

4.1.5 Lee Neighbourhood Development Plan Policies

Policy GB1 Protection and Enhancement of Green Spaces

- A. Proposals that achieve improvements in terms of the following criteria will be supported:
 - 1. A net gain in biodiverse green space.
 - 2. Improvements to the landscape setting with no net loss of permeable ground.
 - 3. Improved access to existing or new green spaces.
- B. Major developments should draw up a landscape scheme to demonstrate how improvements are to be achieved.
- C. Development adjacent to green space should provide active frontages onto the space to provide natural surveillance.

Policy GB2 Achieving a Green Infrastructure-led Development Approach

- A. Major development will be required to make a positive contribution to the quality of the public realm through biodiversity green infrastructure provision and permeable surfaces wherever possible. The scale of green infrastructure provision should be proportionate to the size of the scheme and seek to address the following criteria:
 - 1. A net greening of the Lee Forum area, avoiding where possible areas of hard landscaping.
 - 2. Demonstrate how wider ecosystem services, particularly for climate adaptation, are being met such as addressing the Urban Heat Island, air quality, management of storm-water runoff and promoting the wellbeing of inhabitants.
 - 3. Enhanced biodiversity through the provision, where appropriate, of multi-layered green infrastructure such as green roofs, green walls, trees, shrubs, hedges, swales, rain gardens and community planting areas, which will benefit visual amenity and wildlife value.
 - 4. Incorporate appropriate landscape buffers such as rain gardens, tree-lined boulevards, planters and hedges between highways and pedestrian areas where viable and seek to use tree and shrub planting as a means of slowing down traffic and addressing poor air quality.
 - 5. Provision for new green infrastructure should be accompanied by a long term management and maintenance plan which outlines how the green space will be maintained and managed, where appropriate in agreement with local stakeholders and through covenants, and regularly reviewed, so that they do not fall into disrepair.
 - 6. Provide evidence for the appropriate selection and design of green infrastructure, including the selection of appropriate tree species, hedges and grasses to address wider issues like air pollution or avoiding allergy hotspots.
 - 7. Ensure adequate grey water harvesting schemes from green roof provision are incorporated where possible into new development proposals.
 - 8. Where necessary, secure Biodiversity Net Gain in accordance with national and local policy requirements. The calculation of Biodiversity Net Gain should be based on the Government's latest biodiversity metric tools, which include a specific metric for smaller development sites.

Policy GB3 – Delivering the Proposed Nature Trails

- A. The Plan proposes the creation of two Nature Trails, the River Quaggy Trail Link and the Hither Green Nature Trail Link, as shown on Figure 7, in order to enhance the green infrastructure and ecological networks and to provide new opportunities for walking and cycling within the Plan area. Detailed proposals for the proposed Nature Trails, including their delivery, will be developed by the Lee Neighbourhood Forum in partnership with all relevant stakeholders, including the Royal Borough of Greenwich, the London Borough of Lewisham, the Environment Agency and the Quaggy Waterways Action Group.
- B. Development proposals within the areas adjacent to the proposed Nature Trails should contribute positively to the improvements and enhancements being sought as part of the Nature Trail proposals and be in accordance with the requirements of policy GB2.

Policy GB4 Protection of Trees and Hedgerows

- A. Development proposals within the Plan area will be supported where they demonstrate that full account has been taken of any existing trees and hedgerows that are within the development site, and that the layout, siting and design of new development includes the retention, as far as can be achieved, of existing trees and hedgerows as part of the landscaping scheme for the proposed development. Where necessary, planning applications should also include an arboricultural impact assessment.
- B. Proposals will also be supported where opportunities to plant new or replacement trees and hedgerows are identified and incorporated as part of development proposals and their accompanying landscaping schemes.

Policy GB5 Managing Flood Risk

- A. The Lee Forum area is particularly susceptible to flooding (see Figure 6 for areas most adversely affected). To adequately manage this risk, major development in or adjacent to areas within Flood Zones 2 or 3 as shown on Figure 6 must demonstrate that it will not increase flood risk and will be required to contribute to surface water flood risk mitigation in the area. This will need to be reflected through the inclusion of a positive statement within the Flood Risk Assessment (FRA) for the site that sets out how this will be delivered.
- B. Sustainable Drainage Systems (SUDs) should be integrated into major development proposals wherever possible. SUDs should achieve green field run off rates to ensure that water run off is managed as close to the source as possible.
- C. Parking spaces and driveways associated with new development should use permeable surfaces where possible.
- D. Where planning permission is required the paving over of front gardens will not be supported.

4.2.5. Lee Neighbourhood Development Plan Policies

Policy TC1 Protect, Promote and Enhance Public Transport

- A. New developments should seek to include measures that will improve access to public transport facilities and enhance walking and cycling routes in the Plan area. The following improvements are prioritised (a full list of improvements is in 'recommended actions' in 4.2.6 of this Plan)
- B. Major developments that are likely to cause a negative impact to the capacity of existing travel options should demonstrate through Transport Assessments prepared in line with Transport for London guidance, including an Active Travel Zone assessment, how this impact is to be addressed.

Policy TC2 Improve Measures to Reduce Pollution Levels

Major Development proposals should make a positive contribution to improving air quality and reducing noise pollution in the Forum area. Proposals should, where appropriate:

1. Maximise the contribution that the public realm makes to encouraging active travel via design that discourages travel by car and avoids an over-reliance on street parking.
2. Promote and encourage a reduction in the use of private vehicles by adopting measures such as reduced parking provision, controlled parking zones, cycle hire facilities and car clubs.
3. Proposals should reduce private vehicle use by only providing private parking spaces off street. Off street parking should be considered underground on major schemes, avoiding urban design impacts and to achieve more efficient land use. Developers will make best efforts to ensure delivery of suitable public transport solutions to population increases.
4. Consider how they can contribute to improving and creating walking and cycling routes particularly along routes identified on Figure 4 in this Plan as strategic neighbourhood routes linking the Forum area's key destinations including Lee High Road, Lee Road, Burnt Ash Road and Burnt Ash Hill and the A205.
5. Reduce barriers to cycling by ensuring that all new developments and public realm provide safe, secure routes
6. Car parking should not dominate front gardens. National Guidance on front garden paving and planting should be considered that accommodates a screened and permeable design.

7. Car parking and cycle parking for new development should be provided in accordance with Policies T6 and T5 respectively in The London Plan (2021) and its accompanying guidance

Policy TC3 Improve and Encourage Active Travel Options and Road Safety Measures in the Forum Area

Major development proposals impacting on the capacity or provision of road infrastructure should demonstrate a positive contribution towards the Mayor of London's Healthy Streets Approach to design and support improvement to the ten Healthy Street Indicators in line with Transport for London guidance. Proposals should demonstrably consider the following:

1. Provide more pedestrian and cyclist safety improvements to junctions and road crossings on the key routes of Lee High Road, Lee Road, Burnt Ash Road/Hill and Eltham Road.
 2. Where appropriate provide small traffic islands to reduce the width of the roadway where it is over 9 metres wide (kerb to kerb).
 3. Improve access and streetscape around public transport sites.
 4. All proposals for improvements affecting The Transport for London Road Network (TLRN) will require the approval of Transport for London (TfL) and should be the subject of engagement and consultation with TfL at an early stage.
 5. Prioritise improvements and crossings along identified walking routes, particularly those between retail areas, green spaces and public transport nodes
 6. Give pedestrians the maximum possible space and accessibility through appropriately positioned dropped kerbs and waiting areas at and in road crossings. Pavement widths and furniture should accommodate the needs of varying abilities, considering the Disability Discrimination Act 1995 guidance.
 7. Proposals should consider how they can contribute to improving walking and cycling routes particularly along routes that link Lee's key destinations
8. Proposals should demonstrate a reduction in the use of private vehicles by adopting measures such as reduced parking provision, car clubs, on-site car parking spaces limited to designated for disabled people, operational or servicing needs, and not issuing on-street parking permits
 9. In order to reduce the reliance on motor vehicles for journeys in and around the Forum area, proposals will be supported that help to secure the aim of all residential homes being within 100 meters of:
 - i. Safe and secure cycle storage (involving local residents in the positioning of these)
 - ii. An electric charging point for vehicles.

4.3.5. Lee Neighbourhood Development Plan Policies

Policy BHA1 Protection, Enhancement and Provision of Community Buildings

- A. The Lee Neighbourhood Development Plan identifies its key community buildings and assets as listed in Table 3 and illustrated in Figures 9 and 10. Development which would result in the change of use/loss of a community building or asset, whether land or premises, currently or last used as a community facility, will not be supported unless it can be fully demonstrated that the following conditions are met:
 1. The space is under-utilised, efforts have been made to increase utilisation over an 18 month period, or the use no longer serves the needs of the community.
 2. There is adequate alternative provision or the same or similar activities within the Forum area which has the capacity to meet the needs of the community.
- B. Redevelopment or intensification of sites in existing community use may be supported, subject to the criteria above and that:
 1. An appropriate alternative community space or equivalent provision being provided as part of the development within 500 metres of the original site.
 2. Proposals for the shared use of community buildings demonstrating that the primary need as a community space is met and that these spaces are fully accessible by all members of the community.
- C. Major developments should support the development of new or improved community facilities where there are identified local needs, especially to address gaps in accessibility, providing a range of community services including youth facilities, art, culture, health and wellbeing and entertainment uses.
- D. New facilities should be located in or near the local retail and economy hubs and on ground floor level to benefit from footfall and accessibility unless it can be demonstrated that there is community need for a location elsewhere.

Policy BHA2 Protection, Enhancement and Provision of Social Infrastructure

- A. Proposals for major new development in the Plan Area, as defined in the Glossary, will be assessed in terms of their potential impacts upon the existing provision of supporting social infrastructure, as shown in Figures 9 and 10. Where such development is assessed as requiring new or enhanced social infrastructure in order to support the needs generated by that new development, the Lee Forum will seek the provision and delivery of that infrastructure as part of any planning permissions granted, through the Section 106 agreements, the Community Infrastructure Levy or other appropriate delivery mechanisms.

Policy BHA3 Enhancement of Public Realm Facilities

- A. Proposals for public realm improvements and enhancements in the Plan area will be supported.
- B. Proposals for major new developments, as defined in the Glossary, will be expected to contribute towards securing appropriate public realm improvements within the vicinity of development sites, in accordance with the objectives of this Plan and those of the Royal Borough of Greenwich and the London Borough of Lewisham, to enhance the quality of the built environment.

Policy BHA4 Housing Delivery

- A. Major developments should provide a range of housing sizes and tenures to meet local housing needs and create sustainable communities. This will be achieved through the:
1. Provision of at least minimum viable levels of affordable housing in line with the London Plan and council development plans. This should include appropriate provision of social rented and intermediate housing.
 2. Provision of a range of different sized units as needed in the community which includes larger family housing (3+ bedrooms), 2-bed and 1-bed homes. Also consider the need of the local population for multi generational properties, child friendly developments and live/work spaces for home working.
 3. Appropriate provision of accessible homes for the elderly and consideration given to the provision of extra care units.
 4. All new developments will be subject to design scrutiny in line with the London Plan and Lewisham and Greenwich local plans and the Area Design Guidance at appendix 1
- B. Proposals for community led / self-build housing on appropriate sites will be supported.

Policy BHA5 Windfall Sites

The development of sites which are not allocated for housing will be supported, particularly where:

1. Sites which are vacant or underused and suitable for residential or mixed- used development can be brought back into active use
2. Design is of a high quality and makes efficient and sensitive use of the land with minimal impact on amenity.
3. An appropriate mix of housing typologies is ensured, taking the context of the site into account.

Policy BHA6 Design of New Development

- A. Proposals for new development in the Plan area should seek to achieve high standards of design and sustainability, both to new buildings and to external areas within the development site. Proposals should demonstrate that they:
1. Provide a satisfactory environment throughout the development for the health and wellbeing of residents, employees and visitors.
 2. Incorporate design features to ensure sustainable water use, and reuse of grey water, and avoid watercourse pollution.
 3. Incorporate design features that maximise energy efficiency and sustainability to minimise the effects of climate change, in line with the 'be Lean, be Clean, be Green, be Seen' London Plan principles.
 4. Incorporate boundary treatments which contribute to an active and attractive street scene, passive surveillance to ensure safety and security and demonstrate a positive interaction with the wider public realm through appropriate scale landscaping.
 5. Provide adequate and discreet waste management facilities.

4.4.5. Lee Neighbourhood Development Plan Policies

Policy RLE1 Maintain, Improve and Sustain the Diversity, Vitality and Viability of Retail Sites

- A. The retail sites within the Lee Forum area form vibrant hubs of local activity. Proposals which will improve the range of shops and social infrastructure within the sites, as defined in Figure 12, will be supported. Proposals that require planning permission will be supported if they:
1. Retain or support an increase in the range of retail, employment, socio-cultural and leisure uses.
 2. Encourage the use of vacant properties and land for pop-ups or meanwhile uses for retail, cultural and creative activities in order to stimulate and promote diversity of businesses and shops within the retail sites.
 3. Respect and protect the character and heritage of the town centre, helping to create an attractive, welcoming and inclusive environment.
 4. Promote a mix of local economies including retail, hospitality, leisure and entertainment
 5. Where redevelopment of a site can be organised in a way that allows businesses on that site to continue trading throughout and beyond the redevelopment, for example through phased redevelopment, this should be done.
- B. Changes of use resulting in the loss of retail, socio-cultural, employment and leisure services will not be supported.

Policy RLE2 Improve Shopfronts and Advertising in Retail Sites

- A. Where planning permission is required, shopfronts, including signage and illumination, should complement and enhance the character, proportions, materials and detailing, wider street-scene, and the building of which it forms a part. Canopies, blinds and security shutters, where acceptable in principle, are encouraged to be appropriate to the character of the shopfront and the surrounding context within which it is located. Large illuminated fascias and external security grilles should only be allowed in exceptional circumstances (see Shopfront Guidance in Annex 1).
- B. Where planning permission is required, proposals for advertisements and signage should avoid harm to the character and appearance of individual buildings and streets having regard to the interests of amenity and public safety.

Policy RLE3 Improve Public Realm

- A. Major development should seek to provide public realm improvements that enhance the vitality of the retail sites. In addition to Policy CI3, proposals in respect of retail sites should:
1. Improve the public realm by linking sites and aiding connectivity.
 2. Incorporate best practice in inclusive design to facilitate mobility and accessibility for all.
 3. Give priority to pedestrians and cyclists in line with the Healthy Streets Approach.
 4. Provide an appealing, healthy space with provision for green outdoor infrastructure, particularly in the retail centers shown on figure 12

Policy RLE4 Protect and Encourage Local Employment Sites (see Table 5 above)

- A. Proposals for regeneration of retail sites should protect existing businesses and incorporate them wherever possible into new developments, retaining where possible secure units for local business and economic development.
- B. Proposals that would prejudice the continuing industrial and commercial use of designated Local Employment Locations as detailed in Table 5 would not be supported, unless it can be demonstrated that existing uses are unviable and the premises have been vacant for a period of at least 2 years, with past efforts to market them and bring them into active use having failed to generate any interest.
- C. Permitted uses to include flexible E (g) uses, including related SME businesses compatible with its designation, where it can be demonstrated that the local economy will be diversified, enhanced, and promoted.
- D. Proposals for the changes of use of disused lock up garages to Class E(g) uses will be supported where it can be clearly demonstrated that there will be no adverse impacts upon residential amenities arising from the use of the premises, as a result of traffic generation and parking, including the movement of Heavy Goods Vehicles, noise, smell and other disturbance.

Policy RLE5 Revitalise Lee Green District Town Centre

A. Proposals for major development will be supported which promote the vitality of Lee Green District Town Centre with a mix of town centre uses including culture and leisure. Proposals for intensification must sensitively respect the heritage significance of the town centre. Proposals will be supported if they:

1. Promote the day-time and night-time economy with sensitivity to the local surroundings.
2. Protect and enhance the character and heritage of the town centre.
3. Reinstatement the finer urban grain to achieve a more walkable and permeable town centre experience.
4. Improve connectivity between Burnt Ash Road, Lee High Road, Eltham Road and Lee Road and make the town centre a place that feels safe to walk both during the day and at night.

4.5.5. Lee Neighbourhood Development Plan Policies

Policy HD1 Designation, Conservation and Enhancement of Heritage Assets

A. The Lee Neighbourhood Development Plan seeks to protect, conserve, and utilise the significance of the area's designated and non-designated heritage assets in order to maintain the consistent and harmonious character of the neighbourhood. Development proposals should:

1. Protect, conserve or enhance the significance of heritage assets and their contribution to the area's townscape quality and character.
2. Ensure that design of future developments respect, enhance and utilise the heritage assets and their features in order that they sympathetically integrate into the local character and identity.
3. Justify any alterations or additional enhancements through a heritage statement that is proportionate to the significance identified for the asset.
4. Ensure that any additional enhancements take every opportunity to sympathetically incorporate sustainable design features which enhance the building's energy efficiency whilst protecting its character and heritage value especially where this makes a demonstrable positive impact on the public realm.
5. Protect buildings' principal facades, especially where impact to the public realm can be demonstrated. Where proposed works allow, the opportunity to repair and reinstate lost or damaged architectural features which contribute to the integrity of the townscape should be given due consideration
6. Where possible demonstrate that opportunities have been taken to reinstate particular design features where these have been removed, to minimise any disruptions to the streetscape character.
7. Support the retention wherever possible of public realm heritage features such as street-lights, pillar boxes, public phone boxes, shop signage and street name signage.

Policy HD2 Design and Scale of New Development

Proposals for major development will be required to submit a design and access statement as required through both the Royal Borough of Greenwich and London Borough of Lewisham validation lists

- A. All new development will be required to complement, enhance or positively contribute to local character and identity. New development will be required to:
1. Have regard to the form, function, structure and heritage of its context. The scale, massing and orientation of sustainable buildings, streets and spaces must be taken into account.
 2. Incorporate colour, materials, architectural design and scale which are in harmony with the spatial context.
 3. Contribute to an active and attractive street scene, passive surveillance to ensure safety and security and demonstrates a positive interaction with the wider public realm through appropriate scale landscaping. Front walls no higher than 3 feet (0.9 m) high where planning permission is required
- B. Positive contributions to the local character may also be seen to include proposals for appropriate, complementary, contemporary interventions. This may involve:
1. The use of high quality innovative design and materials, where they may contribute to the ongoing evolution of the local character and identity in order to create clearly legible historic reference points for future generations
 2. The use of innovative materials and technologies to reduce the impact of new buildings on the wider environment
- C. Design should demonstrate a connection to human needs and requirements of all people. Designs for new development will be supported where human experiences and perspectives are central, including:
1. Designing at human scale, prioritising pedestrian and wheelchair access
 2. Designing to Accessible Housing Standards allowing for long term occupancy of properties through changing circumstances including mobility and physical and sensory impairment
 3. Allowing for the continued evolution of homes to suit changing circumstances, including growing families and multigenerational occupancy.

Policy HD3 Extensions, Alterations and New Buildings

All proposals for extensions and alterations to existing buildings and all proposals for new buildings in the Plan area should be designed to a high quality that, where appropriate, seeks to complement the form, setting and the architectural character, context and detailing of the original building and its surroundings. Proposals should also take account of relevant Area Design Guidance contained in Section Five of this Plan and should satisfy the following design criteria:

1. Colour and material palate are generally in harmony with those of its context
2. The use of high quality, sustainable materials which are durable against climate conditions, energy efficient and provide healthy and comfortable environments (i.e. low VOC content, acoustic and thermal comfort, visual aesthetic harmony).
3. Applicants are encouraged to consider whether the original built fabric, particularly Victorian, Edwardian and Arts & Crafts buildings and their boundary features could be repaired or restored rather than replaced, wherever feasible, where this would protect and enhance local character.
4. Extensions, infill development and alterations that respect and are sensitive to the height, form and proportions of adjoining properties and existing buildings in their vicinity and setting.
5. Sensitive design and location of bin enclosures within front gardens. Stores in front gardens should be avoided if possible and if required be screened from the street.

Site Ref	1
Site Description / Address	Land on Old Road London SE13 5SR
Current Use	Lockup Garages & Open Space
Proposed Land Use	Residential
Area	0.02 ha 248.7 sqm
Ownership	SIMON MARK COURTNEY
X Ref	539463
Y Ref	175171
SA Policy	Land on Old Road is allocated for residential development. Development proposals should consider the following design principles: i. The development demonstrates how it will not give rise to an unacceptable loss in residential amenity such as overlooking; ii. Applicants must demonstrate how the Area Design Guidance in appendix 1 has been taken account of; iii. The development must respect the local character.

Site Ref	2
Site Description / Address	Old Road Depot, Old Road, London SE13 5SU
Current Use	Portakabin - Council Depots
Proposed Land Use	Residential
Area	0.08 ha 785.91 sqm
Ownership	Lewisham Council
X Ref	539428
Y Ref	175141
SA Policy	The Old Road Depot is allocated for residential development. Development proposals should consider the following design principles: i. Will support applications attempting to preserve the surrounding wall, preserving its heritage significance; ii. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking; iii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site iv. Building form, proportions, height, and overall appearance should be considerate towards local character and any new addition should positively contribute to this character. Building should consider the use of upper storey set backs, where appropriate, to reduce any height impacts at street level v. Attention should be paid on the building's facade and its fenestration and articulation of the elevation to provide emphasis of prominent corners and entrances. Consideration should also be given to Lewisham Council's Small Sites SPD

Site Ref	3
Site Description / Address	Site of Disused Garages on Wisteria Road
Current Use	Lockup Garages
Proposed Land Use	Residential
Area	0.02 245.00
Ownership	LONDON & QUADRANT HOUSING TRUST
X Ref	538715
Y Ref	175137
SA Policy	<p>Land on Wisteria Road is allocated for residential development. Development proposals should consider the following design principles:</p> <ul style="list-style-type: none"> i. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking; ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.

Site Ref	4
Site Description / Address	Effingham Road
Current Use	Flats and Storage Space
Proposed Land Use	Residential
Area	0.10 1044.50
Ownership	Lewisham Council
X Ref	539834
Y Ref	174708
SA Policy	<p>This land on Effingham Road is allocated for residential development. Development proposals should consider the following design principles:</p> <ul style="list-style-type: none"> i. The development should be sympathetic to the heritage setting of the adjacent properties, which fall within the Lee Manor Conservation Area, complementing the materials, height, proportions and massing. ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.

Site Ref	5
Site Description / Address	Sainsbury's, 14 Burnt Ash Road SE12 8PZ
Current Use	Supermarket
Proposed Land Use	Mixed-Use Development of various heights has yielded an indicative number of 103 flats
Area	1.04 ha 10377.82 sqm
Ownership	Sainsburys
X Ref	539770
Y Ref	174914
SA Policy	<p>Sainsbury's is valued in the area and local people would want it retained and incorporated into any new development. However, should the store decide to redevelop it is allocated for mixed-use development following these design principles:</p> <ul style="list-style-type: none"> i. Surrounding buildings lines and scale should be respected and development should respond with appropriate typologies. ii. Frontages on Burnt Ash Road and Lee High Road should be made active with ample, safe public realm and prioritised to incorporate appropriate Town Centre Uses (A1-A5, Appropriate B uses; D uses) iii. The site should provide public realm sheltered away from busy roads and be permeable, allowing safe, unpolluted connectivity through this public realm for pedestrians and cyclists visiting the town centre between Lee High Road and Burnt Ash Road iv. Public realm and greening should be added where possible. v. The maximum height of building on this site shall not normally be more than 32.8 metres (10 Storeys) to 39.2 metres (12 storeys). Proposals will be supported if it is designed and built to human scale showing regard to Policy HD2C of this plan, for example, by integrating generous public realm treatments, building set-backs and articulations, active ground floor frontages and greening measures. Applicants must demonstrate how the Area Design Guidance found in appendix 1 has been considered in the design and access statement, illustrating how proposals respect the grade II listed police station within the immediate vicinity of the building. vi. Attention should be paid on the building's facade and its fenestration and articulation of the elevation to provide emphasis of prominent corners and entrances. vii. Shop fronts should be designed to align with the heritage proportions of adjoining shop frontages on Lee High Road in a coordinated and uncluttered manner, following council's and this plan's Shop Front Design Guidance. Development should respect the existing unit grain and rhythm along Lee High Road. viii. Ground floor units should be flexible and adaptable to accommodate future changing town centre needs. ix. Use of building materials, textures, tones and colour palettes that complement the existing buildings of the heritage town centre. The local character should be reinforced by these choices, not distract from them.

x. Development proposals for this site will need to demonstrate that they will not have a detrimental effect on the safety and function of The London Road Network (TLRN)

Site Ref	6
Site Description / Address	321-341 Lee High Road SE12 8RU
Current Use	Car Sales Showroom & Yard
Proposed Land Use	Mixed-Use 3 storey building could field 24 flats Town Centre use on ground floor of approximately 691 m2 GFA
Area	0.21 2057.95
Ownership	Penfolds
X Ref	539783
Y Ref	175011
SA Policy	<p>Site at 321-341 Lee High Road SE12 8RU is allocated for mixed-use development. Development proposals should consider the following design principles:</p> <ul style="list-style-type: none"> i. The site should be permeable. Every effort should be made to allow public access to and along the River Quaggy where the river borders this site to allow the River Quaggy Trail, a priority project of this plan, to pass through Lee Green District Town Centre. ii. An active frontage should be prioritised on Lee High Road to incorporate appropriate Town Centre Uses (A1-A5, Appropriate B uses; D uses) iii. Opportunity for a distinctive rounded gateway corner development to engender a sense of arrival to the town centre from Lee High Road should be taken. iv. Surrounding building lines and scale should be respected and development should respond appropriately with appropriate typologies such as mansion block, town houses or mews houses; v. Building form, proportions, height, and overall appearance should be considerate towards local character and any new addition should positively contribute to this character. Proposals where building heights do not exceed adjacent buildings will be supported. Height and bulking should be of human scale per Policy HD2C of this plan; consider the use of upper storey set backs, where appropriate, to reduce any height impacts at street level vi. Shop fronts should be designed to align with the heritage proportions of adjoining shop frontages in a coordinated and uncluttered manner, following council's and this plan's Shop Front Design Guidance. Development should respect the existing unit grain and rhythm along Lee High Road; Applicants must demonstrate how the Area Design Guidance found in appendix 1 has been considered in the design and access statement for development proposals within an immediate vicinity of a listed building; vii. Ground floor units should take be flexible and adaptable to respond to future changing needs, reducing the likelihood of vacant units; viii. Development proposals for this site will need to demonstrate that they will not have a detrimental effect on the safety and function of The London Road Network (TLRN)

Site Ref	7
Site Description / Address	Disused Lockup Garages off Burnt Ash Road
Current Use	Lockup Garages
Proposed Land Use	Residential
Area	0.02 ha 182.57 sqm
Ownership	Galliard Homes
X Ref	539907
Y Ref	174780
SA Policy	<p>The site of the disused lockup garages off Burnt Ash Road is allocated for residential development. Development proposals should consider the following design principles:</p> <ul style="list-style-type: none"> i. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.. iii. The development creates a positive relationship to the adjacent Leegate development and Carston Close.

Site Ref	8
Site Description / Address	Leegate Shopping Centre, Eltham Road, SE12
Current Use	Shopping Centre, officers and housing
Proposed Land Use	Mixed-Use Development of various heights has yielded an indicative number of 450 flats
Area	1.46 ha 14579.14 sqm
Ownership	Galliard Homes
X Ref	539918
Y Ref	174863
SA Policy	<ul style="list-style-type: none"> i. Public realm frontage should be made active and incorporate appropriate Town Centre Uses (A1-A5, D and Appropriate B uses) ii. The site should be permeable, allowing connectivity to it's bordering streets and public realm and greening added where possible. iii. Shop fronts should be designed to acknowledge the heritage proportions of the shop frontages on Lee Road in a coordinated and uncluttered manner, following council's and this plan's Shop Front Design Guidance. iv. Ground floor units should be in a variety of sizes, flexible and adaptable to respond to future changing town centre needs, reducing the likelihood of vacant units. Consideration should be given to increased variety of leisure and retail in line with the Portas Review v. The three mature TPO London Plane trees at the north east corner of the site should be retained within any proposals for the site. vi. This site borders two existing conservation areas (Lee Manor and Blackheath) and a proposed Conservation Area (see vii). As such, special attention should be paid to building form, proportions, building materials, textures, tones and colour palettes and overall appearance. vii. In accordance with Lewisham's 2022 regulation 19 Local Plan policy QD4C and the 2023 Tall Buildings Addendum, the maximum height of a building on this site shall not normally be more than 32.8 meters (10 storeys) to 39.2 meters (12 storeys), and designed an built to the human scale per policy HD2C of this plan, for example, by integrating generous public realm treatments, building set backs and articulations, active ground floor frontages and greening measures. Applicants must demonstrate how the Area Design Guidance in appendix 1 has been considered in the design and access statement, illustrating how proposals respect the Grade II listed fire station within the immediate vicinity of the building. viii. Proposals for development should protect existing business uses and efforts made to reinstate local ix. Development should take account of, attempt to improve and not worsen the polluted, congested junction between the A20 and the B212 x. A Community Centre should be included on the site at ground level xi. Existing public realm total size should be retained or increased if possible, and moved to sheltered places away from busy roads

Site Ref	9
Site Description / Address	Garages, Corner of Osberton Road and Millbank Way, SE12
Current Use	Garages
Proposed Land Use	Residential
Area	0.02ha 227.63sqm
Ownership	Peabody Trust
X Ref	540157
Y Ref	174686
SA Policy	<p>The site of the disused lockup garages is allocated for residential development. Development proposals should consider the following design principles:</p> <ul style="list-style-type: none"> i. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.. iii. The development creates a positive relationship to the adjacent buildings and Edith Nesbit gardens in building materials, textures, tones and colour palettes that complement its surroundings

Site Ref	10
Site Description / Address	168 Lee High Road SE13 5PL
Current Use	Vehicle Hire
Proposed Land Use	Residential 3-4 storey building
Area	0.09 Ha 911.49 M
Ownership	Joseph Allison McCusker
X Ref	538928
Y Ref	175160
SA Policy	<p>Site at 168 Lee High Road SE13 5PL is allocated for residential development. Development proposals should consider the following design principles:</p> <ul style="list-style-type: none"> i. Surrounding building lines and scale should be respected and development should respond appropriately with appropriate typologies such as mansion block, town houses or mews houses; ii. Building heights should not exceed adjacent buildings' height; consider the use of upper storey set-backs, where appropriate, to reduce any height impacts; Form, proportions, height, and overall appearance should be considerate towards local character and any new addition should positively contribute to this character iii. Special attention should be paid to building form, proportions, building materials, textures, tones and colour palettes and overall appearance should be especially considerate and contribute positively towards this local character and heritage. Attention should be paid on the building's facade and heritage-sensitive fenestration and articulation of the elevation included to provide appropriate emphasis of prominent corners and entrances that complements the existing buildings of the heritage Lee High Road. iv. Quality materials should be used to retain the appearance of street, not render that ages and stains quickly as has been done elsewhere, reducing the built quality in this proposed conservation area. v. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site..