

# Lee Neighbourhood Plan

Site Assessment  
Draft Report

November 2017

## Quality information

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## Abbreviations used in the report

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DCLG	Department of Communities and Local Government
DLP	Detailed Local Plan
GLA	Greater London Authority
Ha	Hectare
LB	London Borough
NDP or NP	Neighbourhood Development Plan or Neighbourhood Plan
PDL	Previously Developed Land
RBG	Royal Borough of Greenwich
SHLAA	Strategic Housing Land Availability Assessment
SINC	Sites of Important Nature Conservation

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# 1. Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Lee Neighbourhood Plan on behalf of Lee Neighbourhood Forum. The work undertaken was agreed with the Neighbourhood Forum and the Department for Communities and Local Government (DCLG) in July 2017.

The Lee Neighbourhood Development Plan (NDP) is being prepared by the Lee Neighbourhood Forum in the context of the London Borough (LB) of Lewisham<sup>1</sup> and the Royal Borough of Greenwich (RBG)<sup>2</sup> planning framework. Lee Neighbourhood Forum are exploring the option of identifying sites or areas in the Neighbourhood Plan and including policies for the use of the land. As part of the technical support to the Forum, AECOM has undertaken an initial assessment of sites identified by the Forum as having development potential.

Selecting and allocating land for development is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified potential sites are appropriate for allocation in the Plan; in particular whether they comply with both National Planning Policy Guidance and the strategic policies of RBG adopted and emerging Local Plan and the Lewisham adopted Local Plan. Advice is given on sites that are not suitable for allocation, but can be included in the Neighbourhood Plan as aspirations or projects which best meet the objectives of the Neighbourhood Plan. The aim is to ensure that the site selection process is robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

The assessment concludes that of the 27 sites assessed across the Neighbourhood Plan area, 14 have potential to be given further consideration for inclusion in the Neighbourhood Plan as site allocations. A number of other sites have been assessed as not being suitable for allocation for development, as they have not met the criteria which is necessary for a site to be deemed 'developable', but which could be included in the Neighbourhood Plan as community aspirations or projects. The remainder of the identified sites were judged to be unsuitable for allocation or inclusion in the Neighbourhood Plan.

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<sup>1</sup> The Lewisham Development Plan consists of the Lewisham Core Strategy, the Site Allocations Local Plan, the Lewisham Town Centre Local Plan and the Development Management Local Plan:  
<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/Pages/default.aspx>

<sup>2</sup> The RBG Local Plan consists of the Core strategy (adopted 30 July 2014) and the Policies map (adopted in 2006 but was changed when the Core Strategy was produced):  
[http://www.royalgreenwich.gov.uk/info/1004/planning\\_policy/869/local\\_development\\_framework/2](http://www.royalgreenwich.gov.uk/info/1004/planning_policy/869/local_development_framework/2)

## 2. Introduction

### 2.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Lee Neighbourhood Plan on behalf of Lee Neighbourhood Forum. The work undertaken was agreed with the Neighbourhood Forum and the Department for Communities and Local Government (DCLG) in July 2017.

The Neighbourhood Plan is being prepared in the context of the London Borough (LB) Lewisham Local Plan<sup>1</sup> and the Royal Borough of Greenwich (RBG) Local Development Framework<sup>2</sup>. LB Lewisham is starting to prepare a new local plan<sup>3</sup>. It will be the key planning document for the borough and will set out how new homes and related infrastructure will be delivered over the next 15 years, from 2018–33. The RBG are currently drafting the Site Allocations Local Plan, which identifies sites in Royal Greenwich for specific uses such as housing, employment or education use<sup>4</sup>.

Neighbourhood Plans will form part of the development plan for LB Lewisham and RBG, alongside, but not as a replacement for the Local Plan. Where there is conflict between the non-strategic policies in the Local Plan and the Neighbourhood Plan, the policies in the Neighbourhood Plan will take precedence for that neighbourhood. Neighbourhood plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Lee, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

**Figure 1** provides a map of the Lee Neighbourhood Plan area. It is the intention of the Neighbourhood Plan Forum that the plan will include allocations for housing.

Lee Neighbourhood Forum has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Forum has asked AECOM to undertake an independent and objective assessment of potential site opportunities identified within the plan area.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified potential sites are appropriate for allocation in the Plan; in particular whether they comply with both National Planning Policy Guidance and the strategic policies of RBG adopted and emerging Local Plan and the Lewisham adopted Local Plan. Advice is given on sites that are not suitable for allocation, but can be included in the Neighbourhood Plan as aspirations or projects which best meet the objectives of the Neighbourhood Plan. The aim is to ensure that the site selection process is robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

### 2.2 Planning Policy

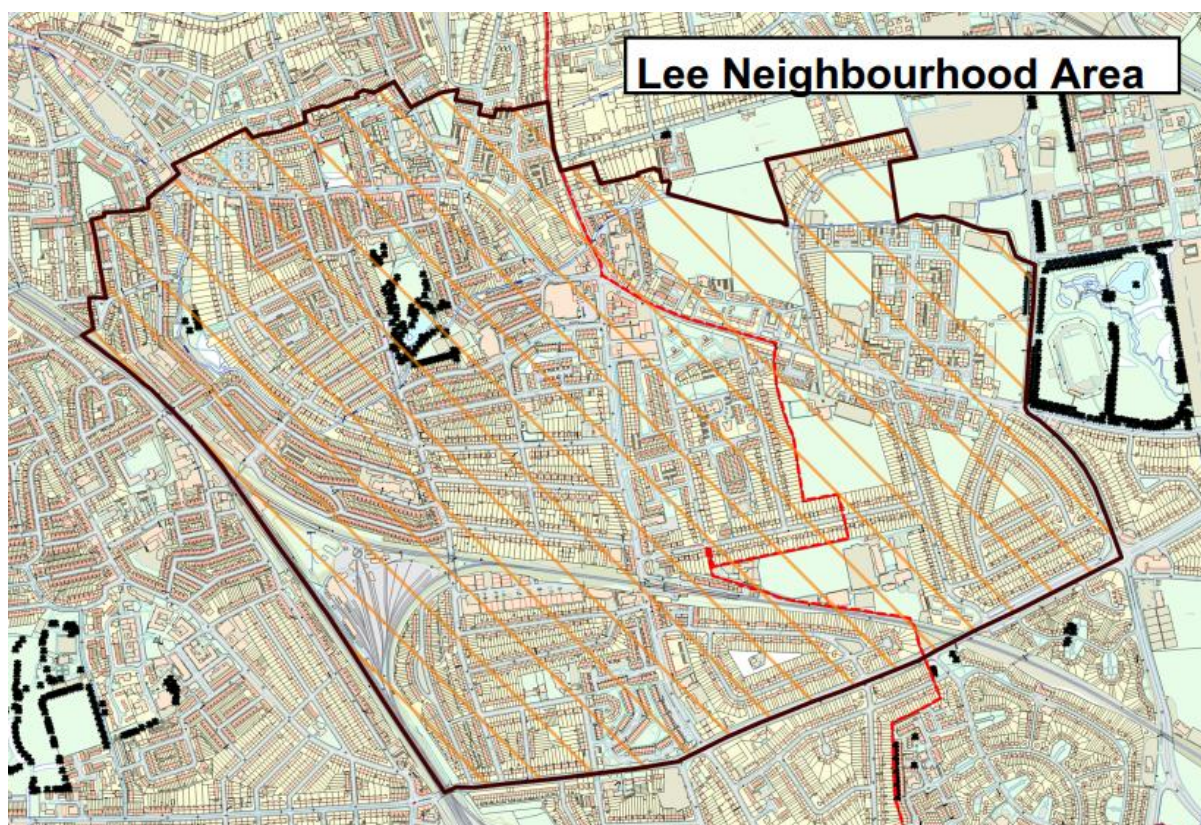
The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of both Local Plans, both emerging and adopted. The Local Plan evidence base also provides a significant amount of information about potential development sites in the Lee plan area.

This section outlines a policy review of the LB Lewisham's and RBG's planning framework that bears particular relevance to the Lee Neighbourhood Plan Area.

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<sup>3</sup> Lewisham Local Plan – consultation on main issues, November 2015:  
<http://www.lewisham.gov.uk/myservices/planning/policy/Planning/Pages/Lewisham-Local-Plan-consultation-on-main-issues.aspx>

<sup>4</sup> RBG Site allocations documents:  
[http://www.royalgreenwich.gov.uk/downloads/download/747/site\\_allocations\\_documents](http://www.royalgreenwich.gov.uk/downloads/download/747/site_allocations_documents)



**Figure 1 Lee Neighbourhood Plan Area (source: London Borough of Lewisham)**

The key documents for LB Lewisham's and RBG's planning framework include:

- Lewisham Core Strategy Development Plan Document, Adopted June 2011
- Lewisham Development Management Local Plan, Adopted 26 November 2014
- Lewisham Local Plan, Site Allocations Local Plan, Adoption Version June 2013
- Royal Greenwich Local Plan: Core Strategy with Detailed Policies, 30 July 2014
- Royal Greenwich Local Plan: Site Allocations, Issues and Options Consultation February 2016
- Policy Maps
- The London Strategic Housing Land Availability Assessment 2013

#### **Lewisham Core Strategy Development Plan Document, Adopted June 2011**

Core Strategy Local Plan<sup>5</sup> policies relevant to Lee Neighbourhood Plan Area include:

Spatial Policy 1 'Lewisham Spatial Strategy' identifies Lee Green and the immediate surrounding residential neighbourhood as a District Hub. The spatial strategy sets provision for an additional 18,165 net new dwellings, while protecting and increasing net gain of open space, including Metropolitan Open Land and Sites of Importance for Nature.

It is recognised that Lee Green is located on cross-roads which have underutilised land and regeneration potential. The Spatial Strategy recognises that District Hubs are central to the delivery of a sustainable borough through the provision of local services, the role they play as locations where the community come together, and the employment opportunities which they offer. There are some physical assets that reflect the quality of nearby conservation areas, but they are underused: traditional pubs on the main road intersection, some attractive civic buildings such as a fire station, and the River Quaggy are currently hidden from view.

Spatial Policy 3 'District Hubs' identifies Lee Green as a district town centre with surrounding residential neighbourhood. Policy 3 prioritises improvement of the civic space and facilitation of a more intensive mixed use development on the shopping centre site to strengthen its role and function, and improvement of the connectivity between the shopping centre and the supermarket sites. More generally, the policy permits change in retail and

<sup>5</sup> The LB Lewisham Core Strategy is viewed here: <https://www.lewisham.gov.uk/myservices/planning/policy/LDF/core-strategy/Pages/default.aspx>



other services or through consolidation of existing sites to protect a primary area of local shopping provision and by permitting more varied uses in secondary shopping locations. While residential areas immediately surrounding District town centres are potential locations for intensification of the development pattern where opportunities exist and relate to public transport accessibility. It is recognised that Lee green has site opportunities that can provide for appropriately designed mixed use development, ensuring the conservation areas are preserved or enhanced.

Core Strategy Policy 6 'Retail hierarchy and location of retail development' identifies Lee green as a District Centre in the borough's retail hierarchy. The Council will expect major retail development, leisure and related town centre uses, including arts, cultural and entertainment facilities, to be located within the major and district centres, and will designate primary and secondary frontages within the District town centres to ensure essential services are maintained and contribute to their vitality and viability.

Core Strategy Policy 10 'Managing and reducing the risk of flooding' requires proposals to demonstrate that they will deliver a positive reduction in flood risk to the borough, whether that be by reducing the frequency or severity of flooding, or by reducing the impact that flooding may have on the community.

Core Strategy Policy 11 'River and waterways network' requires development adjacent to rivers and the water way network should contribute to their special character by improving the urban design quality and natural ability of the rivers and waterways to function, the vitality of the river frontages, and improving access to the foreshore and naturalising flood defences, where appropriate.

Core Strategy Policy 12 'Open space and environmental assets' recognises the strategic importance of the natural environment, whereby the Council will protect the character, historic interest and amenity of, and within, open spaces, as well as the effects of development outside their boundaries. The Council will protect Metropolitan Open Land, open space, urban green space and green corridors from inappropriate built development to ensure there is no adverse effect on their use, management, amenity or enjoyment in accordance with the principles of PPG2 and the London Plan and will improve accessibility to existing areas of public open space in the identified areas of open space deficiency including within the ward Lee Green.

Core Strategy Policy 15 'High quality design for Lewisham' requires development should achieve the following design aims to maximise the unique character and potential of each centre and improve accessibility and the overall environment with the highest quality design to ensure new development at Lee Green and Black heath preserves or enhances the historic character and significance, and that of the surrounding residential areas within a conservation area. New development in Lee Green district hub should also improve the civic space and connections between sites with mixed use development.

Core Strategy Policy 16 'Conservation areas, heritage assets and the historic environment' ensures that the value and significance of the borough's heritage assets and their settings will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

#### **Lewisham Development Management Local Plan, Adopted 26 November 2014**

The Development Management Local Plan<sup>6</sup> sets out additional policies to guide decision on planning applications where locational or site-specific provision has not been outlined in the Core Strategy or the London Plan (the overall development framework for Greater London). Key policies relevant to the neighbourhood plan are:

DM Policy 14 - District centres shopping frontages. Within the primary and secondary shopping frontages of Lee Green the Council protect shops (A1 Use Class) and therefore the primary retail and only consider a change of uses in certain circumstances. Outside the primary and secondary shopping frontages areas the Council will consider applications for development or a change of use from a ground floor shop (Class A1) in certain circumstances.

DM Policy 16 - Local shopping parades and corner shops. The Council will require the retention of Class A1 shops located in a local shopping parade or operated as a corner shop in order to preserve or enhance the local character and support the provision of essential daily goods and services, unless an applicant can demonstrate a number of factors.

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<sup>6</sup> The LB Lewisham Development Management Local Plan, as viewed here:  
<https://www.lewisham.gov.uk/my services/planning/policy/LDF/development-policies/Pages/default.aspx>

Other relevant policies include:

- DM Policy 30 Urban Design and Local Character – this includes principles for development on different housing types.
- DM Policy 33 Development on infill sites, back land gardens and amenity areas.

### Lewisham Local Plan, Site Allocations Local Plan, Adoption Version June 2013

Another key document included in the Local Plan is the Site Allocations Document<sup>7</sup>. This identifies and allocates specific sites for future development in the Borough.

There are three site allocations within the neighbourhood plan area:

#### Reference SA23 - Leegate Centre, Lee Green.

This allocation (mapped in **Figure 2**) is for retail, offices and residential, and forms a significant part of the Primary Shopping Area within the Lee Green District Centre and will improve the environmental quality. Its redevelopment is intended to support and enforce the role of the District Centre within the borough's retail hierarchy.



**Figure 2 Site Allocation SA23 –  
Leegate Centre, Lee Green**

#### Reference SA36 - 9 Staplehurst Road & Rear of Leahurst Road, Hither Green, SE13 5ND 113 (Former Plumb Trade Centre).

This allocation (mapped in **Figure 3**) is for mixed use commercial with housing and will make a positive contribution to the mix of uses on the approaches to Hither Green Station; contribute to meeting housing provision targets; and to the wider regeneration of this location.

<sup>7</sup> Lewisham Local Plan, Site Allocations Local Plan, as viewed here:  
<https://www.lewisham.gov.uk/myservices/planning/policy/LDF/site-allocations/Pages/default.aspx>



Sinc 11: Hither Green Railsides;

Primary frontages: 1-24 Leegate; 7-23 and 12-30 Burnt Ash Road; and 430 Lee High Road.

Secondary frontages: 2-10 Burnt Ash Road; 418-432 & 227-351 Lee High Road; and 2-18 Eltham Road

Non-designated frontages: 382-394 Lee High Road; 2-8 Hedgeley Street; and 116-128 Lee Road

### Lewisham Local Plan Policies Map (Updated December 2015)

Figure 5 shows the planning policies for the Lee area.

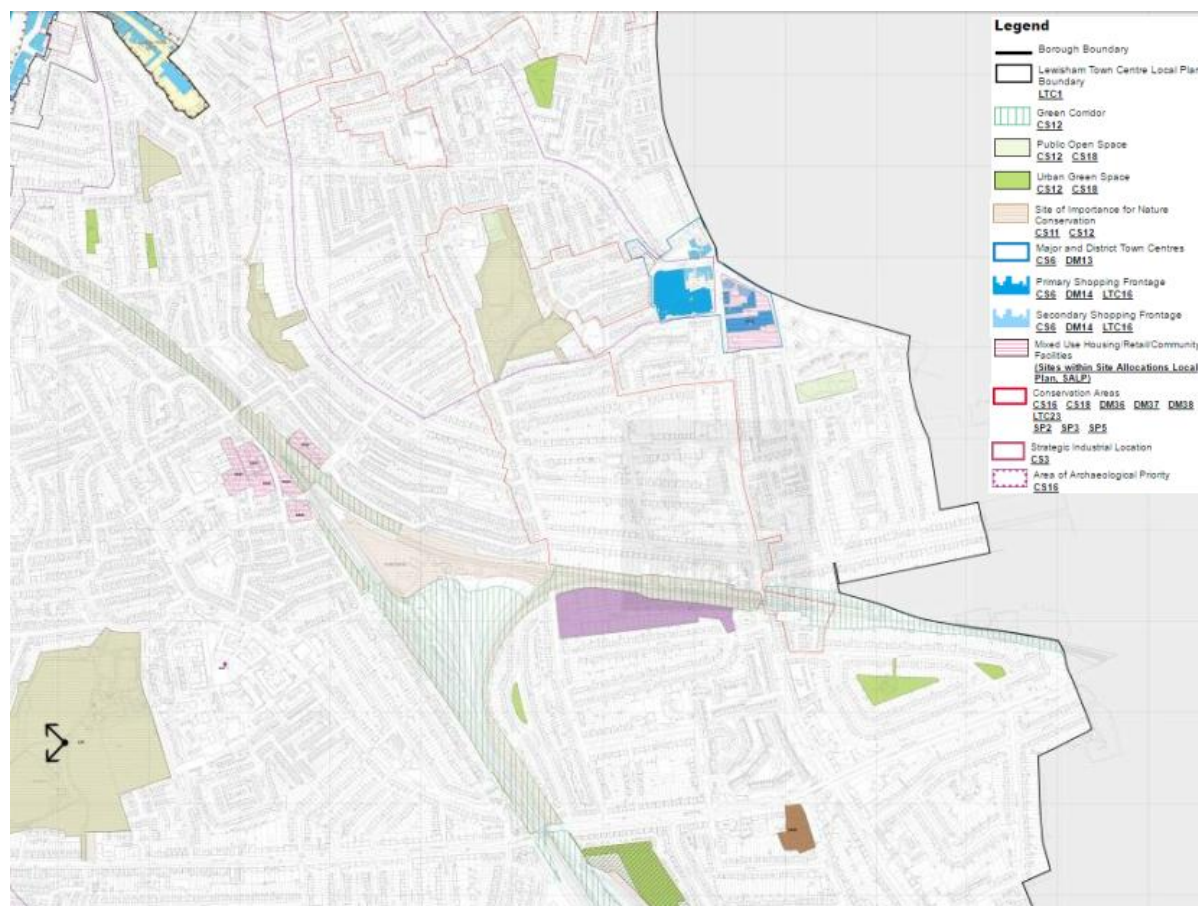


Figure 5 Extract from LB Lewisham Local Plan Policy Map

### Royal Greenwich Local Plan: Core Strategy with Detailed Policies, 30 July 2014

Policy H1 New Housing – identifies a housing target of a minimum of 38,925 net additional dwellings over the 15-year period 2013-2018 (an average of 2,595 per year, as set out in the London Plan 2011).

Policy H(c) Backland and Infill Development supports development where the following criteria are fulfilled:

- i. There is no unreasonable reduction in the amount of amenity space enjoyed by existing residents, especially for those in houses with the shared use of a garden;
- ii. There is no unreasonable loss of privacy from overlooking adjacent houses and/or their back gardens (also see Policy DH(b));
- iii. There is no unreasonable increase in noise and disturbance from traffic gaining access;
- iv. There is no significant loss of wildlife habitats, particularly trees or shrubs which would adversely affect the appearance and character of the area; and
- v. The character of the area is maintained with particular regard to the scale, design and density of the development.

Lee Green is identified as a District Centre in the Royal Greenwich's town centre network. Policy TC6 Other District Centres supports retail developments in district centres that are of an appropriate scale to serve the population of their catchment area, without harming the vitality and viability of other centres. In particular the Royal Borough will support improvements to the comparison retail offer and quality of the environment in District Centres such as Lee Green.

Policy TC(a) Primary, Secondary and Local Shopping Frontages sets 50% of primary frontage A1 retail use at ground floor level in Lee Green. Further to this, Policy TC(b) Non-retail Uses in Protected Shopping Frontages supports the provision of a range of activity generating non retail uses in town centres including evening activities where environmentally appropriate, subject to the ground floor retail thresholds set out in Policy TC(a).

Policy DH3 Heritage Assets, Policy DH(h) Conservation Areas and Policy Policy DH(i) Statutory Listed Buildings supports the preservation and enhancement of the character or appearance of Conservations Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area.

Policy OS1 Open Space safeguards, enhances and improves access to existing public and private open space, including Metropolitan Open Land, Green Belt, Green Chain and Community Open Space, as defined on the policies map, and other small open spaces such as Local Green Spaces.

Policy OS2 Metropolitan Open Land maintains as defined on the proposals map will be maintained and its open character protected from inappropriate development. Policy OS(a) Development in Metropolitan Open Land supports small scale built development which has a primary function for a purpose ancillary and essential to an appropriate use as stated in Policy OS2 may be permitted.

Policy OS3 South East London Green Chain requires that areas of Metropolitan Open Land (MOL) forming part of the South East London Green Chain as defined on the Proposals Map and the associated Green Chain Walk will be promoted and enhanced as an accessible, regional and local outdoor recreational resource and visual amenity.

Policy OS(b) Community Open Space supports new buildings and extensions to existing buildings in Community Open Space where they are ancillary to the existing land use, are limited in size and extent, are sensitively sited and are compatible with neighbouring development.

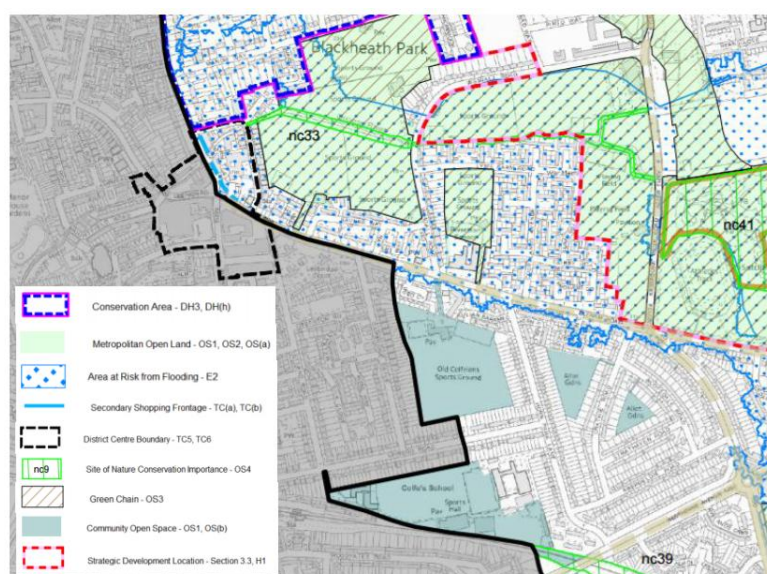
Policy E2 Flood Risk requires that the Royal Borough's Strategic Flood Risk Assessment must be used to inform development and reduce flood risk in Royal Greenwich.

### Royal Greenwich Local Plan: Site Allocations, Issues and Options Consultation February 2016

A local plan providing land use designations and specific policies for allocated sites is being prepared to complement the objectives and policies of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies. There are no site allocations within the Lee NDP Area.

### Royal Borough of Greenwich Local Plan Policies Map 2014 (Updated August 2016)

The inset planning proposals map in **Figure 6** outlines nine planning policy designations within the Lee NDP Area.



**Figure 6 Inset planning proposals map for the Lee NDP Area in the Royal Borough of Greenwich**

### 3. Site Assessment Method

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

#### 3.1 Task 1: Identify sites to be included in assessment

The first task is to identify which sites should be considered as part of the assessment.

This included

- All SHLAA sites that are assessed as being suitable, available and achievable for development; and
- Sites identified by Lee Neighbourhood Planning Forum.

The Lee NDP Forum identified and mapped 34 vacant or underutilised sites as potential opportunities for site allocations in the area. Most of the sites included in the assessment are mapped in **Figure 7**.

#### 3.2 Task 2: Site assessment approach

A site visit and walk about with members of the Lee NDP Forum was undertaken to explore whether the sites identified would be suitable for development.

Each site was assigned a Site number (L1-L37) and an assessment of the site was made with respect to relevant planning policy and site constraints. A recommendation was made as to whether the site was suitable for development and therefore a candidate site for allocation or to be included in the plan as a community aspiration or project.

A search on the London Development Database<sup>8</sup> was undertaken for any relevant planning permissions to see if any of the sites are currently have planning for proposed development. The information was taken from the database in 2016.

#### 3.3 Task 3: Site availability

Where site availability was unknown, and the site assessment deems the site potentially suitable for a site allocation with the Lee NDP, a Land Registry search was undertaken for each site where possible to identify landowner details.

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<sup>8</sup> The London Development Database <http://www.london.gov.uk/webmaps/idd/#criteria> stores details of planning permissions granted in London that meet the following criteria:

- A "Full" or "Outline" planning application that has been granted permission, whether by the Local Planning Authority or on appeal by the Planning Inspectorate, the Secretary of State or the Greater London Authority. "Details" and "Reserved matters" permissions are sometimes added to update "Outline" permissions for which details of the scheme can be approximate or incomplete.
- The permission was granted on or after 01/04/2004
- The status as recorded on the London Development Database is not-started, started or completed
- For completed permissions, it must have been completed within the last five years
- The permission has a minimum of either; 1,000m<sup>2</sup> in any proposed non-residential use class using floorspace (A1-A5, B1-B8, C2, D1, D2, SG) or 7 bedrooms or more in any proposed non-residential use class using bedrooms (C1, C2 care homes or SG hostels) or has any proposed or existing residential units or has any proposed or existing open space  
This is not the same as the criteria for referral of [Strategic Planning Applications](#) to the Mayor's Planning Decisions Unit.

The information included in this report was correct at the time of writing but should be monitored for updates.

### 3.4 Task 4: Consolidation of results

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and viable**.

The conclusions of the SHLAA were revisited to consider whether the conclusions would change as a result of the local criteria. It was decided that the local criteria, while useful for shortlisting sites for eventual selection, would not rule a site out as a potential allocation.

## 4. Site Assessment

### 4.1 Identified Sites

The London wide Strategic Housing Land Availability Assessment (SHLAA) is produced by Greater London Authority (GLA) with input from all London boroughs. This identifies all potential opportunities for housing in London. As the London SHLAA has not yet been recently updated the Lee NDP Forum has requested an updated list of SHLAA sites from the LB Lewisham and RBG. The LB Lewisham shared the following list of sites in **Table 1**, which are currently being built on, have planning permission, or are site allocations with a high certainty of coming forward during the plan period.

**Table 1 - Sites identified in the LB Lewisham SHLAA process**

Site Address	Planning Permission	Yield
36 Old Road, 87 Old Road	Under construction	9
Woodstock Court	Permission March 2017	8
Mayfields Hostel, Burnt Ash Road	Permission March 2017	47
Leegate Shopping Centre	Allocation with planning permission	229 units in the existing permission, 390 units in the new proposal which is still being put together by the applicant.

The RBG received a SHLAA list from the GLA, which they were unable to share at this time due to confidentiality reasons. The RBG were able however to indicate that eight sites were put forward, five of which are protected open spaces and one is an existing school. The remaining two sites were too small to be included in the London SHLAA as they were below 0.25 Ha.

A request to the GLA by the Lee NDP Forum to identify SHLAA sites within the Lee NDP Plan area was unanswered.

### 4.2 Sites considered through the site appraisal

As all SHLAA sites identified by Lee NDP Forum currently have planning permission, are under construction, or are allocated, sites to be considered through the site appraisal have therefore been identified by Lee Neighbourhood Planning Forum that are not duplicates of SHLAA sites identified and are listed in **Table 2**.

**Figure 7** shows all sites included in the assessment on a map. Sites that were identified and mapped as development opportunities but were discounted during the site visit walkabout include the following:

- Site 10 – Hedgley Mews site was developed;
- Site 16 – Site could not be identified from map;
- Site 17 – Site is in use as residential units;
- Site 19 – Site is in use as residential units;
- Site 21 – Site is in use as residential units;
- Site 23 – Site is not appropriate for development due to size and location of a tree;
- Site 28 – Site could not be identified from map.

**Table 2 - Sites considered through the site appraisal**

Site Ref.	Site Source	Site Address	Land Type	Area (ha)
L1	Identified by Lee Forum	Garages to the south of 67 Dacre Park, Blackheath, London SE13 5SQ	PDL	0.01
L2	Identified by Lee Forum	Car Park, east of Dacre Park	PDL	0.1
L3	Identified by	Land adjoining 20 Meadowcourt Road,	PDL	0.18



Site Ref.	Site Source	Site Address	Land Type	Area (ha)
	Lee Forum	London SE3 9DY		
L4	Identified by Lee Forum	Garages, 52 Old Road. London SE13 5SR	PDL	0.02
L6	Identified by Lee Forum	Old Road Depot, Old Road, London SE13 5SU	PDL	0.06
L7	Identified by Lee Forum	Land off Old Road and east of Manor House Gardens	PDL	0.16
L8	Identified by Lee Forum	Land adjacent to 2 Boone Street	Mix	0.03
L11	Identified by Lee Forum	Garages, Wisteria Road	PDL	0.03
L12	Identified by Lee Forum	151-153 Lee Rd, Blackheath, London SE3 9DJ	PDL	0.01
L13	Identified by Lee Forum	Station Approach, 1 Burnt Ash Hill, Lee, London SE12 0AB	PDL	0.02
L14	Identified by Lee Forum	Leegate Shopping Centre	PDL	1.5
L15	Identified by Lee Forum	The New Tigers Head, Lee Rd, London SE3 9DL	PDL	0.03
L18	Identified by Lee Forum	Council Yard, Effingham Rd	PDL	0.05
L20	Identified by Lee Forum	Garages, north side of Effingham Rd	PDL	0.11
L22	Identified by Lee Forum	Sainsburys, Burnt Ash Rd	PDL	1.05
L24	Identified by Lee Forum	Merchant Taylors' Almshouses, Brandram Rd	PDL	0.03
L25	Identified by Lee Forum	17 Brandram Rd, Blackheath, London SE13 5RT	PDL	0.02
L26	Identified by Lee Forum	Land south of Eton Grove	Mix	0.04
L27	Identified by Lee Forum	Land south of Eton Grove	PDL	0.17
L29	Identified by Lee Forum	Laundromat, Ravens Way	PDL	0.01
L30	Identified by Lee Forum	Land on the corner of Ravens Way and Weigall Road.	PDL	0.3
L31	Identified by Lee Forum	Land lying to the North West of Weigall Road.	PDL	0.61
L32	Identified by Lee Forum	Horn Park, Eltham Road, London, SE12 8UE	Mix	0.27
L33	Identified by Lee Forum	Southbrook Mews.	PDL	0.1
L34	Identified by Lee Forum	Back Gardens, Wantage Road.	Mix	0.01
L36	Identified by Lee Forum	St Peter's Church	PDL	0.04
L37	Identified by Lee Forum	Garages at Millbank Way	PDL	0.1

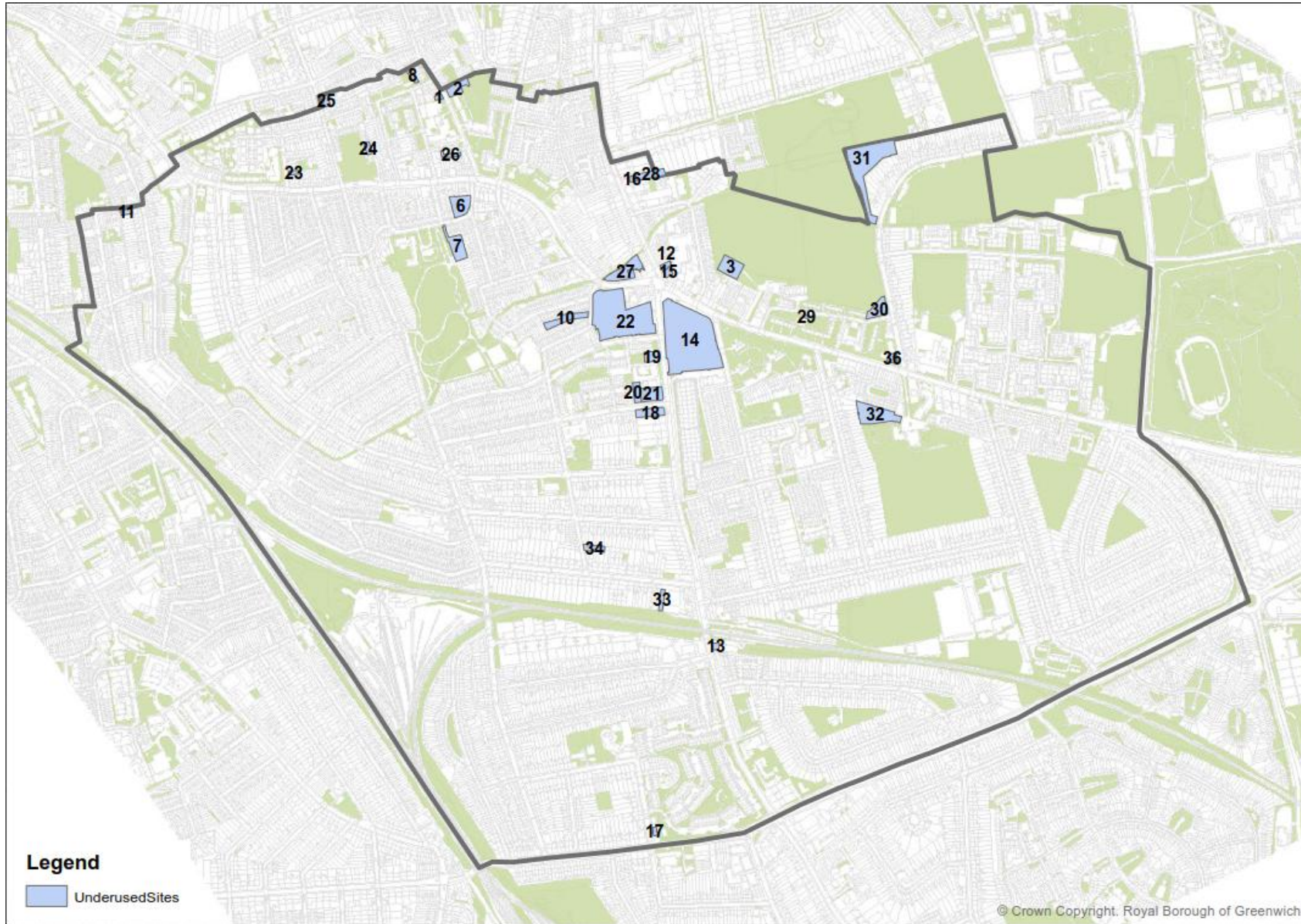



Figure 7: All sites considered through the Site Assessment (Map provided by Lee NDP Forum)

The following pro-formas assess the sites for development potential.

**L1: Garages to the south of 67 Dacre Park, Blackheath, London SE13 5SQ**



Site Area (ha)	0.01 ha
Description	Three Garages with forecourt

	
<p>Potential community aspiration for use of the site</p>	<p>Housing</p>
<p>Relevant Planning Policy</p>	<p>LB Lewisham: Area of Archaeological Priority CS16</p>
<p>Planning History</p>	<p>None known.</p>
<p>Ownership/availability</p>	<p>Ownership unknown and could not be identified readily on a land Registry Search. Not clear whether garages are in use.</p>
<p>Constraints</p>	<p>None known</p>
<p>Opportunities</p>	<p>Site is close to amenities and transport. If garages are not currently in use this would be a good opportunity to redevelop an underused site for housing.</p>
<p>Conclusions and Recommendations</p>	<p>Site potentially suitable for one or two houses; Site is adjacent to residential homes and primary school. Ownership/owners intentions would need to be established as well as whether the garages are being used. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.</p>
<p>Next steps</p>	<p>Established whether the site is available.                  Discussion with LB Lewisham to establish whether there is likely to be a programme for redevelopment of garage courts in future.                  Consider allocating site or identifying as an aspiration in the NP.</p>

L2: Car Park, east of Dacre Park

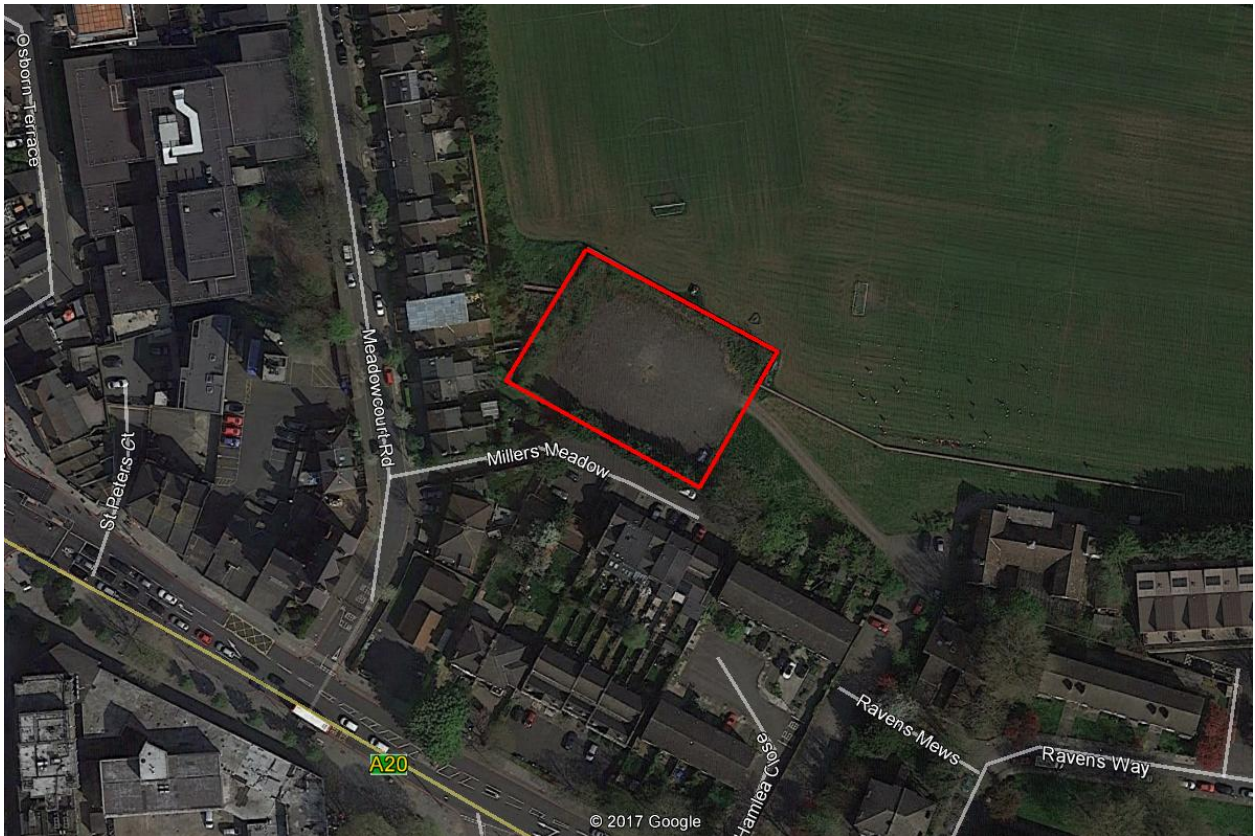



Site Area (ha)	0.1 ha
Description	Car park and access to allotments (former storage yard)



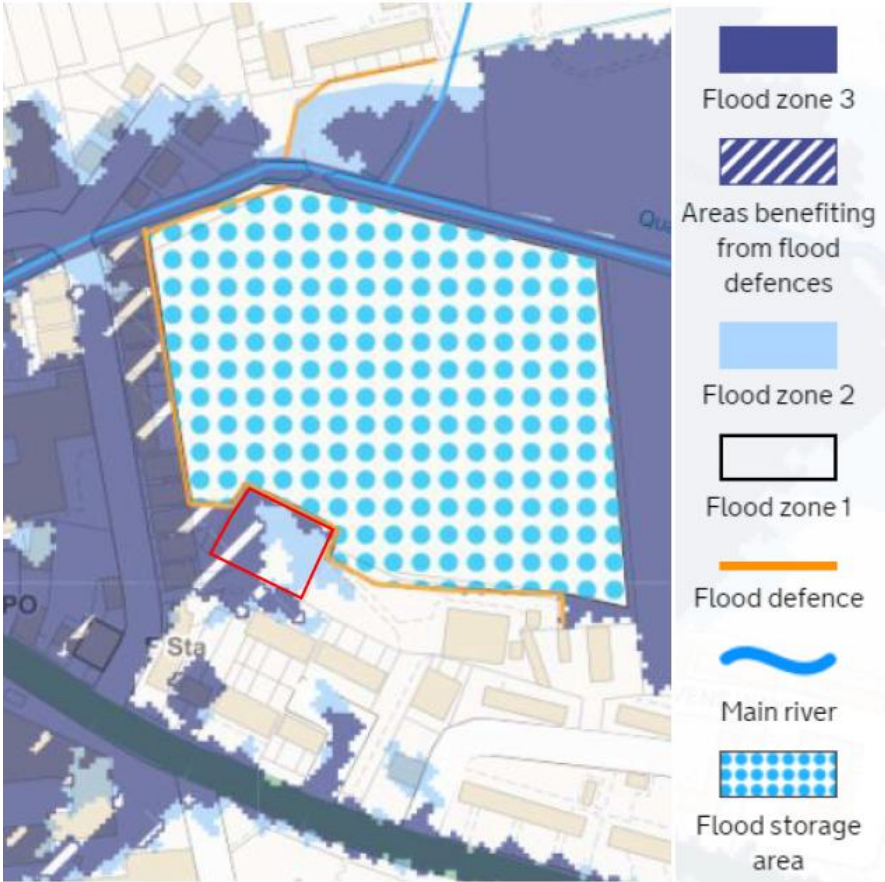
Ownership /availability	Unknown. Car park in use at time of visit.
Potential community aspiration for the site	Unknown
Relevant Planning Policy	N/A
Planning History	None known
Relevant Planning Permissions	None known
Constraints	Site not known to be available. It may be used to serve the allotments behind Dacre Park. Pedestrian access would need to be retained to the allotments, unless other access to allotments is available. Site was thought to not be in use as a car park, but upon site visit it was confirmed it is in use again as a car park.
Opportunities	If ownership can be established and there is potential for redevelopment, site could potentially be allocated for housing or a community use
Conclusions and recommendations	<p>The site was formerly used as a storage yard by the council, however in the meantime is being used as a car park.</p> <p>The Forum has indicated they are no longer interested in finding an alternative use for the car park as it is in use.</p> <p>However, the site should be monitored for future availability.</p>

L3: Bowring Sports Ground SE3 9DY



Site Area (ha)	0.18 ha
Description	<p>Vacant space with hardstanding (former playing courts) and flood defence walls, with shared access with sports fields to the A20 Eltham Rd.</p> 
Ownership	<p>Site is thought to have been or in the process of being acquired by the Education Funding Agency on behalf of the Department for Education.<sup>9</sup></p>

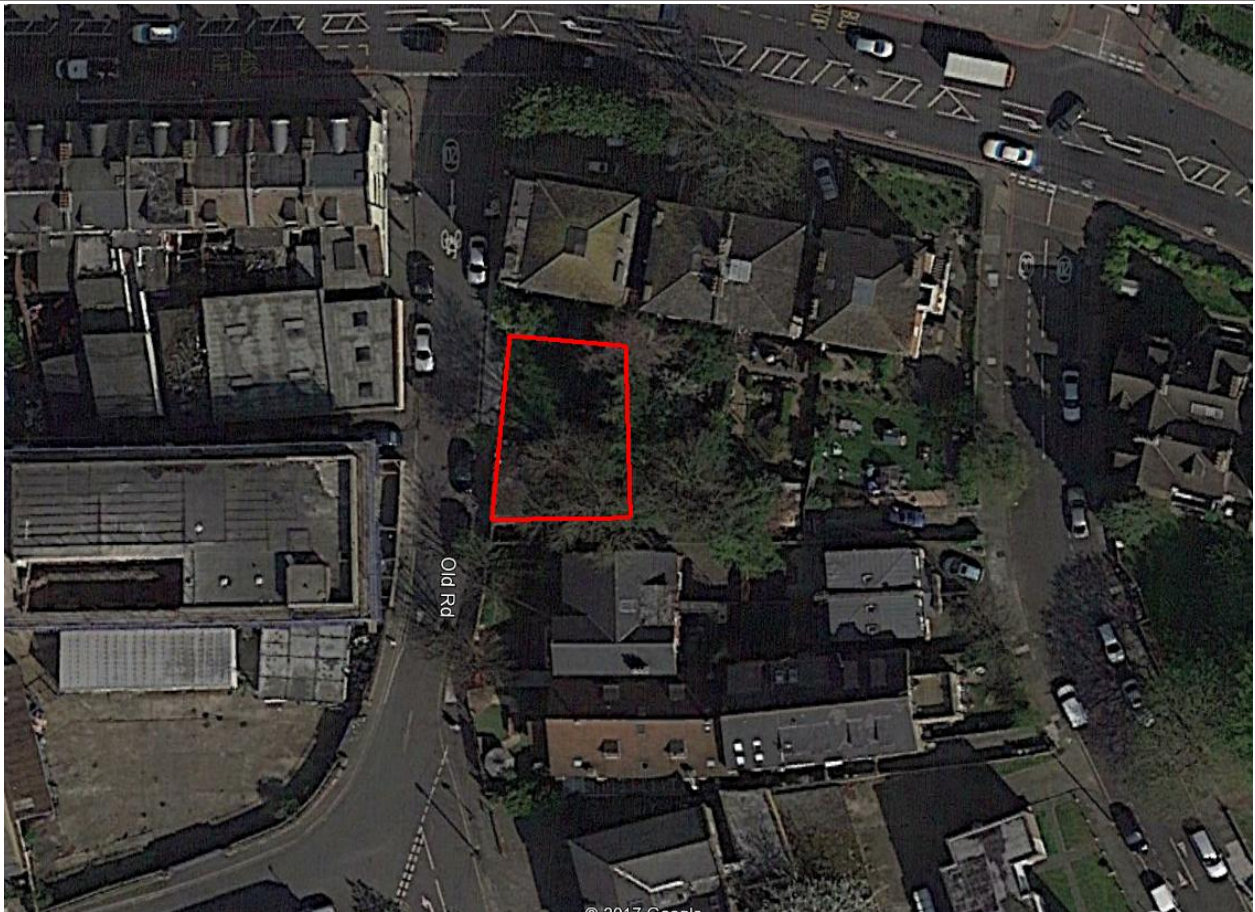
<sup>9</sup> [http://www.iaog.org.uk/wp-content/uploads/2015/12/Consultation\\_Paper\\_2015\\_FINAL.pdf](http://www.iaog.org.uk/wp-content/uploads/2015/12/Consultation_Paper_2015_FINAL.pdf)

<p>Potential community aspiration for the site</p>	<p>International Academy of Greenwich is proposing a new free school on this site. <i>Eltham Road, Lee, London, SE12 8ES (known as 'Bowring Sports Grounds')</i> with an aspiration to open the school in 2020. The school would replace the temporary accommodation at Meadowcourt Road.</p>
<p>Relevant Planning Policy</p>	<p>Within District Centre Boundaries; Crossref: TC6                  Within Flood Risk Area; Crossref: E2                  Within District Centre Boundaries; Crossref: TC6                  Within Flood Risk Area; Crossref: E2;                  Within Metropolitan Open Land; Crossref: OS1, OS2, OS(a);                  Within Green Chain; Crossref: OS3;                  Within Flood Risk Area; Crossref: E2;and                  Adjacent to Site of Nature Conservation Importance; Crossref: OS4; Site Schedule: nc33.</p>
<p>Planning History</p>	<p>None known</p>
<p>Constraints</p>	<p>Policy constraints as listed above</p>
<p>Opportunities</p>	<p>An opportunity for a permanent location for a free school which would meet the borough's educational requirements.</p>
<p>Conclusions and Recommendations</p>	<p>There are a number of constraints associated with this site which are listed below.</p> <p>If the site is not allocated in the Local Planning Authority's Local Plan and does not have planning permission for the proposed use, this could be included in the NP as an aspiration for education which could include policies for the design and layout of the site. Because the site is in Metropolitan Open Land this policy designation would need to be removed at a Local Plan level, and cannot be done in the Neighbourhood Plan. For the site to be suitable for development, the identified constraints including flood risk and impacts on SNCI would need to be resolved or mitigated.</p> <p>Site is within a flood risk area as outlined in the RBG Proposal Map. Environment Agency flood maps (inset map below) further confirm that the site is largely within Flood Zone 2 and the western half of the site is in an 'area benefiting from flood defences'.</p>  <p>In accordance with Policy E2 the Royal Borough's Strategic Flood Risk Assessment must be</p>




	used to inform development and reduce flood risk in the Royal Borough of Greenwich. Site is currently Metropolitan Open Land, and was formerly in use as tennis courts. The site is in close proximity to the River Quaggy and a Site of Nature Conservation Importance. Site would have to be removed from Metropolitan Open Land in order to consider the proposed use.
Next steps	NP Forum to agree aspirations for the site. Discussions with Dept for Education / IAOG regarding the inclusion of the site in the NP.

**L4: Garages, 52 Old Road. London SE13 5SR**



Site Area (ha)	0.02 ha
Potential community aspiration for the site	Housing

<p>Description</p>	 <p>Garage plot with vacant overgrown forecourt.</p>
<p>Potential community aspiration for use of the site</p>	<p>Potential community aspiration for use of the site</p>
<p>Relevant Planning Policy</p>	<p>Area of Archaeological Priority CS16</p>
<p>Planning History</p>	<p>None known</p>
<p>Ownership / availability</p>	<p>Ownership unknown. Assumed to be in ownership of houses/flats adjacent to the site at 334 Lee High Rd. Not clear whether garages are in use.</p>
<p>Constraints</p>	<p>None known</p>
<p>Conclusions and recommendations</p>	<p>Site potentially suitable for one or two houses; Site is adjacent to residential homes. Ownership/owners intentions would need to be established as well as whether the garages are being used. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.</p>
<p>Next steps</p>	<p>Established whether the site is available. Discussion with LB Lewisham to establish whether there is likely to be a programme for redevelopment of garage courts in future. Consider allocating site or identifying as an aspiration in the NP.</p>

L6: Old Road Depot, Old Road,  
London SE13 5SU



Site Area (ha)	0.06 ha
Ownership	LB Lewisham
Description	Vacant former council yard (roads), with back of site being redeveloped as residential units.



Potential community aspiration for the site	Housing
Relevant Planning Policy	Area of Archaeological Priority CS16
Planning History	None known
Constraints	None known
Opportunities	Site is within a residential area and is currently vacant.
Conclusions and Recommendations	Site potentially suitable for housing; Site is adjacent to residential homes.
Next steps	Discussion with LB Lewisham to establish whether the site is available, and can be considered for allocation in the NP.

**L7: Land off Old Road and east of Manor House Gardens**



Site Area (ha)	0.16 ha
Ownership / availability	Unknown
Description	Site is currently under construction for residential units, however progress on site has been halted.
Potential community aspiration for the site	Housing
Relevant Planning Policy	Area of Archaeological Priority CS16
Planning History	Reference: 14/087793 Name/No.: 36 Street: Old Road Postcode: SE13 5SR

	<p>Borough: Lewisham                  Ward: Lee Green                  Use classes: Minor Residential                  Started date: 01-02-2015                  Status: Started                  Permission type: Full                  Description: The demolition of existing workshop buildings at 36 Old Road SE13 and the construction of 9, three storey, four bedroom houses, a car shelter providing 12 parking spaces, cycle and bin storage.                  Wheelchair Accessible homes: 9                  Lifetime homes: 9</p>
Constraints	None known
Opportunities	Site is close to amenities and transport.
Conclusions and Recommendations	Site is under construction, however the development has been stalled. Could be included as an aspiration in the NP for housing if construction doesn't recommence. Site remains suitable for housing.
Next steps	Establish whether construction is to continue on site. There is limited influence the NDP can have on the site, the group should monitor the situation as a community aspiration project.

**L8: Land adjacent to 2 Boone Street**

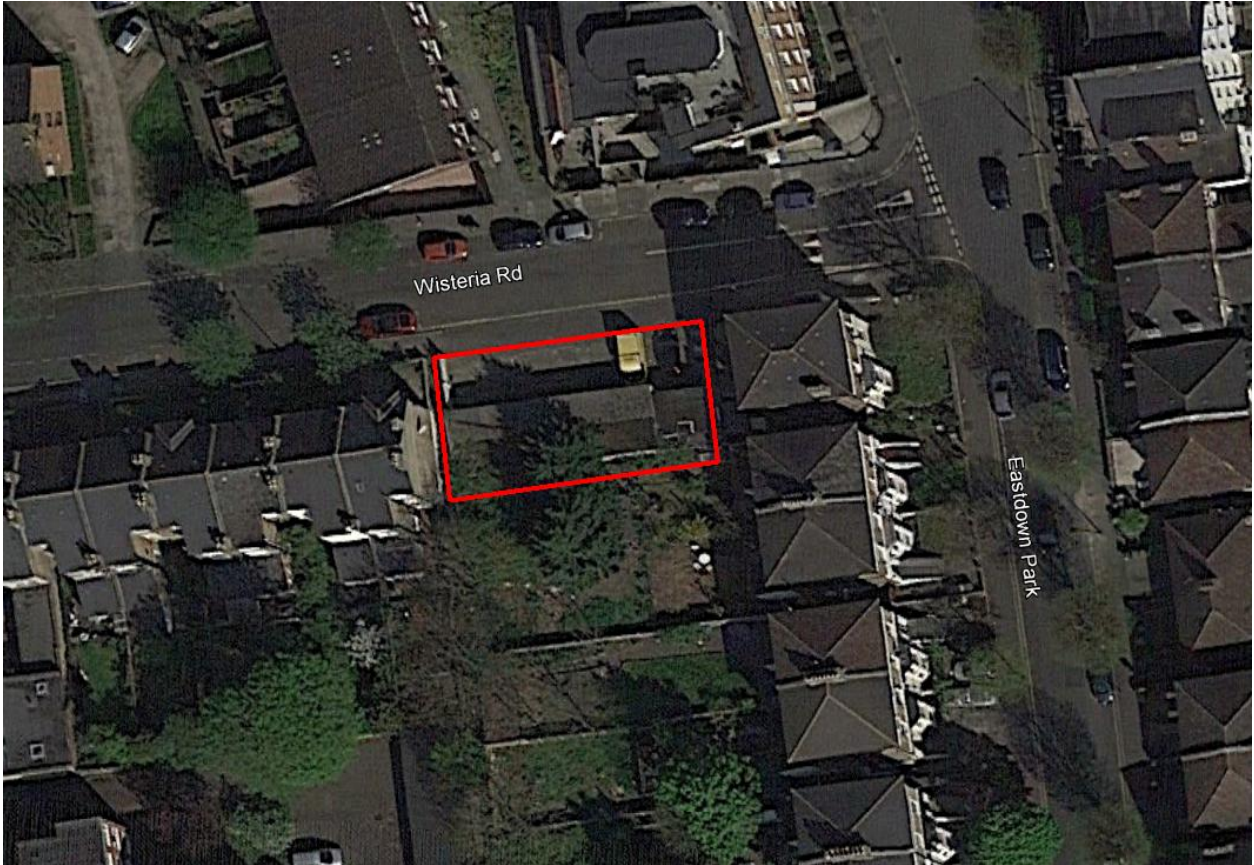


Site Area (ha)	0.03 ha
Ownership	Unknown. Planning Register search does not yield any significant results.
Description	Vacant open space and garage lockups with limited access to Boone Street.



Potential community aspiration for the site	Housing
Relevant Planning Policy	None apparent
Planning History	None known
Constraints	Access issues exist
Opportunities	Site is close to amenities and transport. Site is in informal use and could be a suitable development opportunity for limited infill housing if access possible from Boone Street (looks like it is?) and if landowner is willing for site to be developed.
Summary and Conclusions	Site currently has access issues and is being used for informal storage and garden uses. Site is further constrained as adjacent residential gardens back onto the identified site. Site could be suitable for limited infill if deemed available for development.
Next steps	Establish whether the site is available. Consider allocating site or identifying as an aspiration in the NP. If group wants to allocate the site, discussions are needed with the Highway Authority regarding access constraints.

L11: Garages, Wisteria Road



Site Area (ha)	0.03 ha
Ownership	Unknown. Garages likely owned by multiple landowners of adjacent houses.
Description	<p>Garages</p> 
Potential community aspiration for the site	Housing
Relevant Planning Policy	None apparent


Planning History	None known
Constraints	None known
Opportunities	Site is close to amenities and transport. If garages are not currently in use this would be a good opportunity to redevelop an underused site for housing.
Conclusions and Recommendations	Site potentially suitable for one or two houses; Site is adjacent to residential homes. Ownership/owners intentions would need to be established as well as whether the garages are being used. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.
Conclusions and Recommendations	The site is likely in the ownership of multiple landowners, which would make allocation of the site difficult.
Next Steps	Establish whether the site is available through identification of landowners, and whether site can become an allocation for housing in the NDP.

**L12: 151-153 Lee Rd, Blackheath, London SE3 9DJ**



Site Area (ha)	0.01 ha
Ownership	Unknown




<p>Description</p>	 <p>Two storey set back building with restaurant occupying ground floor (Italian restaurant to the left of the New Tigers Head pub).</p>
<p>Potential community aspiration for the site</p>	<p>Mixed use with retail / commercial use on ground floor.</p>
<p>Relevant Planning Policy</p>	<p>Within District Centre Boundaries; Crossref: TC6 On Secondary Shop Frontage; Crossref: TC(a) &amp; TC(b) Within Flood Risk Area; Crossref: E2</p>
<p>Planning History</p>	<p>None known</p>
<p>Opportunities</p>	<p>Site is within secondary retail frontage in Lee district centre, and adjacent to current food and drink uses.</p>
<p>Constraints</p>	<p>Site is within Flood Zone 3, an area within a risk of flooding.</p>
<p>Summary and Conclusions</p>	<p>Site is already within mixed use with retail / commercial use on ground floor.</p>
<p>Next steps</p>	<p>Site could be included in the plan as an aspiration for redevelopment of the site as three storeys.</p>

L13: Station Approach, 1 Burnt Ash Hill, Lee, London SE12 0AB




Site Area (ha)	0.02 ha
Ownership / availability	Unknown

<p>Description</p>	 <p>Estate agents and Beauty Salon. One Storey building adjacent to the Lee train station. Site is located in a prominent location in a parade of shops that are three storey flats over shop.</p>
<p>Potential community aspiration for the site</p>	<p>Mixed uses.</p>
<p>Relevant Planning Policy</p>	<p>None apparent</p>
<p>Planning History</p>	<p>None known</p>
<p>Constraints</p>	<p>None known</p>
<p>Opportunities</p>	<p>Site is at beginning of parade of shops and adjacent to Lee Train Station.</p>
<p>Summary and Conclusions</p>	<p>Site is potentially suitable for mixed uses with retail/commercial uses on the ground floor. Site is currently occupied and therefore unlikely to be available.</p>
<p>Next steps</p>	<p>Site could be included in the plan as an aspiration for redevelopment of the site as three storeys.</p>

L14: Leegate Shopping Centre




Potential community aspiration for the site	Retail led mixed uses
Site Area (ha)	1.5 ha
Ownership	<p>St Modwen, Carston Close - which is half owned by LB Lewisham and half owned by an individual.</p> <p>It has been agreed by the council and St Modwen that the council's eastern half of Carston Close will be given/sold by the council to St Modwen to develop along with their area. The western half of Carston Close and the garages are owned by an individual. St Modwen and the council are in discussions with this owner about transferring ownership to St Modwen for development (possibly this transfer may exclude the garages but it will include Carston Close).</p>

<p>Description</p>	 <p>Shopping Centre with offices and residential units.</p>
<p>Relevant Planning Policy</p>	<p>Designated as Site Allocation SA23 Mixed Use Housing/Retail/Community Facilities          Primary Shopping Frontage CS16, DM14          Major and District Town Centres CS6, DM13</p>
<p>Planning History</p>	<p>St Modwen ownership. Previous planning application 2015/2016, anchor tenant withdrew 2017.</p>
<p>Opportunities</p>	<p>District Town Centre.          Site allocated in the Local Plan.</p>
<p>Summary and Conclusions</p>	<p>Site allocated for development in the Local Plan.</p>
<p>Next Steps</p>	<p>A new application is expected in November 2017.</p> <p>The forum could consider drawing up a development brief for the future use of the site which could emphasise a more efficient use of the land and high quality buildings.</p>

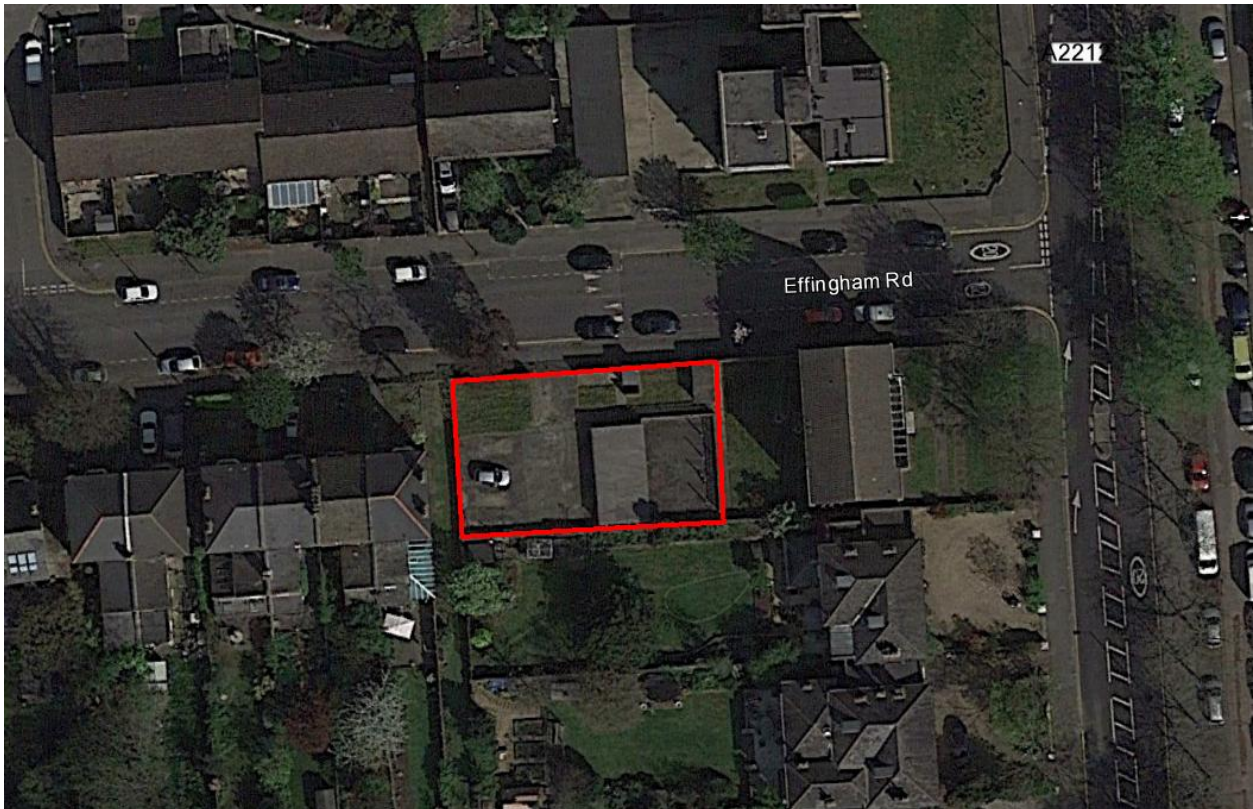
L15: The New Tigers Head, Lee Rd, London SE3 9DL



Site Area (ha)	0.03 ha
Ownership	Mothers Limited. Building is currently for sale. John Payne Commercial are agents for the sale of the building.
Description	 <p>Former public house, with residential above pub. Former public house which is closed and has since been unoccupied and left in a poor state of repair.</p>
Potential	Mixed uses with retail / commercial uses on the ground floor.

community aspiration for the site	
Relevant Planning Policy	Within District Centre Boundaries; Crossref: TC6 On Secondary Shop Frontage; Crossref: TC(a) & TC(b) Within Flood Risk Area; Crossref: E2
Planning History	None known
Opportunities	Site is within secondary retail frontage in Lee district Centre, and adjacent to current food and drink uses.
Constraints	Site is within Flood Zone 3 and has a history of flooding.
Summary and Conclusions	Potential to include site in the neighbourhood plan as an aspiration for mixed use development on the condition that it positively contributes to the character and function of the area. It would be desirable for the ground floor use to be brought back as an active shop frontage as it is in a designated retail centre and is cherished by the local community. The building is not a listed building but could be considered to be a non-designated heritage asset as it has historic value, and should therefore be conserved and enhanced if practicable and viable.
Next Steps	Further discussions could be held with the site owner and their agents to establish if there is any interest in the site. The site could be included in the plan as an aspiration to continue as a public house.

L18: Council Yard, Effingham Rd



Site Area (ha)	0.05 ha
Ownership	LB Lewisham
Description	 <p>Council Yard</p>
Potential community	Housing



aspiration for the site	
Relevant Planning Policy	Conservation Area CS16, CS18, DM36, DM38, SP2, SP5
Planning known	None known
Opportunities	In residential area, close of amenities and transport. Site could potentially be allocated for housing.
Summary and Conclusions	Discussion with LB Lewisham to establish whether the site is available for redevelopment in the future.

**L20: Garages, north side of Effingham Rd**



Site Area (ha)	0.11 ha
Ownership	Privately owned, garages in within the curtilage of flats to east of the site.

<p>Description</p>	 <p>Garages and forecourt</p>
<p>Potential community aspiration for the site</p>	<p>Housing</p>
<p>Relevant Planning Policy</p>	<p>None apparent</p>
<p>Planning History</p>	<p>None known</p>
<p>Constraints</p>	<p>None known</p>
<p>Opportunities</p>	<p>Site is close to amenities and transport. If garages are not currently in use this would be a good opportunity to redevelop an underused site for housing.</p>
<p>Summary and Conclusions</p>	<p>Site potentially suitable for housing; Site is adjacent to residential homes. Site has the potential to be developed similar to the garages redevelopment project for new public housing for elderly and disabled people on Ravens Way:</p>



(Photo: Bell Phillips Architects, as seen here: <https://divisare.com/projects/313665-bell-phillips-architects-edmund-sumner-greenwich-housing>)

Ownership/owners intentions would need to be established as well as whether the garages are being used. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.

Next steps

Establish whether the site is available, and if so can the site be allocated for housing in the neighbourhood plan.

L22: Sainsburys, Burnt Ash Rd

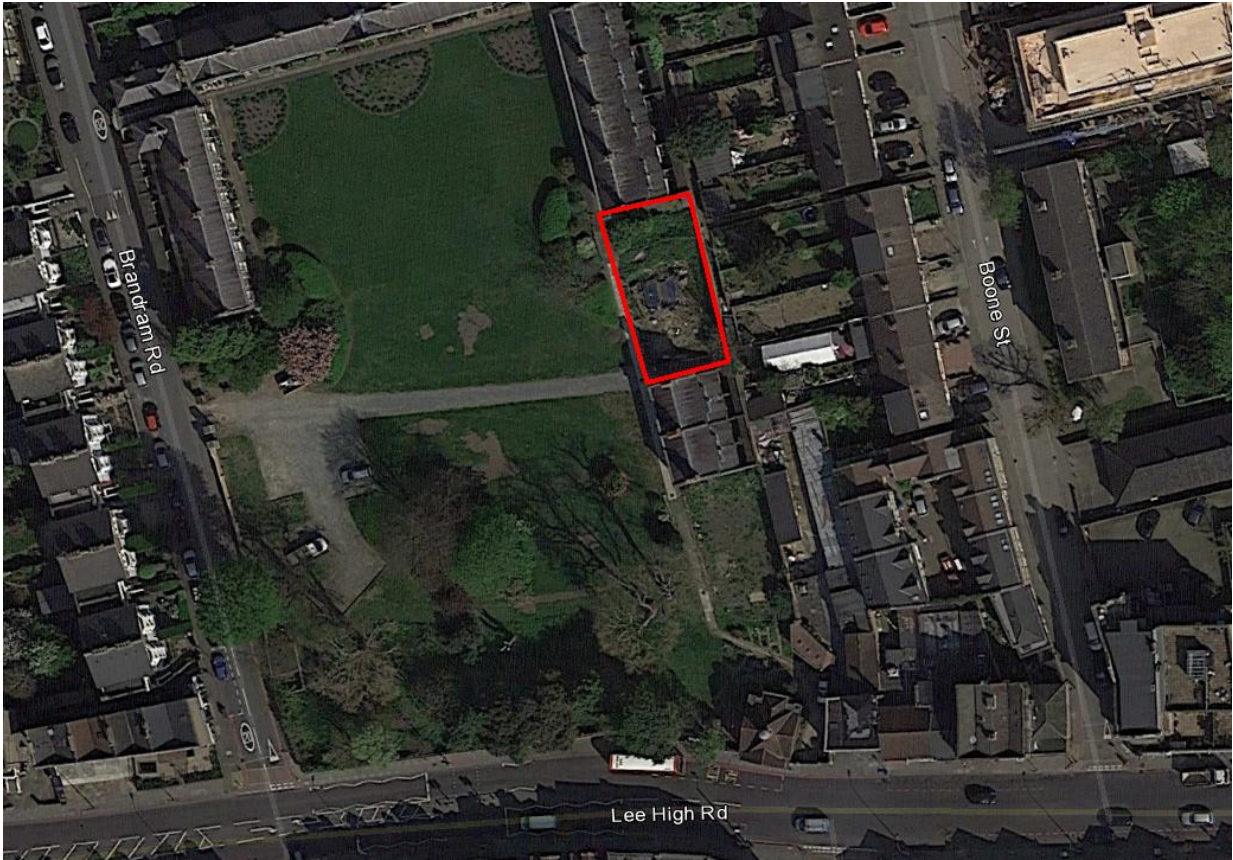



Site Area (ha)	1.05 ha
Ownership / availability	Sainsbury's
Description	Sainsbury's supermarket with ancillary car park. Site lacks connectivity with district centre and has no active frontages with the rest of Lee Green district centre.



Potential community aspiration for the site	Reconfigured layout with active frontages and increased connectivity across the site, with Sainsbury's as anchor tenant. Potential for mixed uses.
Relevant Planning Policy	Primary Shopping Frontage Major and District Town Centres CS6, DM13 Area of Archaeological Priority CS16
Planning History	None known.
Constraints	Site not known to be available, and unlikely to come forward for redevelopment at this time.
Opportunities	If dialogue can be established with owner and there is potential for redevelopment, site could potentially be allocated for district centre mixed uses.
Summary and Conclusions	Site is not likely to be available for redevelopment, and does not have active frontages along its boundary or is connected or permeable to the rest of Lee district centre. A development brief as part of the Neighbourhood Plan could introduce design principals (layout, access, heights, massing, parking arrangements, building design and materials)
Next Steps	Discussion with LB Lewisham and Sainsbury's to establish whether a design brief for the site would enable long term plans to redevelop the site to create a permeable mixed use centre with Sainsbury's as an anchor tenant.

L24: Merchant Taylors' Almshouses, Brandram Rd



Site Area (ha)	0.03 ha
Ownership / availability	MERCHANT TAYLORS' 1413 CHARITY (Charity Number 1155580) of Merchants Taylors Hall, 30 Threadneedle Street, London EC2R 8JB.  (See Appendix for Title Deeds)
Description	Vacant plot in terrace of houses in a walled square. Historic Almshouses.  
Potential	Housing

community aspiration for the site	
Relevant Planning Policy	Conservation Areas CS16 CS18 DM36 DM37 DM38 LTC23 SP2 SP3 SP5
Planning History	None known
Constraints	Site not known to be available. Infill site is within area of Grade II listed buildings: listed Merchant Taylor's Almshouses, requiring proposed development to include contextual sympathetic design principals.
Opportunities	If dialogue can be established with the owner and there is potential for redevelopment, site could potentially be allocated for housing.
Summary and Conclusions	Site has potential for infill development in accordance with design and heritage policy.
Next steps	Establish whether the site is available. The Forum should contact landowners to suggest that the Neighbourhood Plan includes a policy for encouraging high quality infill terraced housing to be developed at this site. If the site is available it could be allocated for housing with the Neighbourhood Plan. If not available the site can be included in the plan as a community aspiration.

**L25: 17 Brandram Rd, Blackheath, London SE13 5RT**



Site Area (ha)	0.02 ha
Ownership / availability	BARON HOMES BRANDRAM LIMITED (Co. Regn. No. 10701707) of 798 Sidcup Road, London SE9 3NS. (See Appendix for further details)
Description	End of terrace one storey vacant warehouse in dilapidated condition.



Potential community aspiration for the site	Housing
Relevant Planning Policy	Conservation Areas CS16 CS18 DM36 DM37 DM38 LTC23 SP2 SP3 SP5
Planning History	None known
Constraints	Site not known to be available. Site is within a Conservation Area, requiring proposed development to include contextual sympathetic design principals.
Opportunities	If dialogue can be established with the owner and there is potential for redevelopment, site could potentially be allocated for housing.
Summary and Conclusions	Site is within residential area and potentially suitable for housing. Site is within conservation area, which would require sensitive design proposals to integrate into the area.
Next steps	Establish whether the site is available. The Forum should contact landowners to suggest that the Neighbourhood Plan includes a policy for encouraging high quality infill terraced housing to be developed at this site. If the site is available it could be allocated for housing within the Neighbourhood Plan. If not available the site can be included in the plan as a community aspiration.



L26: Land south of Eton Grove



Site Area (ha)	0.04 ha
Ownership / availability	Not known
Description	<p>Vacant overgrown narrow strip of land; informal gardens; access is restricted</p> 
Potential	Open green space

community aspiration for the site	
Relevant Planning Policy	Area of Archaeological Priority CS16
Planning History	None known
Constraints	Accessibility; Availability and issues of likely multiple ownership.
Opportunities	Potential to clean up a waste piece of land that has developed informal uses.
Summary and Conclusions	Site is heavily constrained and not suitable for housing. The site is currently within informal use (gardens, storage, sheds) and the Forum may like to see it become an open space of play area. Site is potentially suitable for open space uses, however is hidden behind houses and safety would be an issue. The use of this Site as an open space should be included as a community aspiration.

**L27: 327, Lee High Road**



Site Area (ha)	0.17 ha
Ownership / availability	Penfolds. Site is available for potential allocation following further discussions. In the short term the site is likely to be another car sales showroom and fore-court.
Description	Vacant former car sales enclosure with hardstanding car park, office showroom and warehouse buildings, on the edge of the District Centre.



Potential community aspiration for the site	District centre mixed uses
Relevant Planning Policy	Major and District Town Centres CS6 and DM13
Planning History	None known
Constraints	Site is adjacent to the Quaggy River, whereby the western half of the site is in Zone 2, and all the site is surrounded by a Zone 3 Flood Risk. Development proposals would have to undergo a Flood Risk Assessment.
Opportunities	Prominent district centre site that is potentially available for allocation for District Centre mixed uses.
Summary and Conclusions	Site is potentially available and suitable for district centre mixed uses. Site is suitable for a development brief that sets out design principals for future use of site.
Next Steps	Contact land owner and discuss potential development potential of site for mixed uses and allocation in the Neighbourhood Plan.

L29: Laundromat, Ravens Way




Site Area (ha)	0.01 ha
Ownership / availability	Royal Borough of Greenwich. See appendix for further details.
Description	Vacant laundromat in residential street surrounded by open space landscaping elements.



Potential community aspiration for the site	Housing
Relevant Planning Policy	Within Flood Risk Area; Crossref: E2
Planning History	None known
Constraints	Site within a Local Plan designated Flood Risk Area, which requires that the Royal Borough's Strategic Flood Risk Assessment must be used to inform development and reduce flood risk in Royal Greenwich. The site is however not within Flood Zone 2 or 3.
Opportunities	Further to discussions with the Royal Borough of Greenwich, site could potentially be allocated for housing or community uses.
Summary and Conclusions	Site is within residential area and suitable for housing or community uses.
Next Steps	The RBG intentions would need to be established. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.

L30: Land on the corner of Ravens Way and Weigall Road.



Site Area (ha)	0.3 ha
Ownership / availability	Royal Borough of Greenwich are likely to be landowners of the garage courts.
Description	<p>Garages.</p> 

Potential community aspiration for the site	Housing
Relevant Planning Policy	Within Flood Risk Area; Crossref: E2
Planning History	None known
Constraints	Site is within a designated area at risk of flooding, however site is not within flood zone 2 or 3, but would have to accord to Policy E2 which requires that the Royal Borough's Strategic Flood Risk Assessment must be used to inform development and reduce flood risk in Royal Greenwich.
Opportunities	Site is close to amenities and transport. If garages are not currently in use this would be a good opportunity to redevelop an underused site for housing.
Summary and Conclusions	<p>Site is within a flood risk area, and is in close proximity to the River Quaggy and a Site of Nature Conservation Importance. The site, which is currently in use as garages, has the potential to be suitable for housing.</p> <p>Site is adjacent to residential homes, and has the potential to be deliver similar redevelopment for new public housing for elderly and disabled people as seen on Ravens Way.</p>
Next Steps	Ownership/owners (likely the RBG) intentions would need to be established as well as whether the garages are being used and if they have a garage redevelopment programme in progress. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.

L31: Land lying to the North West of Weigall Road.



Site Area (ha)	0.61 ha
Ownership / availability	GARDENIA LEISURE LIMITED (Co. Regn. No. 3491285) of 79 New Cavendish Street, London W1M 8AQ. (See Appendix for Title Register)
Description	Vacant site that was previously developed beside area of open space, River Quaggy and residential area.






Potential community aspiration for the site	Open space to increase the Green Chain along the river Quaggy.
Relevant Planning Policy	Within Metropolitan Open Land; Crossref: OS1, OS2, OS(a) Within Green Chain; Crossref: OS3
Planning History	None known
Constraints	Site has a blanket Metropolitan Open Land and Green Chain designation, both of which would have to be removed for housing development to be considered in principal. Site is in close proximity to the River Quaggy and a Site of Nature Conservation Importance.
Opportunities	Site is designated as Metropolitan Open Land, and contains rubble from previous development. Site has potential to be developed in accordance with Policy OS(a) to provide community facilities / small scale built development which has a primary function for a purpose ancillary and essential to an appropriate use of this open space community amenity.
Summary and Conclusions	Site is located adjacent to housing, the river Quaggy and Blackheath Park. Site is designated as Metropolitan Open Land within the Green Chain. The immediate area of the site is used for walking and community amenities, and current site access is in close proximity to a Site of Nature Conservation Importance.
Next Steps	Discuss future plans and Local Plan policy constraints with identified landowners, and whether they have appropriate land use plans for the site. This site could be included as a Community Aspiration within the NDP for future conversion of the vacant site into a riverside amenity (sports club, community facilities) for community uses.

L32: Horn Park, Eltham Road, London, SE12 8UE.



Site Area (ha)	0.27 ha
Description	<p>Informal open space and parking facility for Rugby and Bowls Club.</p> 
Ownership / availability	Old Colfeians' Associatiaon and Old Colfeians' RFC. Site is not available
Potential community aspiration for	Unknown

the site	
Relevant Planning Policy	Within Community Open Space; Crossref: OS1, OS(b)
Planning History	N/A
Constraints	Site is not available. Site is designated as Open Space.
Opportunities	None at present.
Summary and Conclusions	Site is currently not available. NP group should monitor the situation regarding availability and whether the site is likely to change in future.
Next Steps	N/A

**L33: Southbrook Mews.**



Site Area (ha)	0.1 ha
Ownership / availability	Unknown
Description	Employment site



Relevant Planning Policy	Conservation Area CS16, CS18, DM36, DM38, SP2, SP5
Planning History	None known.
Constraints	Site is not known to be available. Site is constrained by built heritage designations, with proposed development to accord with relevant Local Plan policy as referenced above.
Opportunities	Site is currently in use for employment. There seems to be no development opportunity at present.
Summary and Conclusions	Site is currently in commercial use; therefore site may not currently be available for development.
Next Steps	Site is currently not available. NP group should monitor the situation regarding availability and whether the site is likely to change in future.

L34: Back Gardens, Wantage Road.



Site Area (ha)	0.01 ha
Ownership / availability	Unknown
Description	<p>Residential Gardens, perhaps with multiple owners.</p> 
Potential	Housing

intentions for future use of the site	
Relevant Planning Policy	Conservation Area CS16, CS18, DM36, DM38, SP2, SP5
Planning History	None known.
Constraints	Site is not known to be available. Site is within a conservation area, with any proposed development having to accord with built heritage Local Plan policy.
Summary and Conclusions	Site is currently back gardens of residential dwellings and likely to involve multiple ownership and not be currently available for development. Site is currently not developable.
Next Steps	Forum to establish if there is potential to develop this site. Site is likely however not to be available. NP group should monitor the situation regarding availability and whether the site is likely to change in future.

**L36: St Peter's Church.**



Site Area (ha)	0.04 ha
Description	Church Car Park



Ownership / availability	Possibly Church of England, but unconfirmed. Site not likely to be available as it is car park in use for church.
Potential community aspiration for use of the site	Unknown
Relevant Planning Policy	Within Flood Risk Area on RBG Local Plan policy proposals map; Crossref: Policy E2
Planning History	None known
Constraints	Availability unknown. Site is within an area designated at risk of flooding, however the site is on raised ground and adjacent to the Eltham Road which is designated as Flood Zone 3 (as seen below). The site is potentially suitable for development in accordance with Policy E2 which requires that the Royal Borough's Strategic Flood Risk Assessment must be used to inform development and reduce flood risk in Royal Greenwich.

	 <p>(Environment Agency, flood map for planning with site highlighted)</p>
<p>Opportunities</p>	<p>Potential opportunity for housing or community use, if parking is not required for the church. On street parking available on Weigall Rd for church.</p>
<p>Summary and Conclusions</p>	<p>Site is currently in use as a church car park and is not thought to be available for development.</p>
<p>Next steps</p>	<p>If the NP Forum wish to include this site in the NP, discuss opportunities with landowner.</p>

**L37: Garages at Millbank Way**



<p>Site Area (ha)</p>	<p>0.1 ha</p>
<p>Ownership / availability</p>	<p>LB Lewisham are likely to be landowners of the garage courts.</p>
<p>Description</p>	<p>Garages.</p>





Potential community aspiration for the site	Housing
Relevant Planning Policy	None apparent
Planning History	None known
Constraints	None known
Opportunities	Site is close to amenities and transport. If garages are not currently in use this would be a good opportunity to redevelop an underused site for housing.
Summary and Conclusions	Site potentially suitable for housing; Site is adjacent to residential homes. Site has the potential to be developed similar to the garages redevelopment project for new public housing for elderly and disabled people on Ravens Way.
Next Steps	Ownership/owners (likely the LB Lewisham) intentions would need to be established as well as whether the garages are being used and if they have a garage redevelopment programme in progress. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment.

## 5. Conclusions

### 5.1 Site Assessment conclusions

A number of sites identified by the Lee NDP Forum were assessed to consider whether they would be appropriate for allocation in the Lee NDP.

Some sites have been ruled out on the basis of suitability or ownership. Other sites that have been assessed as having potential to be included in the plan could be taken forward in a number of ways:

- a) as a site allocation, which means it is identified for development/re-development for housing, employment, business use, leisure and other forms of development and will be used to determine planning applications that come forward for that site.
- b) as a local green space designation. This gives the sites protection from development.
- c) as a community aspiration or project.

The assessment has concluded that some of the sites that have been identified have development potential or are appropriate as local green space designations and recommend that these are taken forward for further consideration. As much information as possible has been provided to support the recommendations as to the development potential of the site, including ownership information found through land registry searches.

The assessment has considered 27 sites, which have been assessed for their development potential, including physical and environmental constraints, planning policy and ownership / likelihood of the site being available for development.

The assessment concludes that of the 27 sites assessed, 14 have potential to be given further consideration through conversations with landowners, to include in the NDP either through a site allocation and/or development brief policy. These are:

- L1: Garages to the south of 67 Dacre Park, Blackheath, London SE13 5SQ. Potential site allocation for housing;
- L4: Garages, 52 Old Road. London SE13 5SR. Potential site allocation for housing;
- L6: Old Road Depot, Old Road, London SE13 5SU. Potential site allocation for housing;
- L8: Land adjacent to 2 Boone Street. Site could be suitable for limited infill through site allocation if deemed available for development;
- L11: Garages, Wisteria Road. Potential site allocation for housing;
- L14: Leegate Shopping Centre. Consider drawing up a development brief for the future use of the site which could emphasise a more efficient use of the land and high quality buildings;
- L18: Council Yard, Effingham Rd. Potential site allocation for housing;
- L20: Garages, north side of Effingham Rd. Potential site allocation for housing;
- L22: Sainsburys, Burnt Ash Rd. Discussion with LB Lewisham and Sainsburys to establish whether a design brief for the site would enable long term plans to redevelop the site to create a permeable mixed use centre with Sainsburys as an anchor tenant;
- L24: Merchant Taylors' Almshouses, Brandram Rd. The Forum should contact landowners to suggest that the Neighbourhood Plan includes a policy for encouraging high quality infill terraced housing to be developed at this site. If the site is available it could be allocated for housing with the Neighbourhood Plan;
- L25: 17 Brandram Rd, Blackheath, London SE13 5RT. Policy for encouraging high quality infill terraced housing could be developed at this site. If the site is available it could be allocated for housing within the NDP;
- L27: 327, Lee High Road. Site is potentially available and suitable for district centre mixed uses. Site is suitable for a development brief that sets out design principals for future use of site. Potential site allocation for mixed uses;
- L31: Land lying to the North West of Weigall Road; and,

- L37: Garages at Millbank Way. Potential site allocation for housing.

For other sites or areas where the site is likely unavailable for development or has potential for refurbishment within the same land use, it is recommended that the plan identify these sites as 'aspirations' for future development. These sites include the following:

- L3: Bowring Sports Ground SE3 9DY - NP Forum to agree aspirations for the site. Discussions with Dept for Education / IAOG regarding the inclusion of the site in the NP;
- L7: Land off Old Road and east of Manor House Gardens. Establish whether construction is to continue on site. There is limited influence the NDP can have on the site, the group should monitor the situation as a community aspiration project;
- L13: Station Approach, 1 Burnt Ash Hill, Lee, London SE12 0AB. Site could be included in the plan as an aspiration for redevelopment of the site as three storeys;
- L15: The New Tigers Head, Lee Rd, London SE3 9DL. Further discussions could be held with the site owner and their agents to establish if there is any interest in the site. The site could be included in the plan as an aspiration to continue as a public house;
- L26: Land south of Eton Grove. The use of this site as an open space should be included as a community aspiration;
- L29: Laundromat, Ravens Way. The RBG intentions would need to be established. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment;
- L30: Land on the corner of Ravens Way and Weigall Road. Ownership/owners (likely the RBG) intentions would need to be established as well as whether the garages are being used and if they have a garage redevelopment programme in progress. If it cannot be demonstrated the site is available, it could be included in the plan as a community aspiration or project, with details of what the community would want to see coming forward on this site if it did become available for redevelopment; and,
- L31: Land lying to the North West of Weigall Road. Discuss future plans and Local Plan policy constraints with identified landowners, and whether they have appropriate land use plans for the site. This site could be included as a Community Aspiration within the NDP for future conversion of the vacant site into a riverside amenity (sports club, community facilities, community garden) for community uses.

There are sites that could be influenced by wider (non-site specific) policies in the plan, such as a policy supporting infill development, a policy for appropriate redevelopment of unsuitable uses (such as car sales) for new shops, community uses and housing.

As there are a number of large sites in the NP area with redevelopment potential, it is suggested that development or design briefs be drawn up for these to be included in the NP. The Forum can apply for neighbourhood masterplanning technical support to provide these design briefs, which can then be incorporated into the plan.

The assessment also identified five sites which are not suitable for development, however the monitoring of these sites could yield community aspirations for future uses of the following sites:

- L2: Car Park, east of Dacre Park - back in use as car park and access to allotments. The Forum has indicated they are no longer interested in finding an alternative use for the car park as it is in use;
- L32: Horn Park, Eltham Road, London, SE12 8UE. Site not available;
- L33: Southbrook Mews. Site is currently in commercial use;
- L34: Back Gardens, Wantage Road; and,
- L36: St Peter's Church. Site is currently in use as a church car park and is not thought to be available for development.

## 5.2 Recommendations for next steps

This report is intended to provide a starting point for the Lee NDP Forum to consider which sites could be identified in the Lee NDP. The report has included detailed information relating to each site and a recommendation as to whether or not it is feasible for further consideration by the Forum.

All sites require further investigation before they are taken forward in the plan as possible site allocations or designations. This may be more information on the landowner's intention to release the site for development, or it may need a discussion with LB Lewisham or RBG into the feasibility of particular proposals, e.g. garage redevelopment programmes.

The recommendations for each site are provided in the site assessment tables in Chapter 4.

This report has not identified every possible site within the neighbourhood. It is recommended that the Forum adds other sites to the ones identified in this report and assesses them using the same approach.

Once the sites for inclusion have been reviewed by the Forum,, the full list should be discussed with LB Lewisham and RBG to ensure that the neighbourhood plan has the most up to date information on each site and that any proposals and policies are in compliance with the respective Local Plans.

Sites can be included in the plan as allocations (e.g. for housing, employment, mixed uses), designations (to protect existing amenities e.g. green space) or aspirations (where the Forum cannot demonstrate the site is available). The Forum must be able to demonstrate that any site allocations in the plan are suitable, available and economically viable. This report considers the suitability and availability of each site.

If site allocations are included in the plan, it is recommended that the Forum discuss site viability with LB Lewisham and RBG. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Study or CIL viability Study) to test the viability of sites proposed for allocation in the neighbourhood plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Forum to give an indication of whether a site is viable for development and therefore likely to be delivered.

## Appendix A Title Deeds

