

Opportunity Area Portrait **New Cross/ Lewisham/Catford**

New Cross
Lewisham/Catford OA



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:



- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.

How will this information be used?



- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.

Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

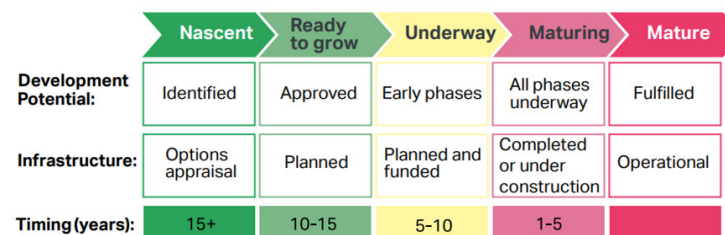
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram

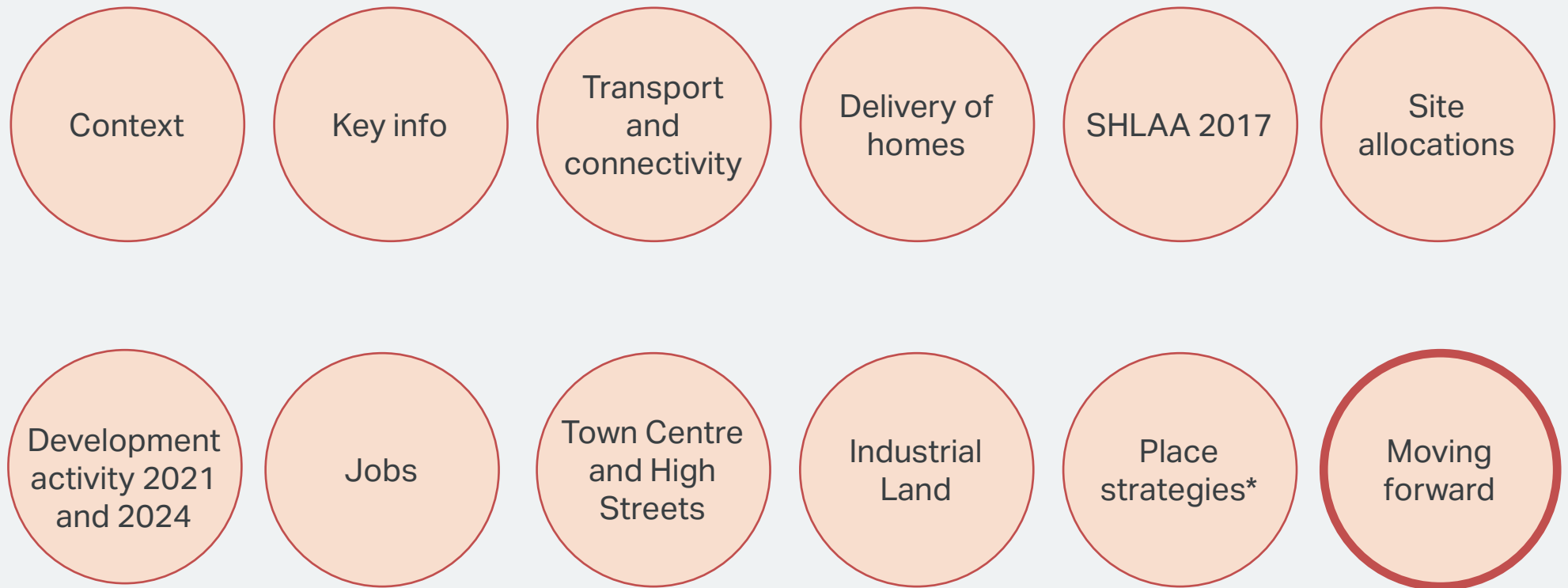


Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents



* This section refers to existing/ emerging strategies for the OA.

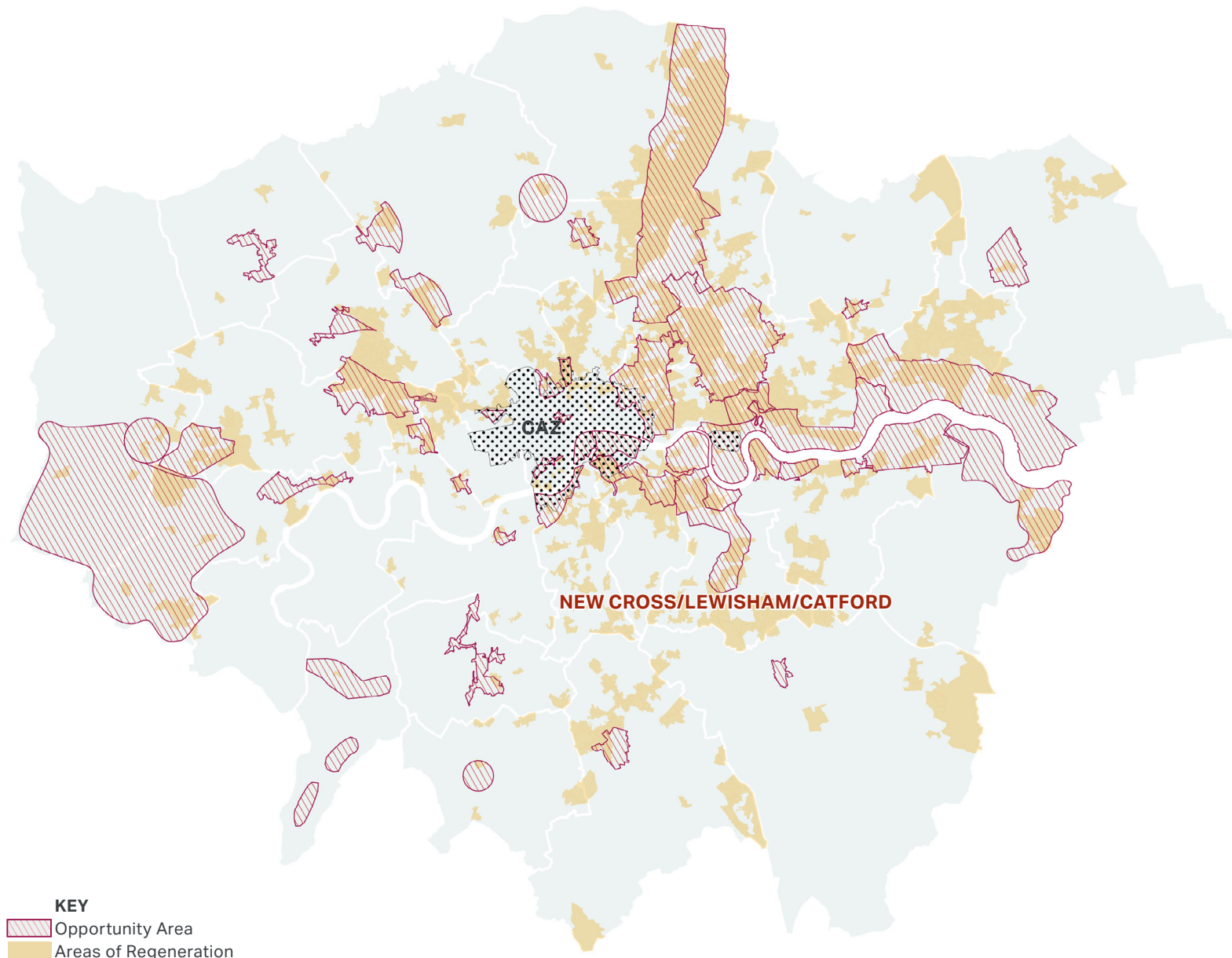
New Cross/Lewisham/Catford Context

OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

Areas of Regeneration

The New Cross/Lewisham/ Catford OA overlaps with several areas of regeneration.

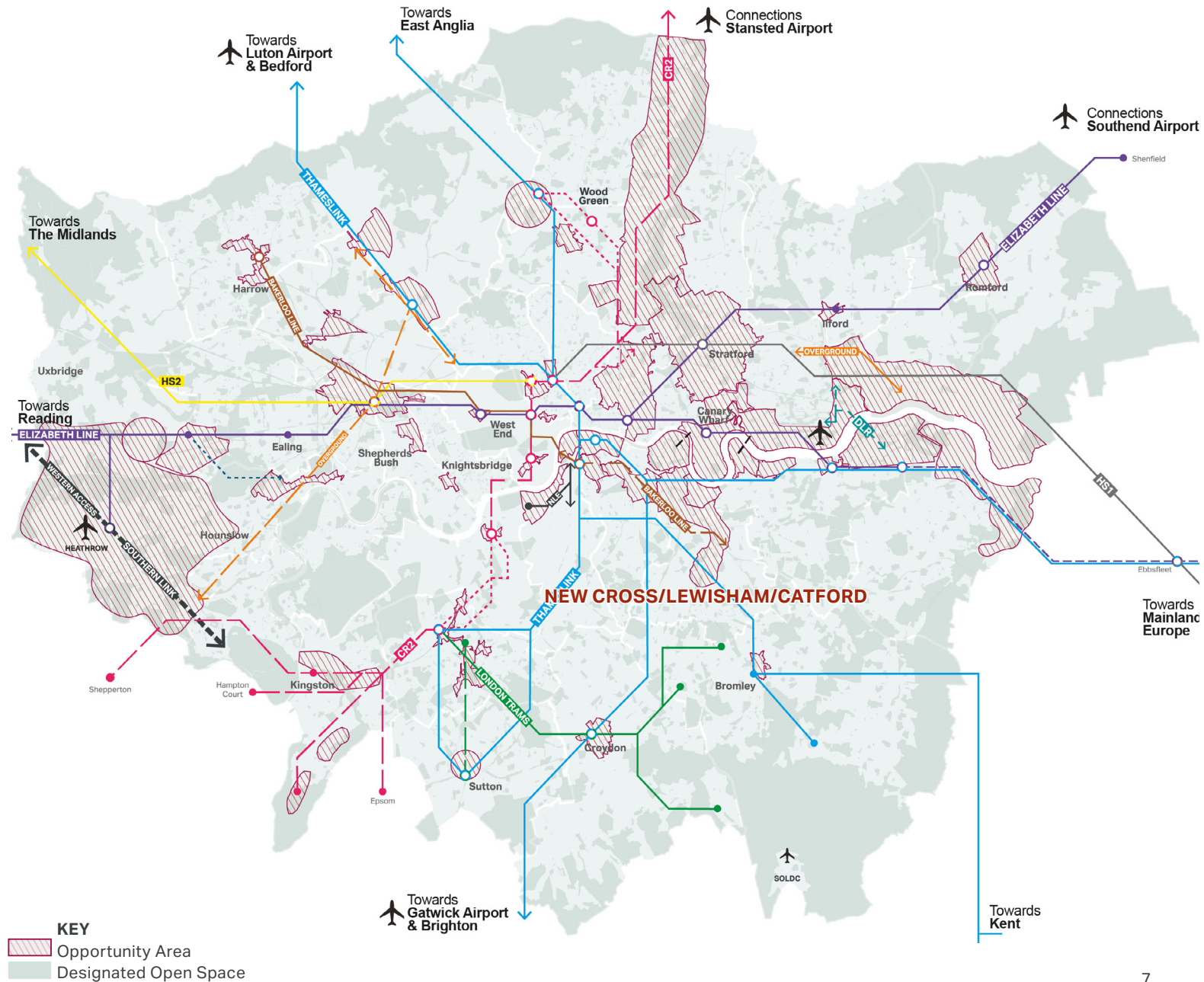


Source: Areas of Regeneration as per London Plan 2021

New Cross/Lewisham/Catford Context

Transport and Growth Corridors

- Served by the DLR, London Overground and National Rail service.
- Thameslink service currently connects the OA northwards towards Luton Airport, Bedford and East Anglia, southwards to Gatwick Airport, Brighton and Kent and eastwards to Mainland Europe.
- Bakerloo Line upgrade and extension although currently unfunded, is proposed to enhance the OA's connectivity to north and southeast London.

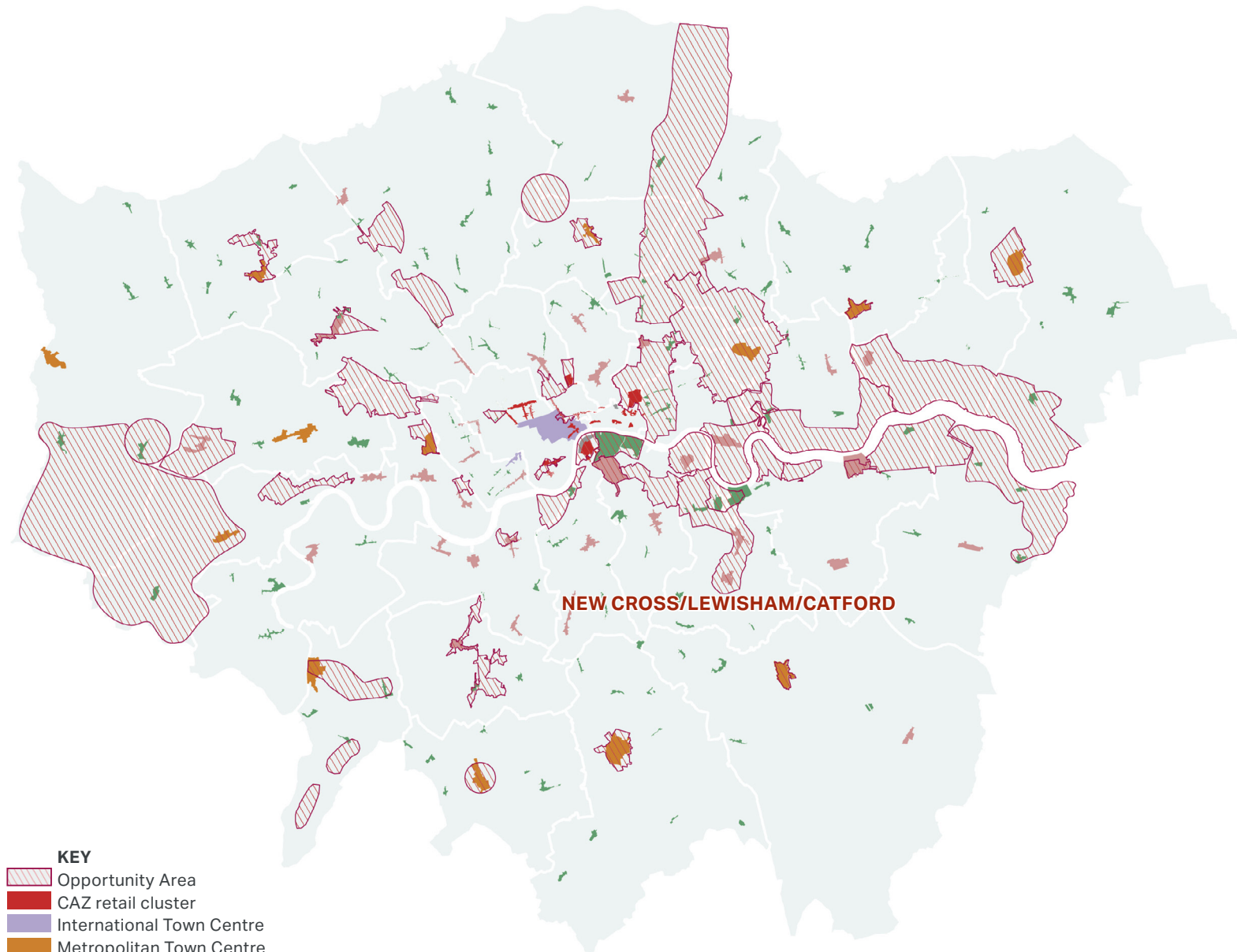


New Cross/Lewisham/Catford Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

The OA has an adopted boundary and comprises of **two Major Town Centres and a District Town Centre.**



Source: Planning Data Map

New Cross/Lewisham/Catford

Key info

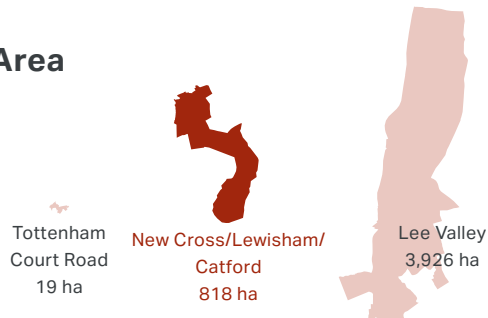
London Plan Designation Year

2004 2008 2011 2016 2021

Borough

LB Lewisham, RB Greenwich

Area



OA specific plans

Not started - Patchwork of plans

Local Plan status

Examination in Public (LB Lewisham),
Regulation 18 (RB Greenwich)

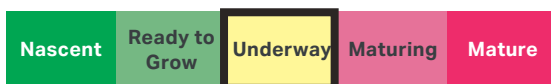
Growth Corridor

Bakerloo Line Extension

Housing Delivery Test 2023

Presumption

OA status (LP 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

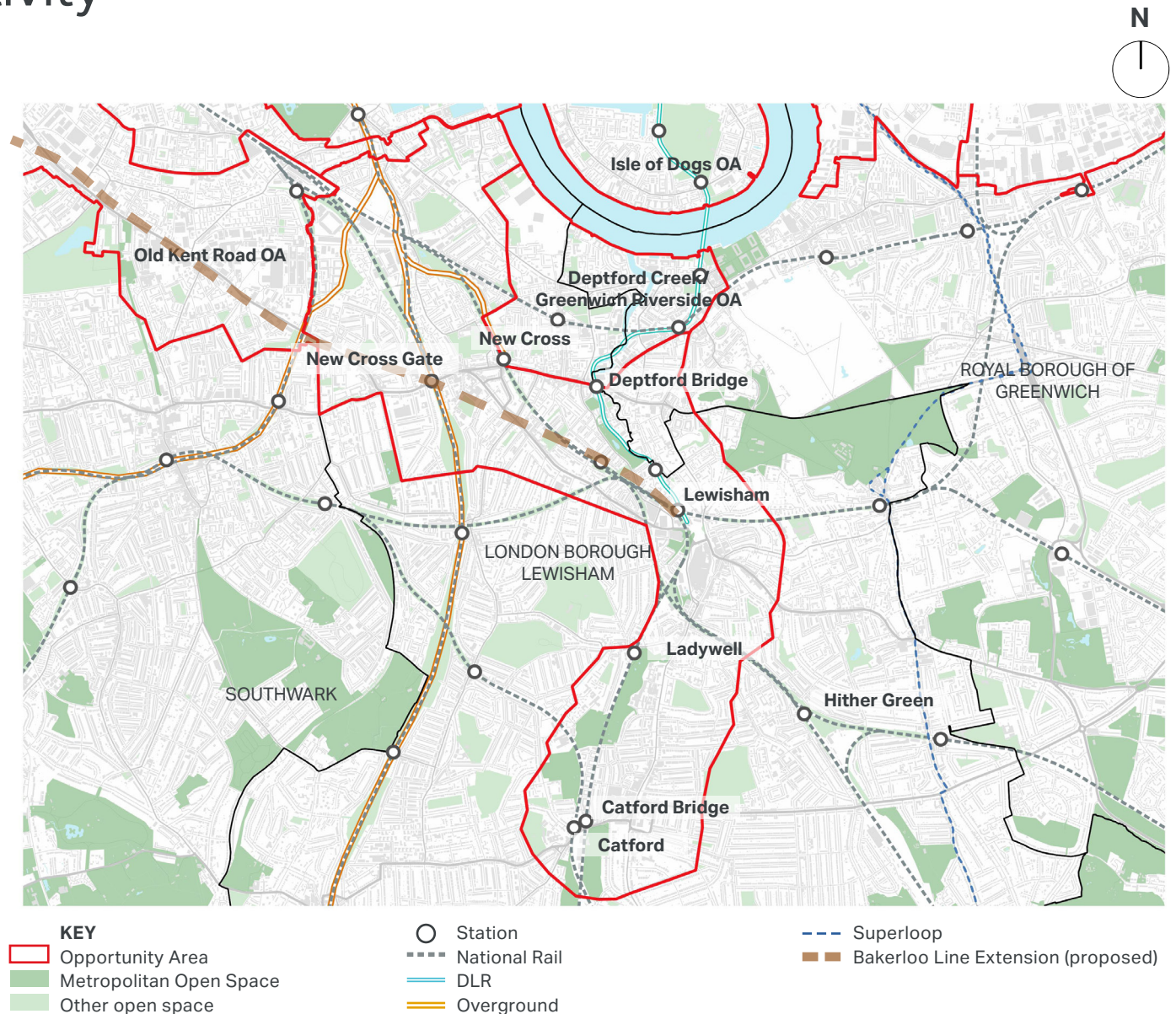
KEY
 Opportunity Area

*Note that the LESD (2021) increased the capacity to 9,000 new jobs

New Cross/Lewisham/Catford

Transport and connectivity

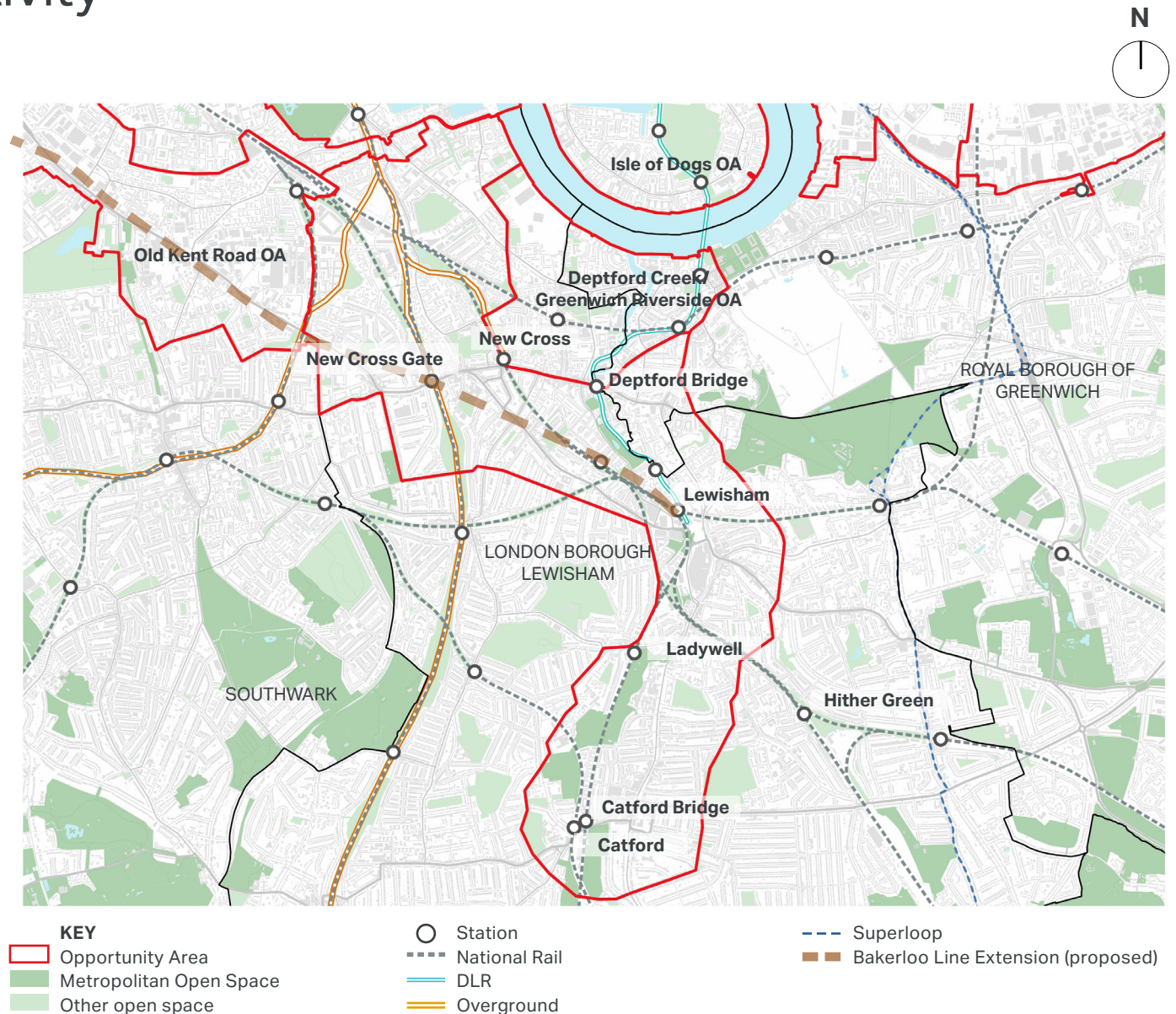
- A new Surrey Canal Triangle station is proposed.
- Planned key transport interventions include the Bakerloo Line Extension and the Catford Town Centre re-routing of the South Circular Road.
- The South Circular Road investment is serving as a catalyst for facilitating future regenerative growth across the wider Catford Town Centre area – inclusive of site allocations and windfall opportunities.
- The Bakerloo Line Extension - Elephant & Castle to Lewisham is currently unfunded.



New Cross/Lewisham/Catford

Transport and connectivity

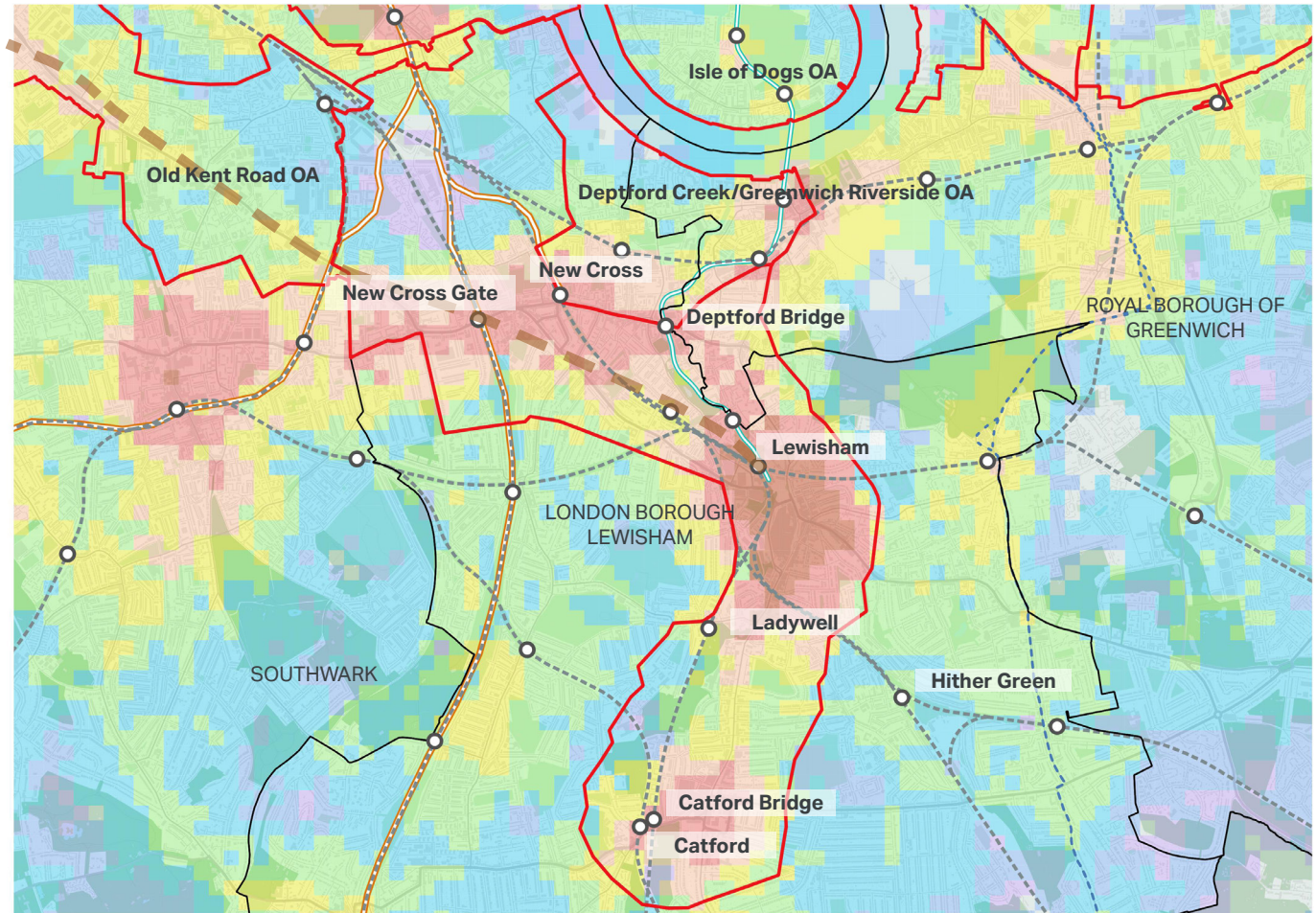
- The Bakerloo Line Extension (BLE) - Elephant & Castle to Lewisham is currently unfunded.
- The future delivery of Phase 2 of BLE, which extends the line through to Catford and beyond has potential considerable growth benefits. Some of these potential benefits were tested through the emerging Lewisham Local Plan's examination,
- Catford Town Centre public consultation report and scheme proposal was published by TfL at the end of 2023.
- The draft Lewisham Local Plan (January 2023) outlines Lewisham Station and interchange as a strategic transport scheme.



New Cross/Lewisham/Catford

Transport and connectivity: PTAL 2031

- Highest PTAL of 6b is forecast to be experienced around Lewisham Station.
- PTALs of 5-6a which are considered good ratings are experienced around other key stations in the OA.
- Only TfL's committed and funded public transport network schemes are considered in this scenario.



KEY

0 (worst)

1a

1b

2

3

4

5

6a

6b (best)

Bakerloo Line Extension (proposed)

New Cross/Lewisham/Catford

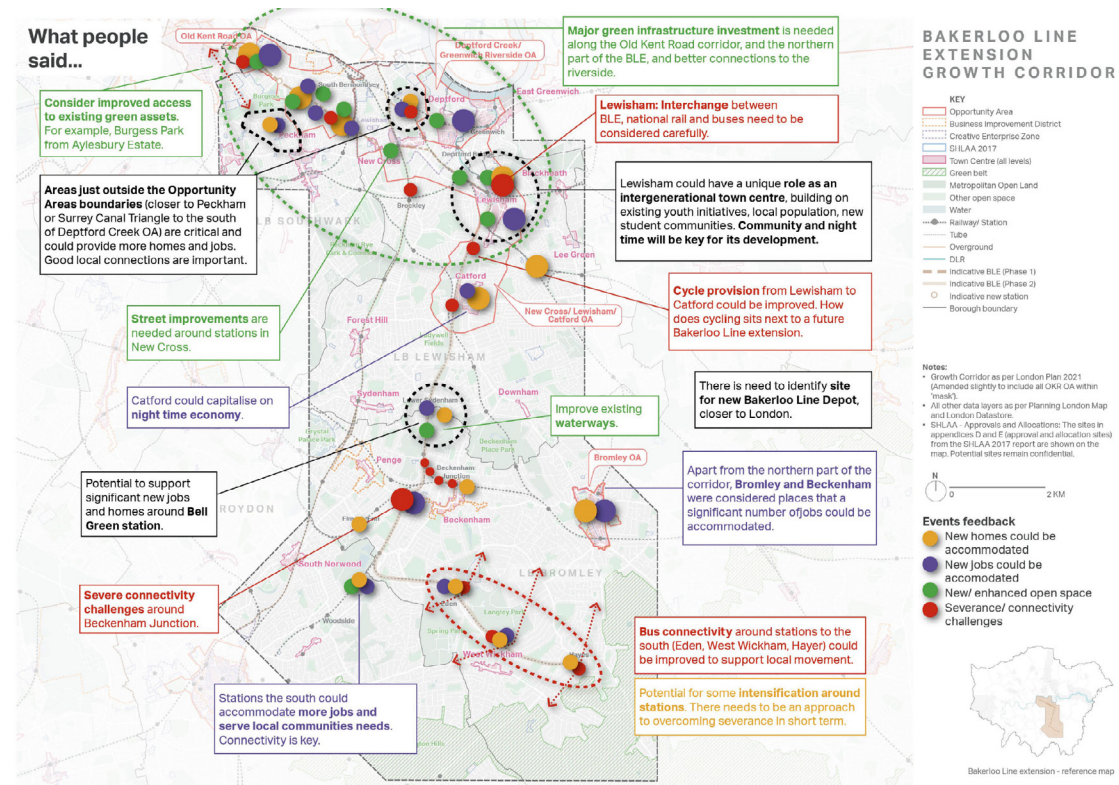
Transport and connectivity: Growth Corridor Engagement

- Stakeholder engagement for the Bakerloo Line Extension Growth Corridor was carried out as part of the Planning for London Programme.
- Growth Corridors Engagement Summaries were published on our [Planning For London Programme stakeholder page](#).

A need for a strategic long-term vision for the OA was discussed.

Participants highlighted:

- Opportunity to capitalise on Catford's night time economy to create new jobs
- Lewisham's potential to be an intergenerational town centre. Lewisham is proposed in the new Local plan to gain Metropolitan Centre status.
- Severance in interchange at Lewisham Station between BLE, National Rail and buses.
- Need for improved cycle link between Catford and Lewisham



Session 1

Discussion based on statement cards

- Following a background presentation on the growth corridor, participants were given eleven cards covering the various topics; homes, jobs, open space.
- They had to dedicate five minutes to go through the cards, and then vote/ agree on the five cards that they would like to discuss as a group.
- The back of the card provided extra info and indicative questions to guide the discussion.
- Participants could use post-its and a printout of the growth corridor map to illustrate their ideas.

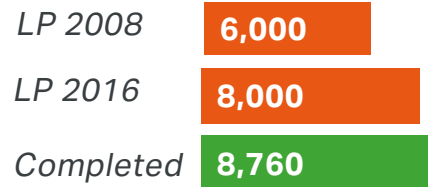


New Cross/Lewisham/Catford

Delivery of homes

Delivery pre - 2019

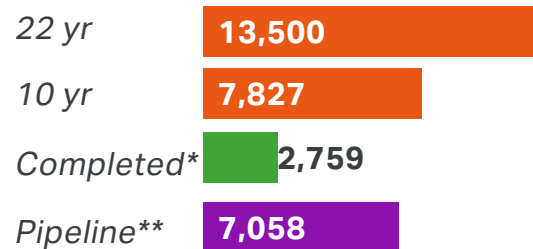
Completions since designation against capacity



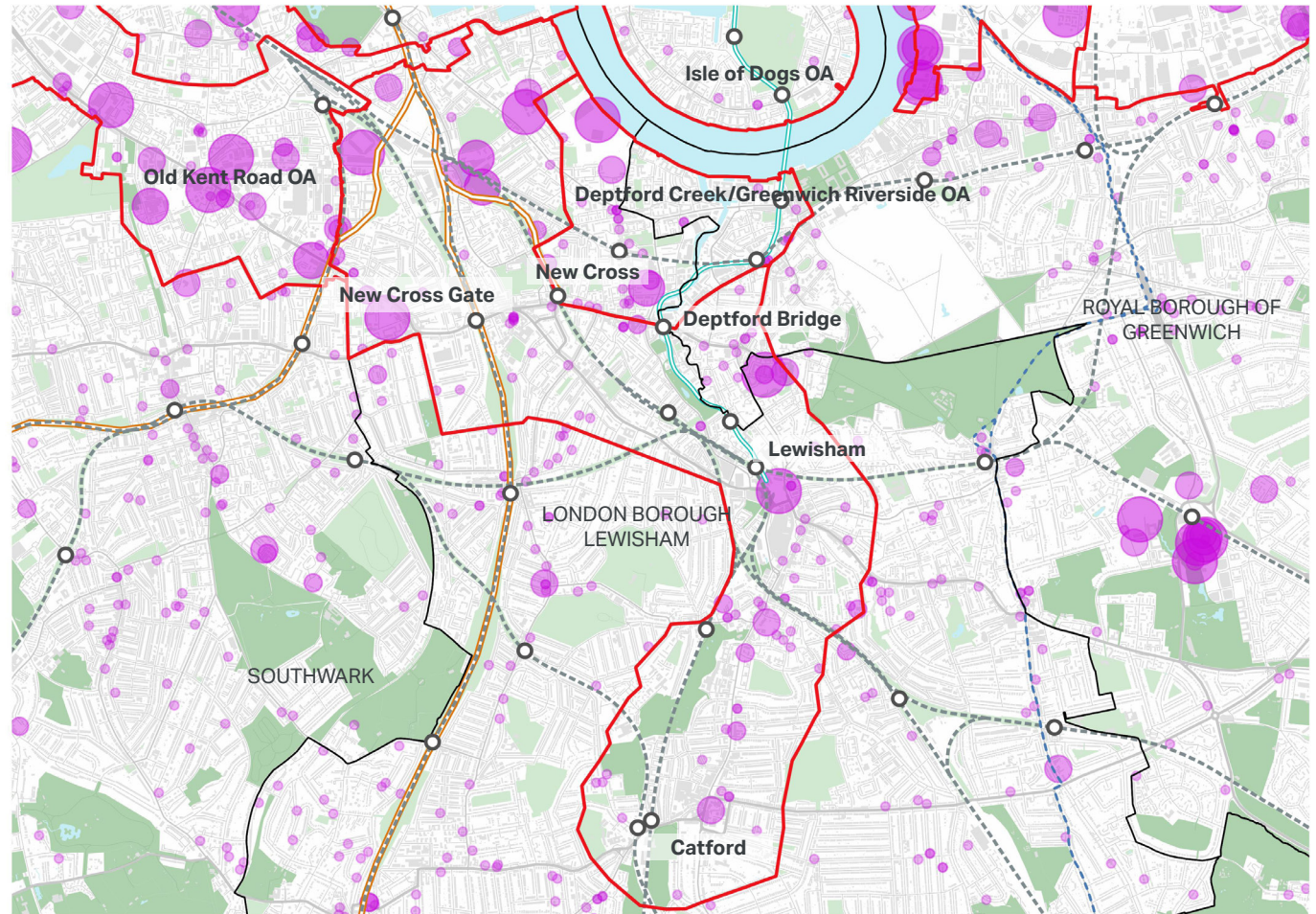
Pre-2019, the OA delivered 145 per cent of indicative capacity at designation, delivering at a rate of 788 completions a year.

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity



Considering the completions alone, the OA has met 35 per cent of its 10-year indicative homes capacity and 20 per cent of its 22-year indicative capacity. Considering completions and the pipeline, the OA is on track to exceed its 10-year indicative capacity and meet 73 per cent of its 22 year capacity.



KEY
 Opportunity Area
 Pipeline ([Planning Datahub](#), May 2023). Size of circle is proportionate to the number of homes.

*Completions account for all types of supply between 2019/2020 to 2024/2025 as per LB Lewisham.

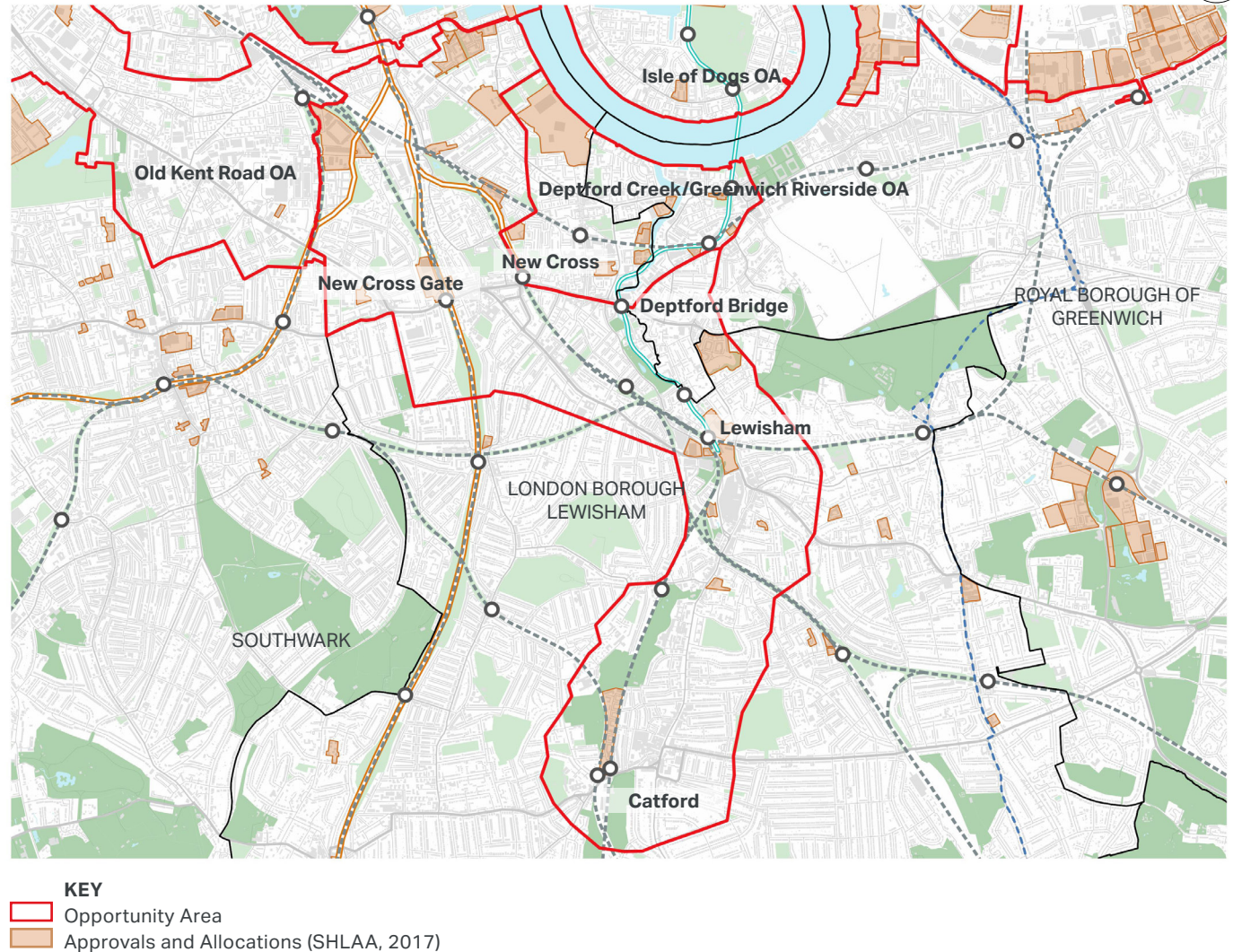
** [Residential Pipeline in 2023/2024](#)

New Cross/Lewisham/Catford

SHLAA 2017: Approvals and allocations

The sites that were identified within the OA boundary in SHLAA 2017 are shown on the map.

- Numerous sites have since been completed or nearly completed as reported by LB Lewisham. These include: **Former Catford Greyhound Stadium, Cannon Wharf, Marine Wharf West, Marine Wharf East, Lewisham Gateway, Lewisham Exchange, Riverdale House, Conington Road, Axion House/Silver Road, Chruch Grove, Neptune Wharf, Silwood Street and Heathside and Lethbridge.**
- Some of the SHLAA 2017 potential development sites are site allocations in the most recent Lewisham Local Plan.



New Cross/Lewisham/Catford

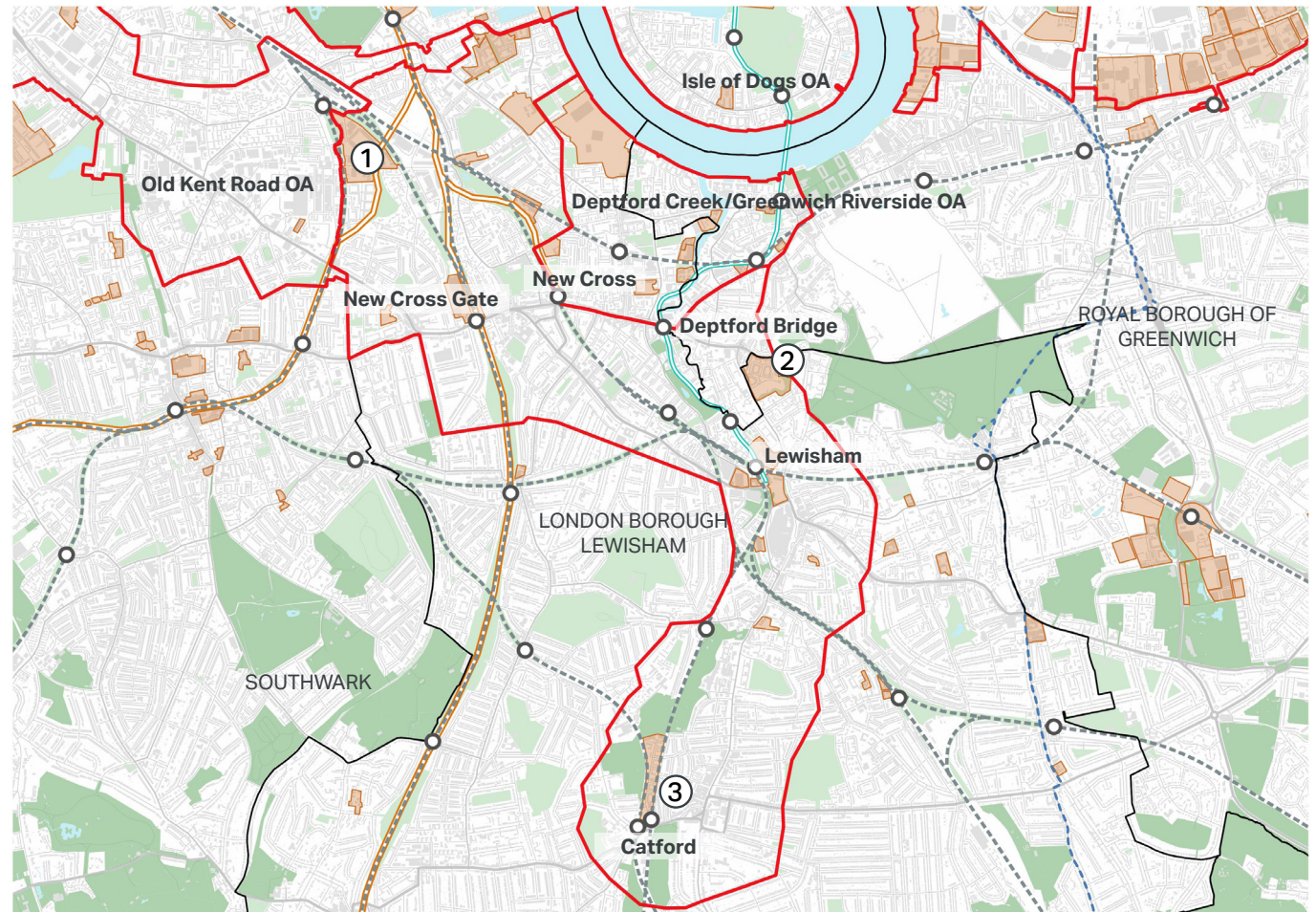
SHLAA 2017: Approvals and allocations



- ① **Surrey Canal Triangle:** 4,097 homes in Lewisham Local Plan's 15-year housing supply trajectory. Approval granted for 3,518 homes. Brownfield site, part owned by the Council. Land surrounding the football stadium is yet to gain consent for approximately 597 units.
- ② **Central Park/Heathside & Lethbridge:** 782 homes delivered by 2018 as part of Phase 1-4. Phase 5/6 is under construction to deliver 443 homes.
- ③ **Catford Green:** Approved in 2014 and 588 homes delivered.



Catford Green



KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)

New Cross/Lewisham/Catford

Site allocations: Lewisham Local Plan

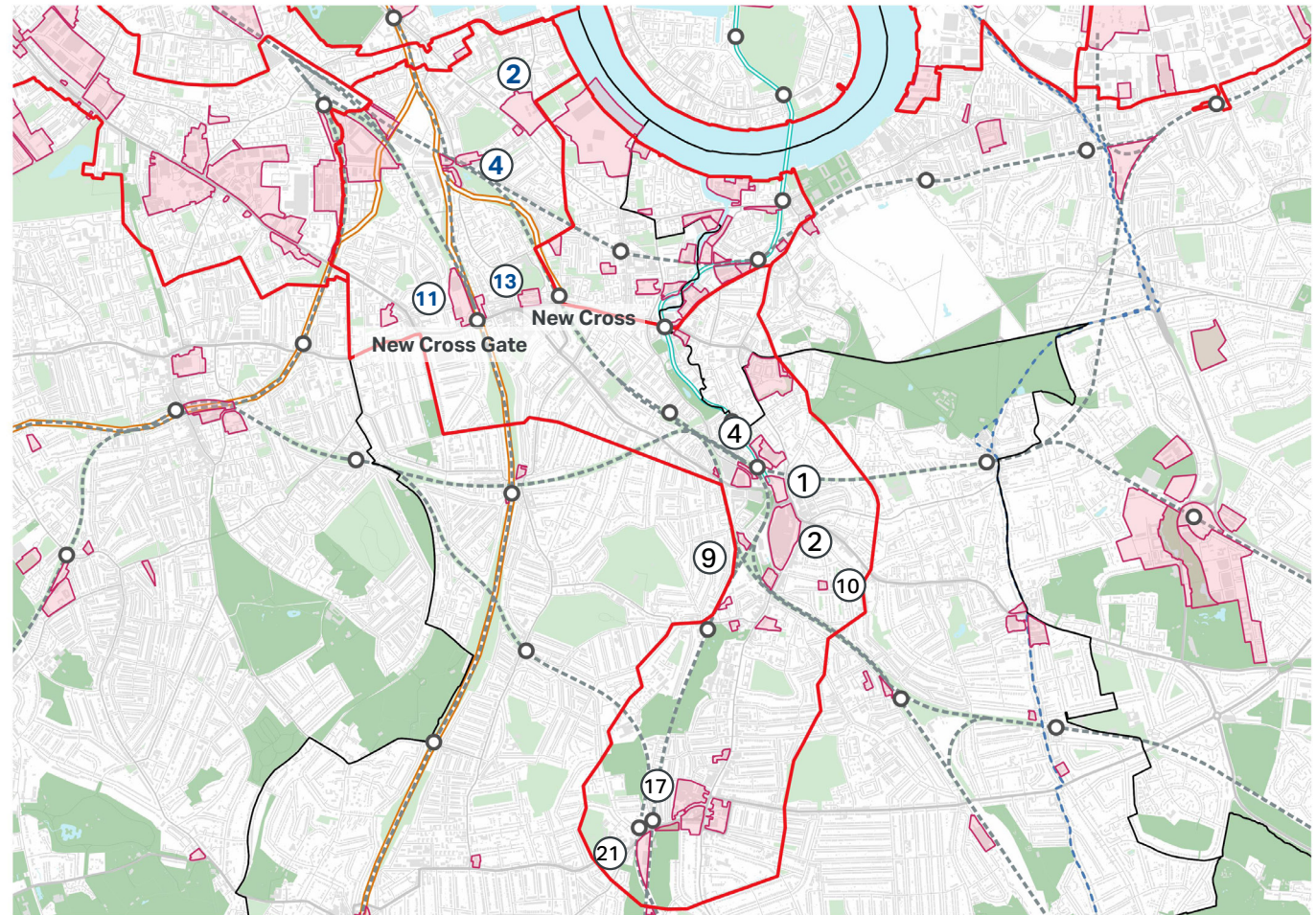
The map shows the site allocations as per the draft Local Plan.

Lewisham North Area:

- ② **LNA SA2 Deptford Landings**
MEL: Indicative capacity of 1,940 homes. Under construction, 203 homes completed.
- ④ **LNA SA 4: Neptune Wharf** MEL: 199 homes completed.
- ⑪ **LNA SA 11: Former Hatcham Works:**
Indicative capacity of 800 homes but site also safeguarded for delivery of the BLE. No planning applications.
- ⑬ **LNA SA 13: New Cross Road student housing:** 25 homes completed. Under construction.

Lewisham Central Area:

- ① **LCA SA 1: Lewisham Gateway:**
Indicative capacity of 1,011 homes. Under construction, 649 homes completed.
- ② **LCA SA 2: Lewisham Shopping Centre:**
Indicative capacity of 1,579 homes. 2,145 homes in 15-year housing supply trajectory.



KEY
Site allocations (LB Lewisham)

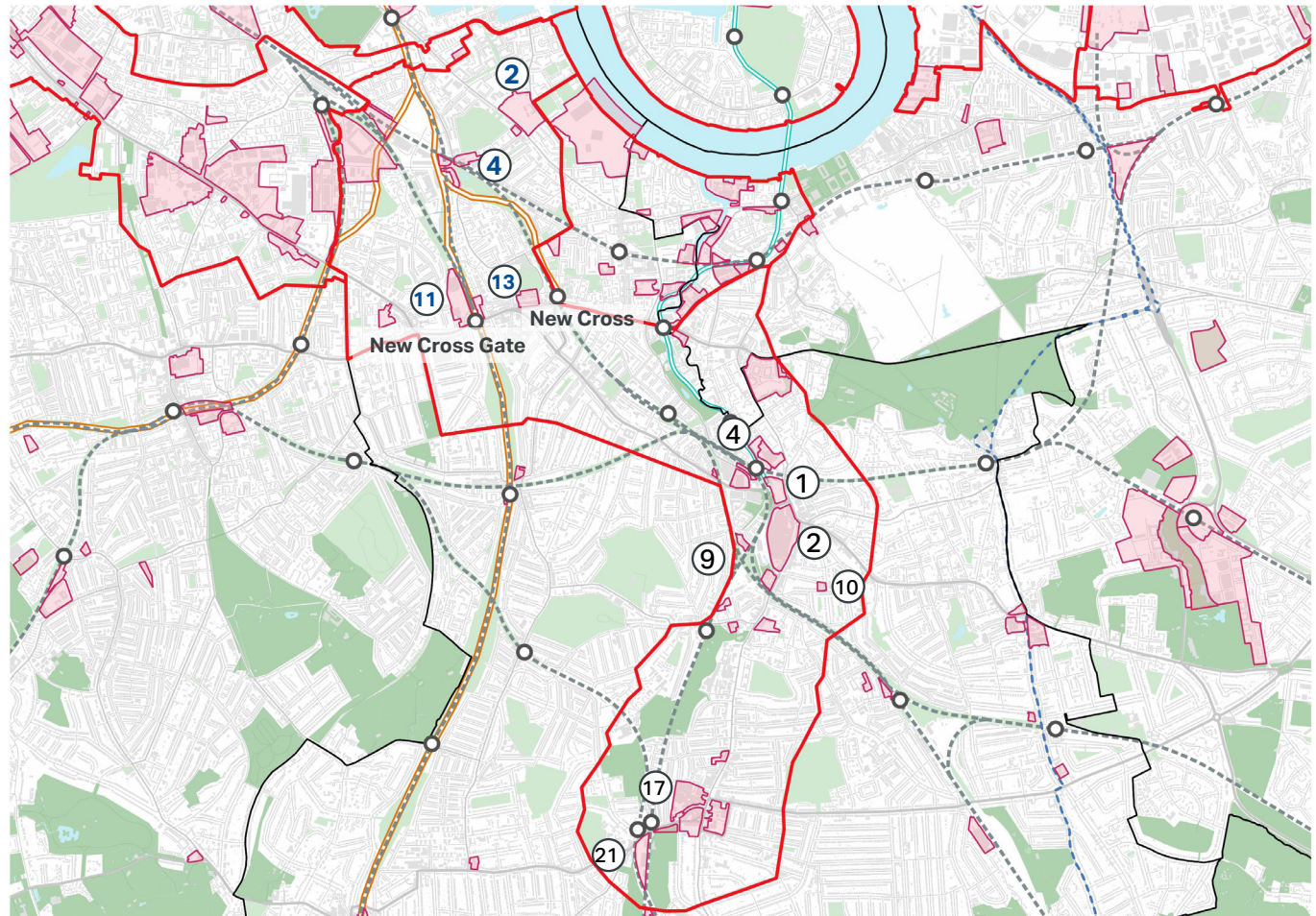
New Cross/Lewisham/Catford

Site allocations: Lewisham Local Plan

The map shows the site allocations as per the draft Local Plan.

- ④ **LCA SA 4:** Corrington Road: Indicative capacity of 365 homes. Under construction, 265 homes completed.
- ⑨ **LCA SA9:** Silver Road and Axion House: 141 homes completed, capacity met.
- ⑩ **LCA SA10:** House on the Hill, Slaithwaite Road: Indicative capacity of 52 homes. 36 homes completed.
- ⑰ **LCA SA 17:** Catford Shopping Centre/ Milford Towers: Public ownership. Indicative capacity of 1,084 homes. In pre-planning to regenerate into residential-led mixed use development with retail and workspace.
- ⑳ **LCA SA 21:** Wickes and Halfords: Indicative capacity of 512 homes. No planning applications.

1,618 homes have been completed across allocated sites in the OA since 2019 to 2025.



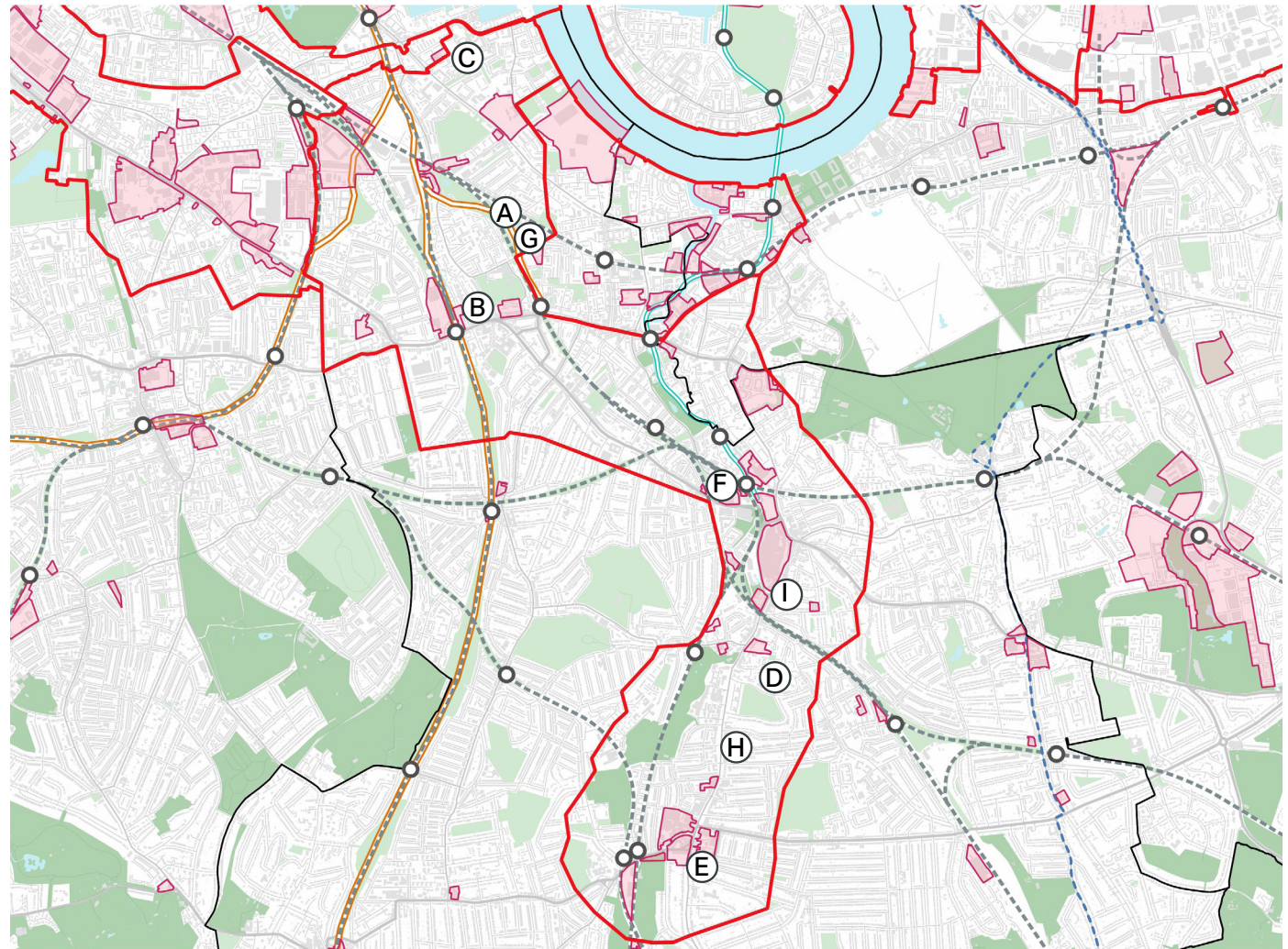
KEY
 Site allocations (LB Lewisham)

New Cross/Lewisham/Catford

Large consented sites

The Lewisham Housing Trajectory as per the new local plan identifies the following large consented sites that have been completed between 2019 and 2025 in the OA:

- Ⓐ **Anthology, Deptford Foundry:** 316 homes completed.
- Ⓑ **Bond House:** 89 homes completed
- Ⓒ **19 Yeoman Street:** 72 homes completed.
- Ⓓ **Land to rear of Chiddingstone House, Lewisham Park:** 53 homes completed.
- Ⓔ **Phoebes Garden Centre:** 27 homes completed.
- Ⓕ **Lewisham Exchange:** 370 homes completed.
- Ⓖ **Astra House, 23-25 Arklow Road:** 33 homes completed.
- Ⓗ **9-19 Rushey Green, (former job centre):** 45 homes completed.
- Ⓘ **223-225 Lewisham High Street:** 71 homes completed.



KEY
Opportunity Area
Site allocations - LB Lewisham Local Plan

New Cross/Lewisham/Catford

Development activity 2021



Source: vu.city

KEY

- Consented
- Under Construction
- Completed

New Cross/Lewisham/Catford

Development activity 2024



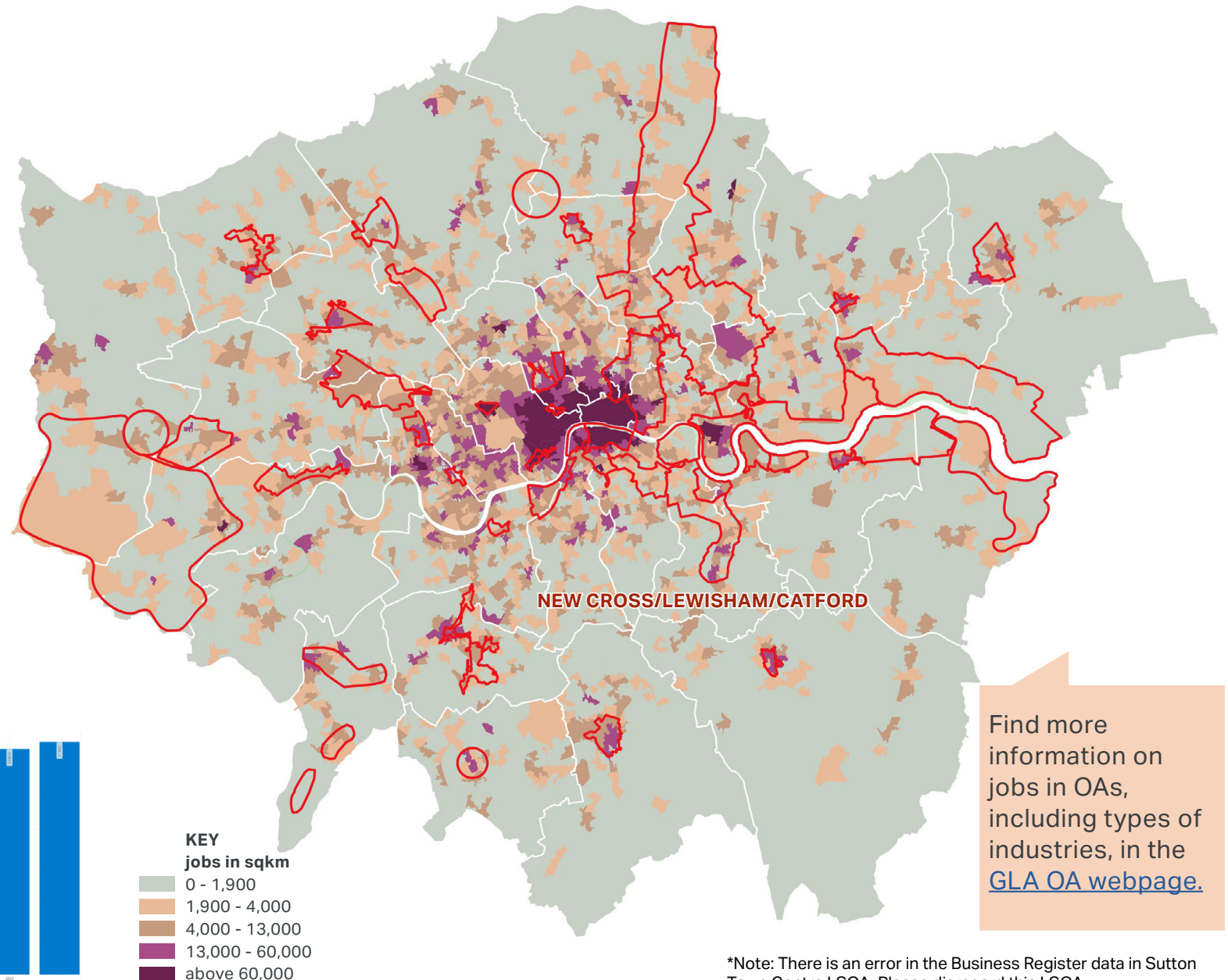
Source: vu.city

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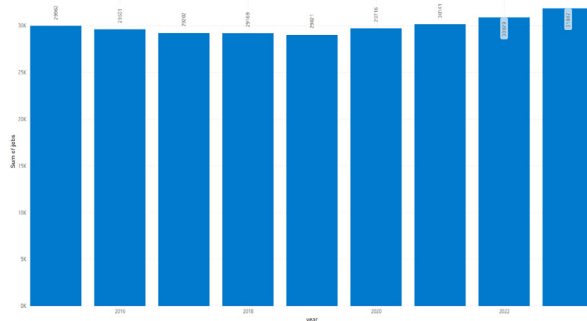
- Consented
- Under Construction
- Completed

New Cross/Lewisham/Catford Jobs

- Medium jobs density in New Cross/Lewisham/Catford OA as shown in the map. positive trend in number of jobs since 2019.
- In 2023, there were 31,847 jobs in the OA, which accounts for 34 percent of the jobs in the LB Lewisham.



Jobs by year in the OA



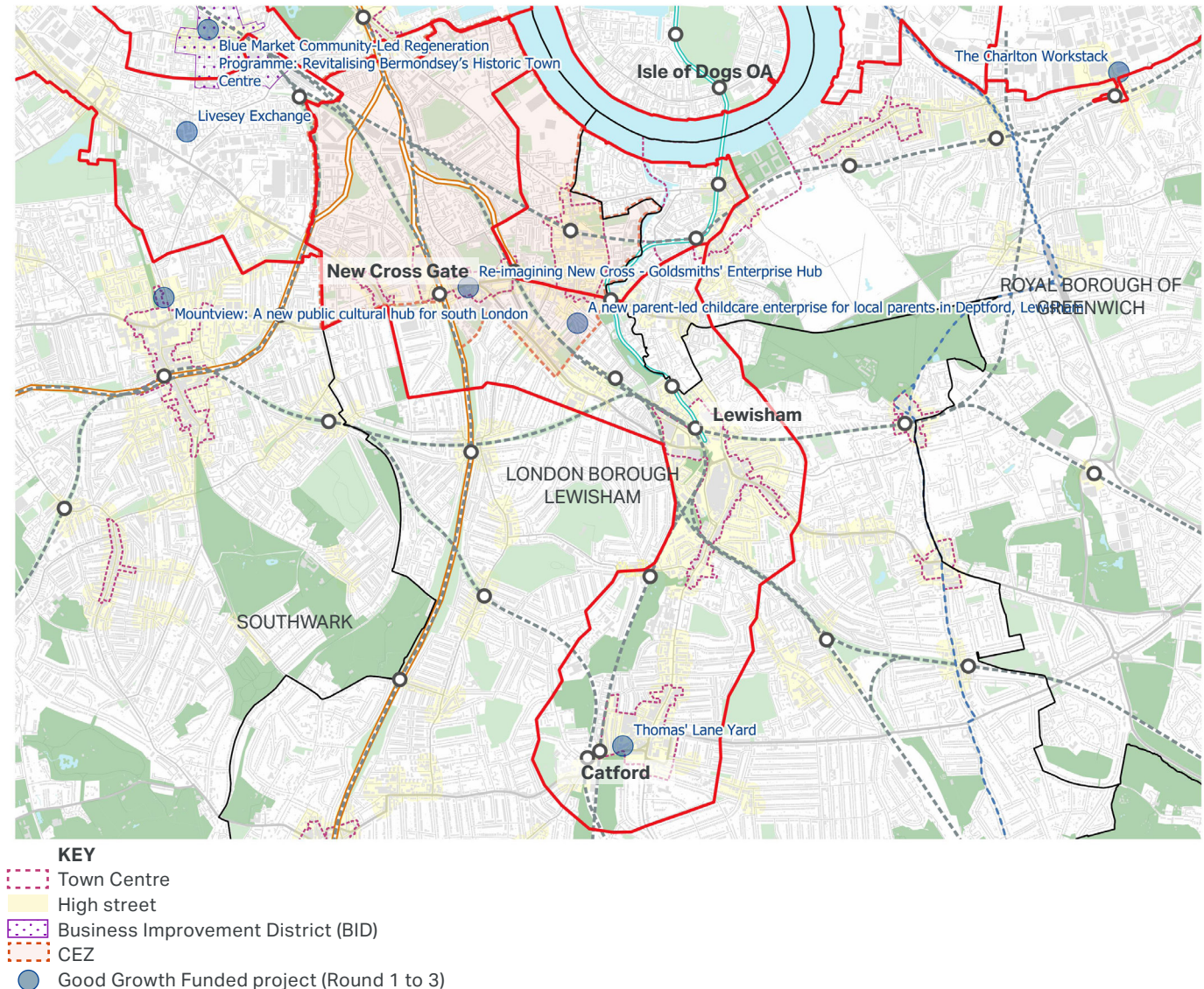
Source: Census, Business Register

Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

*Note: There is an error in the Business Register data in Sutton Town Centre LSOA. Please disregard this LSOA.

New Cross/Lewisham/Catford Town Centres and High Streets

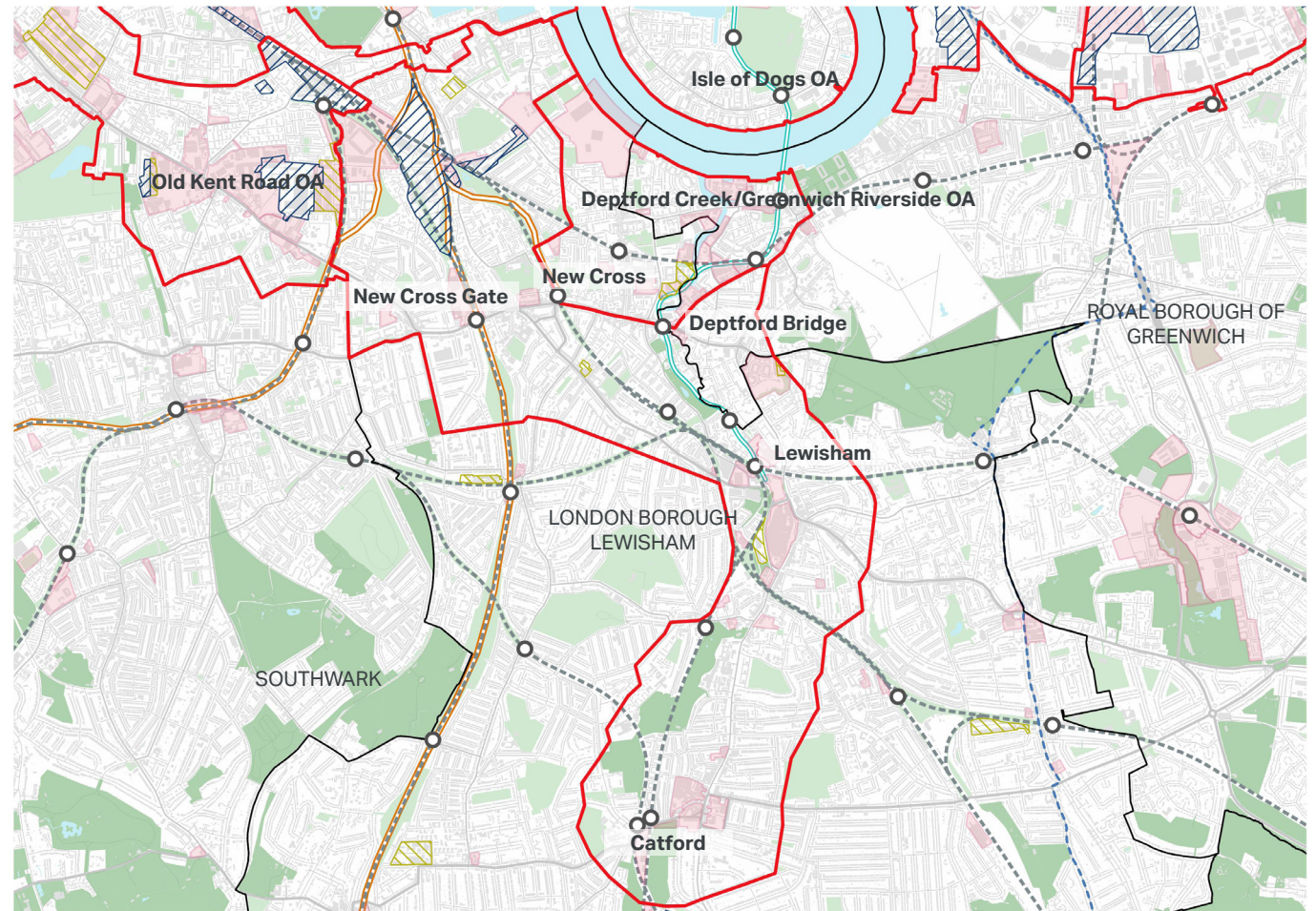
- In the OA, New Cross is a local town centre and New Cross Gate is a District Town Centre.
- Lewisham and Catford Town Centres are Major Town Centres.
- The draft Local Plan (January 2023) outlines aspirations for Lewisham Major Town Centre to be a Metropolitan Town Centre.
- The Lewisham North Creative Enterprise Zone (CEZ) is designated in the Lewisham Local Plan.
- Development proposals should support and contribute to enhancing the cultural and creative industries within the CEZ.
- Opportunities afforded by the CEZ include for evolving the industrial employment offer/ supply through the regeneration of LSIS and Mixed-use Employment Land through the utilisation of Class E (g) (ii) and (iii) uses.



New Cross/Lewisham/Catford

Industrial land: Designations

- 0.4 per cent of the OA land is LSIS
- 4 per cent of the OA is SIL



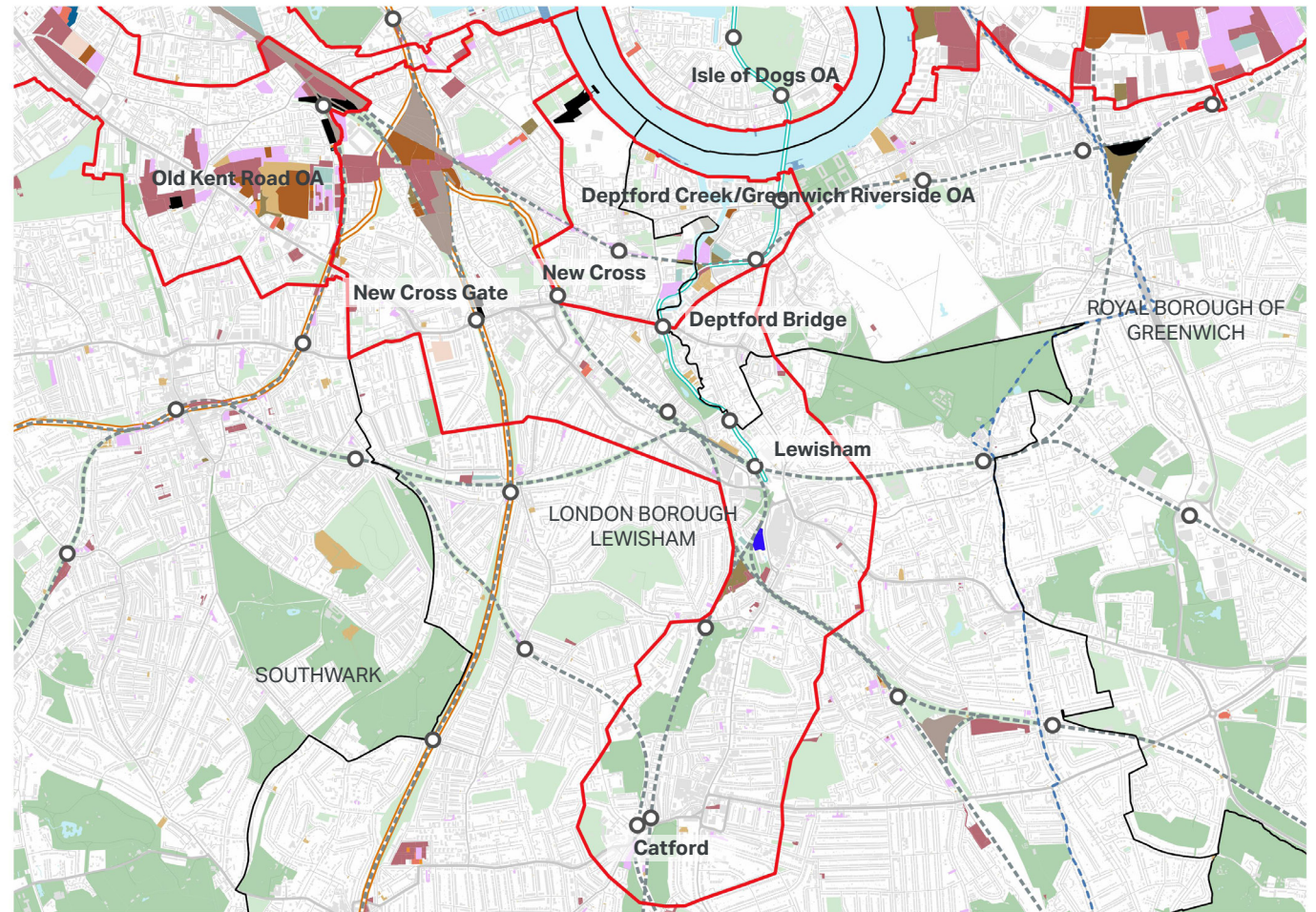
Source: London Industrial Supply Study

KEY
SIL
LSIS
Site allocations - LB Lewisham

New Cross/Lewisham/Catford

Industrial land: Type of Industry

- The emerging Lewisham Local Plan (2023) states that new mixed use areas with a high proportion of affordable housing, workspace and jobs will be created through the regeneration of larger brownfield sites such as Surrey Canal Triangle in the OA.

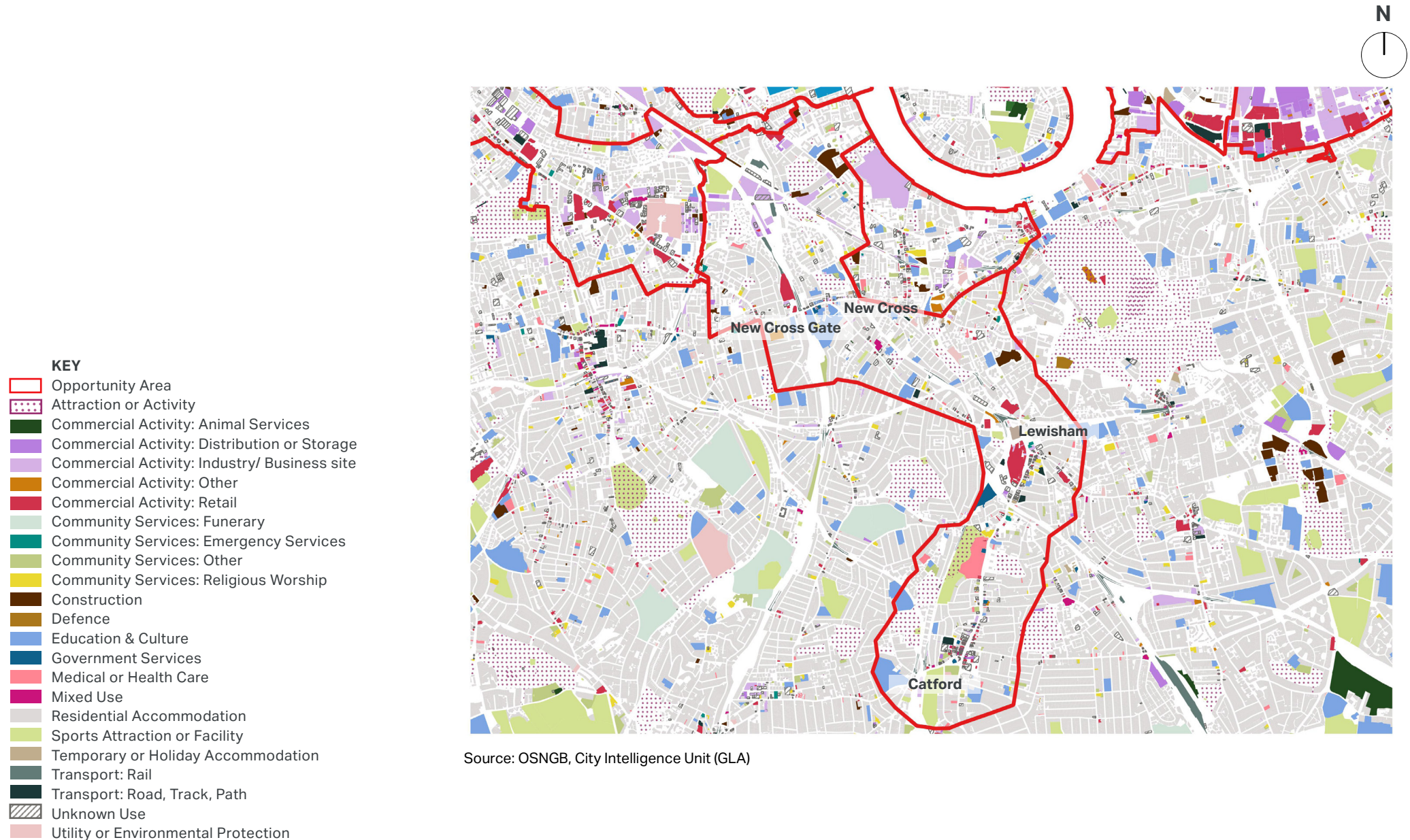


Source: London Industrial Supply Study



New Cross/Lewisham/Catford

Land uses



New Cross/Lewisham/Catford

Place strategies: Civic Partnership Programme (CPP)

- Lewisham Town Centre experiences many challenges, **including river and surface water flooding, congestion and poor air pollution**, as well as deficiencies in park and local play space quantum and quality.
- The town centre was selected for the CPP Strategy funding (2023/24) based on an analysis of deprivation and climate risk data and constraints on the scale of future development in the pipeline. This first-stage funding supported LBL to develop a transformative, place-based regeneration strategy working with local communities and businesses.
- [Room for Rivers, A Place for People](#) sets out a vision for bringing together the rivers and communities of Lewisham Town Centre together through a series of place strategies and priority projects.

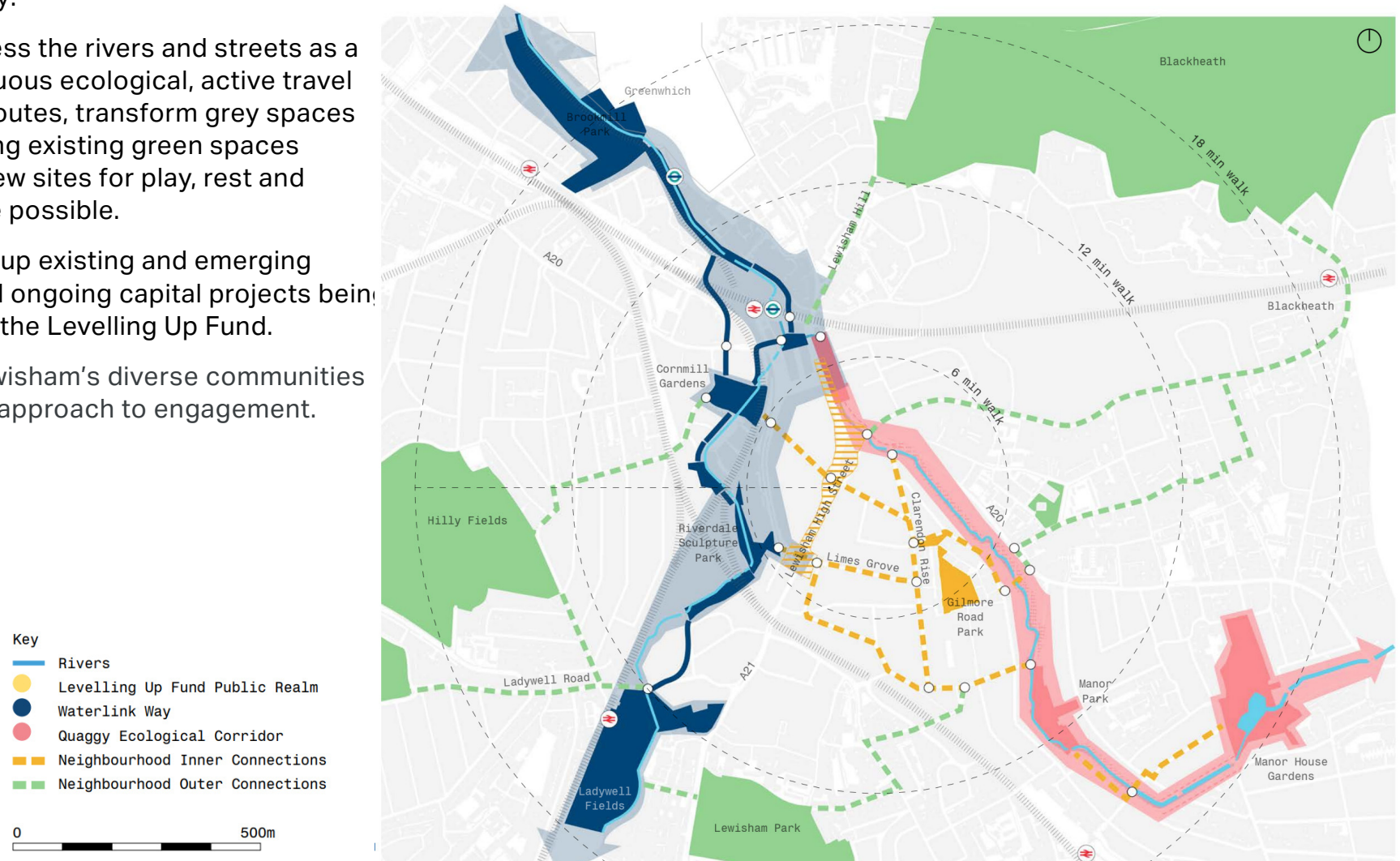


[Periscope](#)

New Cross/Lewisham/Catford

Place strategies: Civic Partnership Programme (CPP)

- The Place Strategy:
- Proposes to harness the rivers and streets as a network of continuous ecological, active travel and recreational routes, transform grey spaces to green, enhancing existing green spaces and introducing new sites for play, rest and biodiversity where possible.
- Reviews and joins up existing and emerging studies, plans, and ongoing capital projects being delivered through the Levelling Up Fund.
- Is informed by Lewisham's diverse communities and an innovative approach to engagement.



[Periscope](#)

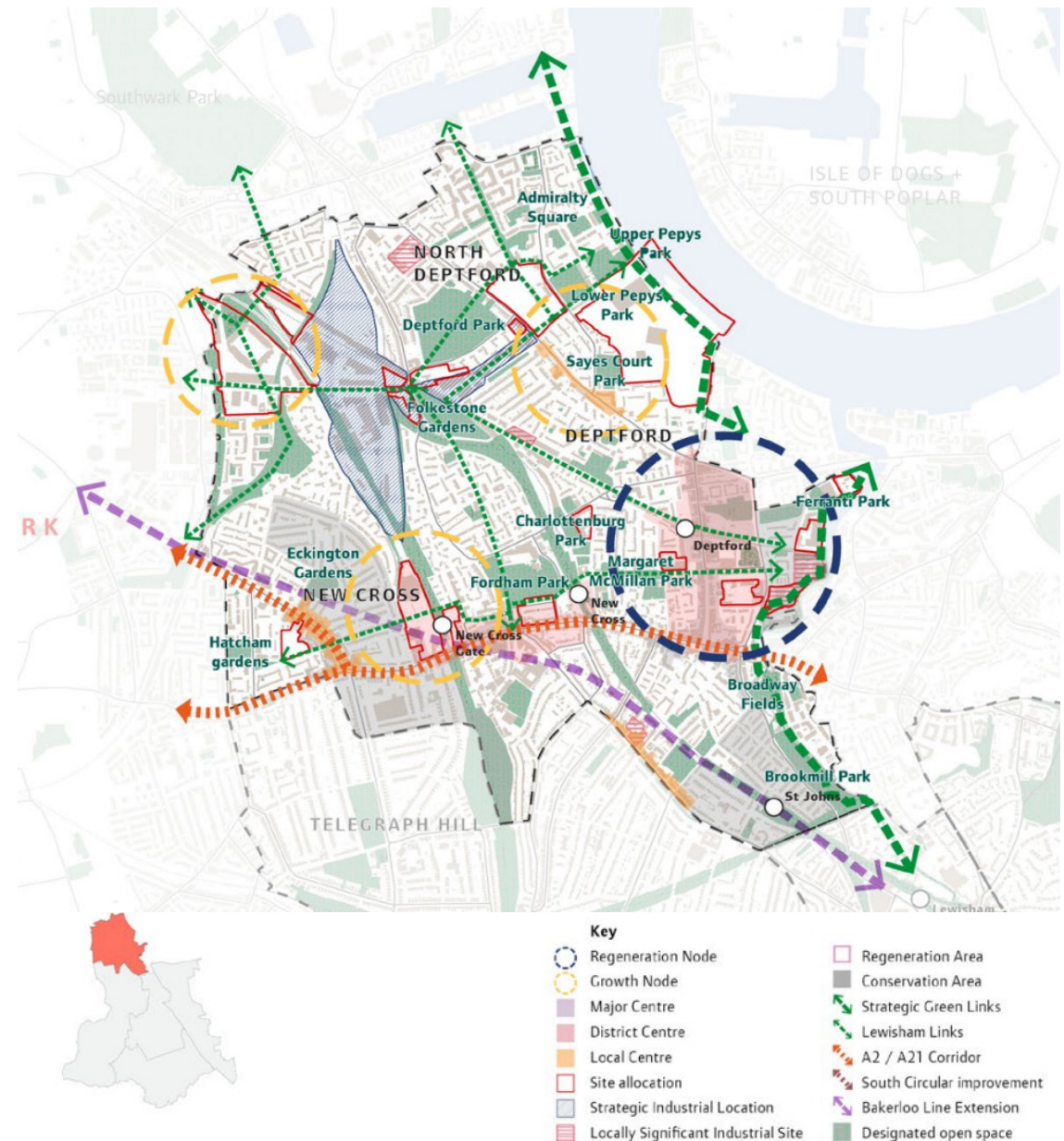
New Cross/Lewisham/Catford

Place strategies: Lewisham neighbourhood and place policies

The emerging Lewisham Local Plan contains principal policy instruments that will deliver the Opportunity Area objectives.

The following neighbourhood and place policies are relevant to a part of the OA that are within the Lewisham North Area.

- Policy LNA1 North Area Place Principles
- Policy LNA2 New Cross Road/ A2 Corridor
- Policy LNA3 Creative Enterprise Zone
- Policy LNA4 Thames Policy Area and Deptford Creekside

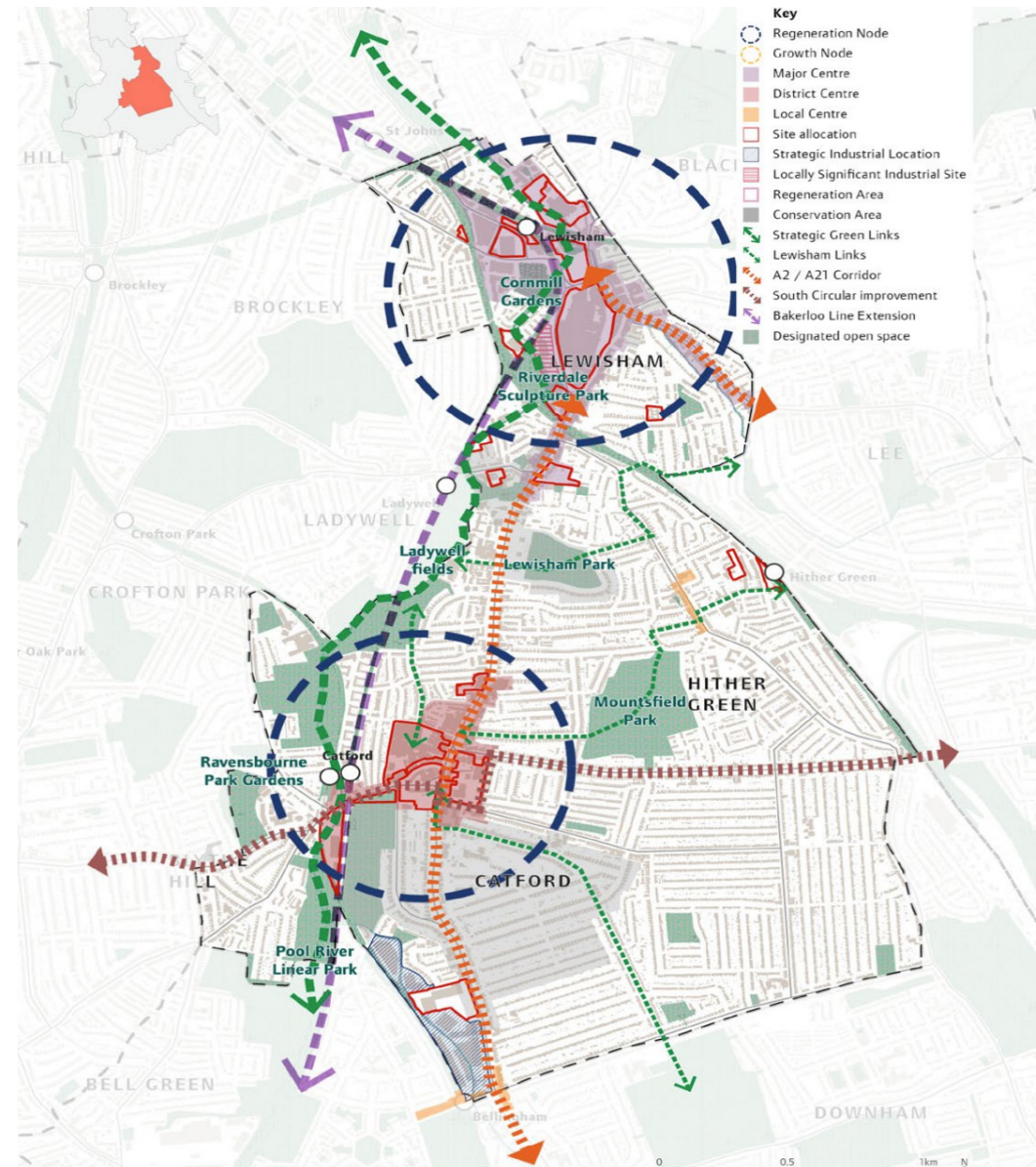


New Cross/Lewisham/Catford

Place strategies: Lewisham neighbourhood and place policies

The following neighbourhood and place policies are relevant to a part of the OA that are within the Lewisham Central Area

- Policy LCA1 Central Area place principles
- Policy LCA2 Lewisham major centre and surrounds
- Policy LCA3 Catford major centre and surrounds
- Policy LCA4 A21 Corridor



Source: [Lewisham Local Plan - Proposed submission document \(January 2023\)](#)

New Cross/Lewisham/Catford

Moving forward

Homes Delivery

- Bakerloo Line Extension (BLE) is required to meet full homes delivery potential.
- There are **a number of opportunity sites** allocated within the OA as part of the emerging Lewisham Local Plan.
- Further **intensification** potential along the railway line between Lewisham and Catford.
- Considering the pipeline and completions, the OA is on track to meet 73 per cent of its 22 year capacity. Most homes in the pipeline can be attributed to Surrey Canal Triangle (potential risk due to dependence of pipeline to one site).
- LB Lewisham shows a positive approach to growth, demonstrating a sufficient supply of housing consents and five-year housing land supply but reports developer delivery performance as being weak.

Jobs

- The non-residential floorspace data suggest a decrease in completions and approvals in the OA since 2021/22.

Transport and connectivity

- Some transport sites are identified by TfL

as holding back development.

- Proposed key transport interventions include the BLE and the Catford Town Centre re-routing of the South Circular Road.
- The Bakerloo line extension - Elephant & Castle to Lewisham is currently unfunded.
- Potential for Catford OA to be extended south in the future to capture growth from BLE. This is a further extension of the BLE, that is not part of the current proposal.

Proposition

- Retain designation and no change to status.
- More homes could be delivered once the BLE is implemented.
- CPP programme is an opportunity to improve access to green and blue infrastructure, and unlock local connectivity.



Catford/ Catford Green scheme (Source: Howells Architects)