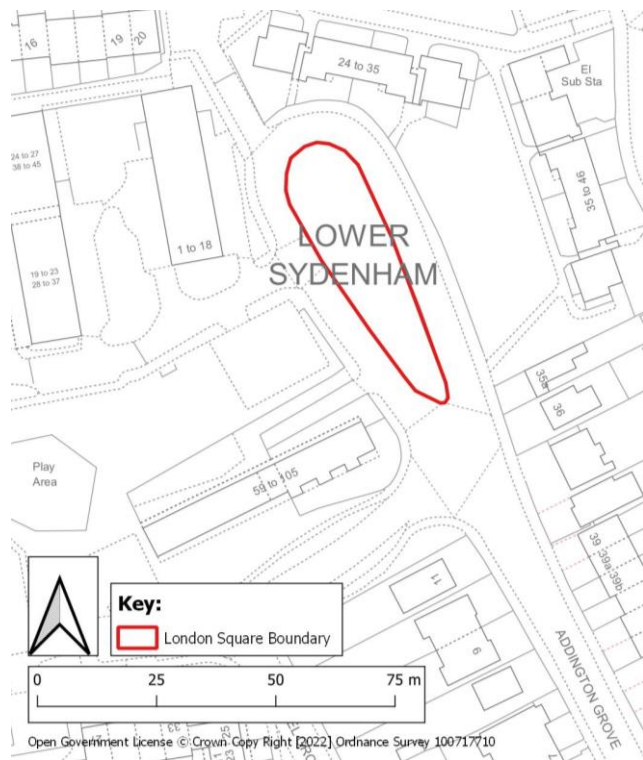
- 6.2 Areas of Special Local Character (ASLC) are currently referred to within 2014 Development Management Local Plan under DM Policy 37 - Non-designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.
- 6.3 ASLC have distinctive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

### London Squares

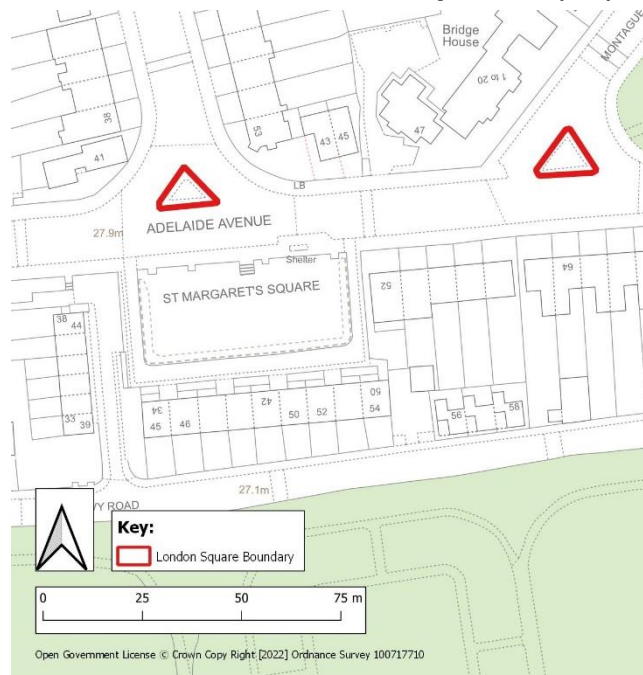
- 6.9 The draft Local Plan proposes designate London Squares identified within London Square Preservation Act 1931 which seeks to protect these open spaces and ensure that their use is solely as an ornamental garden.

6.10 There are twelve remaining London Squares in the borough. These include: Addington Grove, Adelaide Avenue, Culverley Green, Dermody Gardens, Brockley Hill (formerly known as Duncombe Hill), Fambridge Close (which is provision for Stanton Square), Wickham Gardens, Lewisham Memorial Gardens, Lewisham High Street Enclosures, Taymount Rise (formerly known as Queens Road Enclosure), St Margaret's Square, Sunning Hill Road and Rushey Green Enclosures and Deptford Memorial Gardens .

**Addington Grove London Square - proposed boundary:**

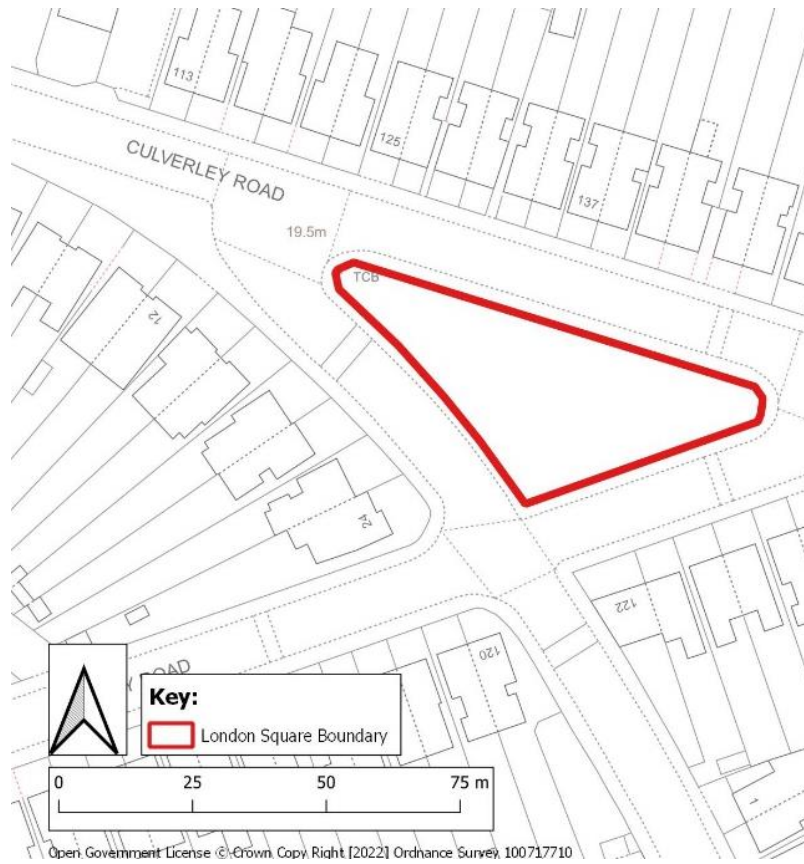


**Adelaide Avenue London Squares - proposed boundary**

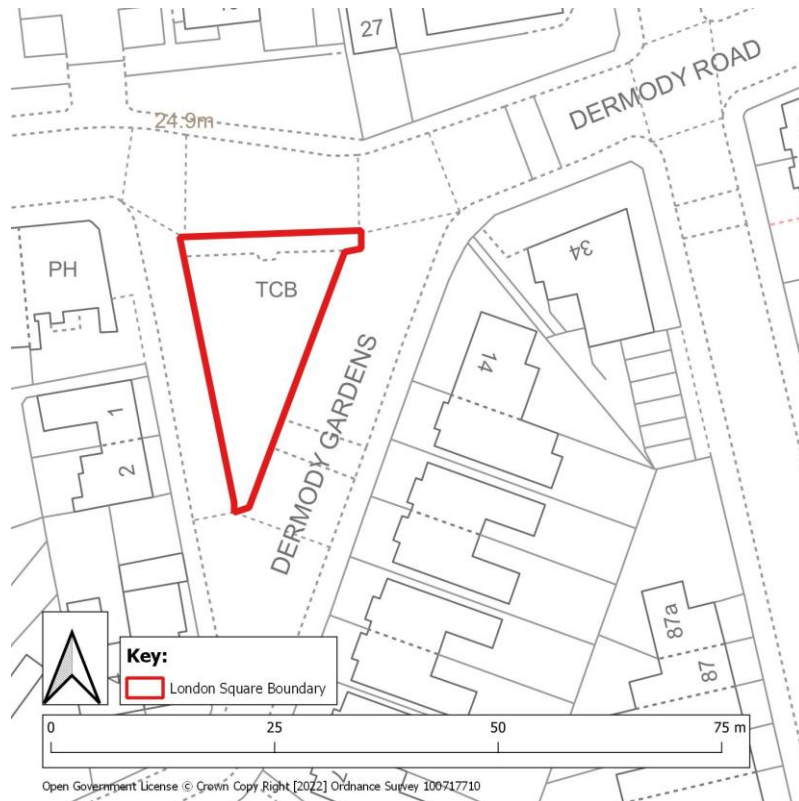




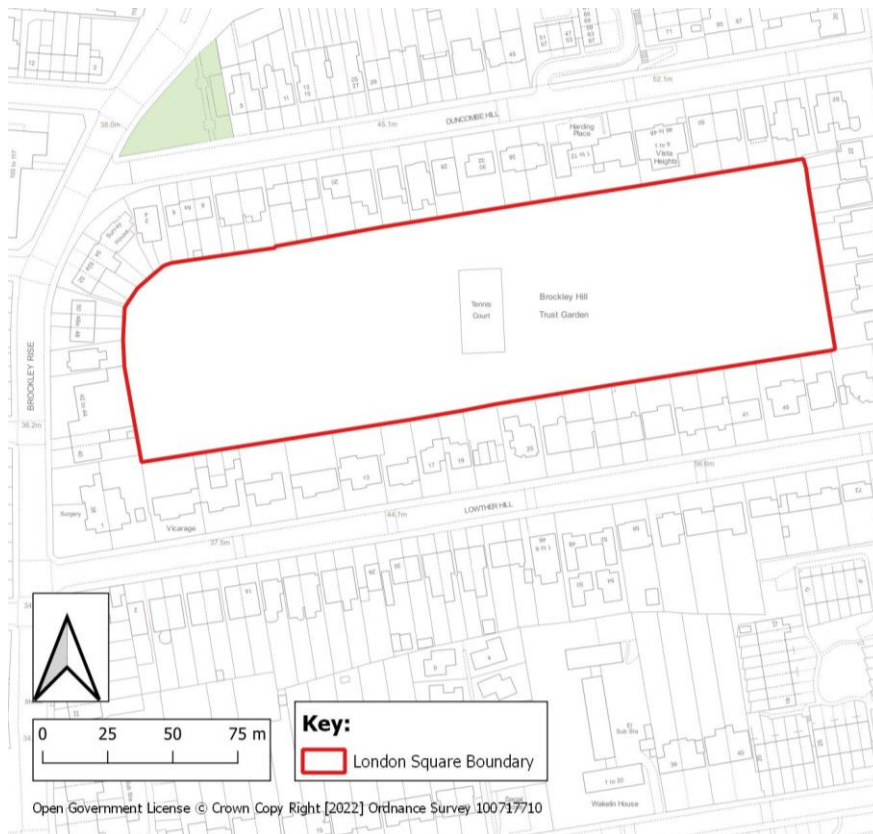
**Culverley Green London Square - proposed boundary:**



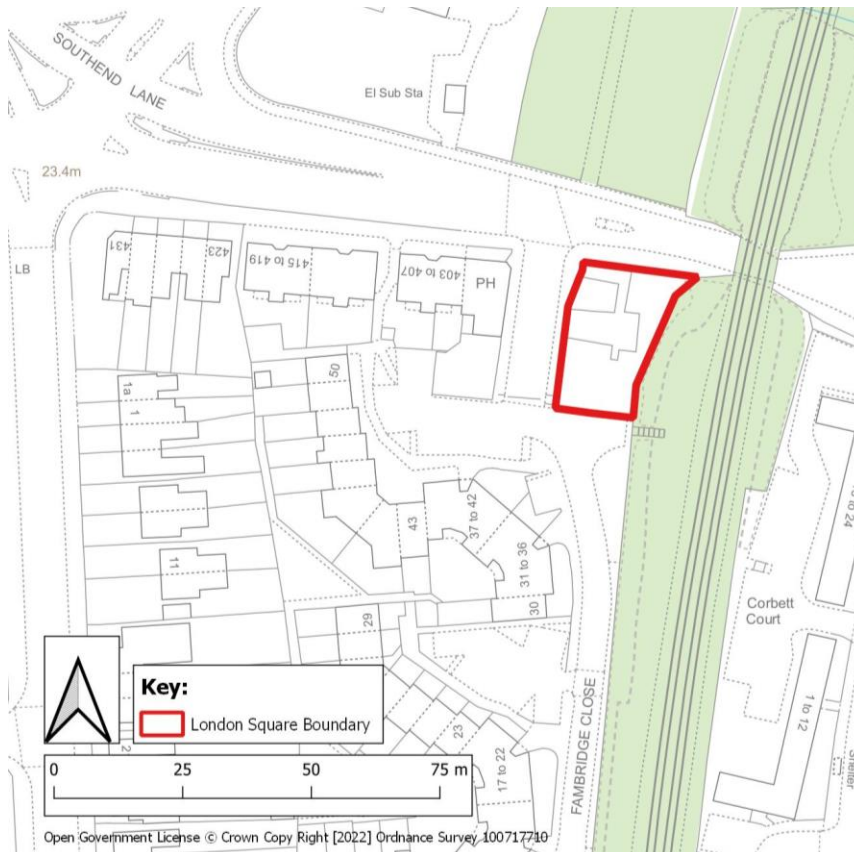
**Dermody Road London Square - proposed boundary:**



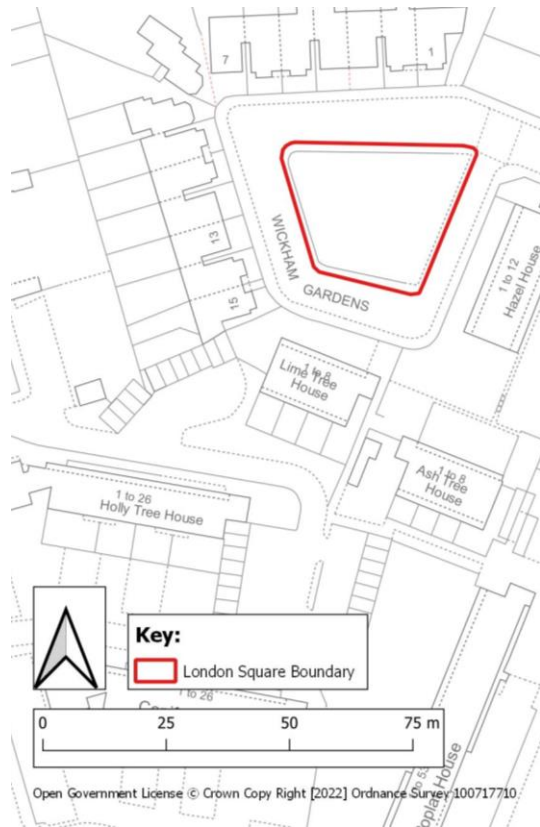
### Brockley Hill London Square - proposed boundary:



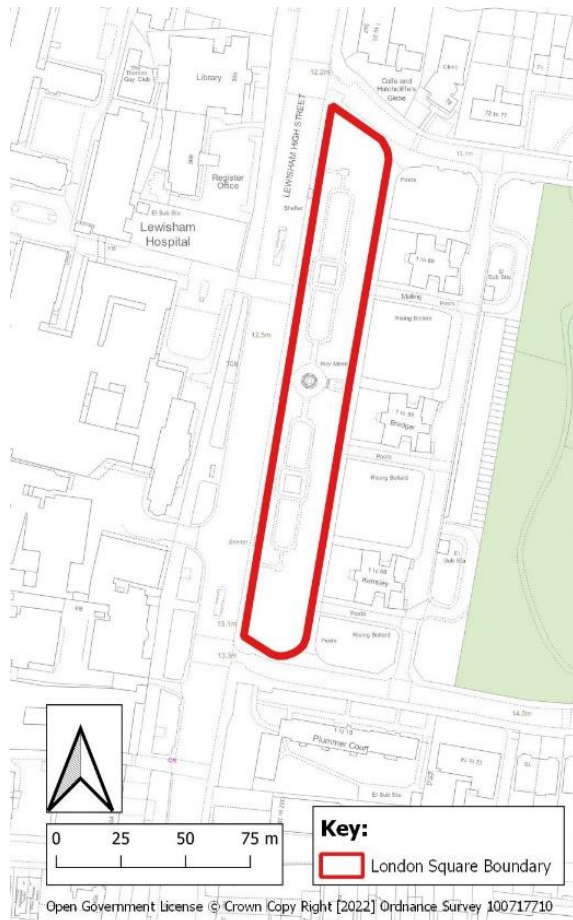
### Fambridge Close London Square - proposed boundary



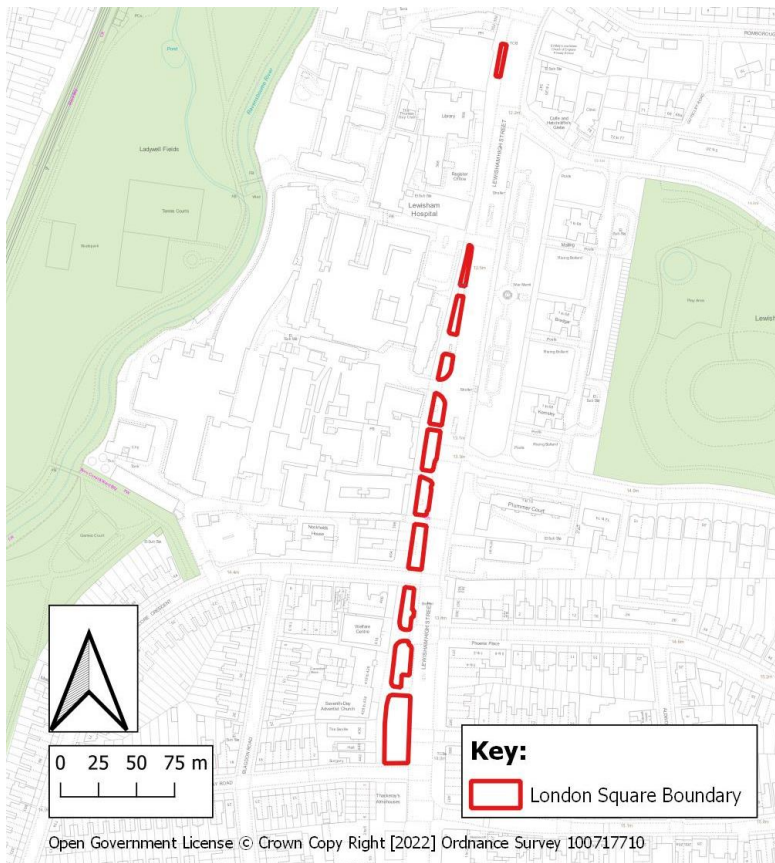
**Wickham Gardens London Square - proposed boundary:**



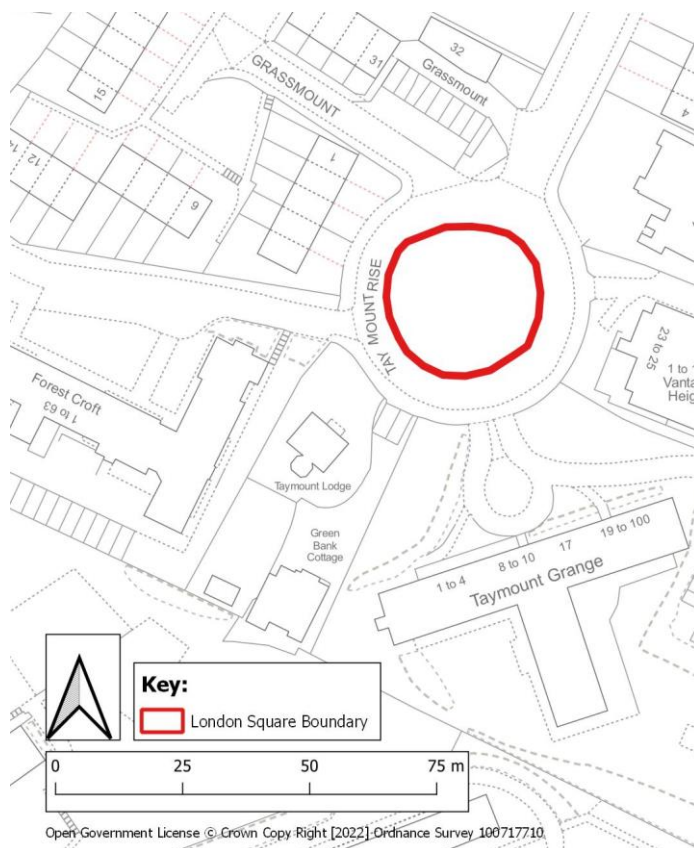
**Lewisham Memorial Gardens London Square - proposed boundary:**



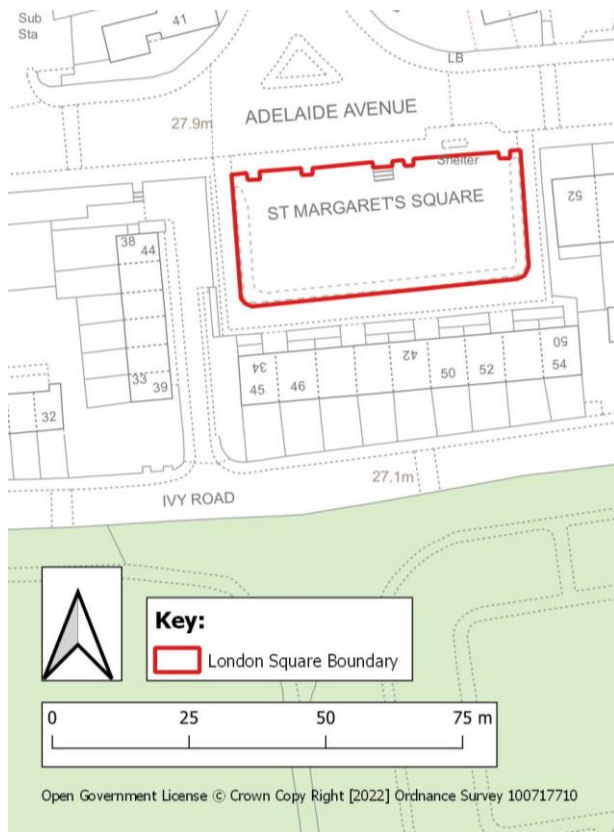
## Lewisham High Street Enclosures London Squares - proposed boundary:



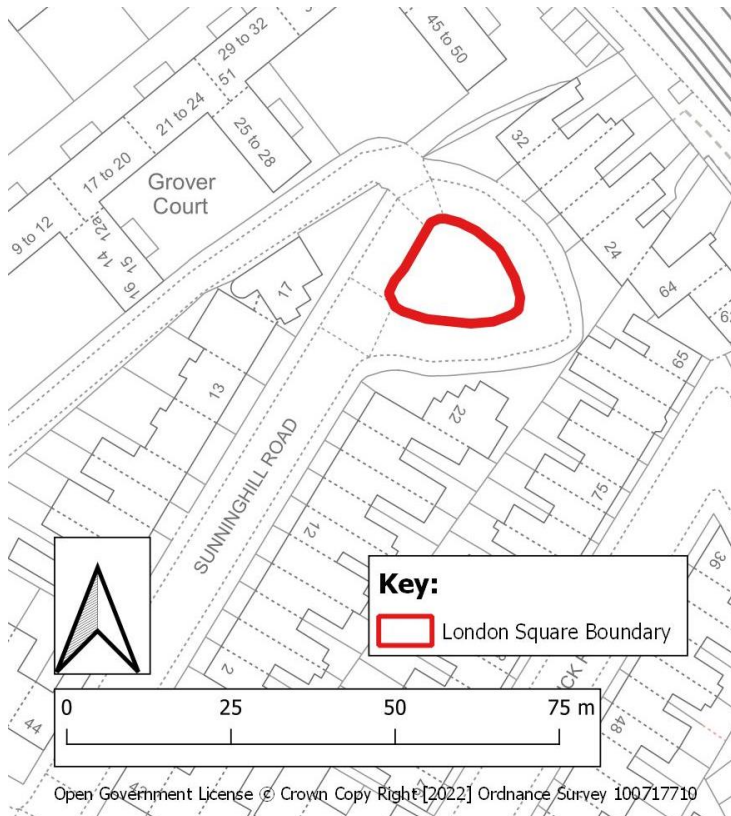
## Taymount Rise London Square - proposed boundary



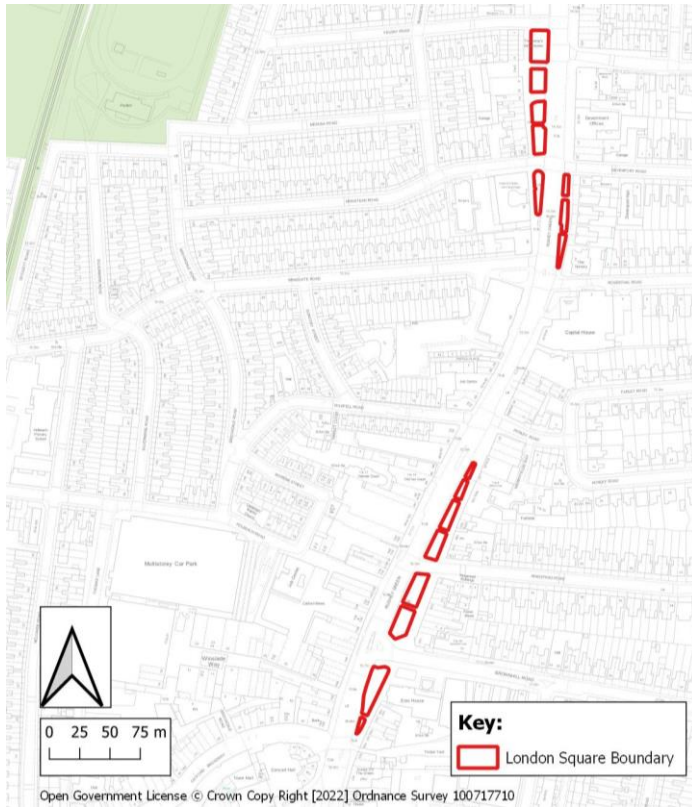
### St Margaret's Square London Square - proposed boundary:



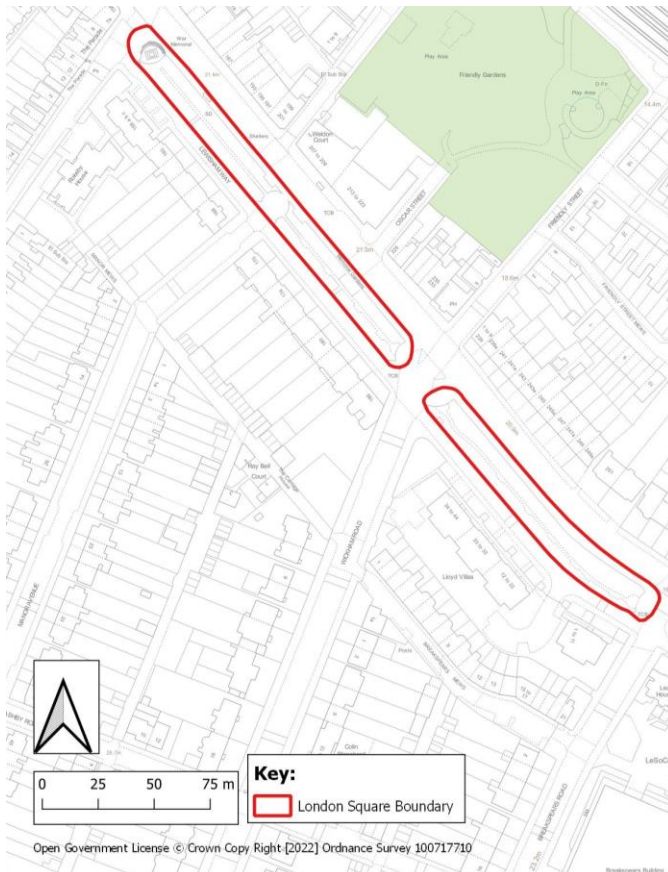
### Sunning Hill Road London Square - proposed boundary:



**Rushey Green Enclosures London Squares - proposed boundary:**



**Deptford Memorial Gardens - proposed boundary:**



## 7. Geodiversity

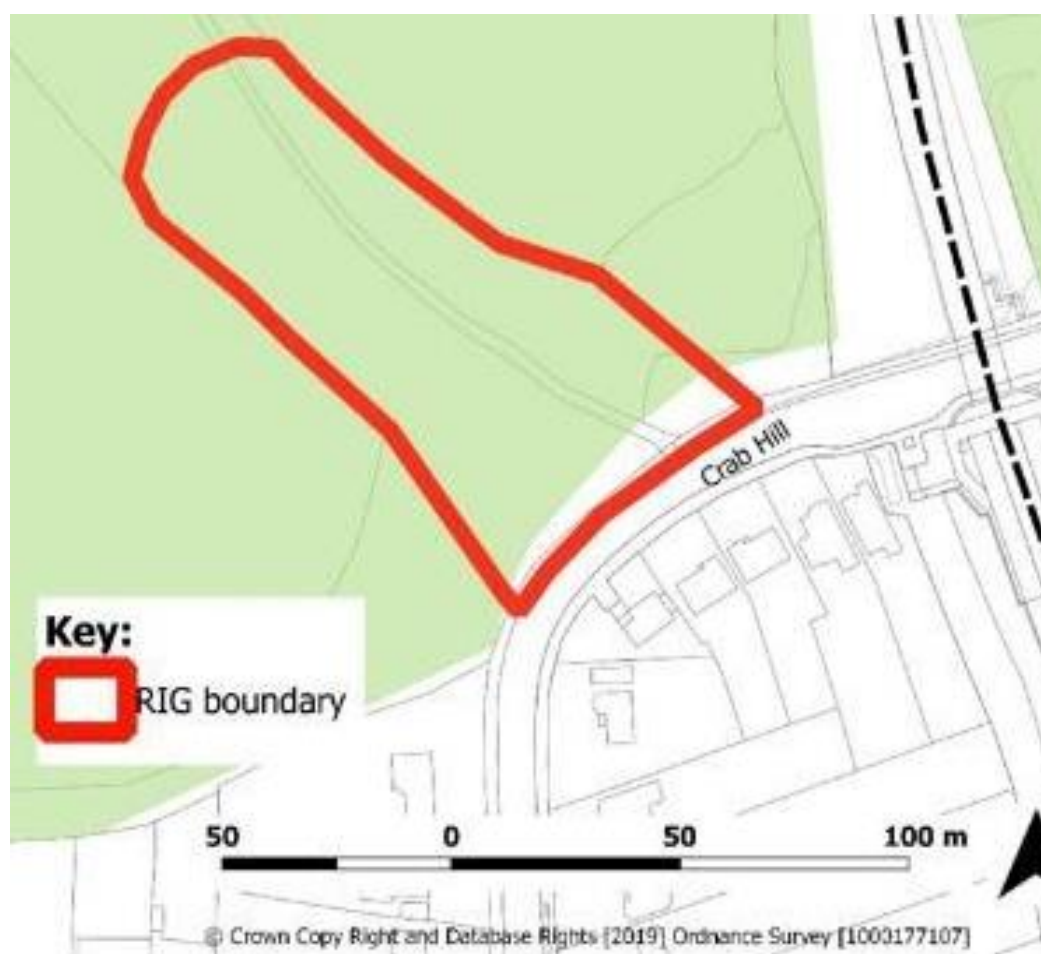
### Regionally Important Geological Site (RIG).

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

### Locally Important Geological Site (RIG).

- 7.3. The London Plan encourages boroughs to designate and protect RIGs, where recommended by the GLA technical guidance document, London's Foundations.
- 7.4. Informed by this technical evidence, the draft Local Plan sets out proposals for a RIG within the Part Two section on Green Infrastructure, with a new designation for two LIGS at Old Gravel Pit, Blackheath and Buckthorne Cutting, Brockley.

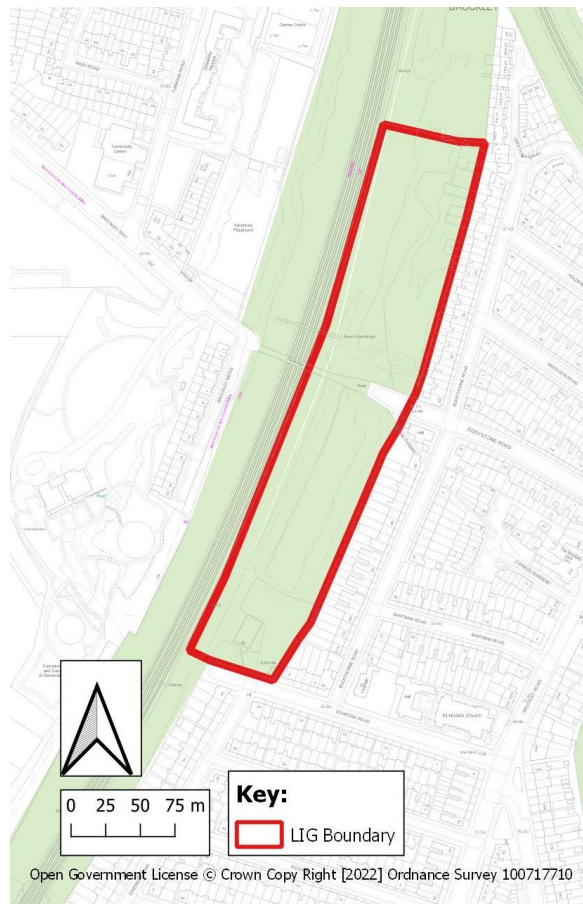
**Beckenham Place Park (south-east of the park) RIG - proposed boundary:**



**Old Gravel Pit LIG, Blackheath - proposed boundary:**



**Buckthorne Cutting LIG, Crofton Park - proposed boundary:**

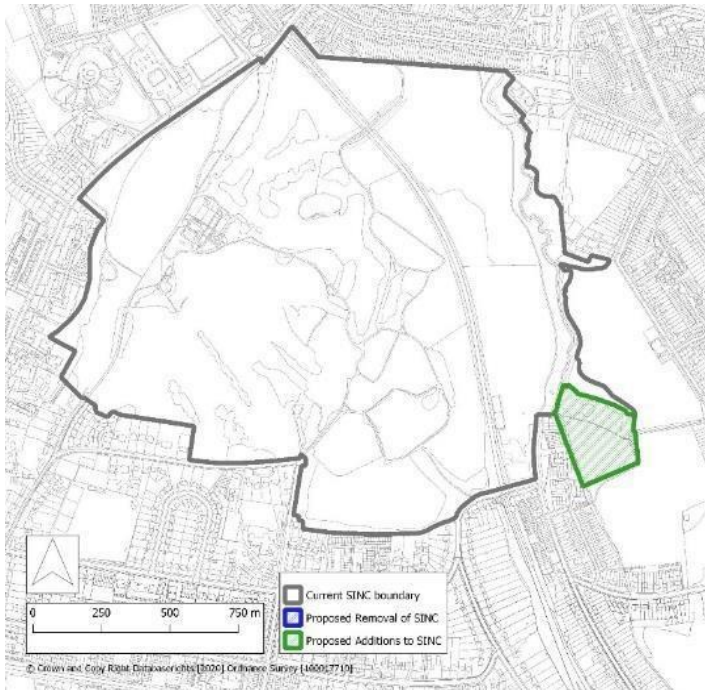




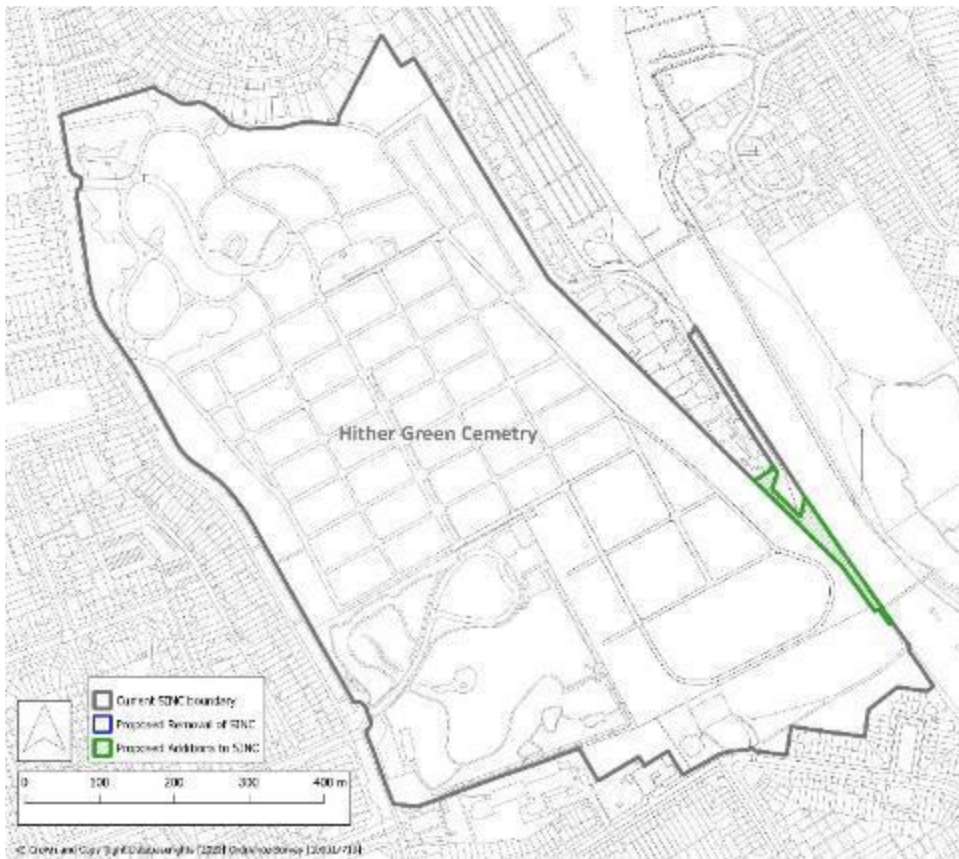
## 8. Sites of importance for nature conservation (SINC)

- 8.1 The adopted Local Plan sets out a network of nature conservation sites and corresponding policies to protect against their loss, and ensure their appropriate long term management.
- 8.2 The draft Local Plan deals with nature conservation sites, including SINC, in Part 2, the chapter on Green Infrastructure.
- 8.3 To inform preparation of the new Local Plan, the Council commissioned The Ecological Consultancy to survey SINC across the borough. The survey assessed 63 designated SINC, with a view to identifying the scope for boundary changes and updates to the status of sites in the SINC hierarchy. The survey also assessed 11 candidate sites to see whether they merited SINC site designation.
- 8.4 All recommendations from the Re-survey of Sites of Importance for Nature Conservation (2016) in Lewisham report are proposed to be taken forward in the draft Local Plan with the exception of the extension to Bromley Hill Cemetery. This includes boundary changes to twenty four SINC, and four SINC to be upgraded from local importance and borough importance: River Ravensbourne at Ladywell Fields, River Quaggy and Manor Park, Bridgehouse Meadows Railslides and River Thames Tidal Creek at Creekside Education Centre. Six new SINC are also proposed at Blythe Hill Fields, Cornmill Gardens, Lewisham Park, Northbrook Park, Southend Park and Sedgehill School Boundaries.
- 8.5 Ensuing a focused ecological surveys of the Hither Green to Grove Park Corridor in 2022, the Local Plan proposes to combine the following SINC of Borough Importance: Grove Park Nature Reserve: Borough Grade, Hither Green Sidings: Borough Grade, Hither Green Station: Borough Grade, Reigate Wood Open Space: Borough Grade' to from one combined SINC of metropolitan importance called the Hither Green to Grove Park Corridor. This is supported by the London Wildlife Trust.

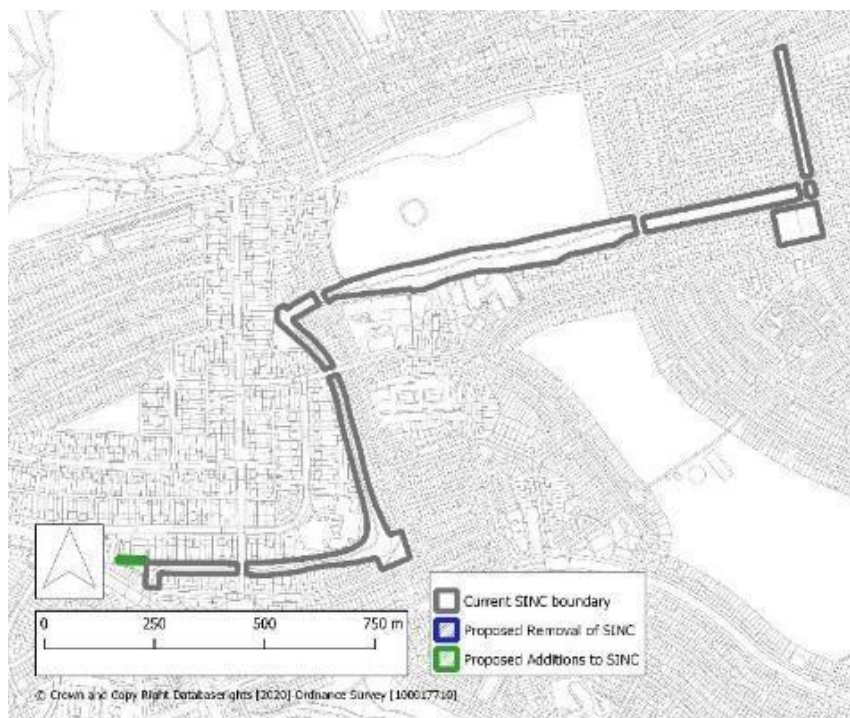
**Beckenham Place Park, Site of Metropolitan Importance for Nature Conservation- proposed addition:**



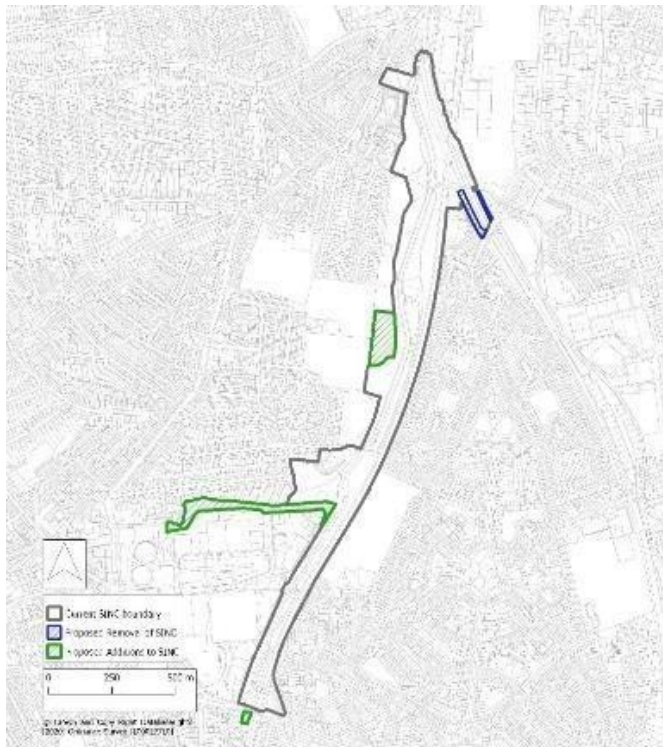
**Hither Green Cemetery, Lewisham Crematorium and Reigate Road Open Space, Site of Borough Importance for Nature Conservation - proposed addition:**



**Downham Woodland Walk, Site of Borough Importance for Nature Conservation - proposed addition:**



**Pool River Linear Park, Site of Borough Importance for Nature Conservation - proposed additions and proposed removals:**



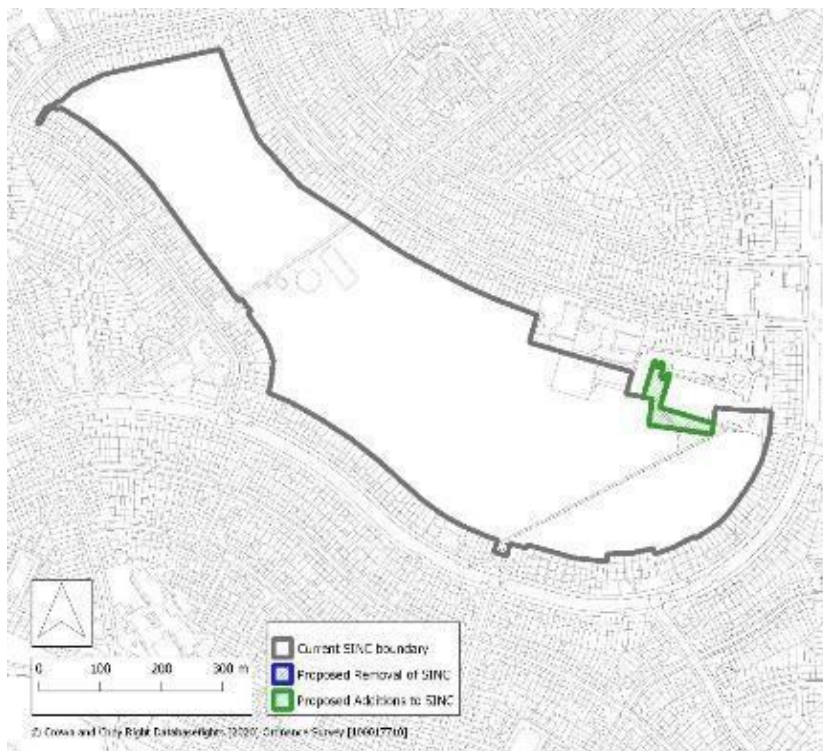
**Forster Memorial Park, Site of Borough Importance for Nature Conservation - proposed additions:**



**Horniman Gardens, Horniman Railway Trail and Horniman Triangle, Site of Borough Importance for Nature Conservation - proposed additions:**



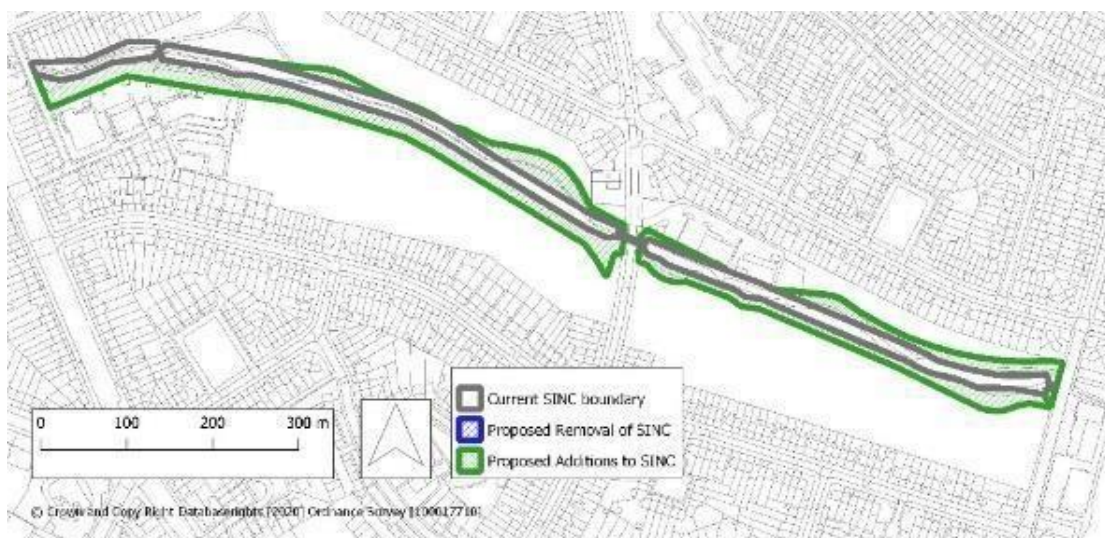
**Durham Hill, Site of Borough Importance - proposed addition:**



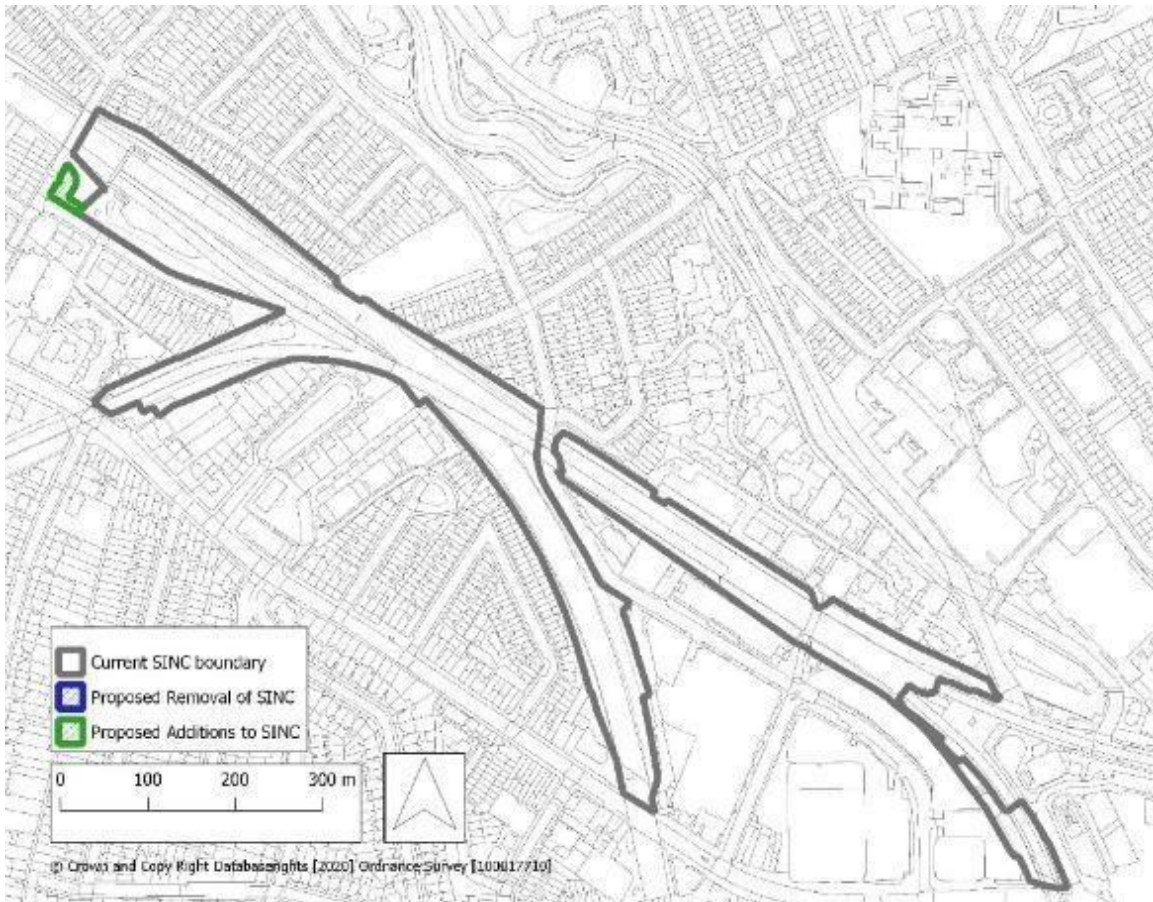
**Mayow Park, Site of Borough Importance - proposed addition:**



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



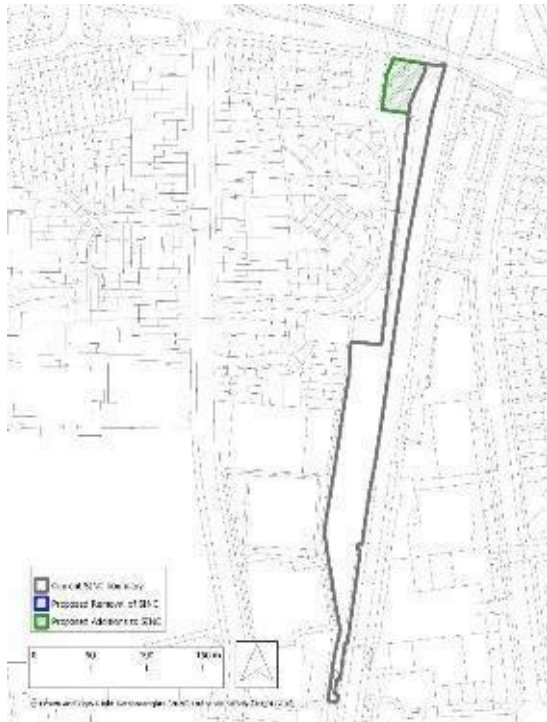
**St Johns to Lewisham Railsides (St Johns Station), Site of Borough Importance - proposed addition:**



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



**Lower Sydenham Station Meadows, Site of Borough Importance for Nature Conservation - proposed addition:**



**New Cross and New Cross Gate Railsides, Site of Borough Importance for Nature Conservation - proposed addition:**





**River Quaggy and Manor Park, Site of Borough Importance for Nature Conservation - proposed additions and proposed removals:**



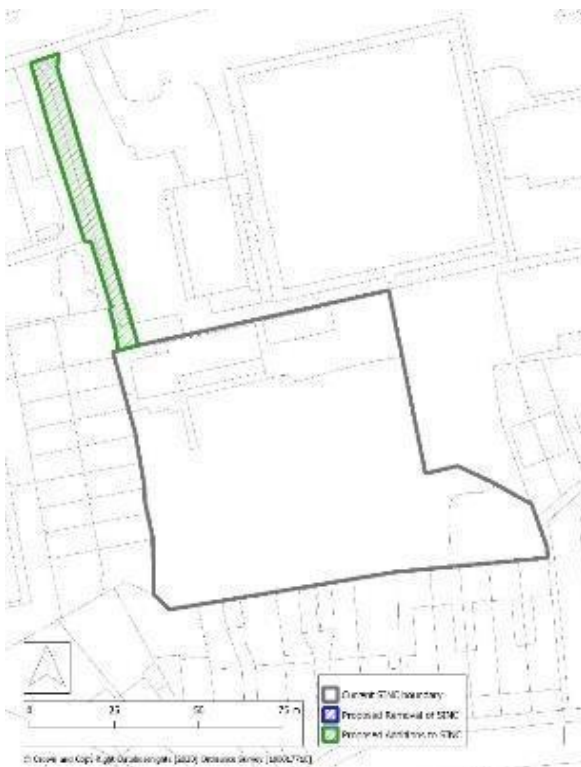
**Bridgehouse Meadows Railsides, Site of Borough Importance for Nature Conservation - proposed additions:**



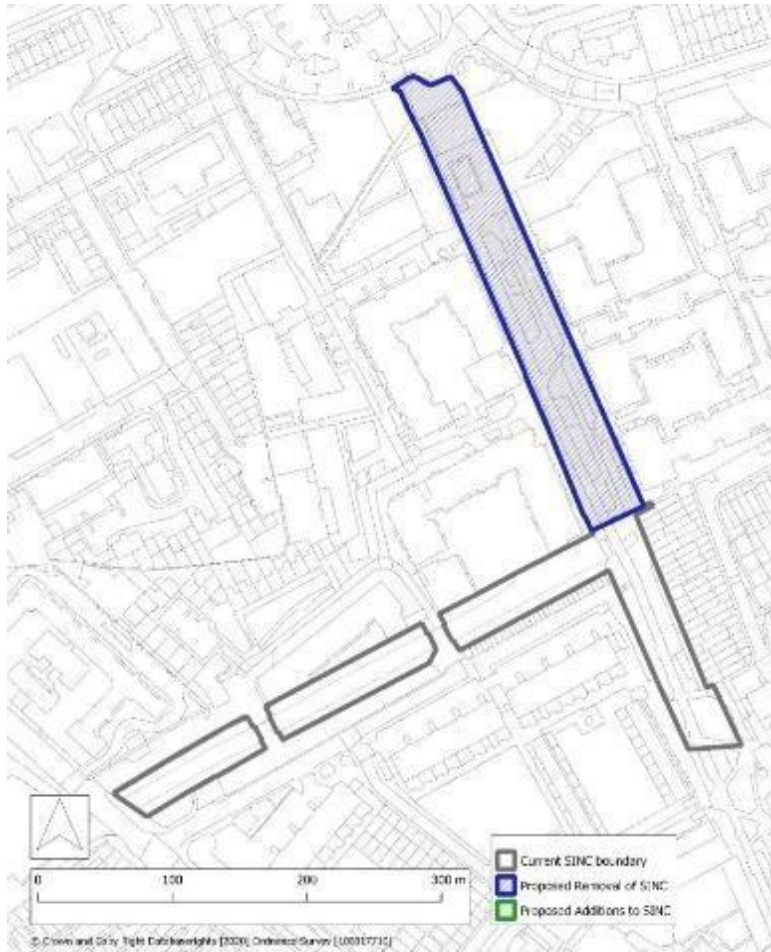
**Sydenham Cottages Nature Reserve, Site of Local Importance for Nature Conservation - proposed addition:**



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



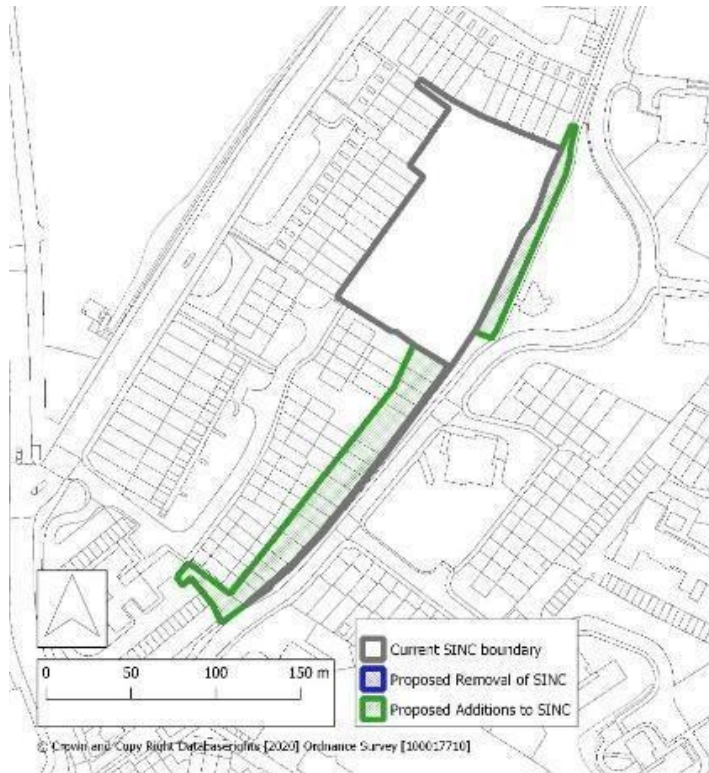
**Rainsborough Avenue Embankments, Site of Local Importance - proposed removal:**



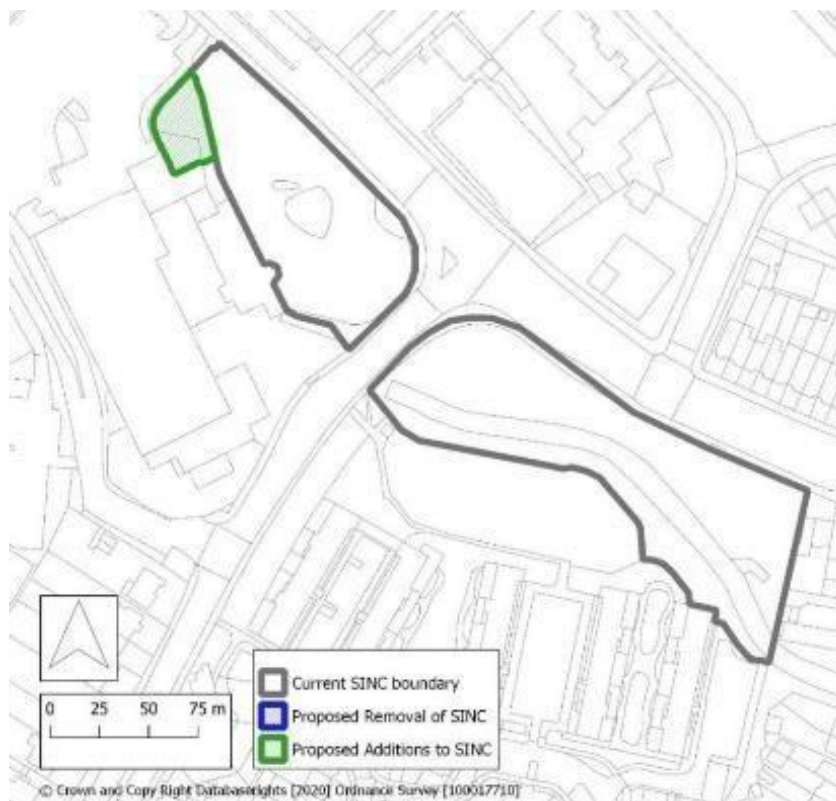
**Iona Close Orchard, Site of Local Importance - proposed removal:**



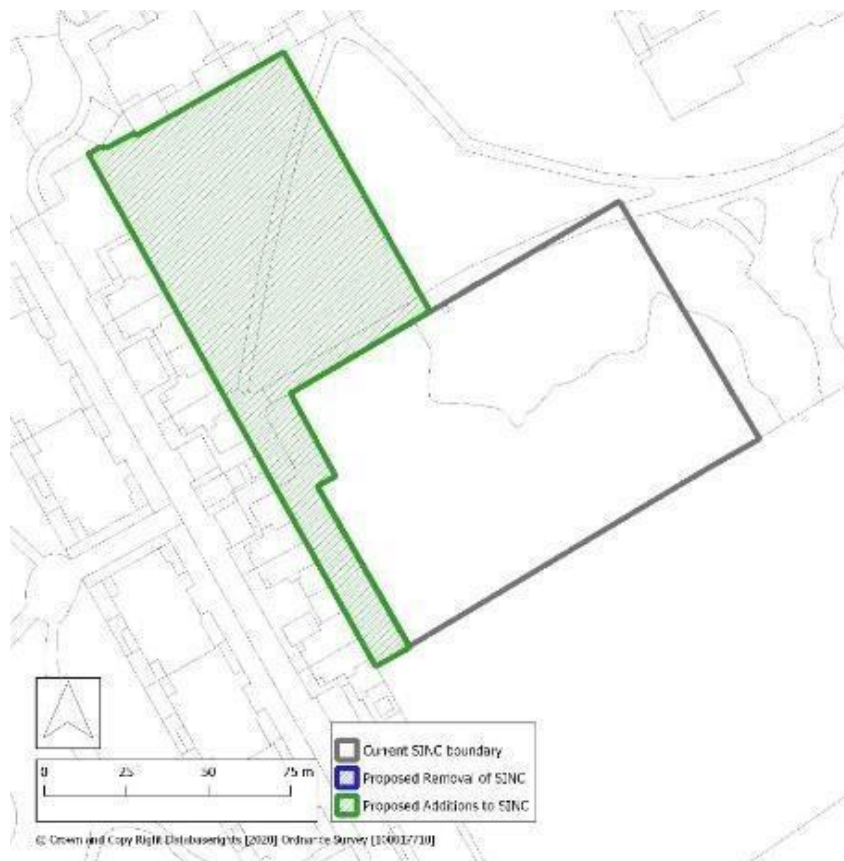
**Eliot Bank Hedge and Tarleton Gardens, Site of Local Importance - proposed additions:**



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



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



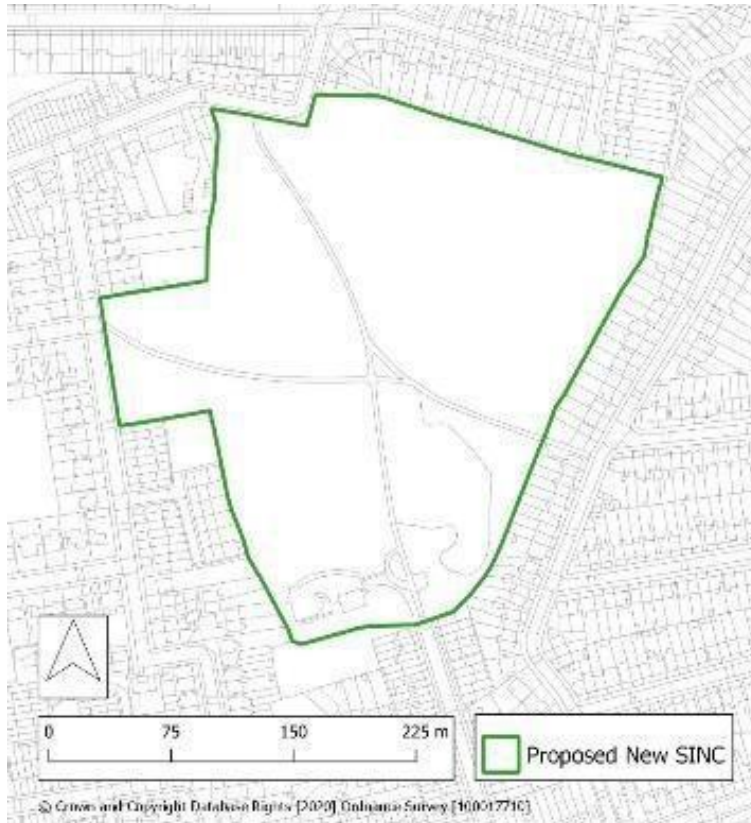
**St Paul's Churchyard and Crossfield Street Open Space, Site of Local Importance for Nature Conservation - proposed additions:**



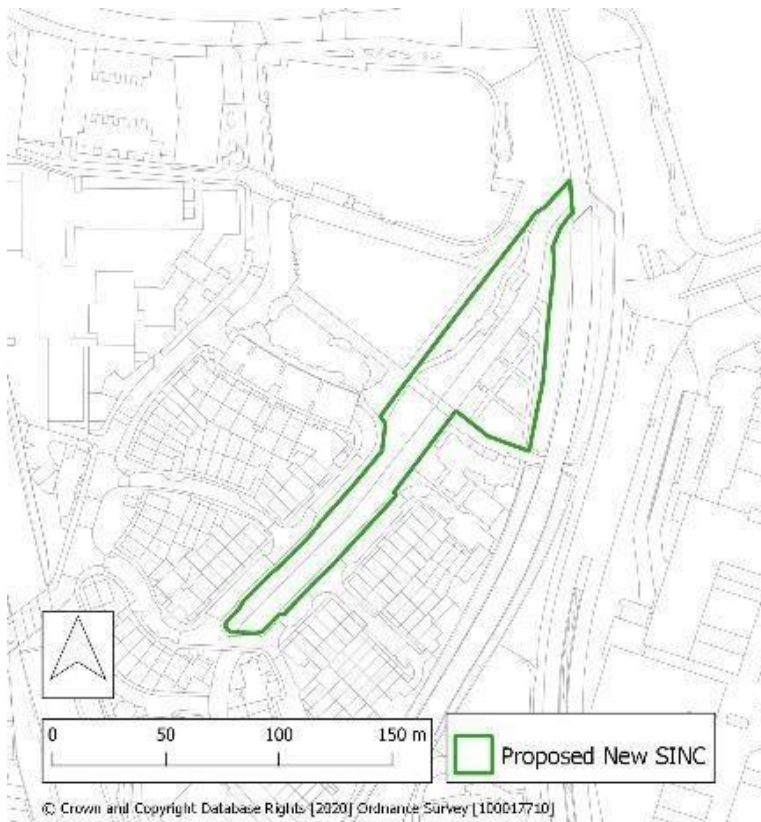
**Gilmore Road Triangle, Site of Local Importance for Nature Conservation - proposed addition:**



**Blythe Hill Fields, Site of Local Importance for Nature Conservation - proposed new:**



**River Ravensbourne at Cornmill Gardens, Site of Local Importance for Nature Conservation - proposed new:**



**Lewisham Park, Site of Local Importance for Nature Conservation - proposed new:**

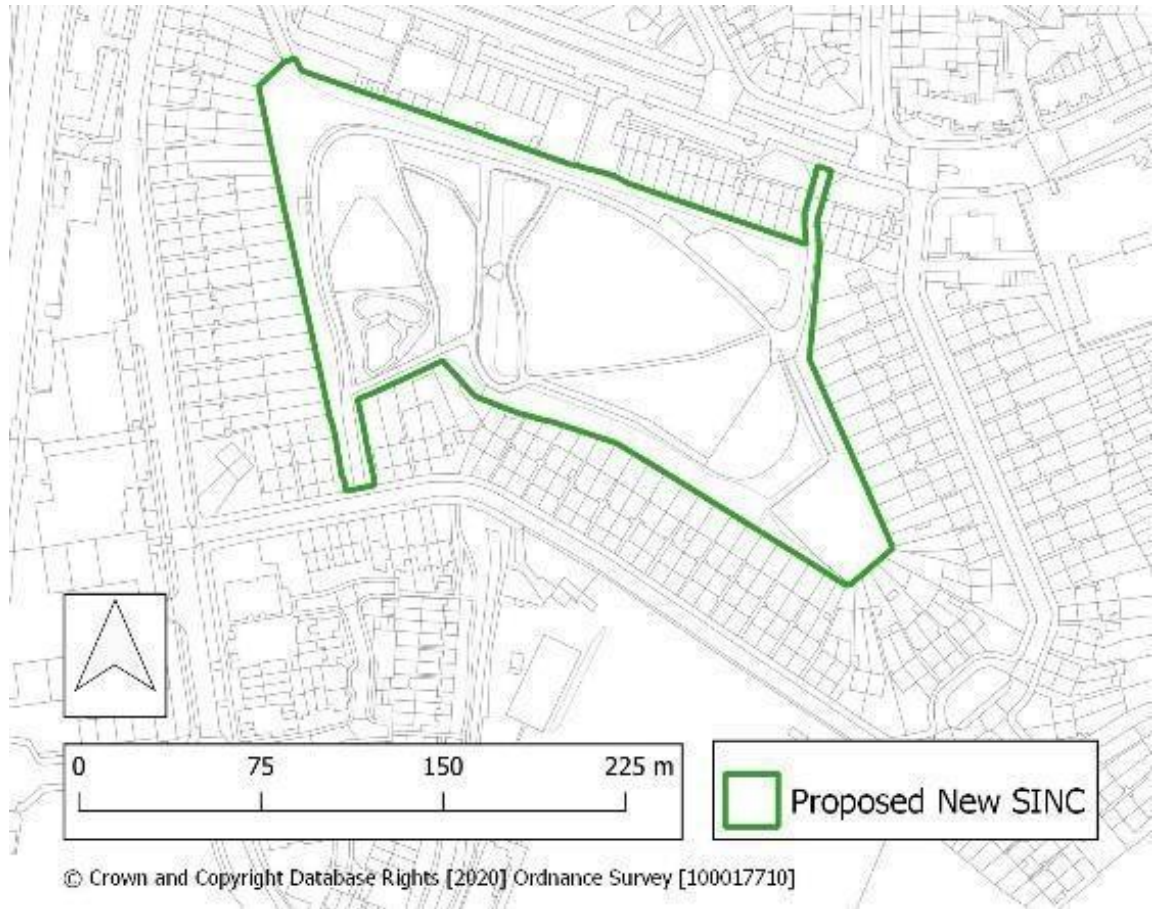


**Northbrook Park, Site of Local Importance for Nature Conservation - proposed new:**

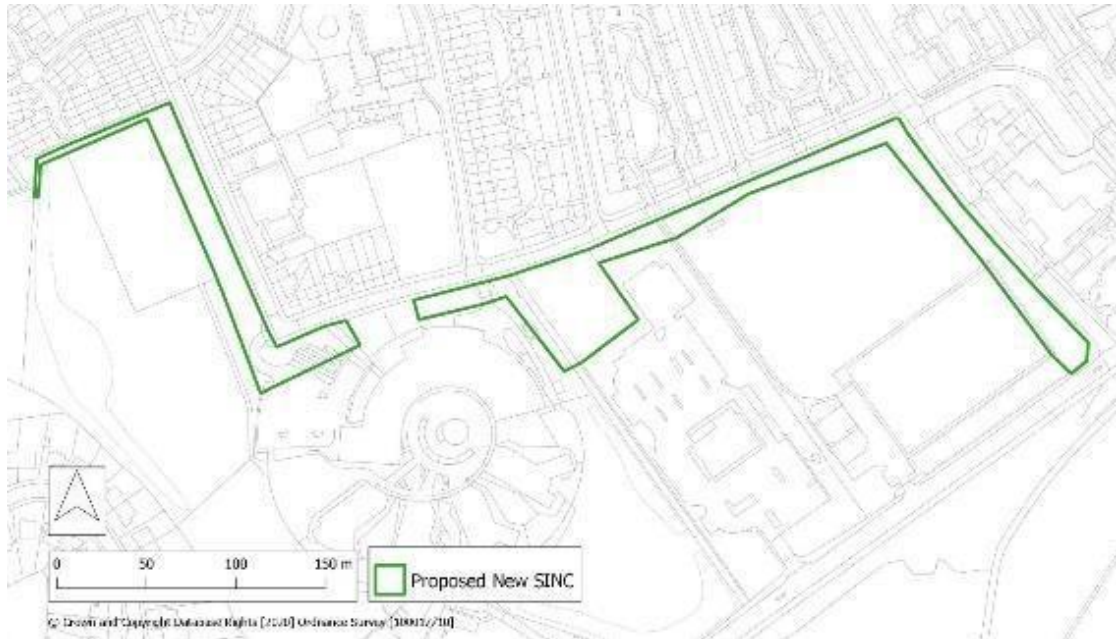




**Southend Park, Site of Local Importance – proposed new:**



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



**Ringway Community Gardens has been proposed as SINC of borough importance.**



**Removal of MSINC from 6 Mantle Road is proposed but retaining the strip between the site and the railway line, owing to its little ecological value. It' removal is supported by the London Wildlife Trust.**



Hithergreen to Grove Park Corridor is proposed as one single SINC of metropolitan importance. This is supported by the London Wildlife Trust.

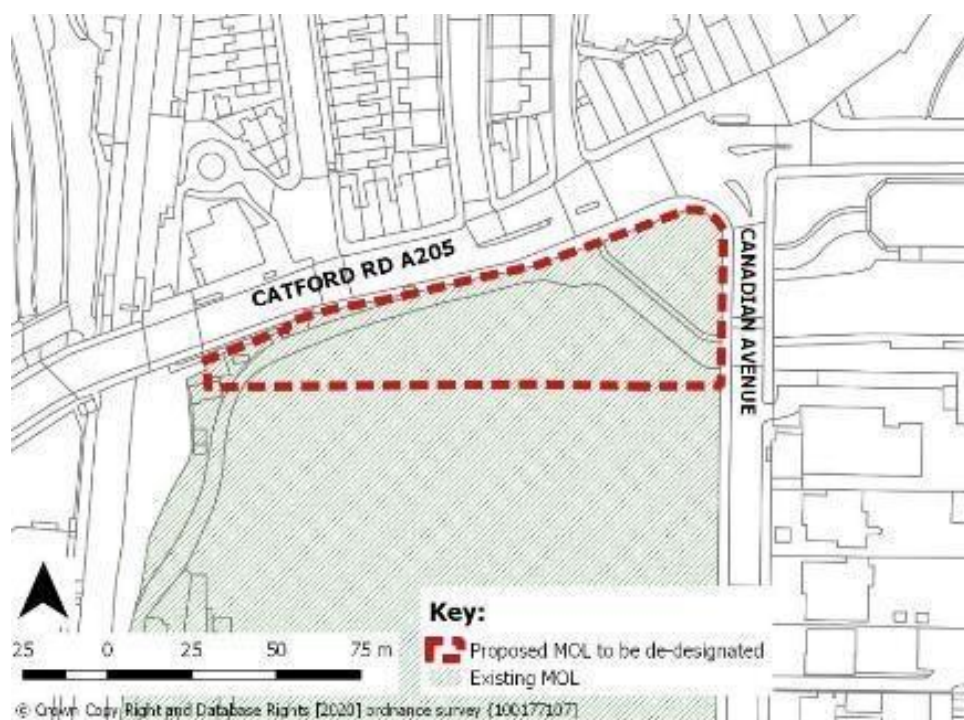




## 9. Metropolitan Open Land

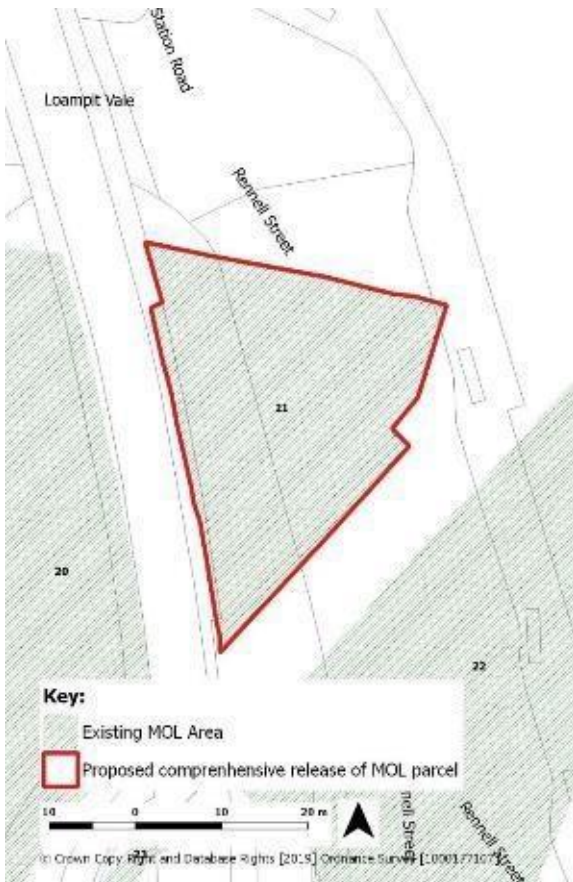
- 9.1 Metropolitan Open Land (MOL) is designated by the London Plan. Boroughs may undertake reviews of MOL through the plan process, and in consultation with the London Mayor. The current extent of Lewisham's MOL is set out in the adopted Local Plan and corresponding Policies Map.
- 9.2 The draft local plan policies on MOL are included in Part 2 with 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 three MOL parcels around Lewisham Gateway as they have been comprehensively developed and no longer considered to meet criteria for MOL designation as set out in the London Plan.
- 9.5 The draft Local Plan proposes partial de-designation of approximately 0.40ha located at the northern tip of Jubilees Ground, St Dunstan's to accommodate the realignment of South Circular (A205). The very special circumstances case for this de-designation will be outlined in a MOL topic paper.
- 9.6 The draft Local Plan proposes to set new MOL designations for Mountsfield Park and Blythe Hill fields, as these sites are considered to meet the criteria for MOL designation as set in out in the London Plan.

### **Jubilees Ground, St Dunstan's - proposed partial de-designation of**

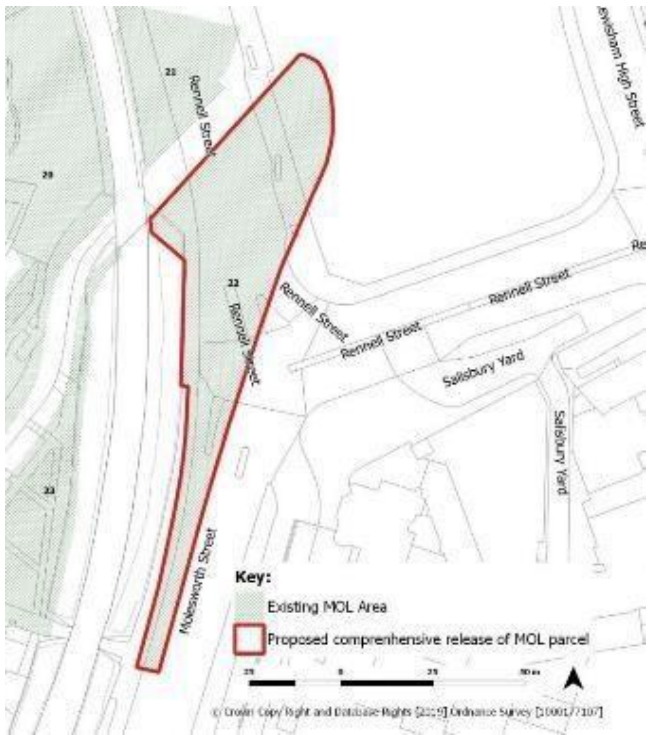


approximately 0.40ha located at the northern tip:

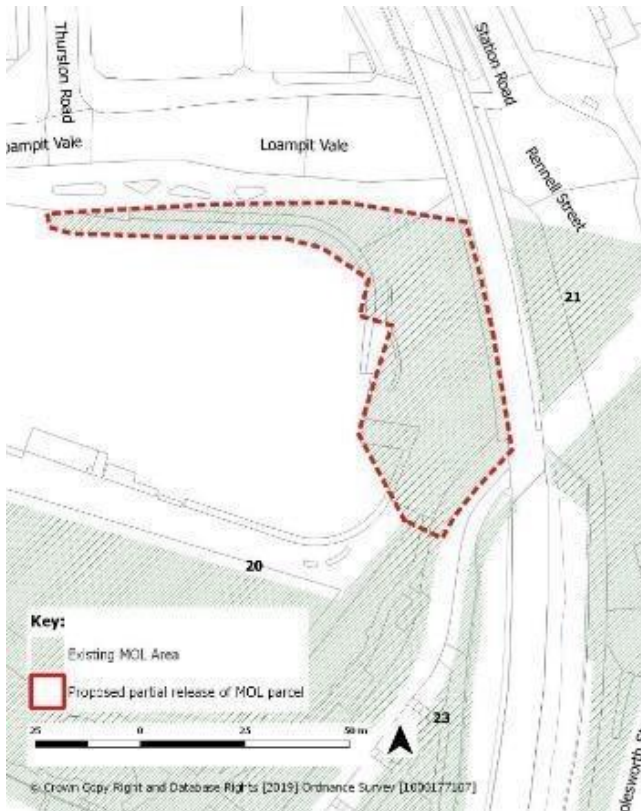
**Land between Loampit Vale and the railway track, directly west of Lewisham Gateway Phase 2 - 0.09 ha of land Lewisham Gateway Phase 2 proposed to be de-designated:**



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



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



**Mountsfield Park - proposed new MOL designation:**





**Blythe Hill Fields** - proposed new MOL designation:



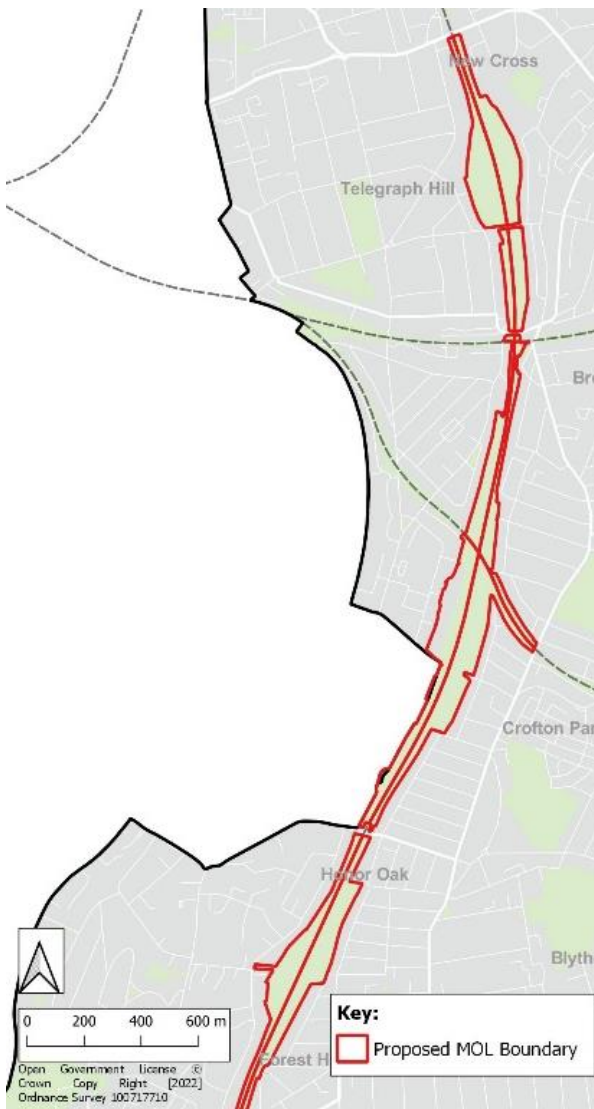
**Hilly Fields** - proposed new MOL designation:



**Manor House Gardens - proposed new MOL designation:**



**Forest Hill to New Cross Corridor - proposed new MOL designation:**

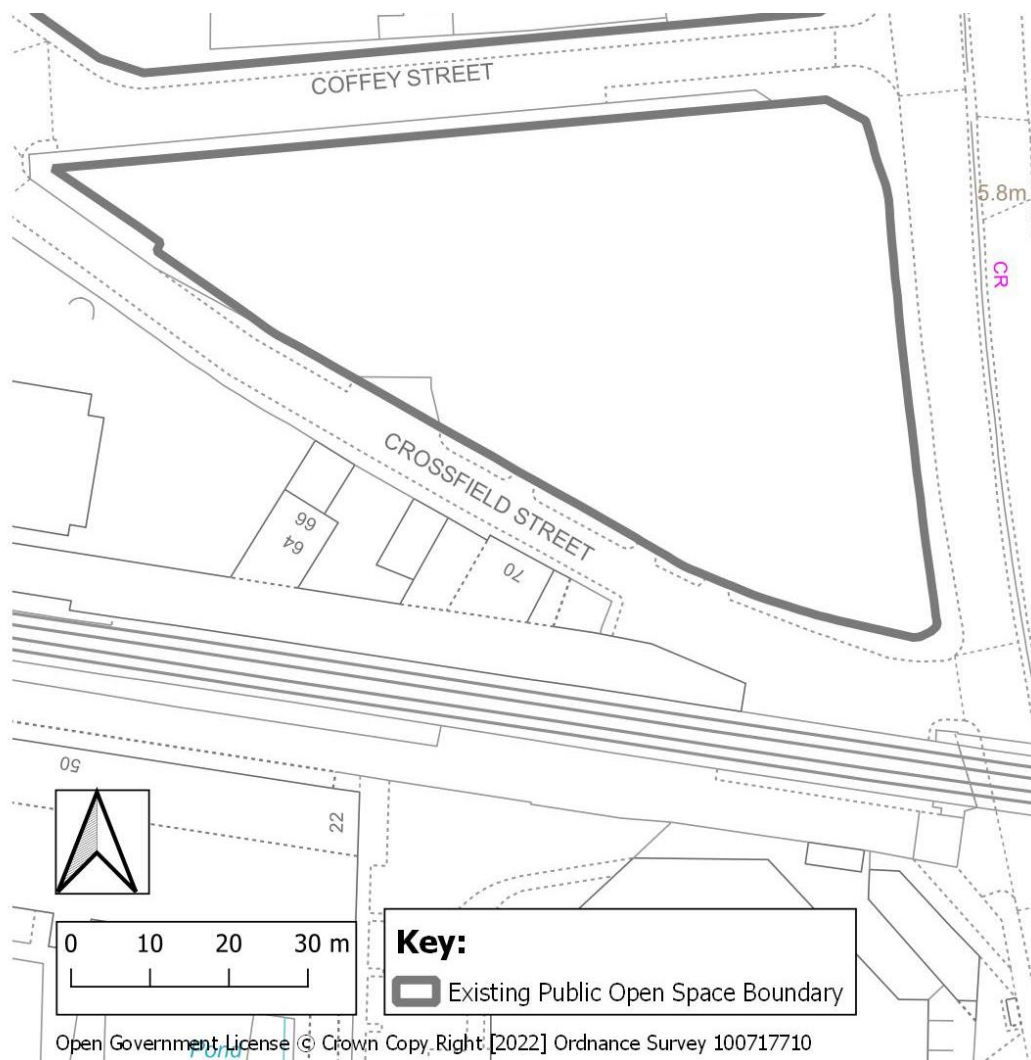


## 10. Open Spaces

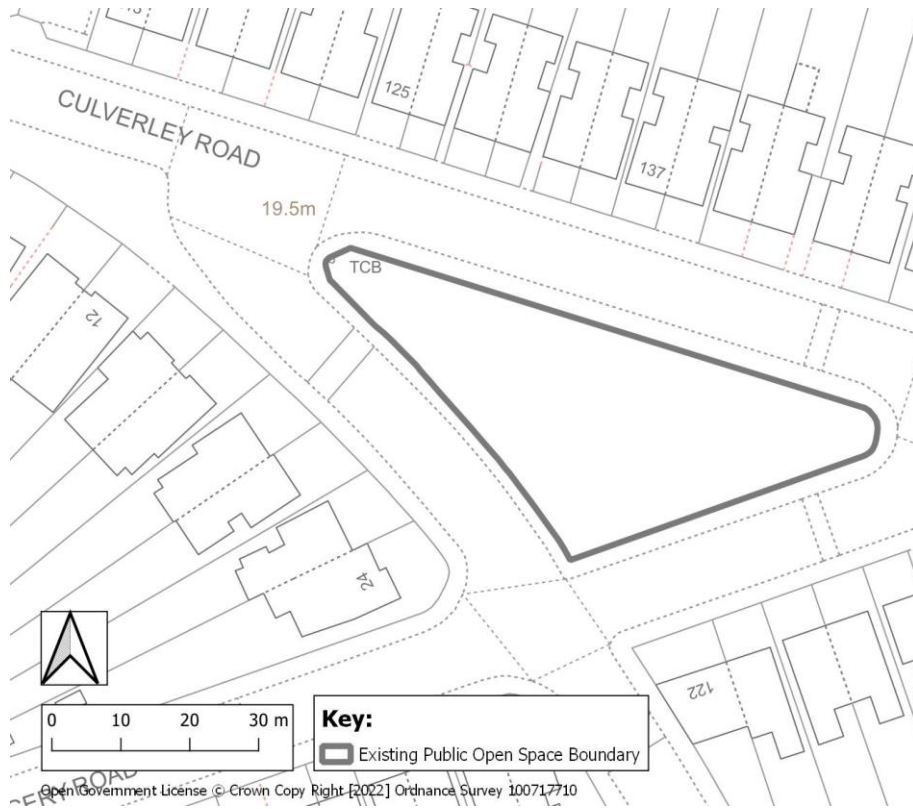
10.1. The Council undertook a comprehensive review and audit of its open and green spaces (Open Space Review, 2022) to inform the policy designations and boundaries of such spaces. These changes include the following:

- Public Open Space has been removed as a designation.
- Urban Green Space has been removed as a designation
- A new designation entitled strategic open space is proposed which consist of several typologies and this been informed by the Open Space Review (2022).
- There have also been several boundary changes to the in order to accurately capture the extent of open and green spaces, which includes the removal of car parks.

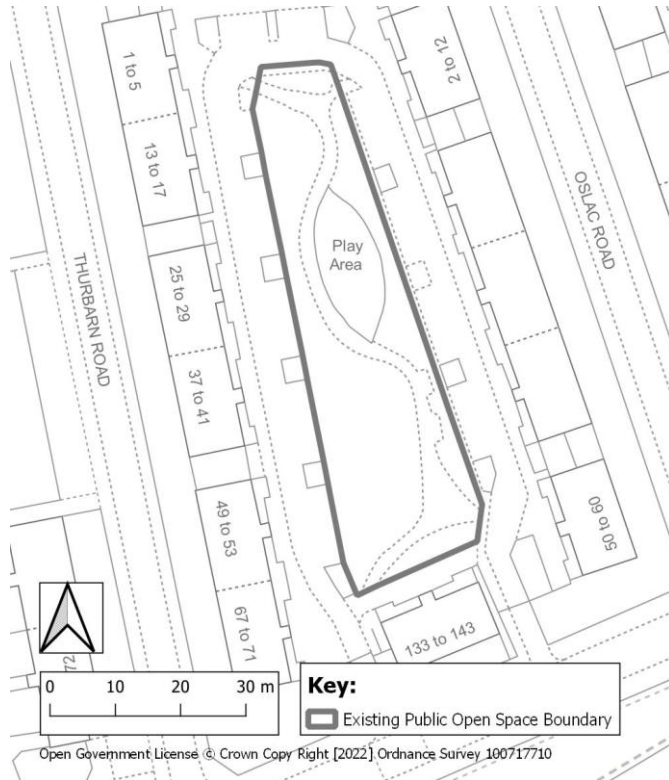
### Crossfield Street Public Open Space - Removed open space designation:



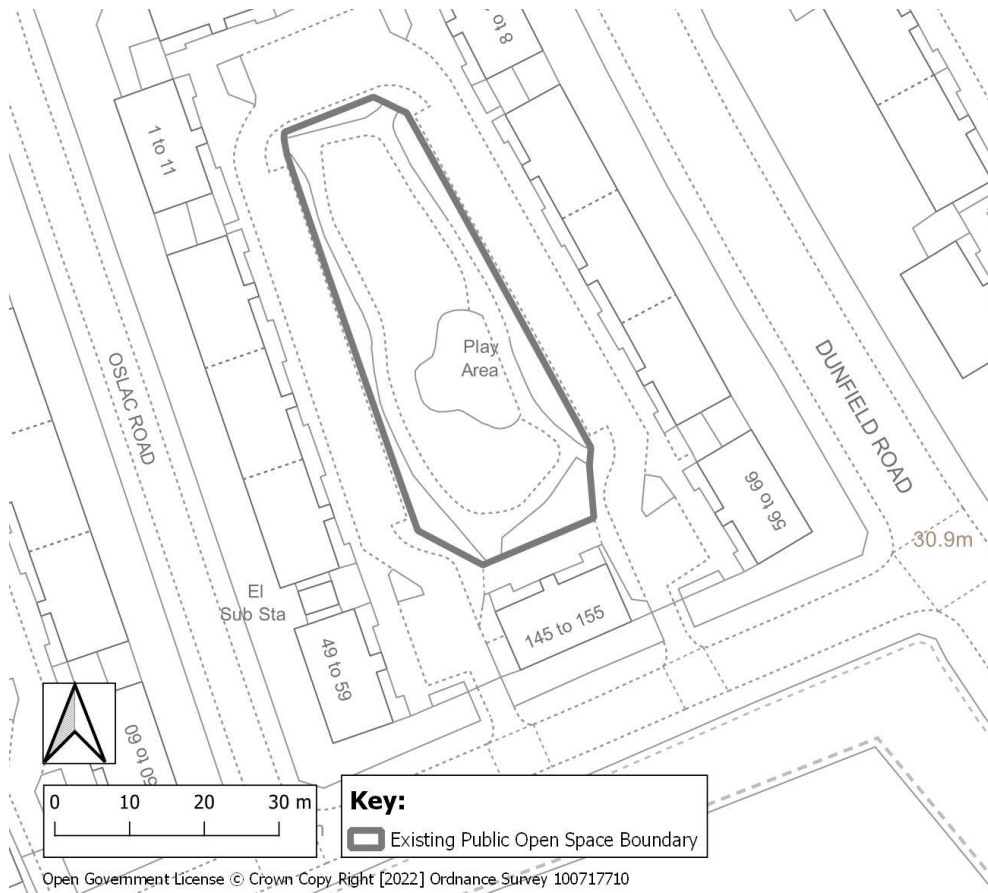
**Culverley Green Public Open Space - removed open space designation:**



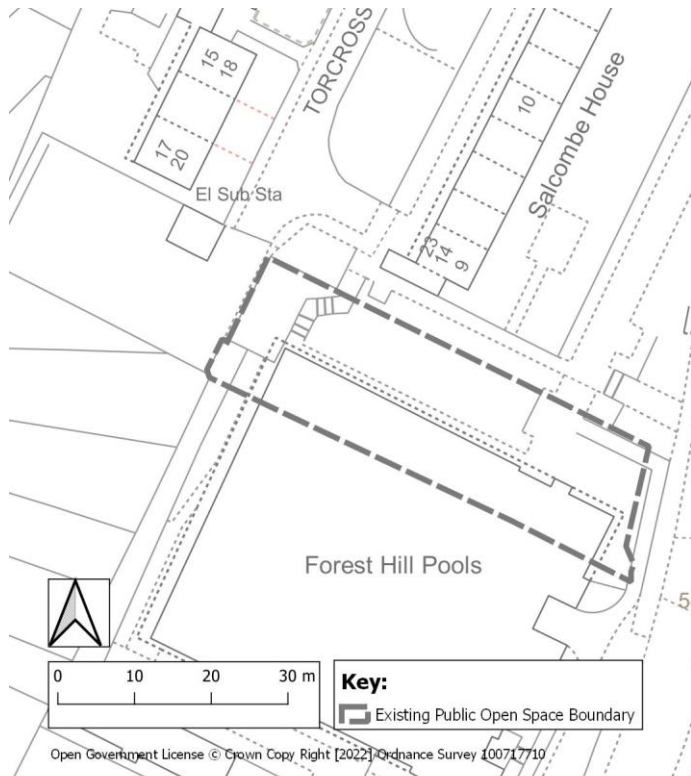
**Thurnbarn Road - removed open space designation:**



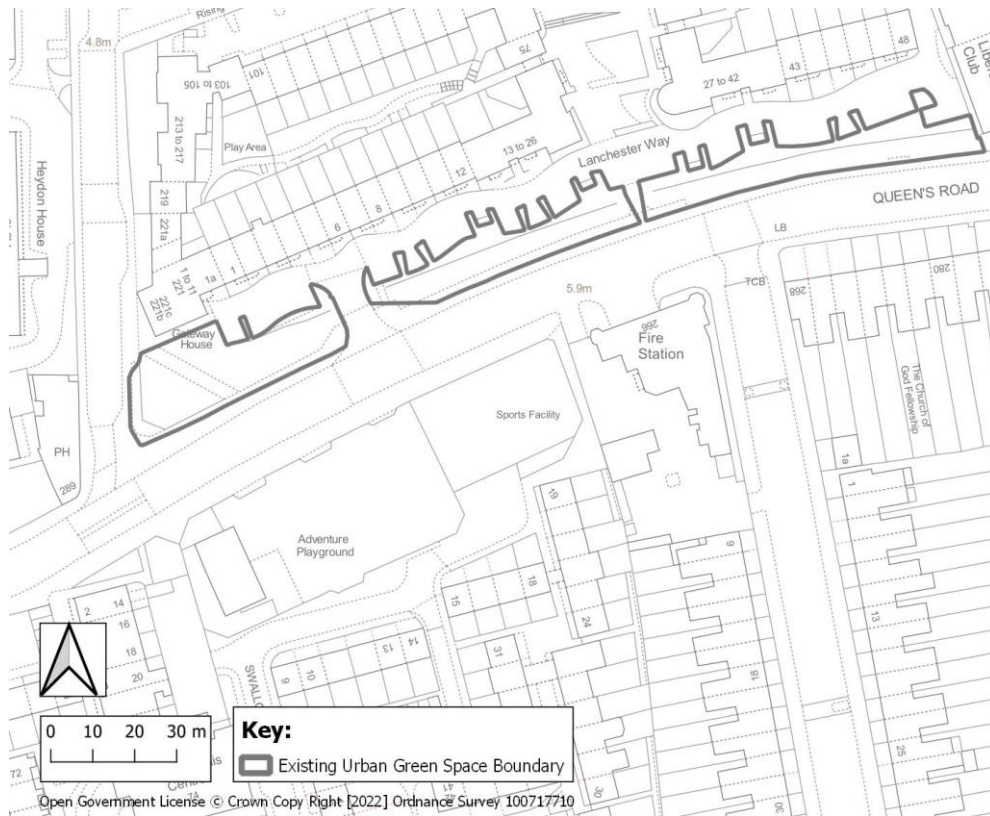
**Thurnbarn Road Public Open Space - removed open space designation:**



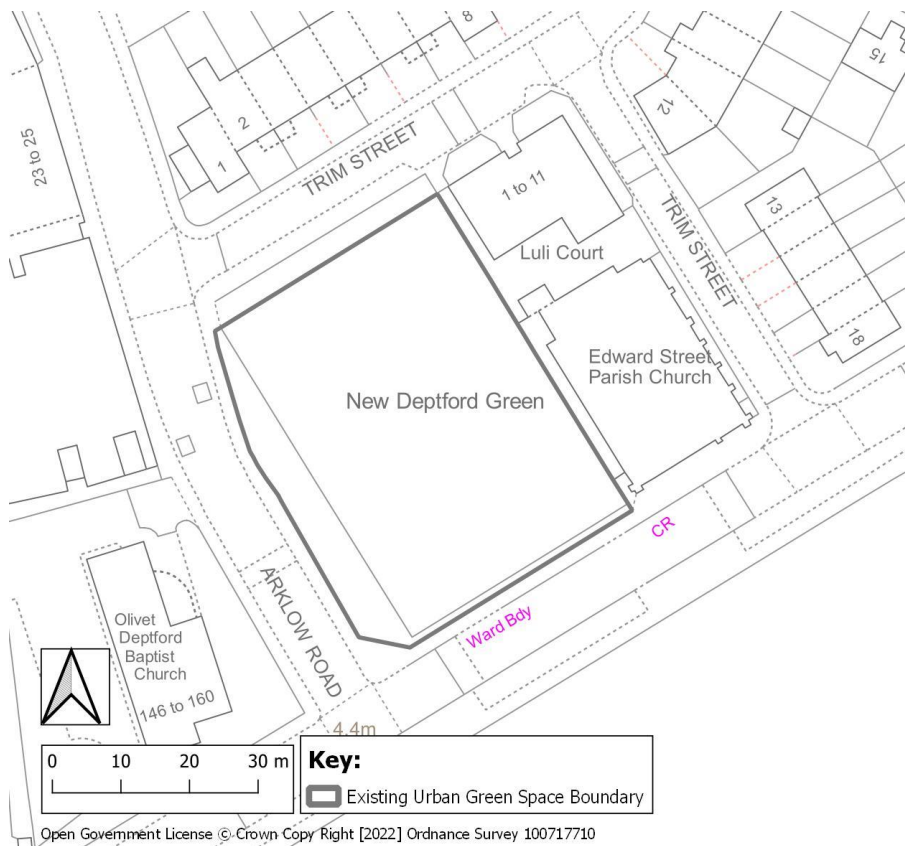
**Forest Hill Pools Public Open Space - removed open space designation:**



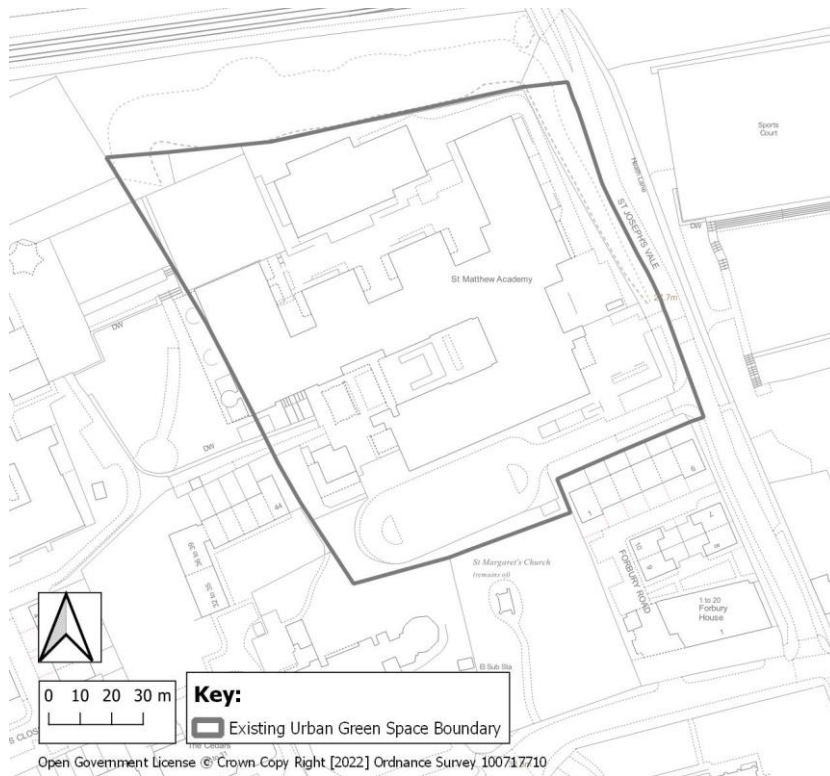
**Queens Road Urban Greenspace - removed open space designation:**



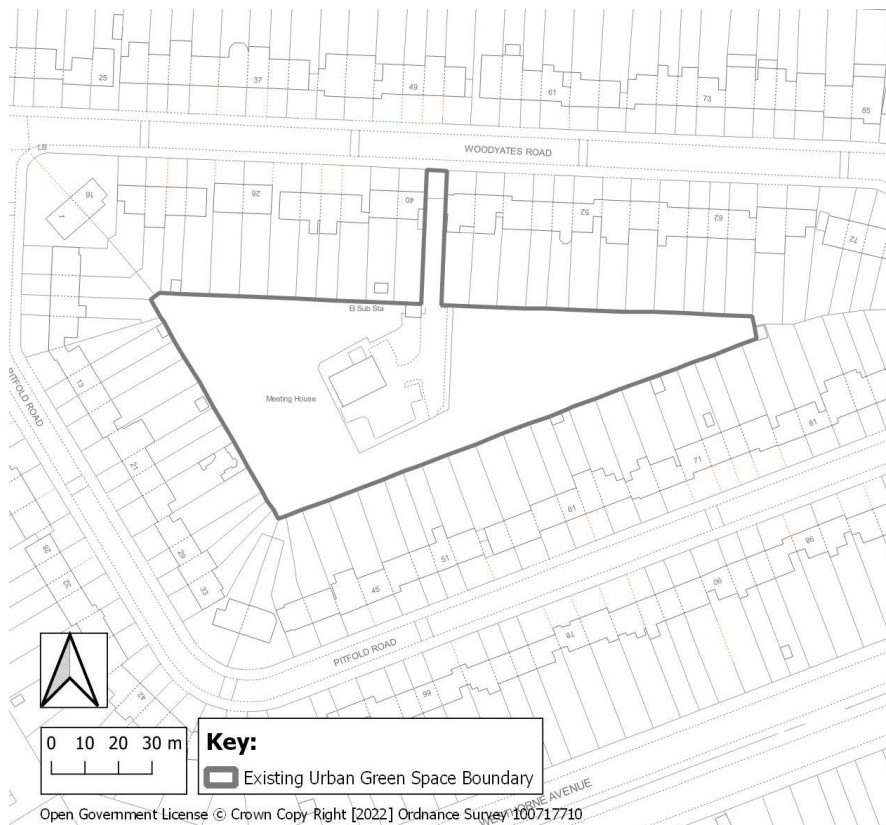
**MUGA at Edward Street Urban Greenspace - removed open space designation:**



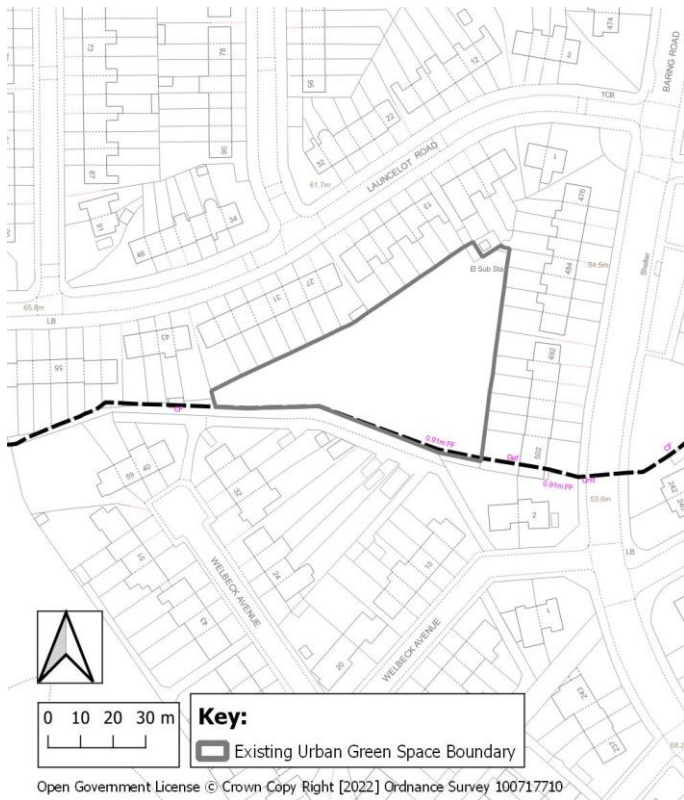
**St Joseph's Academy Playing Fields Urban Green Space - removed open space designation:**



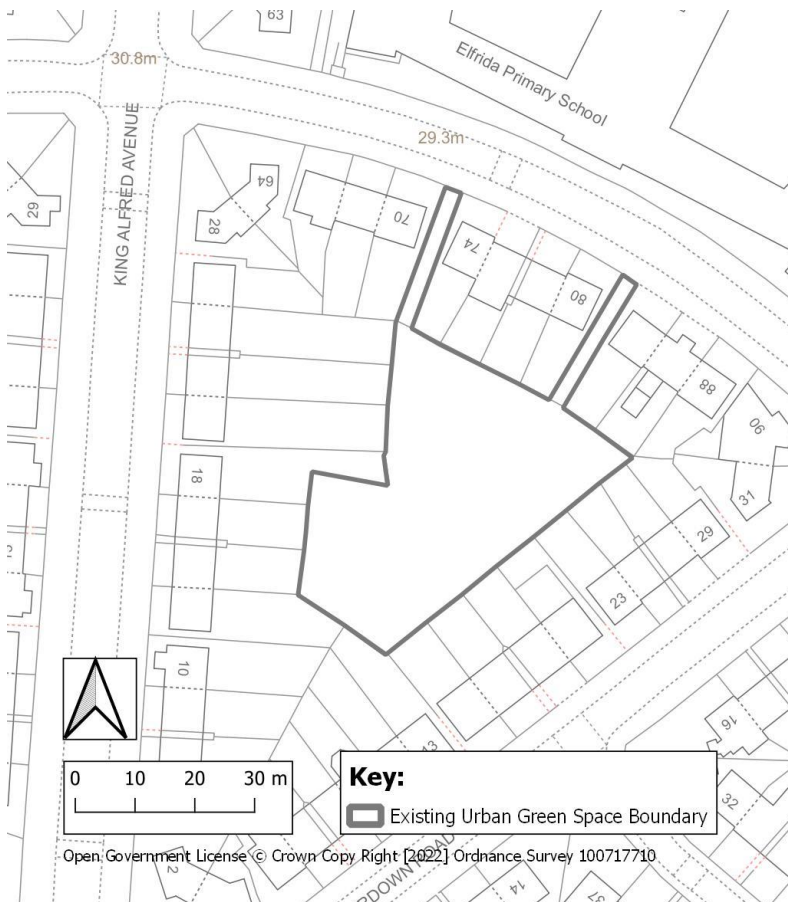
**Rear of Woodyates Road Urban Green Space - removed open space designation:**



**Laurence Road Disused Allotments Urban Green Space - removed open space designation:**

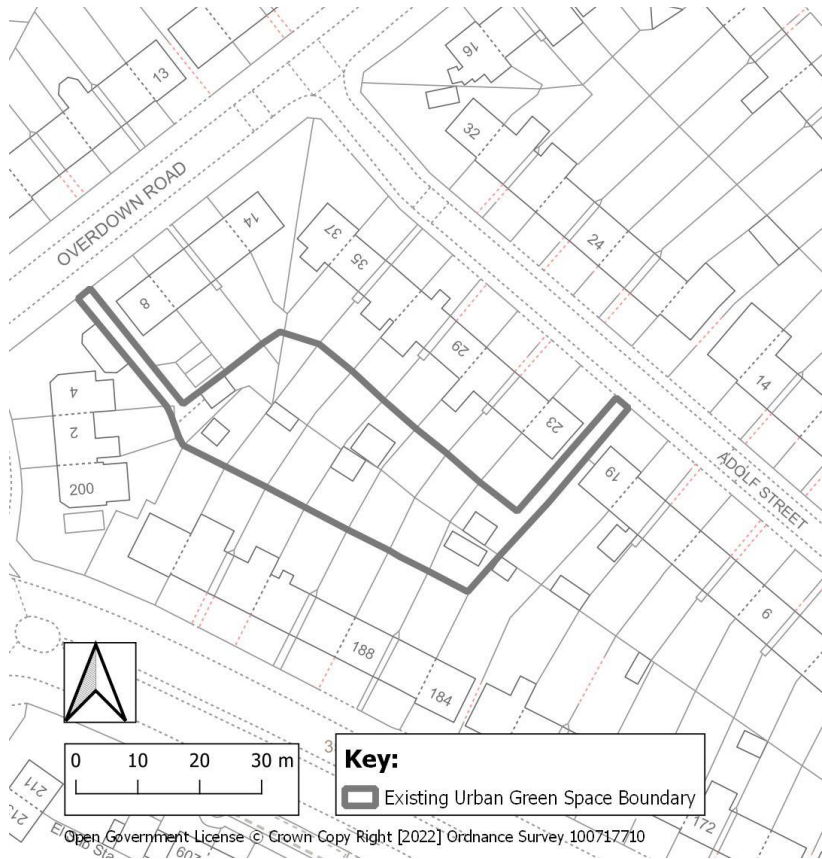


**Elfrida Crescent Urban Greenspace - removed open space designation:**

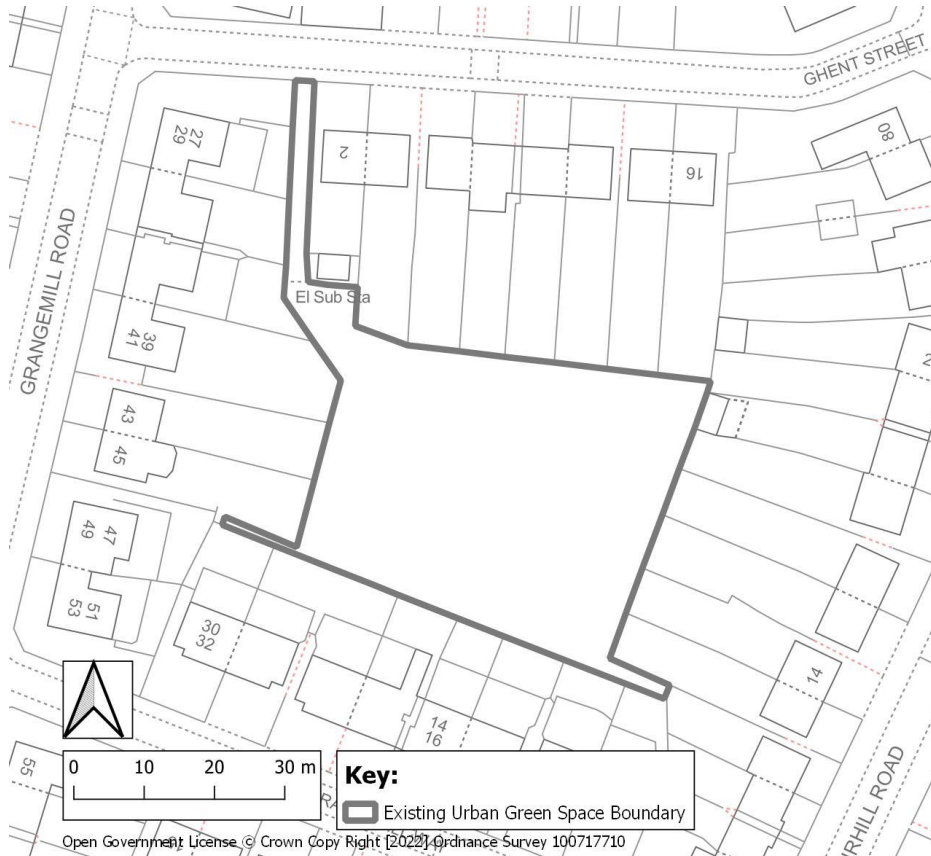




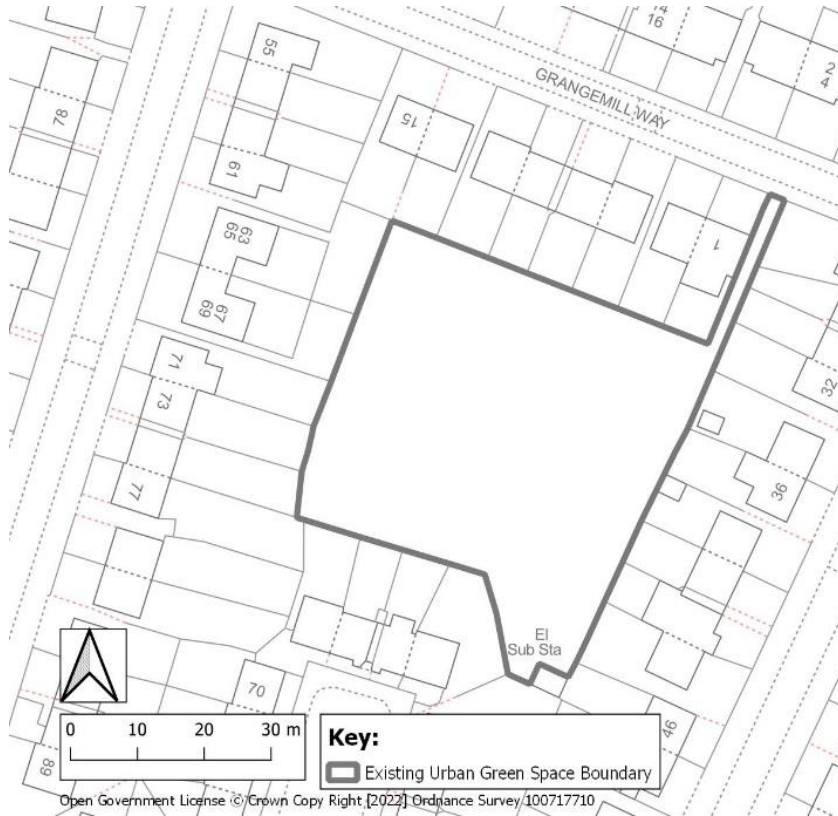
**Adolf St/Overdown Road Urban Greenspace - removed open space designation:**



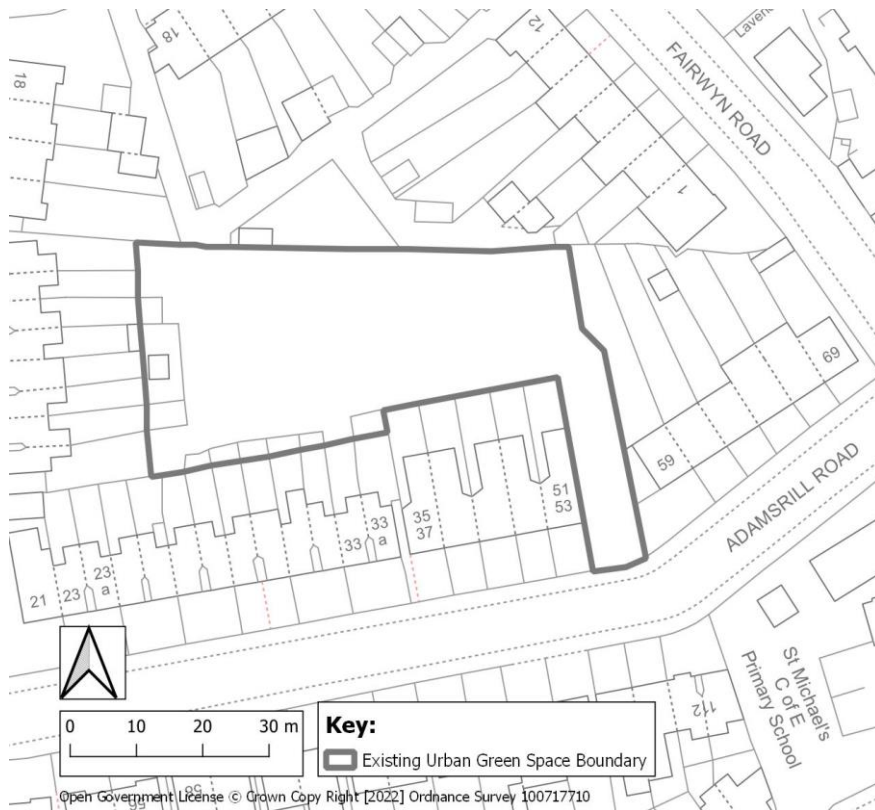
**Ghent Street Urban Greenspace - removed open space designation:**



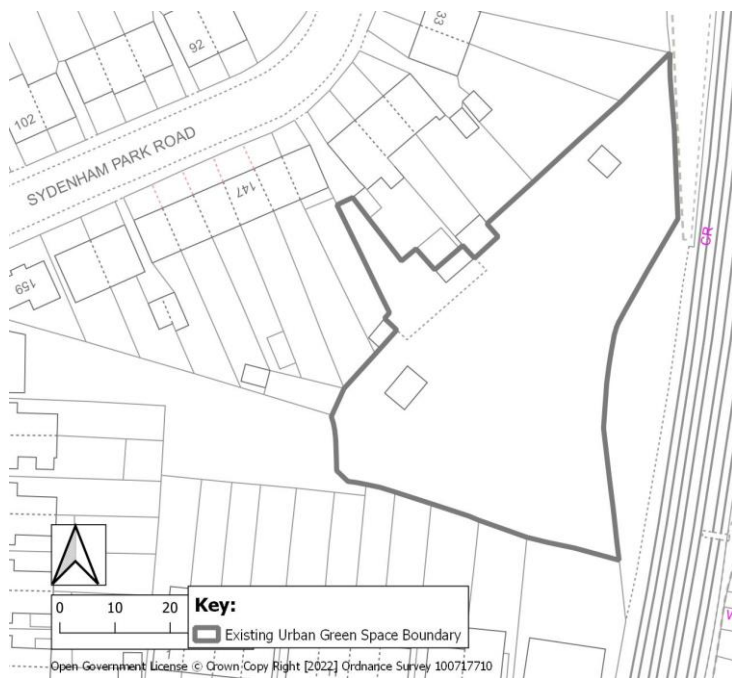
**Grangemill Way Urban Greenspace - removed open space designation:**



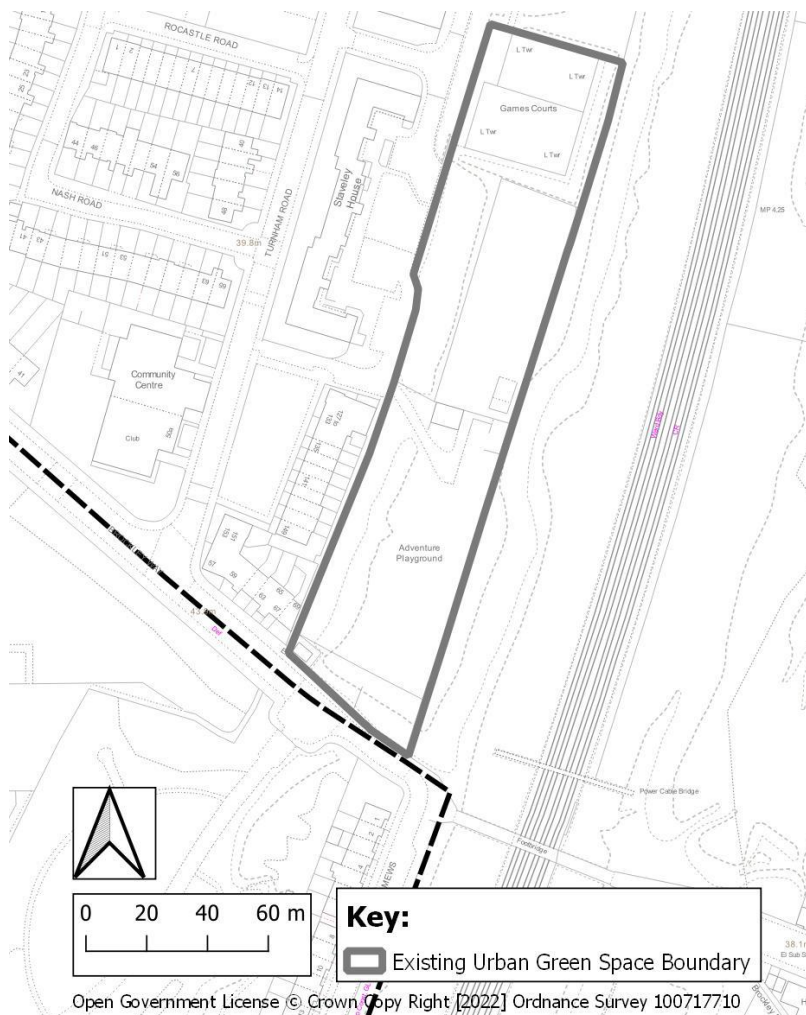
**Adamsrill Road Disused Allotments Urban Greenspace - removed open space designation:**



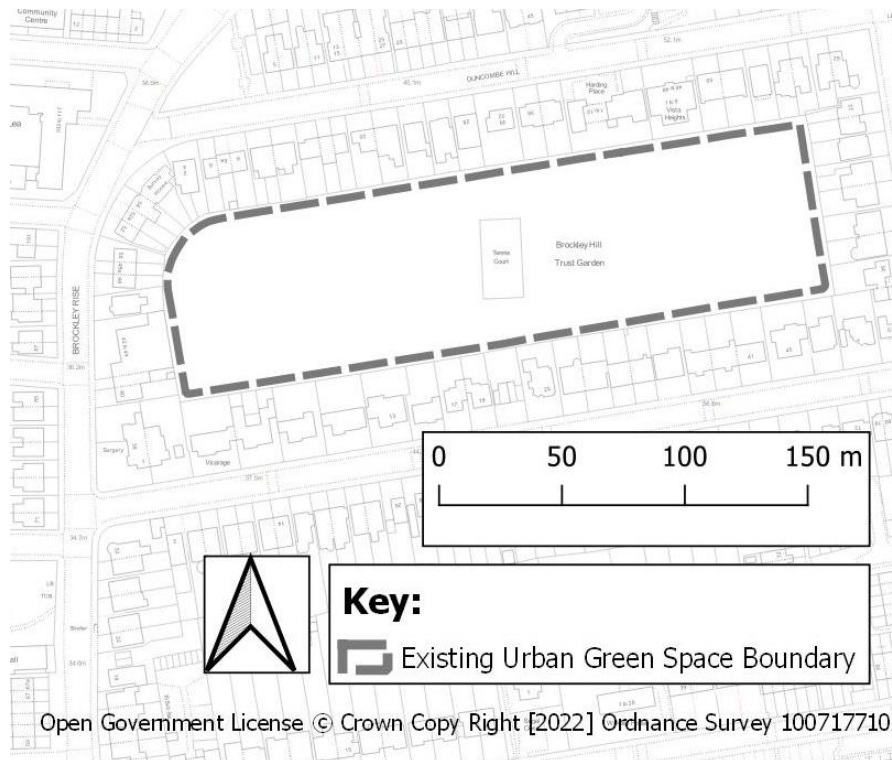
**Rear of 141 to 143 Sydenham Park Road Urban Greenspace - removed open space designation:**



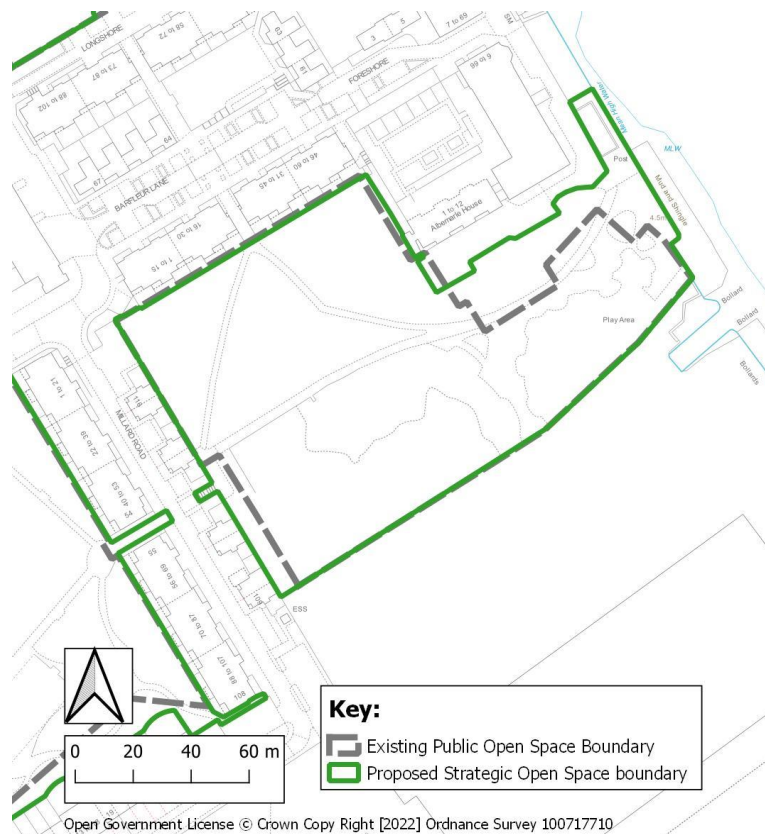
**Honor Oak Adventure Playground Urban Greenspace - removed open space designation:**



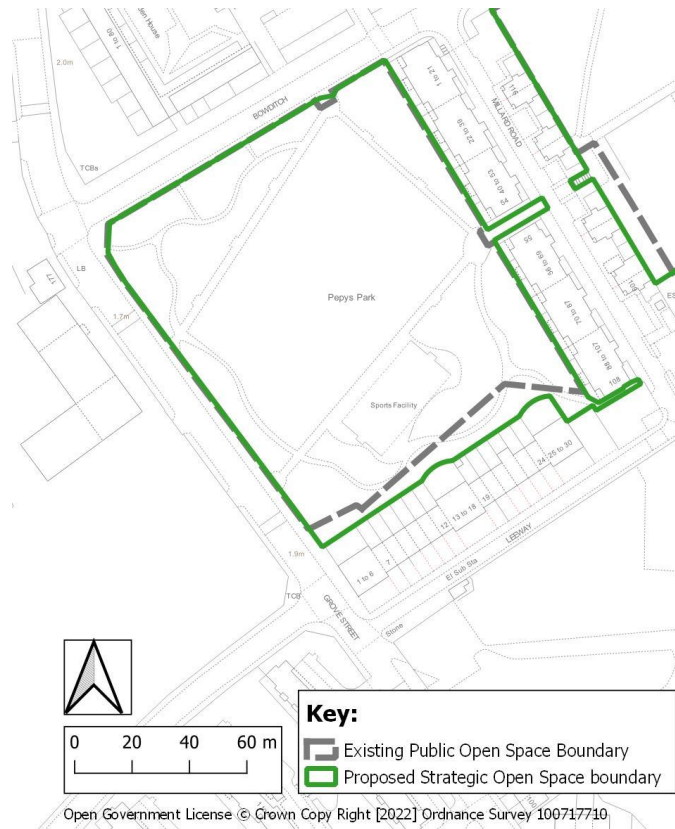
**Brockley Hill Urban Greenspace - removed open space designation:**



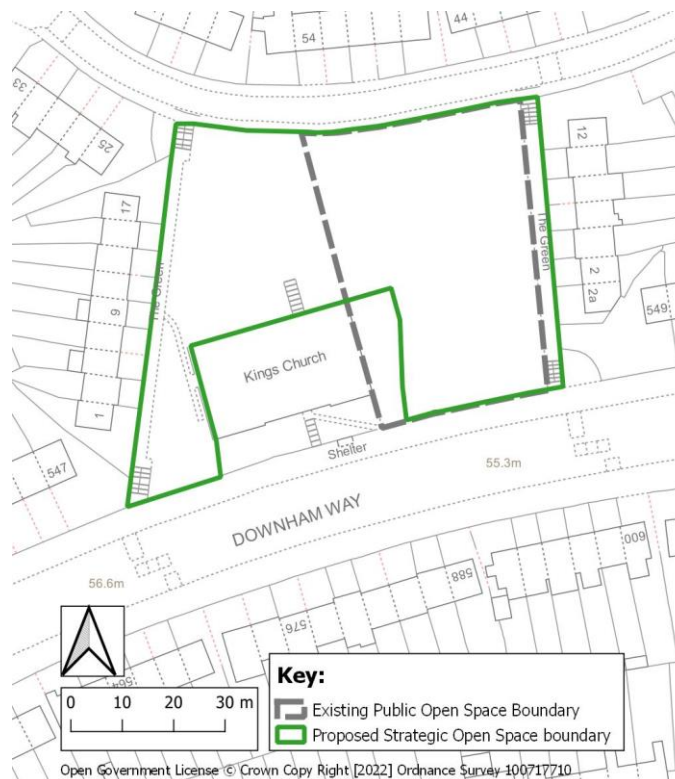
**Upper Pepy's Park Strategic Open Space – proposed addition above 0.1ha to open space designation:**



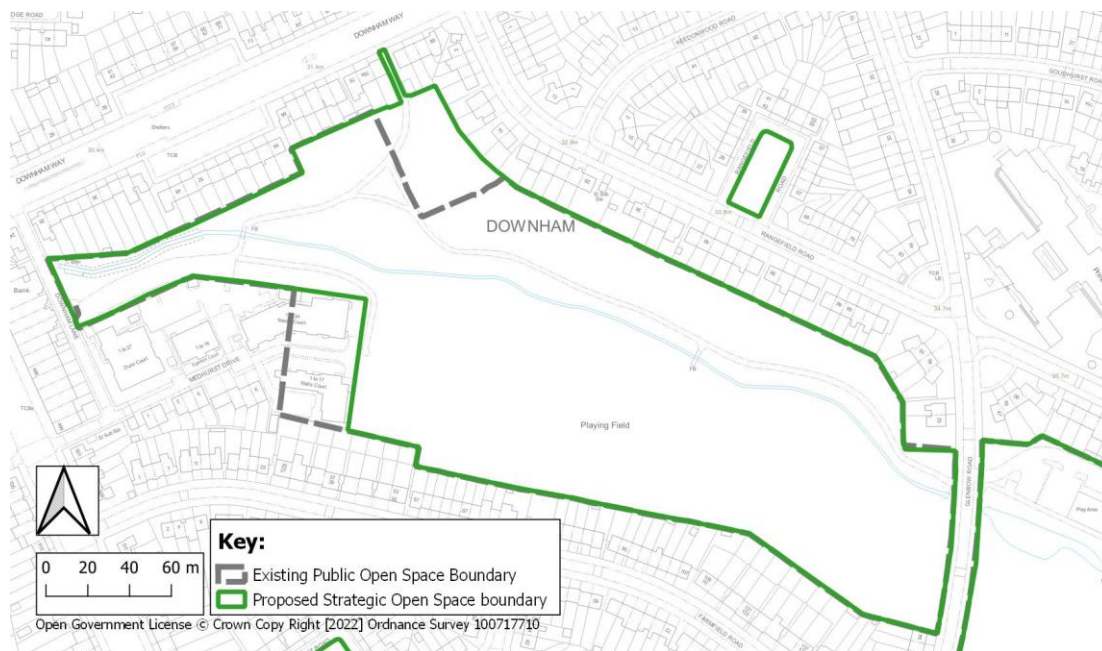
**Lower Pepy's Park Strategic Open Space** – proposed addition above 0.1ha to open space designation:



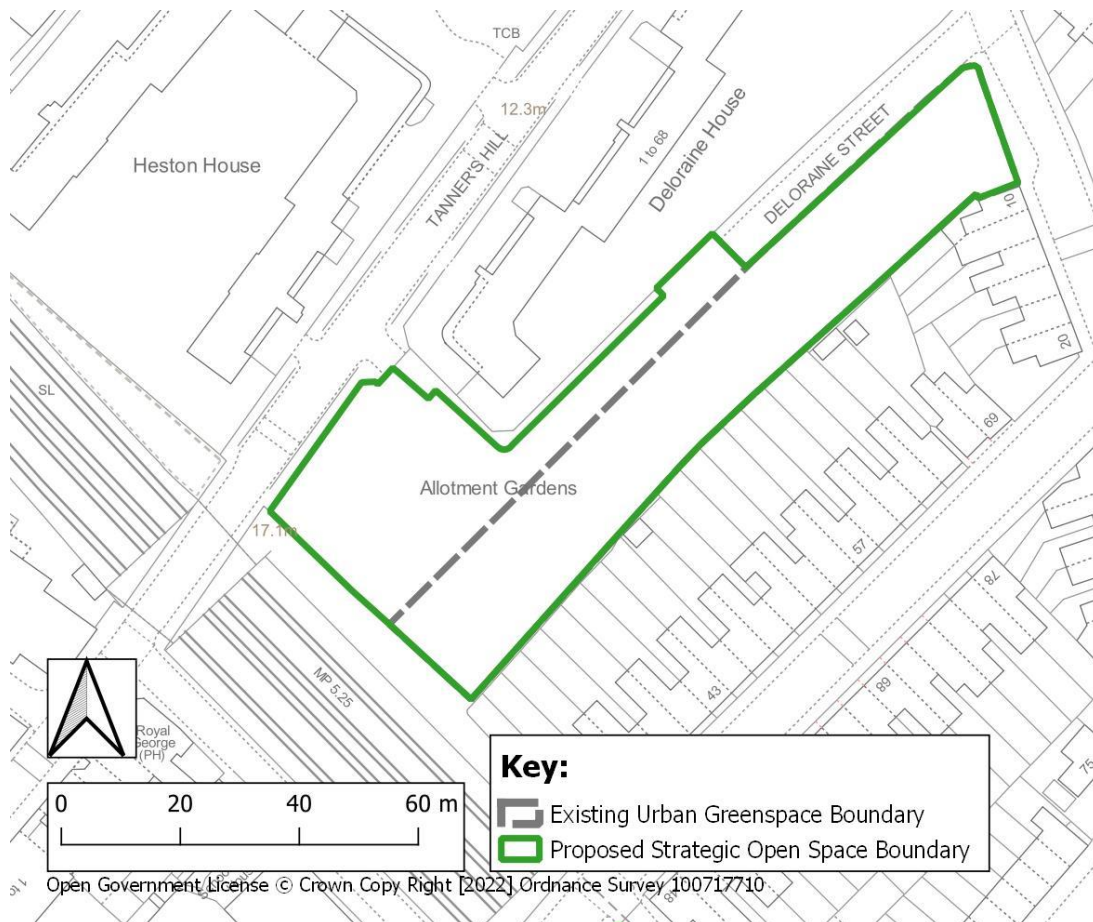
**Downham/The Green Strategic Open Space** – proposed addition above 0.1ha to open space designation:



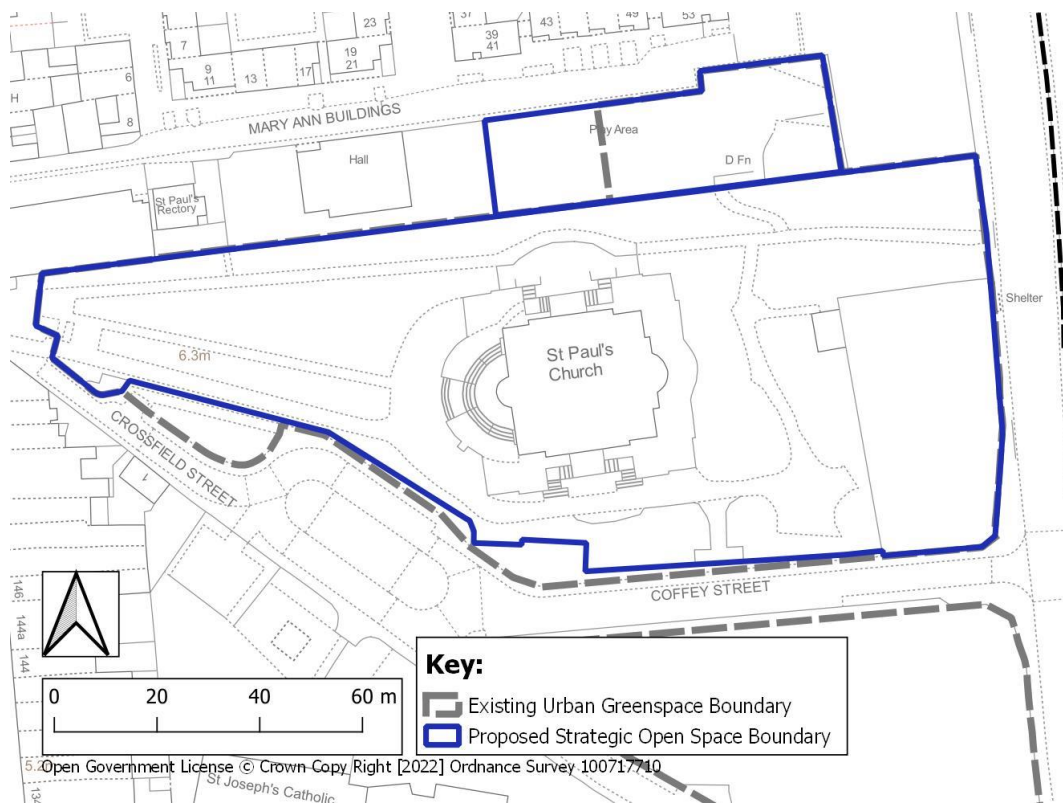
**Downham Playing Fields Strategic Open Space** – proposed addition above 0.1ha to open space designation above 0.1ha:



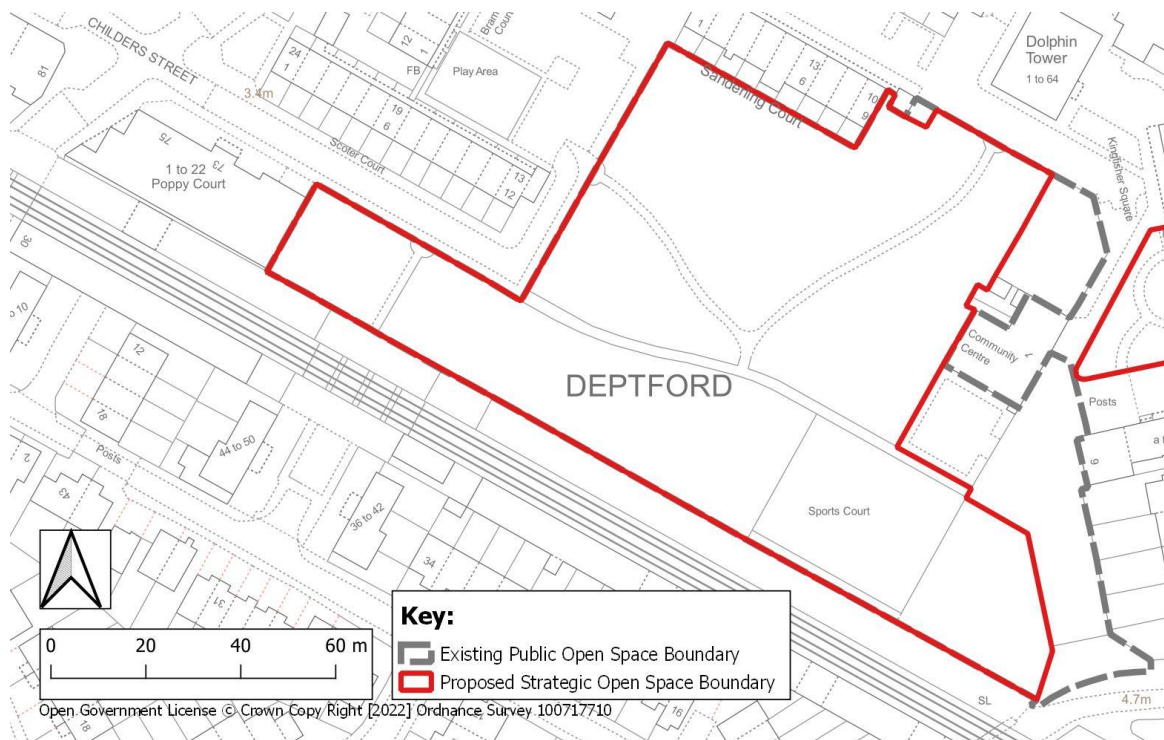
**Deloraine Street Strategic Open Space** – proposed addition above 0.1ha to open space designation:



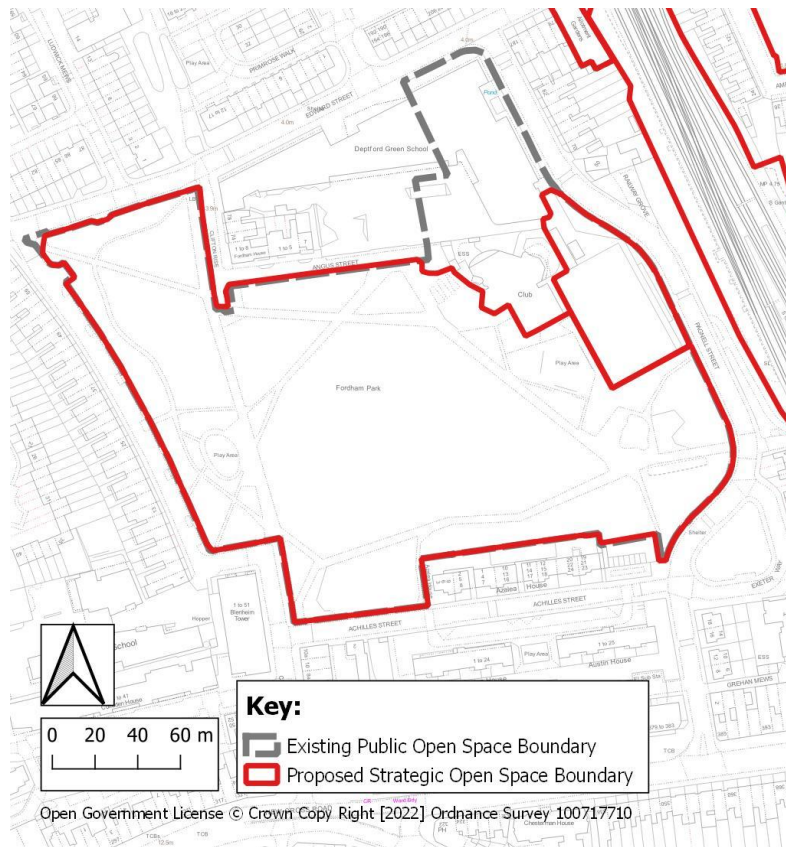
**St Pauls Churchyard and Marry Ann Gardens Strategic Open Space - proposed change (removal and addition) above 0.1ha to open space designation:**



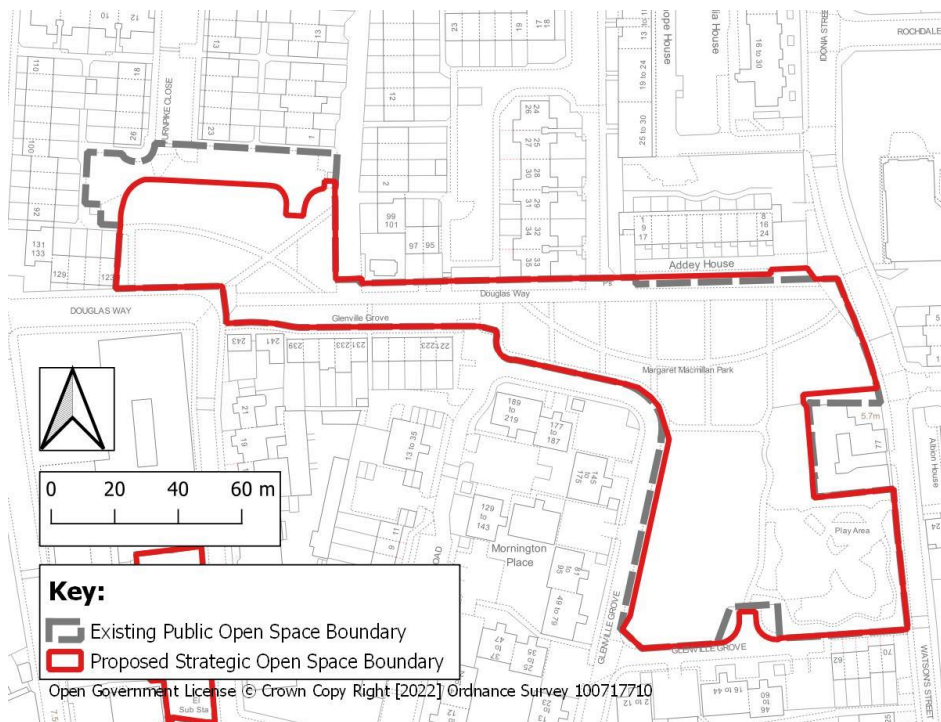
**Evelyn Green Strategic Open Boundary - proposed removal above 0.1ha from open space designation:**



**Fordham Park Strategic Open Boundary** - proposed removal above 0.1ha from open space designation:

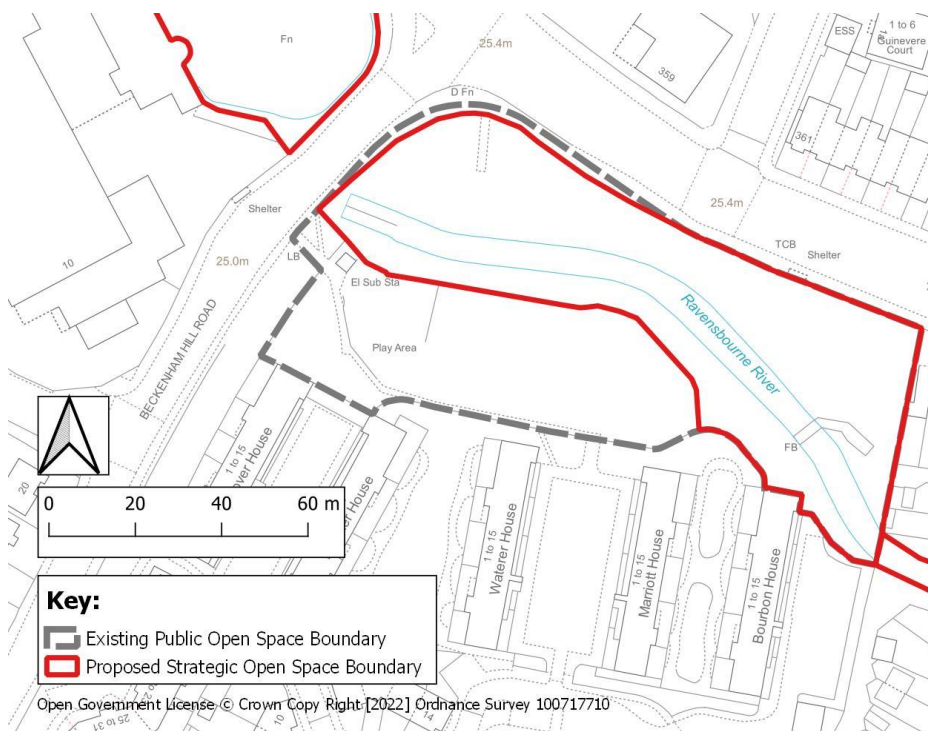


**Margret McMillan Park Strategic Open Boundary** - proposed removal above 0.1ha from open space designation:

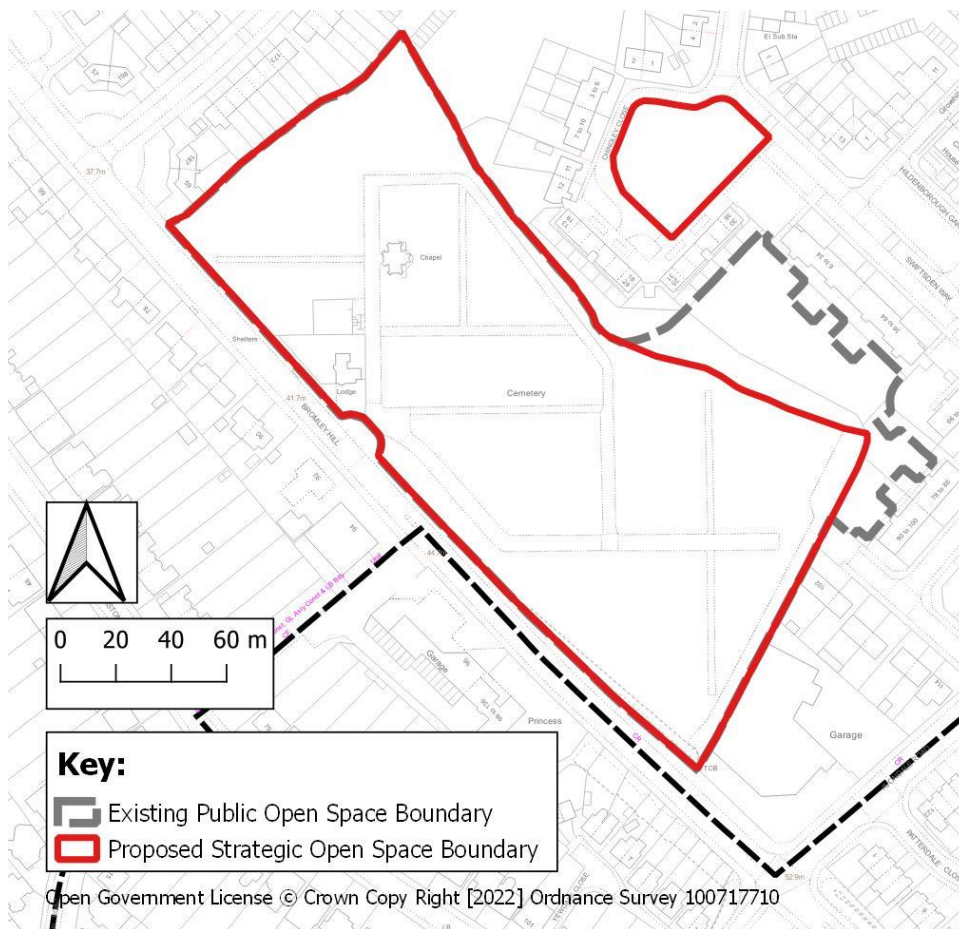




**Peter Pan Park Strategic Open Boundary** - proposed removal above 0.1ha from open space designation:



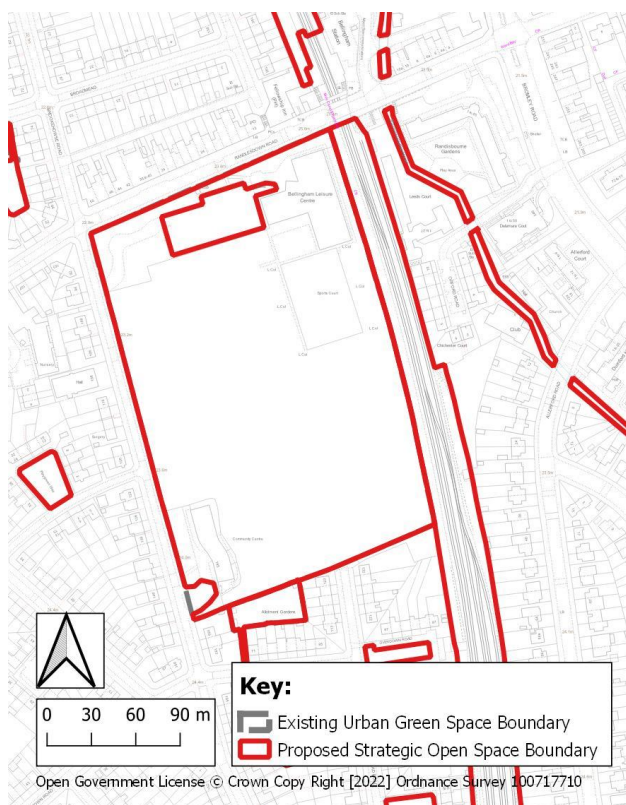
**Bromley Hill Cemetery Strategic Open Boundary** - proposed removal above 0.1ha from open space designation:



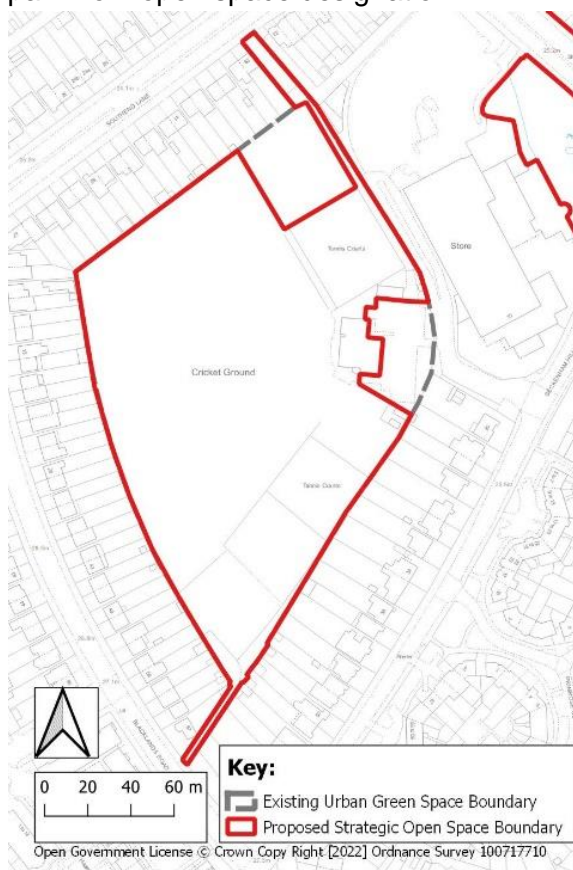
**St Dunstan's Jubilee Ground Strategic Open Boundary - proposed removal above 0.1ha frm open space designation:**



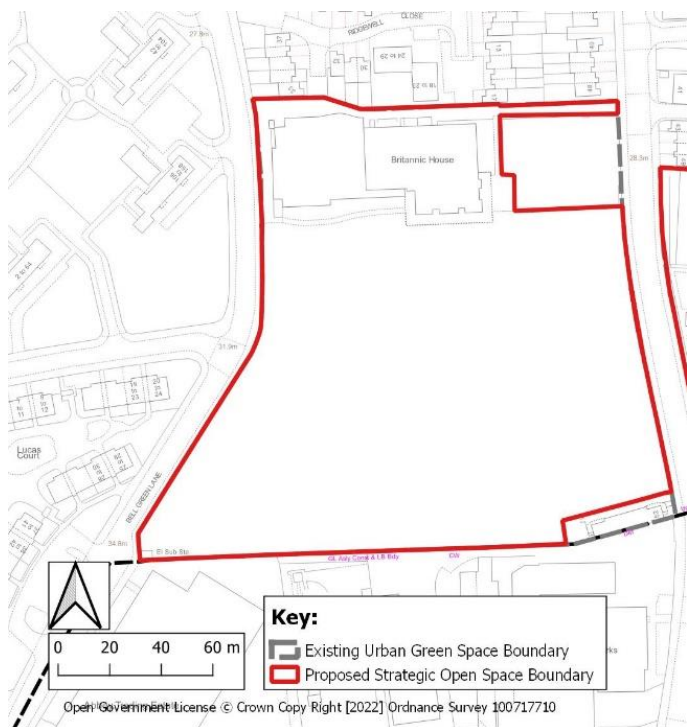
**Bellingham Lifestyle and Leisure Centre Strategic Open Boundary** - proposed removal of car park from open space designation:



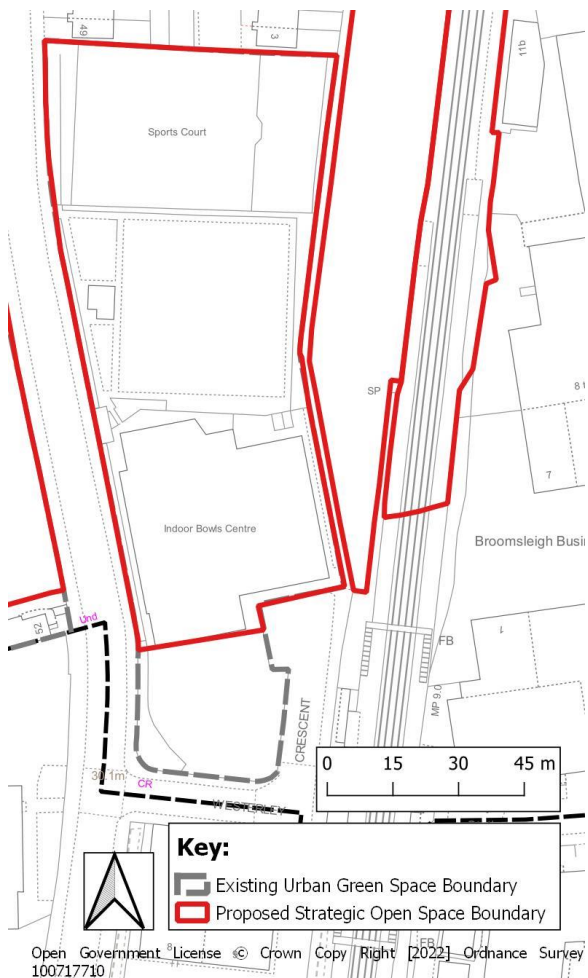
**Catford Wanderers Sports Club Strategic Open Boundary** - proposed removal of car park from open space designation:



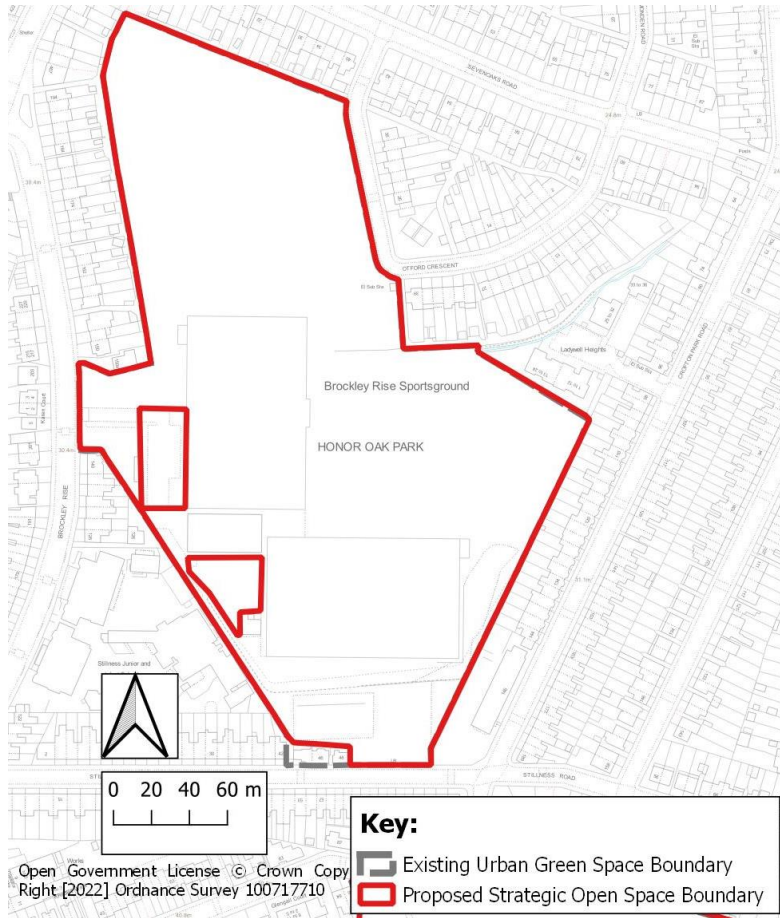
**Bridge Leisure Centre and Lifestyle Centre West Strategic Open Space Boundary-**  
 proposed removal of car park from open space designation:



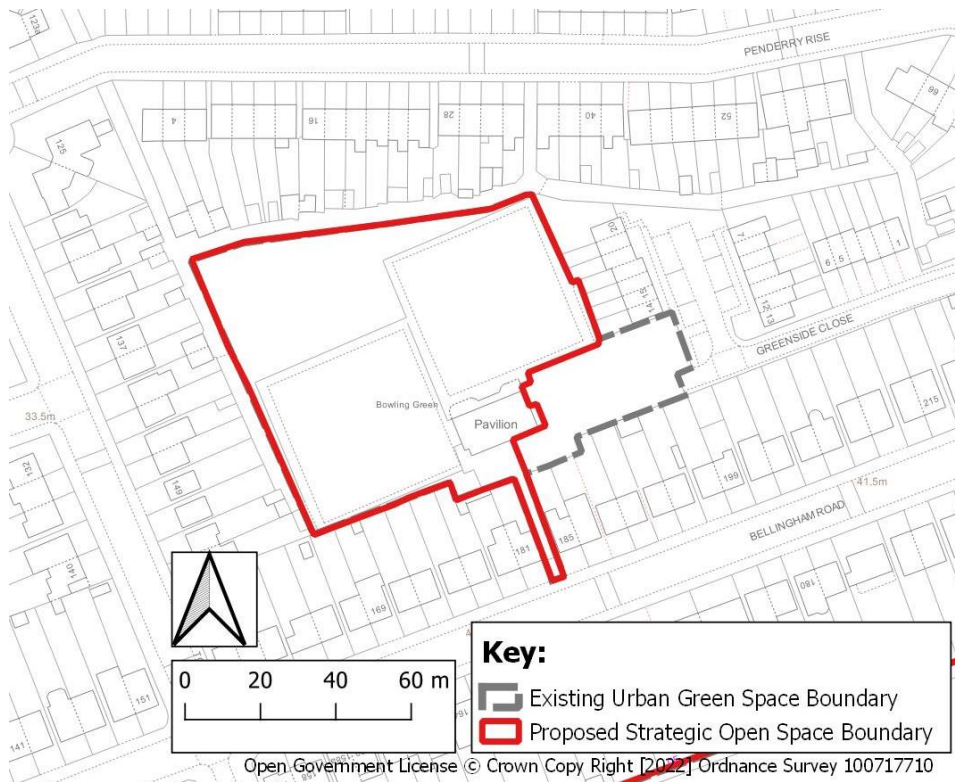
**Bridge Leisure Centre and Lifestyle Centre East Strategic Open Space Boundary**  
 - proposed removal of car park from open space designation:



**Forest Hill Bowls Club - proposed removal of car park from open space designation:**



**Honor Oak Sports Ground Strategic Open Space - proposed removal of car park from open space designation:**



The table below outlines open spaces currently designated as public open space but proposed for strategic open space which have had minor boundary amendments as part of the Open Space Review (2022) amounting to below 0.1ha so that the boundary accurately aligns with spatial extent of the open space.

Proposed Strategic Open Space		
Site Name	Eastern Coordinate	Northern Coordinate
Aragon Gardens	536786	178649
Admiralty Square	536708	178605
Folkestone Gardens	536224	177836
Bridgehouse Meadow	535578	177836
Gilmore Road Park	538607	175218
Dacres Wood Nature	535504	172140
Kirkdale Green	535201	171758

The table below outlines open spaces currently designated as Urban Greenspace but proposed for strategic open space which have had minor boundary amendments amounting to below 0.1ha so that the boundary accurately aligns with spatial extent of the open space.

Proposed Strategic Open Space		
Site Name	Eastern Coordinate	Northern Coordinate
Windlass Place Allotments	536304	178661
Blackhorse Road Allotments	536425	178055
Goldsmiths College Green	536451	176750
Sydenham Gardens	536048	172217
De Frene Market Gardens	536073	172085
Trewsbury Road Allotments	535732	179996

The table below outlines newly identified open spaces 0.05ha or above as part of the Open Space Review (2022) proposed to be designated as Strategic Open Space.

Proposed Strategic Open Space		
Site Name	Eastern Coordinate	Northern Coordinate
Windlass Place Allotments	536304	178661
Blackhorse Road Allotments	536425	178055













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

### Cultural Quarters

The London Plan encourages borough to designate and set detailed policies for Cultural quarters.

- 10.1 The draft Local Plan proposes to designate three new Cultural Quarters in Lewisham, and set corresponding policies for their management.
- 10.2 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

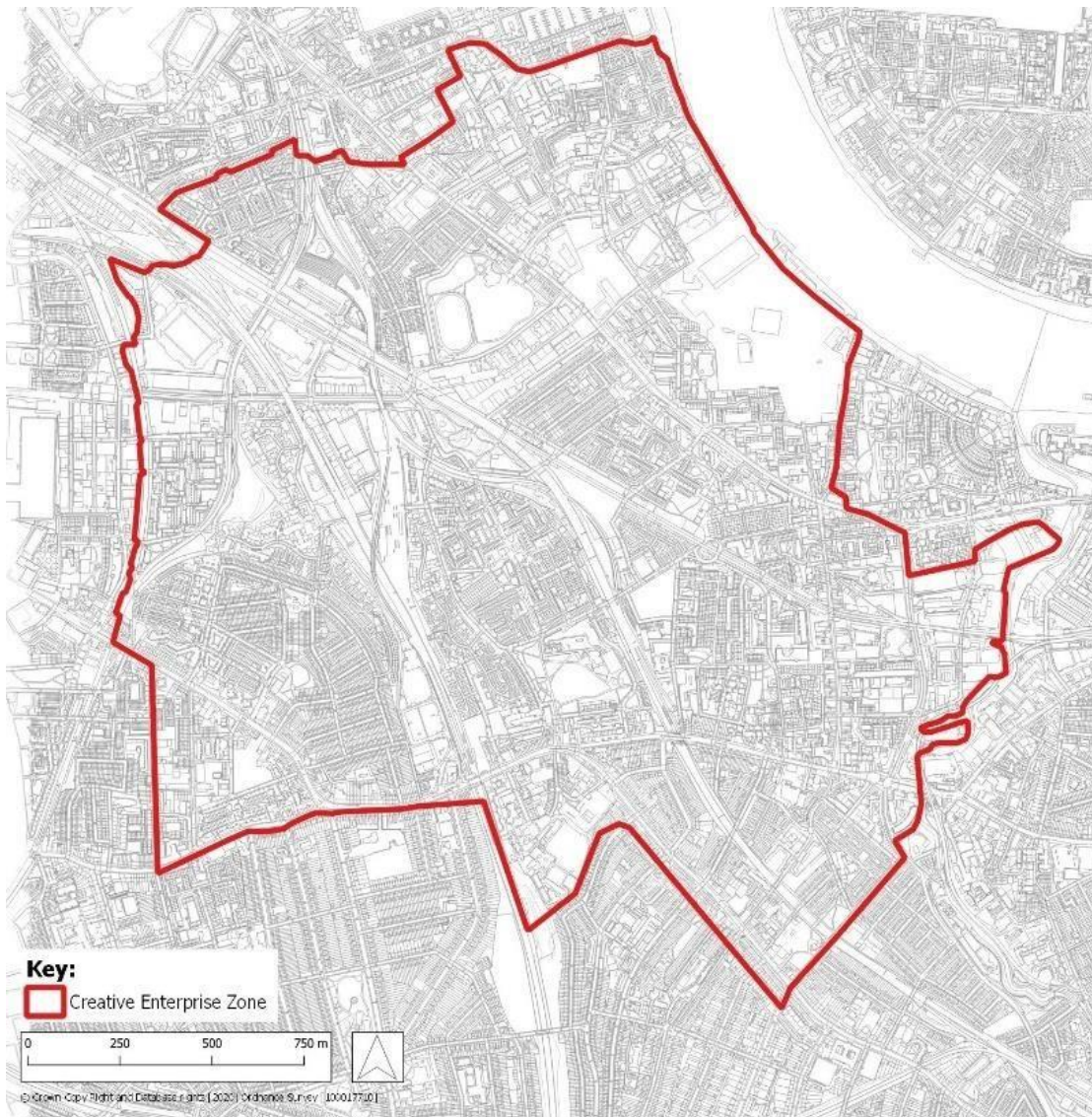
- 10.3 The London Plan encourages borough to identify and set detailed policies for Night-time economy hubs. The area to which the designation applies follows the existing town centre boundary.

- 10.4 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.
- 10.5 The Local plan proposes two additional night-time economy hubs classified as ‘areas with local significance’: Deptford district centre and Forest Hill district centre.

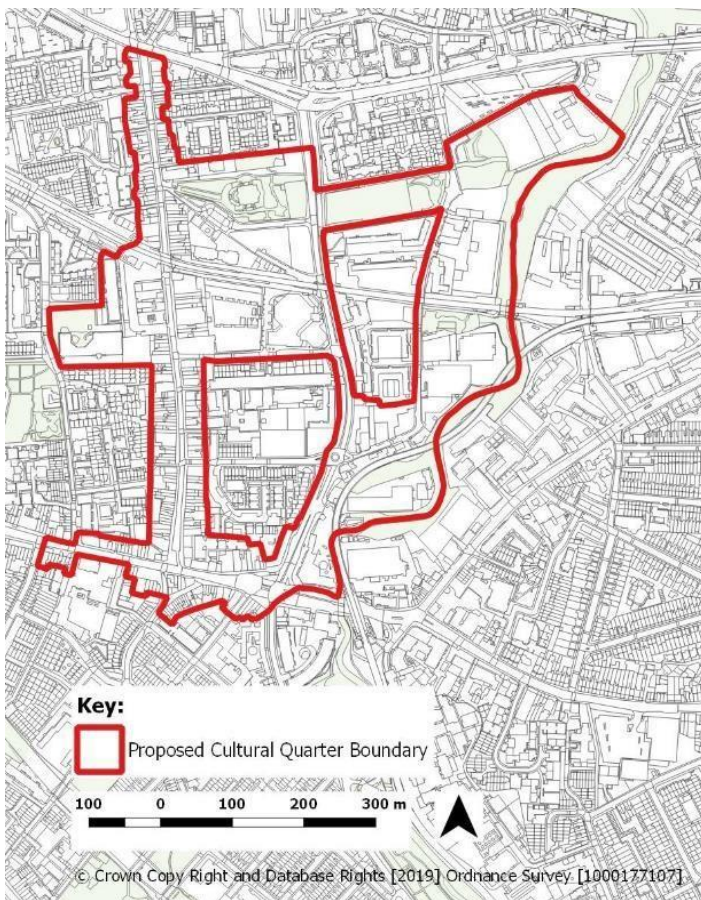
### Creative Enterprise Zone (CEZ)

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

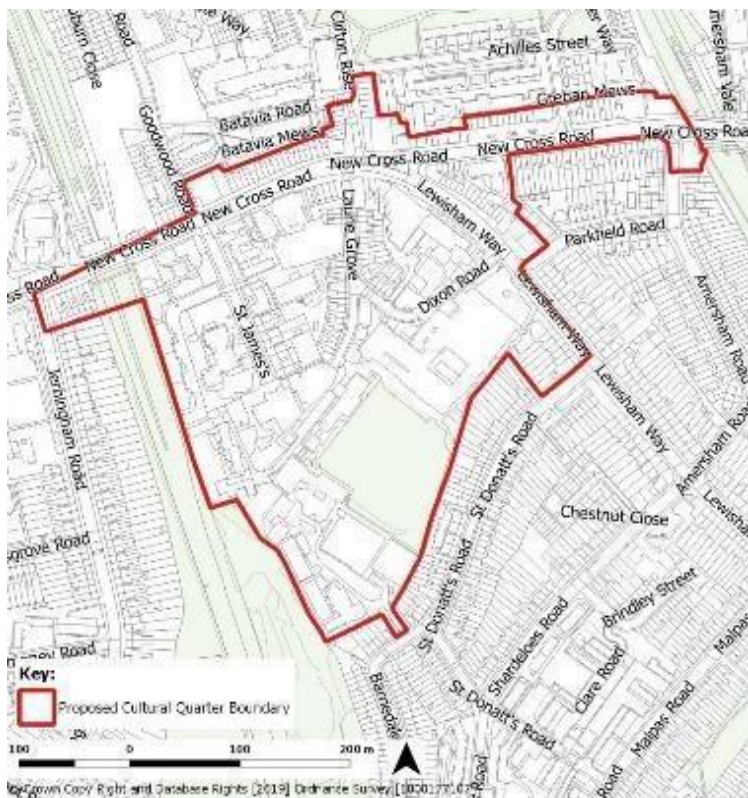
### **Creative Enterprise Zone - proposed (new) boundary:**



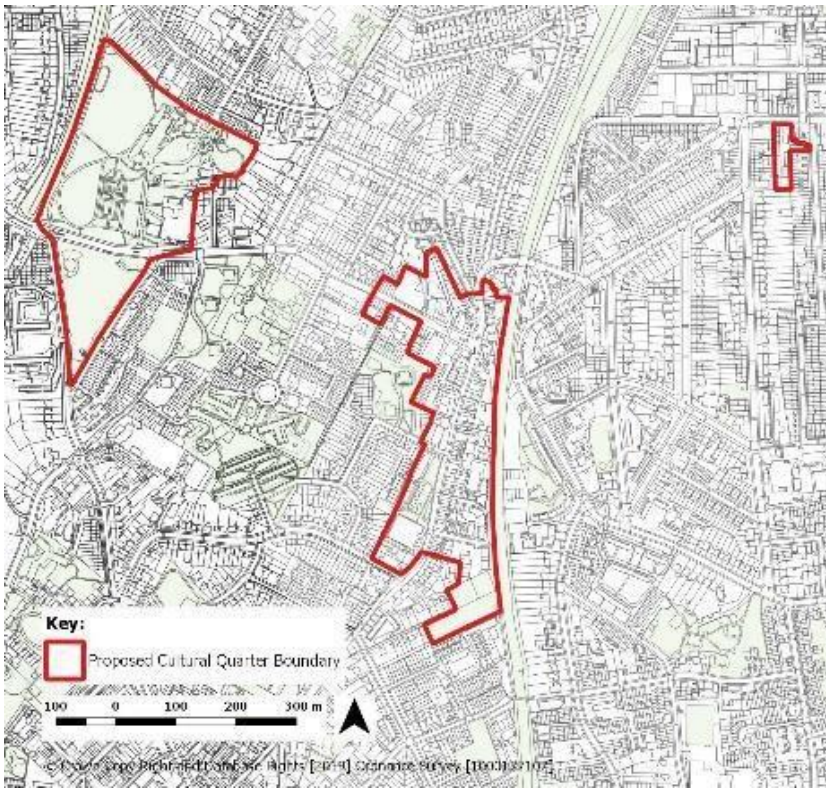
**Deptford Cultural Quarter – proposed (new) boundary:**



**New Cross Cultural Quarter – proposed (new) boundary:**



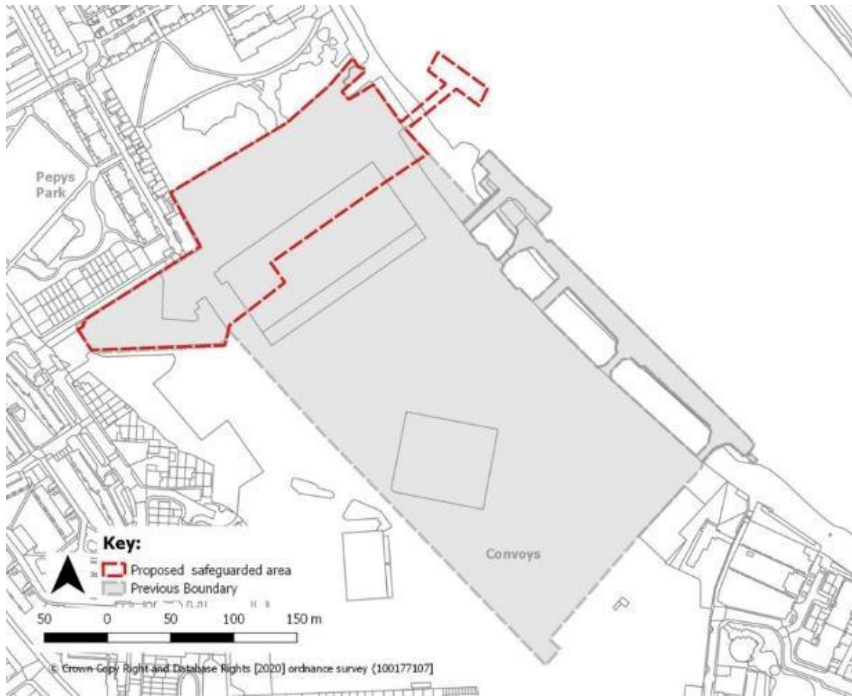
**Forest Hill Cultural Quarter - proposed (new) boundary:**



## 12. Safeguarded Wharves

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

**Convoys Wharf Safeguarded Wharf - proposed boundary:**

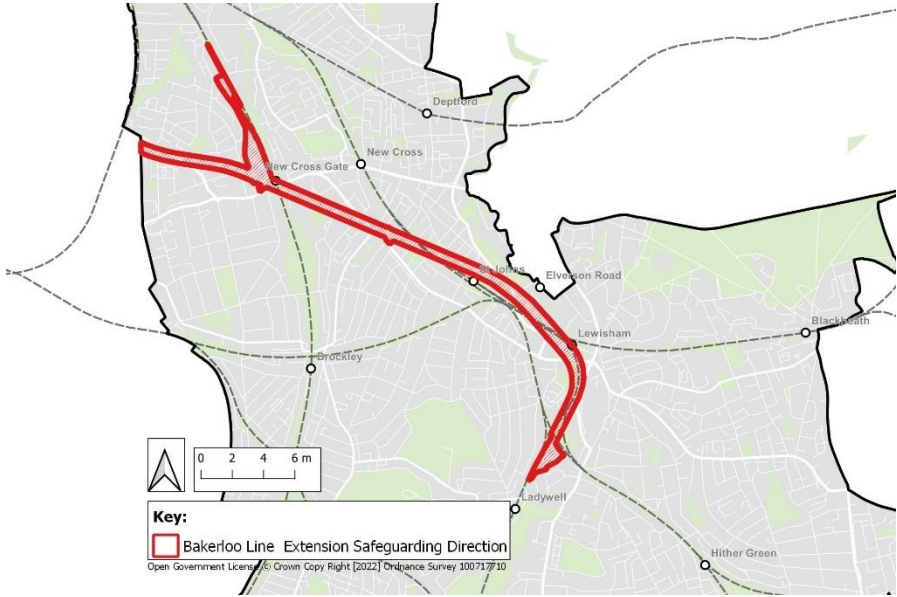




### 13. Bakerloo Line Extension (BLE) Safeguarding Direction

13.1. The Secretary of State has made formal safeguarding Directions for the Bakerloo line extension which will support the project in safeguarding sites and routing alignment. The Bakerloo line extension will make a higher number of homes possible within the existing Opportunity Area and that proposed at Bell Green/Lower Sydenham.

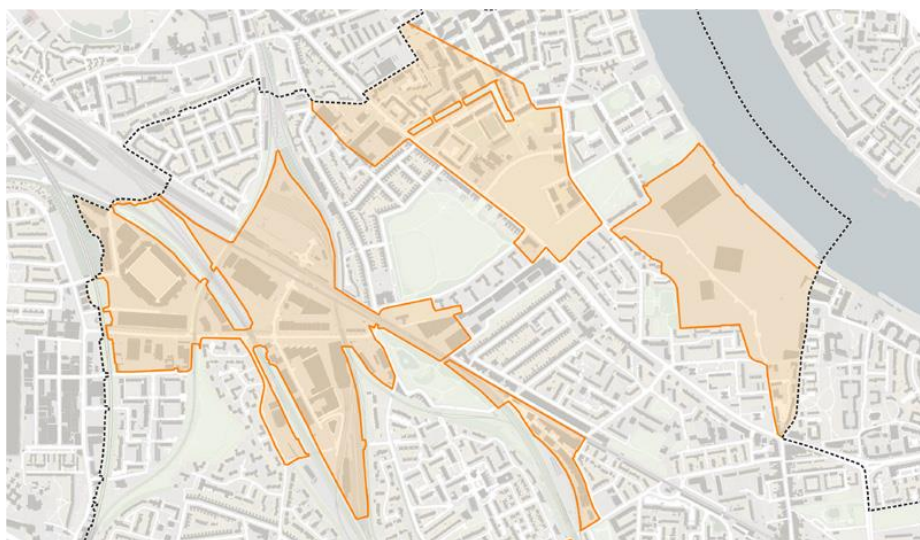
#### The BLE Safeguarding Direction:



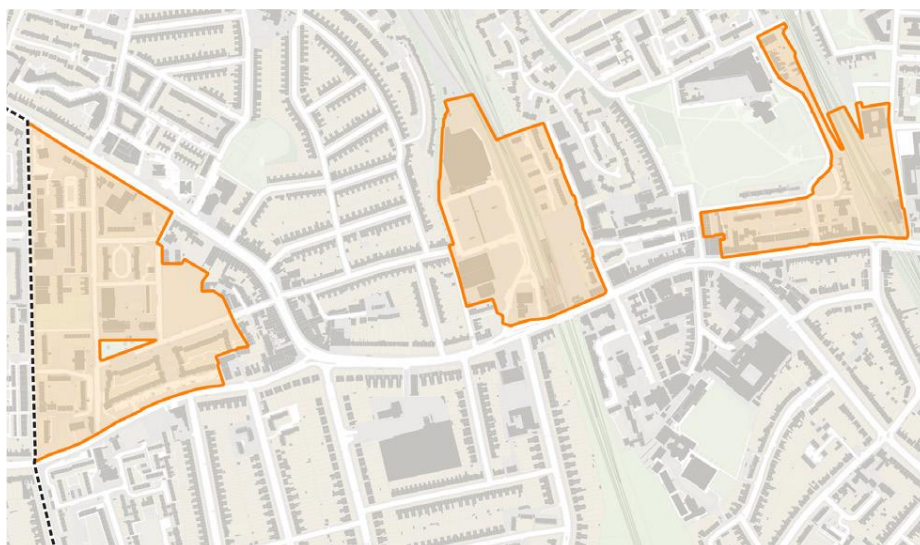
## 14. Tall Building Suitability Zones

14.1. The London Plan (2021) Policy D9 directs the Local Plan to identify locations where tall buildings may be an appropriate form of development and to set a local definition for tall buildings<sup>44</sup>. This policy helps give effect to the London Plan. The Policies Map designates Suitability Zones for tall buildings (also shown in Figure 5.1, Figure 5.2 and Part 5 - Appendix 1). The Lewisham Characterisation Study (2019), Lewisham Tall Buildings Study (2020) and Tall Buildings Study Addendum (2022). There are seven tall building suitability zones within the borough and these are outlined in the images below.

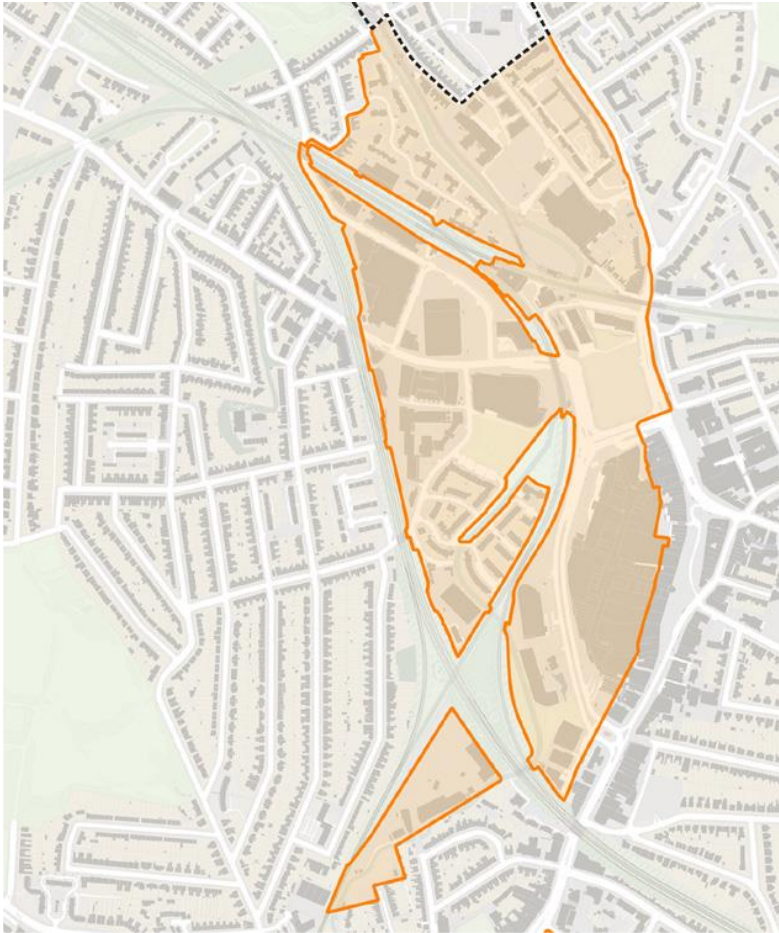
### Proposed tall building suitability zone for North Deptford:



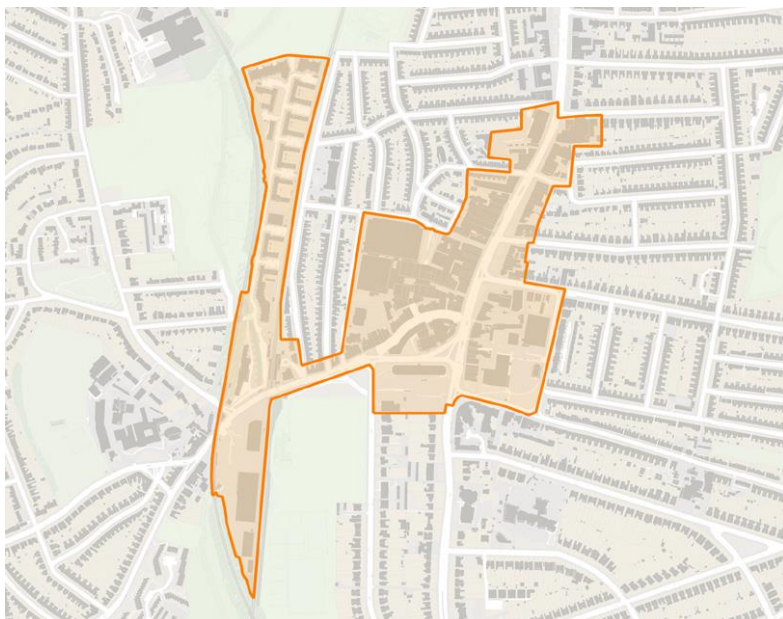
### Proposed tall building suitability zone for New Cross and New Cross Gate:



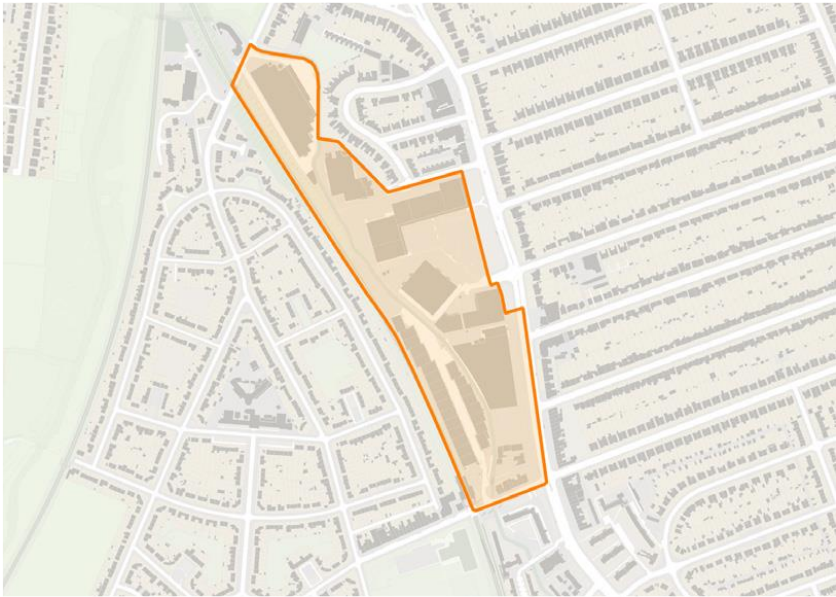
**Proposed tall building suitability zone for Lewisham:**



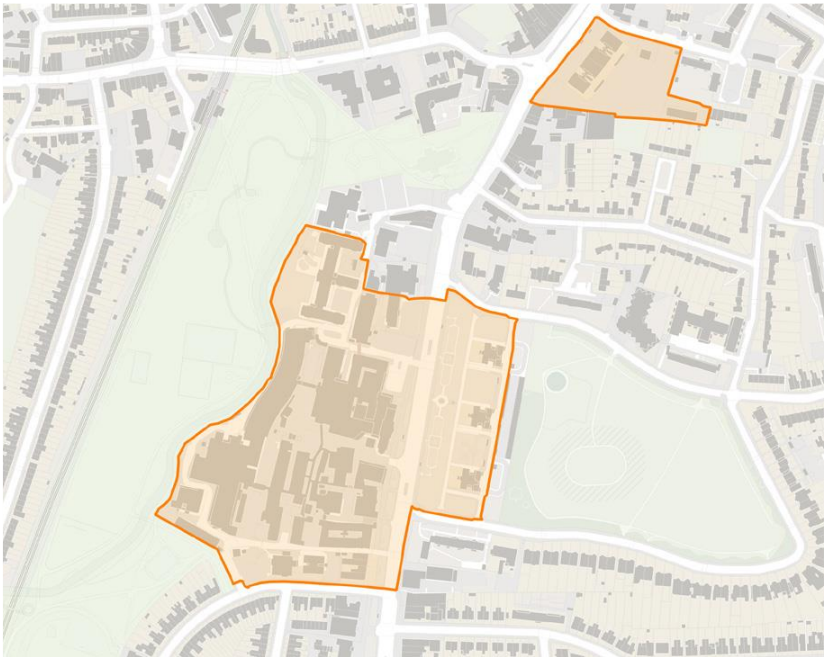
**Proposed tall building suitability zone for Catford:**



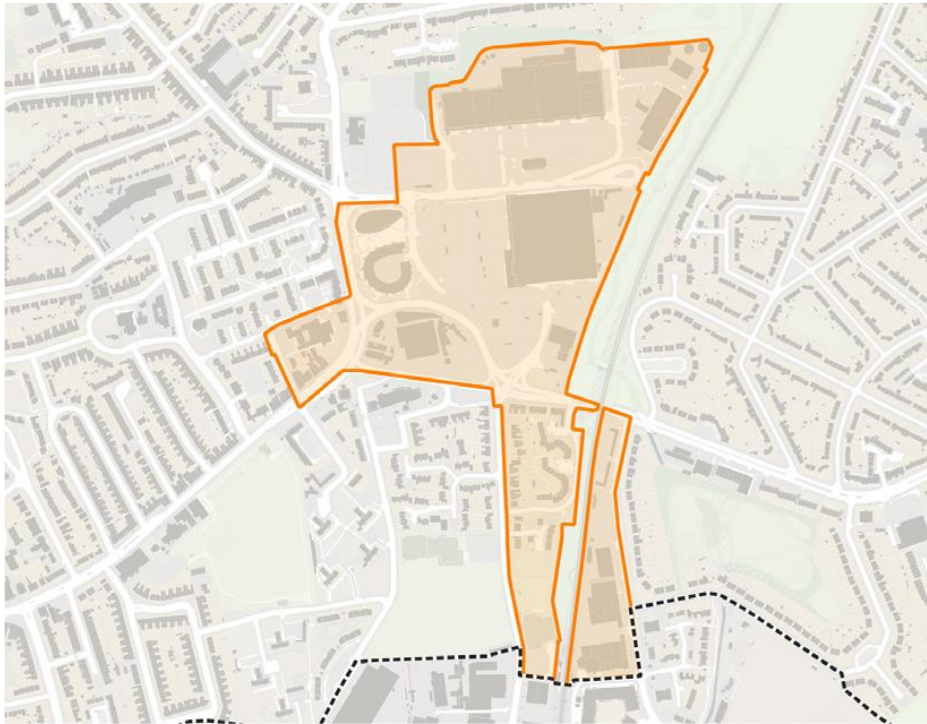
**Proposed tall building suitability zone for Bellingham**



**Proposed tall building suitability zone for Ladywell:**



**Proposed tall building suitability zone for Bell Green/Lower Sydenham:**



## 15. Designations remaining

- Local views
- Views
- Waterlink Way
- Thames Path
- Areas of archaeological priority

## 16. Removed designations

16.1 The following designations from the adopted plan and corresponding Policies Map will be removed and instead captured within site allocation and place-based policies:

- 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
- Green Corridor
- Green Chain Area
- Road improvement
- Remove Housing
- Remove mixed housing/retail/community facilities
- Remove Strategic Site Allocation
- Local Land Marks
- Future primary shopping frontage
- Future primary shopping frontage (currently secondary)
- Future secondary shopping frontage
- Lewisham Town Centre Edge of Centre
- Development Sites
- Lewisham Town Centre policy area
- Lewisham Gateway Roundabout road improvement