

Section 4: Spatial Planning to Improve Places

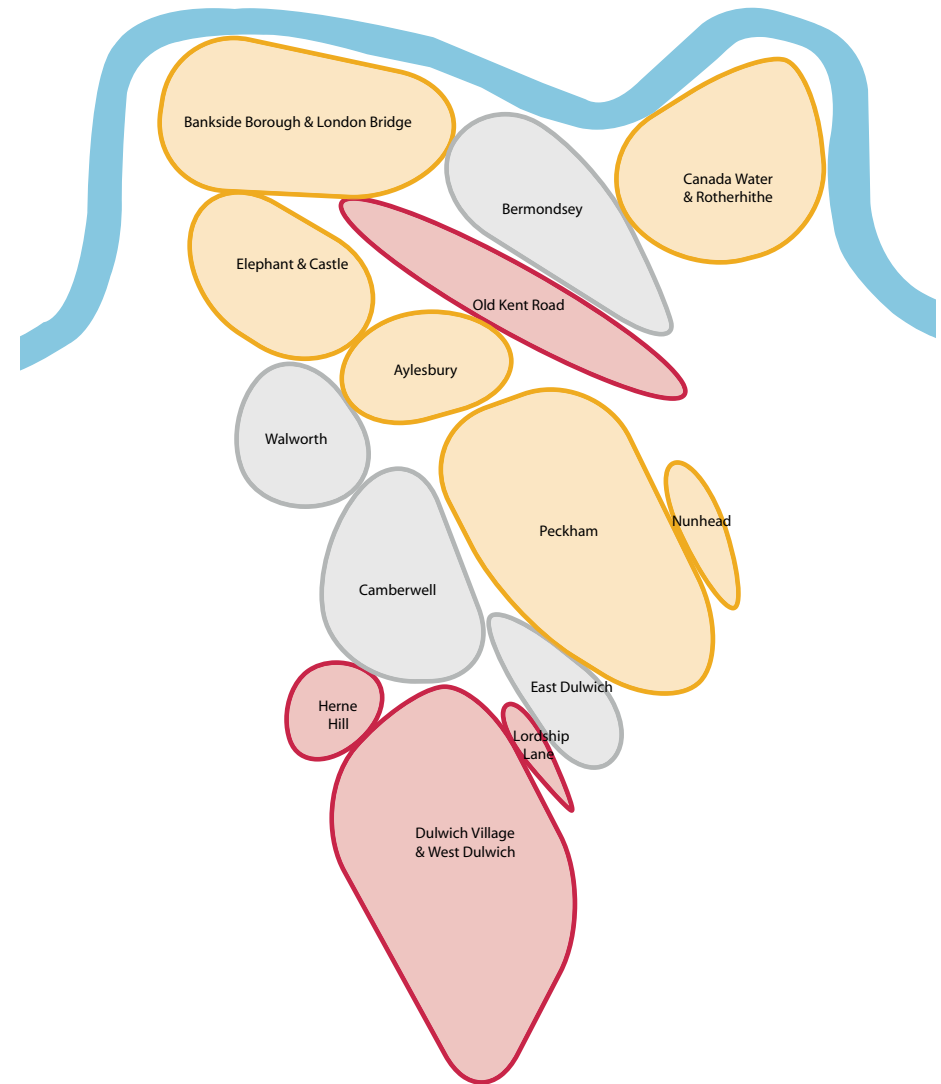
Improving places through sustainable development

Our spatial strategy is to improve places as part of the overall plan for Southwark as set out in section 3. We are doing this by tackling our challenges and maximising our opportunities using spatial planning. We set out our plan for achieving this through strengthening our distinctive places in our core strategy. This includes our vision for the future development of places between 2009 and 2026. We set out how we will achieve this through our themes, strategic objectives, strategic target policies, strategic policies, delivery programmes and monitoring. We provide our strategic approach to achieving this below.

Our strategy is to improve places in Southwark to build on each area's strengths and unique identities. This is to ensure that we have accessible, locally distinctive, well designed places which interconnect, are linked to the rest of London and that people consider successful. We link the quality of places and the quality of life through our themes and objectives to set the platform for the way we plan, build and design places. This complex place making process is continuous and needs to involve the diverse range of people who use it to be meaningful in creating places that people find successful to live in and use. Collectively we need to work together to improve each place through tackling the challenges and maximising our strengths.

Most new development will happen in the growth areas, mainly in the opportunity areas and action area cores (Bankside, Borough and London Bridge, Elephant and Castle, Aylesbury, Canada Water, Camberwell, Peckham and Nunhead). We are aiming to balance providing as many homes as possible with growth of other activities that create successful places such as places to work, leisure, arts and

Figure 10: Our places



culture, sports, health centres and tourist activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive. We are currently preparing area based planning documents to provide more detailed policies and guidance on each growth area to meet the needs of each local community. We will improve our other unique areas to strengthen their local characteristics (Bermondsey, Nunhead, East Dulwich, Herne Hill, Lordship Lane and Dulwich Village/ West Dulwich). This will include new schools, community facilities, open spaces, leisure, arts and culture, sports, health centres, youth facilities and tourist activities.

Strategic Targets Policy 2 - Improving places

How we will achieve our vision to improve our places:

- SO 1A: Create employment and link local people to jobs
- SO 1B: Achieve educational potential
- SO 1C: Be healthy and active
- SO 1D: Culture, creativity and diversity
- SO 1E: Be safe
- SO 2A: Create mixed communities
- SO 2B: Promote sustainable use of resources
- SO 2C: Provide more and better homes
- SO 2D: Create a vibrant economy
- SO 2E: A liveable public realm
- SO 2F: Conserve and protect historic and natural places
- SO 3A: Accessible, customer focused, efficient and modern public services
- SO 4A: Provide enough funding for regeneration to positively transform the image of Southwark.
- SO 4B: Making sure we consult effectively
- SO 5A: Developing in growth areas

Our approach is

Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It must contribute to our strategic vision, objectives and strategy for the borough for further protecting, enhancing and regenerating Southwark between 2009 and 2026 so that our borough continues to be successful and vibrant. We will work with our partners, local communities and developers to ensure that developments improve our places through delivery of regeneration in our growth areas to achieve our targets. Our area targets are:

- Bankside, Borough and London Bridge
 - » 1900 net new homes **
 - » 25,000 net new jobs **
- Elephant and Castle
 - » 4000 net new homes **
 - » 5000 net new jobs **
 - » around 45,000 sqm** of additional shopping and leisure space
- Canada Water
 - » 2500 net new homes **
 - » 2000 net new jobs **
 - » around 35,000sqm** of additional shopping space and increased leisure space
- Aylesbury
 - » 4200 new homes*****

**Our target is the same as the consultation draft replacement London Plan 2009 target. This is in general conformity with the adopted London Plan 2008. We will provide evidence at the EIP to demonstrate that we can meet this target.

***** The Aylesbury Area Action Plan has been found sound by the Planning Inspector. This is due to be adopted on January 27th 2010.

Central Activities Zone

Vision

Development in the Central Activities Zone will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. There will be new homes, office space, shopping and cultural facilities, as well as improved streets, spaces and community facilities.

It covers parts of a number of London boroughs including Southwark, Lambeth, Westminster, the City and Kensington and Chelsea as shown in figure 7. In Southwark, it includes two opportunity areas at Bankside, Borough and London Bridge and the Elephant and Castle. This area has a mix of office space, activities and attractions which are important to London. It contains nearly 30% of all London's jobs and is projected to accommodate 36% of London's employment growth up until 2026.

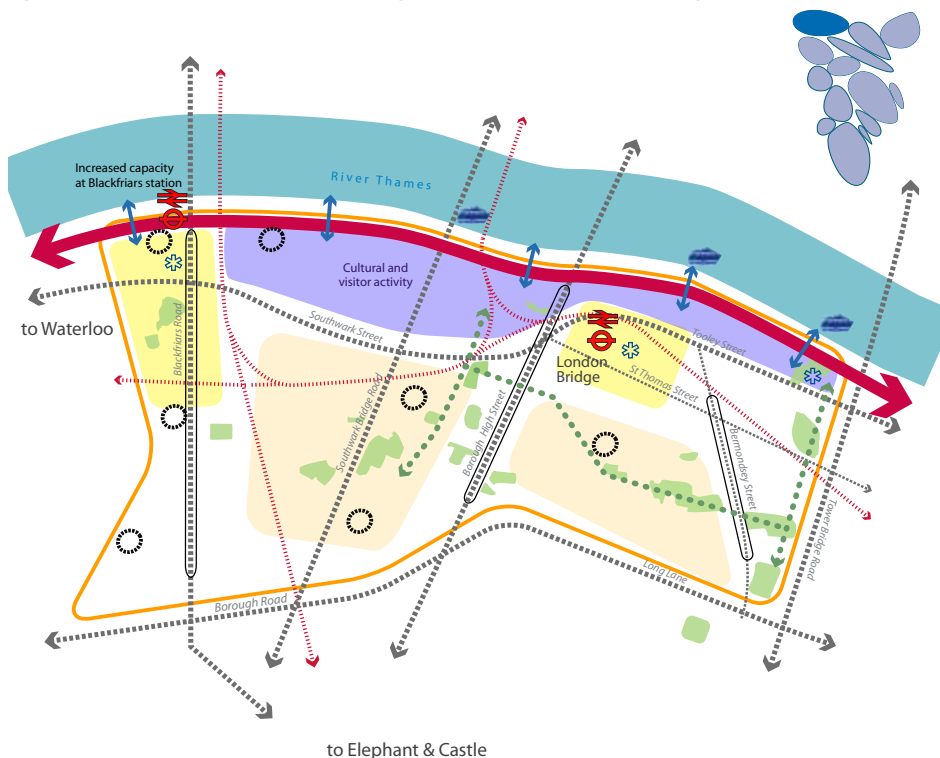
We are working with the local community, Greater London Authority, businesses, land owners, the London Development Agency, Transport for London, the City of London, City of Westminster, Lambeth, the Cross River Partnership, English Heritage, the Primary Care Trust, Better Bankside, Team London Bridge and developers to make the Central Activities Zone a successful place with a joined up approach to future development and improvements.

Bankside, Borough and London Bridge opportunity area

Vision

The opportunity area will continue to be home to a mix of uses providing high quality office accommodation alongside world-class retail, tourism, culture and entertainment facilities and public spaces. Local people will be supported to find jobs by local employment and training schemes.

Figure 12: Bankside, Borough and London Bridge



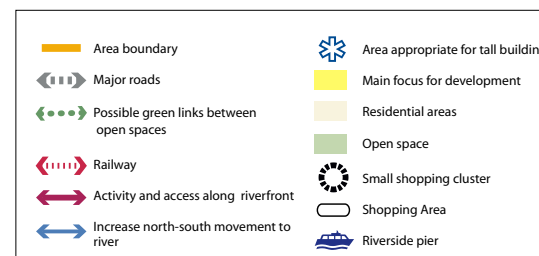
We are working with the local community and landowners to deliver large scale development and improvements, providing over 1,900** new homes and around 25,000** new jobs by 2026.

Development and changes to places will be guided by a supplementary planning document/opportunity area framework which we are preparing with the GLA.

Bankside and Borough

Vision

We are working with the local community, land owners, Better Bankside and the Cross River Partnership to enhance the area's mix of culture, history and business in a way that is sensitive to its residential communities. There will be new businesses, shops, housing and cultural facilities that will benefit local residents as well as raise the profile of Southwark. This will include new and improved community and youth facilities.



**Our target is the same as the consultation draft replacement London Plan 2009 target. This is in general conformity with the adopted London Plan 2008. We will provide evidence at the EIP to demonstrate that we can meet this target.

New development will help improve the look, feel and safety of streets and public spaces through schemes like the Bankside Urban Forest. We will work with groups like the Bankside Open Spaces Trust to create better access to green spaces, including protecting the Crossbones Graveyard. New trees and landscaping improvements will make places feel greener.

It will be easier to get around by walking and cycling and access to and along the riverside will be protected. Car parking will be limited to deter car use and help reduce traffic.

New development will recognise and enhance the different character and roles of places across Bankside and Borough. These are focused around Blackfriars Road, Bankside, Borough South, Borough Market/Riverside, and Borough High Street.

There are development opportunities throughout the area, but the largest developments will be around Blackfriars Road and Bankside.

Bankside will be a location for large offices and major arts and cultural facilities, including an expanded Tate Modern. We will work with Network Rail to refurbish space under railway arches to provide modern accommodation for small businesses. Making sure that student accommodation is included without dominating is important for a balanced mix of activities.

Blackfriars Road will continue to have a mix of shops, services and offices serving both a local and wider need. There will be a cluster of tall buildings around the northern end of Blackfriars Road providing high quality offices, housing, hotels and shops. These buildings will

be of exceptional design and will enhance the look of the area and provide new public spaces.

Borough will continue to be a mainly residential area serving local needs. The hub of activity centred around Borough High Street will be improved so that it provides a better mix of shops and services to meet local people's needs as well as the needs of office workers and tourists.

Borough Market will be protected and improved and the riverside area will continue to be valued as an area steeped in history, reflected in its historic street pattern and a concentration of important buildings and remains, including Southwark Cathedral. We will work with Network Rail to ensure the Thameslink project is delivered with minimal disruption to the area and improve the contribution that railway archways make to the area.

We will look at ways to control licensed premises and hotels to ensure a good balance of uses and protect the character of the residential areas. This includes an alcohol saturation zone at Bankside.

London Bridge

Vision

We are working with the local community, land owners, Team London Bridge and the Cross River Partnership to continue transformation of London Bridge into a thriving centre of activity. There will be a mix of uses that blend well with and help improve the surrounding neighbourhood areas and historic places and create a lively and friendly place throughout the day and week. Small local businesses, including creative and media businesses will continue to thrive alongside large global companies, major tourist and cultural facilities, bars, cafes and restaurants. New shops and facilities will be provided to better meet the needs of local people.

Development will be mainly focused in the area around London Bridge station, which serves stations in Southwark, where Transport for London, Network Rail, the Primary Care Trust, King's College and major land owners will help deliver large-scale change. This will include major redevelopment of the station to improve capacity and links between transport types as well as provide more shops and offices. These stations improvements should prioritise links to buses and train stations within Southwark. This will improve the transport accessibility to Bermondsey, Rotherhithe and Elephant and Castle in the north, Camberwell, Peckham and Nunhead in the centre and Lordship Lane, Herne Hill, East, West Dulwich and Dulwich in the south. Guy's and St Thomas' hospital will be improved to provide new housing for staff and students and modern world-class health and education facilities. A number of other sites in the area will be developed to provide shops, cafes, restaurants, offices and homes, including a major new cultural facility next to Potters Fields Park.

There will be excellently designed tall buildings in the area around London Bridge Station east of Borough High Street, which will add interest to the skyline, raise the profile of Southwark and London, and create new public spaces.

Bermondsey Street and Shad Thames will continue to be attractive areas with a hive of activity. Evening and night-time uses will be controlled to keep a good balance of uses and protect the character of residential areas.

New development will help bring improvements to streets and public spaces, helping to improve the look, feel and safety of the area. As there will be a lot of activity, streets will be easy to move along and free of clutter, particularly along Tooley Street. It will be easier to get around by walking and cycling and people will continue to enjoy access to and along the riverside. Car parking will be limited to deter car use and help reduce traffic.

We are working with Network Rail to make sure the railway arches continue to be well used for a mix of entertainment, cultural, leisure and business uses. The frontages of railway arches will be improved and where possible opened up onto the street to bring new life to areas, such as along St Thomas Street.

Elephant and Castle opportunity area

Vision

Elephant and Castle has potential for redevelopment into an attractive central London destination. We will facilitate regeneration of the Elephant and Castle into a more desirable place for both existing and new residents. There will be excellent shopping, leisure facilities and cultural activities. London South Bank University and London University of the Arts will develop further as important centres of learning. Elephant and Castle will continue to be highly accessible from other places in Southwark and London.

We are using our land at the heart of the area to stimulate 440,000 sqm of new development with of up to 45,000** sqm new shopping and leisure floor space and 25,000-30,000 sqm of business floorspace. We will meet our target of 4000** new homes by working with the local community, registered social landlords and private developers to deliver new homes. We will also meet the London plan target of 5000** new jobs by encouraging more offices, hotels, small businesses and developing the evening economy and cultural activities.

Public transport will become more accessible. Existing subways will be removed and replaced by surface pedestrian crossings creating a more attractive and safe environment for public transport users, cyclists and walkers. A new and improved street layout including public open spaces will be created allowing those who live and work in the area to move around easily and safely. We are working with Transport for London and Network Rail to bring forward these improvements.

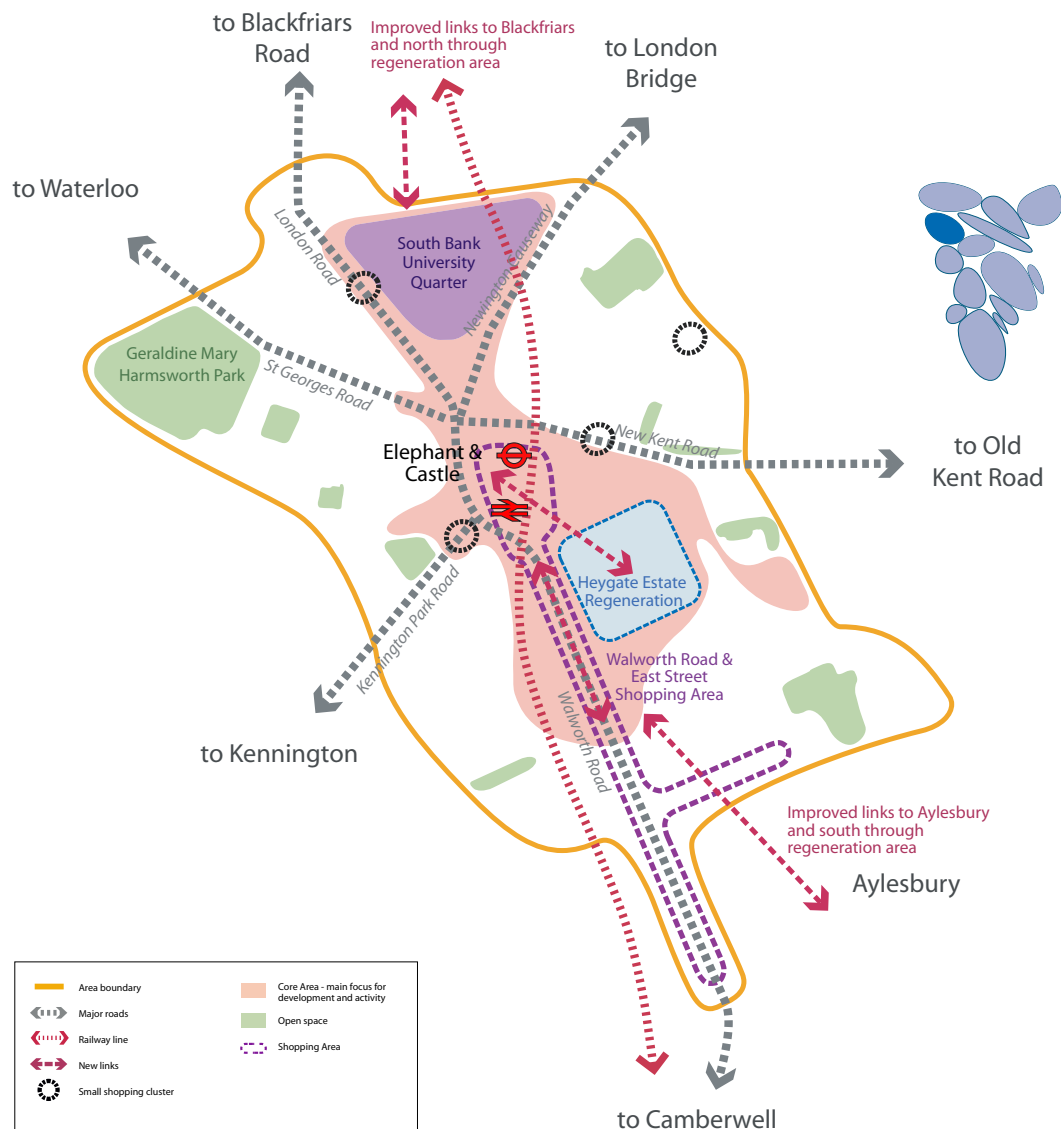
Elephant and Castle will be a leading example for sustainable

development with a new local network (the multi utility services company) providing heat, power, water and data services.

We are working with the local community, Greater London Authority, businesses, land owners, the London Development Agency, Transport for London, Lambeth Council, the Cross River Partnership, English Heritage, the Primary Care Trust, and developers to make the Elephant and Castle a successful place.

**Our target is the same as the consultation draft replacement London Plan 2009 target. This is in general conformity with the adopted London Plan 2008. We will provide evidence at the EIP to demonstrate that we can meet this target.

Figure 13: Elephant and Castle



Canada Water (and Rotherhithe) action area

Vision

We are working with the local community, landowners, and developers to transform Canada Water into a town centre as set out in the Canada Water Area Action Plan. Our aim is to make best use of the great opportunity to create a new destination around the Canada Water basin which combines shopping, civic and leisure, business and residential uses to create a new heart for Rotherhithe.

We want to strengthen Canada Water's role as a shopping destination, expanding the amount of retail space by around 35,000sqm and providing a much more diverse range of shops than at present, including a new department store and independent shops. The action area's core will provide at least 2,500** high quality new homes, which will be accommodated in generally mixed use development. Office development will provide much needed space for local occupiers and, together with retail development, will generate around 2,000** new jobs.

Existing facilities in the town centre are currently separated and poorly linked, being built originally to serve car-borne visitors. Development in the town centre will contribute towards creating an open environment with a high street feel, and high quality public realm and open spaces. We want to make better use of car parking, ensuring that it is shared between town centre uses. The centre must reach out to the wider Rotherhithe area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In addition we will work with Transport for London to improve the road network around Lower Road.

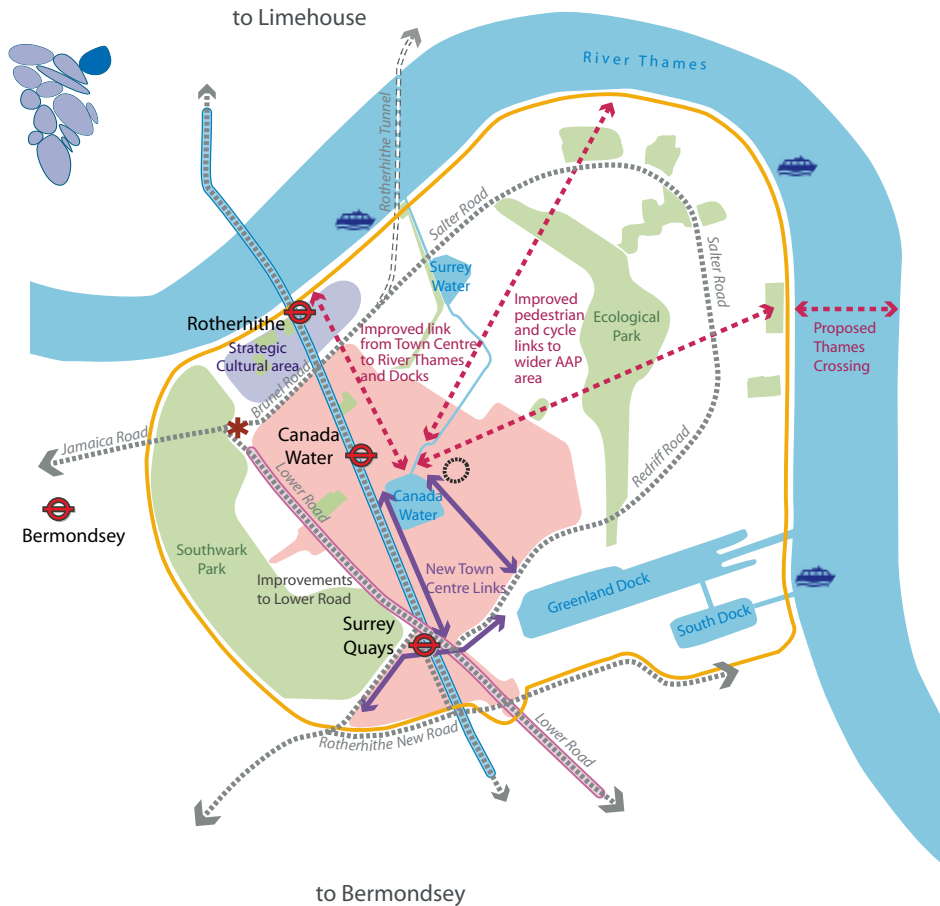
Outside the town centre and core area of the area action plan, development will be less dense and should reflect the leafy and suburban character of much of the area.

Rotherhithe should be a desirable place to live, particularly for families. To help achieve this, we will build a new secondary school, to complement existing schools in the area. Across the AAP area, development will contribute to achieving a great network of parks and open spaces, which, together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination to visit, relax in and have fun.

We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Rotherhithe.

**Our target is the same as the consultation draft replacement London Plan 2009 target. This is in general conformity with the adopted London Plan 2008. We will provide evidence at the EIP to demonstrate that we can meet this target.

Figure 14: Canada Water (and Rotherhithe)



	Area boundary		Core Area - main focus for development and activity
	Major roads		Open space
	New links		East London Line
	New town centre links		Street improvements
	Riverside Pier		Shopping Area
	Junction improvements		

Aylesbury action area

Vision

We will use the guidance in the Aylesbury Area Action Plan to achieve a phased redevelopment of the Aylesbury estate between 2009 and 2027.

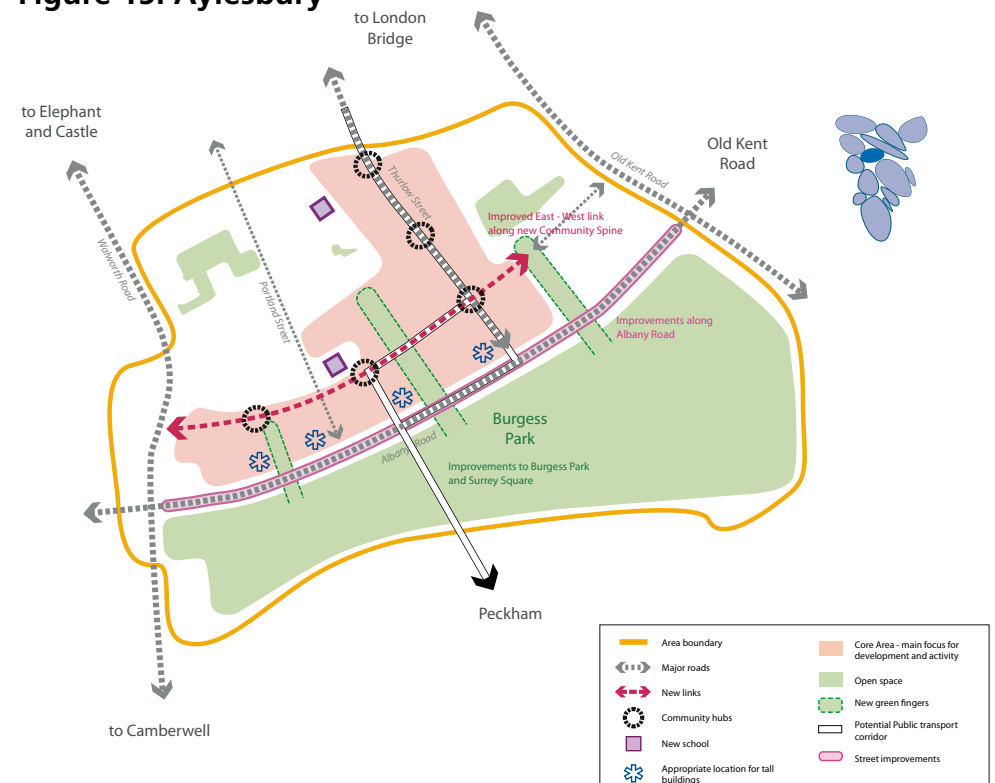
Working with tenants groups, other voluntary sector organisations such as the Friends of Burgess Park and partners including the Aylesbury New Deal for the Communities, the Homes and Communities Agency, the GLA and developers, we will deliver a new community with different types of housing and far better living conditions. The plan will deliver quality private, intermediate, and social rented housing. Social rented homes will be generously sized taking the Parker Morris standard and adding 10%. There will be lots of family homes with 23% houses, together with all the facilities needed by families to make sure that the whole area is family-friendly.

The new development will broadly keep the existing street layout, but will have attractive streets that are safer and easier to travel around. The new homes will overlook the streets and spaces so that there will be much better natural security. Good urban design and high quality architecture will enable us to provide homes for 4,200**** households, many more than at present. These will benefit from the accessible position of the Aylesbury area with its good transport links to the centre of London and the emerging centre at Elephant and Castle. Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood.

To reinforce its image as a place for families to live, the AAP will also deliver an excellent range of quality public and private open spaces. It will strengthen the role of Burgess Park as metropolitan open land and a park which serves south east London.

The AAP will provide new local opportunities for shopping and employment in Thurlow Street and East Street and help provide local people with access to jobs and training and support existing town centres.

Figure 15: Aylesbury



Peckham and Nunhead action area

Vision

The area will continue to be home to a diverse and dynamic community with shops, community facilities and services. New development will help bring improvements to streets and public spaces, making them greener, more pleasant and safe. It will be easier to get around by walking and cycling and there will continue to be good public transport links.

Changes and improvements in the area will be guided by an area action plan. Whilst the Mayor has not set a target for Peckham and Nunhead, we will set targets for homes, employment and retail through the area action plan.

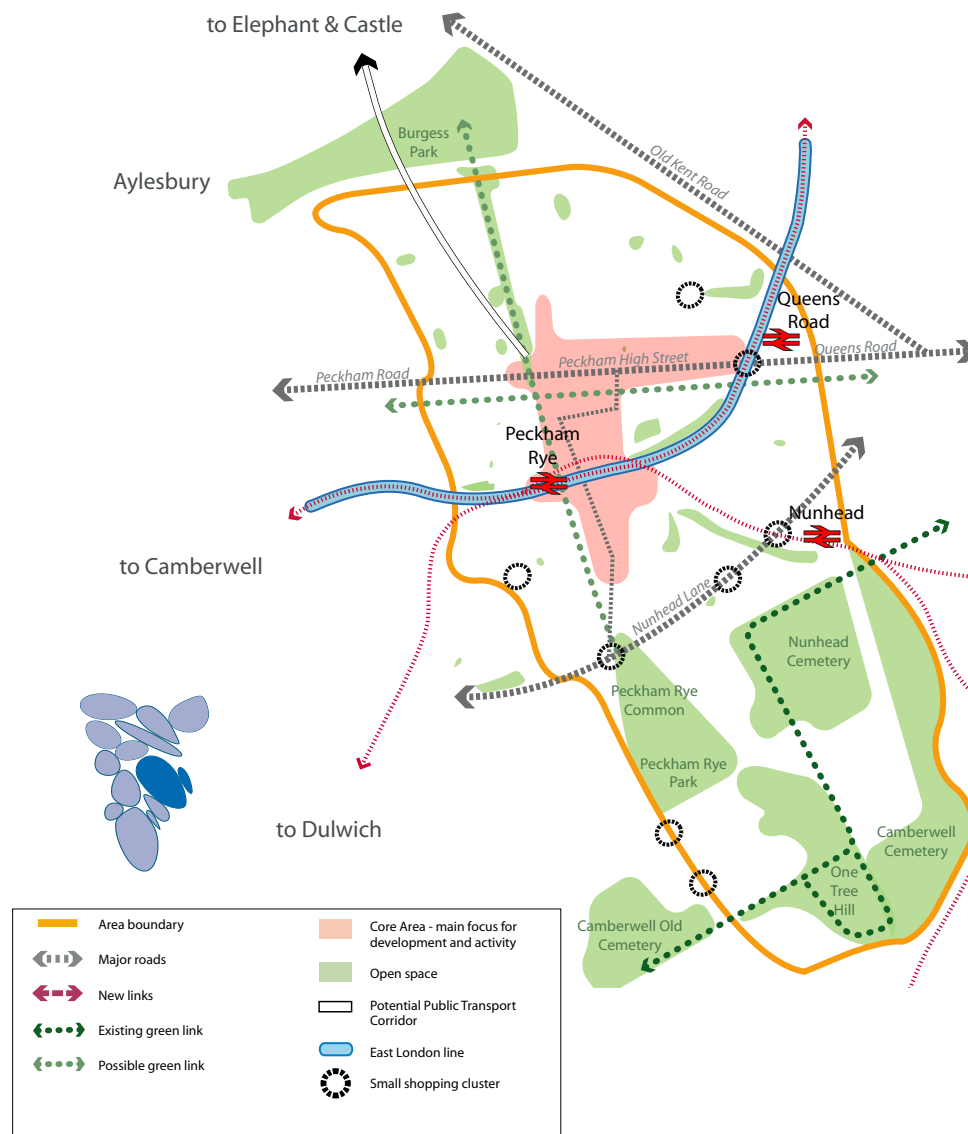
As Peckham and Nunhead is a growth area, there will be more new homes and offices built and a small increase in retail space, mainly around the Peckham town centre. The level of growth will be higher than in the residential areas that surround the town centre but not as high as in places like Canada Water, Bankside, Borough and London Bridge.

Peckham

Vision

We are working with the local community, landowners, the police, Safer Southwark Partnership and the Primary Care Trust so that Peckham is a friendly, safe and enterprising place. It will have attractive and pleasant neighbourhoods surrounding a lively town centre that

Figure 16: Peckham



meets the needs of a very diverse community. Most development will be in and around the town centre, making the most of good public transport links, a number of large sites and its role as one of the largest town centres in Southwark.

There will be new housing to help accommodate Southwark's growing population. This will include providing more private housing so that there is a mix of housing and choice for people on a range of incomes.

Peckham town centre will continue to play a major role in Southwark, providing a mix of activities throughout the day for both local residents and visitors. New development will help bring improvements to shop fronts and the town centre environment. This will help the area's independent shops, businesses and creative industries to flourish. There will be new space for local businesses, improved cultural and arts spaces, successful street markets and a good mix of shops, cafes, restaurants and licensed premises, including both larger and smaller shops.

Peckham Square will be enlivened and improved as a focus for the community. We will work with Network Rail to help deliver improvements to areas around Peckham Rye and Queens Road stations and railway lines. This includes a possible new square that will transform the area around Peckham Rye station and the railway arches.

Development and activity in the town centre will be carefully managed to protect the character and pleasantness of the surrounding residential neighbourhoods. This includes continuing to control the number of new licensed premises in the area.

The areas surrounding the town centre will also be improved, with better walking and cycling links, greener streets and improvements to parks such as Peckham Rye and Burgess Park. Traffic and parking will be managed to improve safety and reduce congestion on local streets. Local employment and training schemes will help local people into jobs.

The scale of development would stay much the same except in the town centre where there could be some taller buildings and more intense development on some sites. The area's heritage will be celebrated and used to stimulate regeneration.

Peckham will be a leading low carbon area, including having one of London's first Low Carbon Zones and, possibly, a local energy network.

Nunhead

Vision

We are working with the local community to protect the special character of Nunhead so that it continues to be a neighbourhood of low density housing.

There is very little capacity for new development except from small infill sites for housing. The local shopping areas along Evelina Road/Nunhead Green and Gibbon Road will be improved through streetscape and shopfront schemes and will continue to provide for a range of local needs including access to space for community use.

Traffic will be well managed so streets are safer and quiet and there will be good cycling and walking links.

Important open spaces such as Nunhead Cemetery will be protected and improved, helping to create a special character and provide important leisure opportunities and habitat. These open spaces will be improved. There is no capacity for development in Nunhead.

Old Kent Road Action Area

Vision

We will set out guidance in an area action plan for the provision of housing, employment and small, local shops to complement the multiple retailers already there. This will include a review of the proposals map designations.

We will work with the local community, local businesses and retail operators, private developers and landowners to improve the area. We want to exploit the expected increased growth in innovative industries in this area, particularly new sectors in green manufacturing, bio-sciences and the knowledge economy, which could provide a range of jobs for Southwark residents. We want to create a more distinctive environment on Old Kent Road at a scale that is comfortable to walk around. We would like new homes to overlook streets and spaces so that there will be much better natural security. The area will benefit from good urban design and high quality architecture to transform it into a place with its own identity rather than a busy road. These must be within a strategy for improved accessibility for pedestrians, cyclists and public transport users, and an enhanced public realm. We will work with Transport for London to develop a strategy for improved accessibility.

We will ensure that the Old Kent Road and Elephant and Castle regeneration work together to benefit each other. We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Old Kent Road.

Whilst the Mayor does not set us targets for Old Kent road, we will set targets for homes, employment and retail in an area action plan. This will set out the capacity for development and how the potential for change can be implemented.

Herne Hill

Vision

We are working with the local community to further improve Herne Hill as a pleasant district town centre providing a range of independent shops, bars, restaurants and other services that support the surrounding residents. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas.

There are a few small development opportunities that need to respect the conservation area protection. The railway arches will continue to be well used and we will work with Network Rail to offer the opportunity for businesses or other activities that add to the vibrancy to the town centre.

Street and road junction improvements in the town centre will provide a more pleasant and safer environment for residents and shoppers. This will include improvements to Norwood Road, Dulwich Road and Half Moon Lane junction, closing Railton Road off to traffic, and parade regeneration along Norwood Road and Half Moon Lane.

We are working with Lambeth council to make sure we have a joined up approach to future development and improvements to Herne Hill.

We are focusing on further improving Herne Hill with local shops and services for the surrounding residents and businesses. As there are few development sites in Herne Hill there is little capacity for growth. However, the Dulwich supplementary planning document will set out guidance on how to further improve Herne Hill. The Mayor does not

set us targets for Herne Hill.

Camberwell

Vision

We will continue to protect this successful town centre which has many small and medium sized businesses. Many of them are independently run which helps to give Camberwell a special character. Butterfly Walk shopping centre is the only large development site. However the focus is on improving current shops rather than retail growth or new development, particularly businesses in the town centre and along Camberwell New Road towards the Oval.

Camberwell has a well-known reputation as a creative place with artistic influences clustering around Camberwell College of the Arts. We will continue to encourage this as they add to the vibrancy of the area and provide employment.

We will also protect and encourage more small businesses within the town centre and the wider action area, including the large area of council housing and small businesses to the north west of the main town centre.

We will work with Transport for London to reduce traffic congestion, and improve parking, safety and accessibility to and within Camberwell action area by bike, foot and public transport. We will continue to improve Camberwell Green as an important open space within the town centre.

We are working with the local community and Lambeth Council to make sure that we have a joined-up approach to development and improvements to Camberwell action area, and will produce an area action plan to guide development and improvements.

We are focusing on improving current businesses rather than retail growth. This may change in the future if resources become available to develop Camberwell action area. We will prepare an area action plan providing as many homes as possible, improving current businesses to create a more successful place that could have more leisure, arts and culture, sports and health centres. Whilst the Mayor does not set out targets for Camberwell, we will set targets for homes, employment and retail in an area action plan.

The Blue

Vision

The Blue has a market place and is a busy local shopping area along Southwark Park Road. However, there are high number of vacant units and a lack of variety on offer in shops. We own many of the shopping units and we will review the contribution they could make towards revitalising the Blue. Working with the local community, we will be preparing a strategy to improve the quality of the shops and services for local people to encourage them to use the Blue. This will include limiting take aways and encouraging shops that provide local goods and cafes to add vitality. We need to find niche shops that will build up momentum for rejuvenating the area and that will encourage other more mainstream local shops and services to start up. We will be improving the quality of the environment and links into and around the area to encourage people to walk through and use the area. The

increase in the numbers of homes at Bermondsey Spa as a result of the regeneration project which is nearing completion and the increase in the numbers of homes in other areas around the Blue will increase the number of potential shoppers to the area.

The Mayor does not set us targets for the Blue. We are not preparing planning guidance for this area and there is no planned large scale growth.

Dulwich Village/West Dulwich

Vision

We are working with the local community and organisations such as the Dulwich Estate and the Dulwich Society to continue to protect Dulwich Village/West Dulwich. Dulwich Village/West Dulwich is a suburban area with many playing fields, parks, tree lined roads and large gardens. There are shops and services for the local community within an historic shopping street.

We will continue to protect Dulwich Village/West Dulwich as a historic area with a good range of local shops and services, open spaces and homes. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas. There are two conservation areas: Dulwich Village and Dulwich Woods. Dulwich Village conservation area is mainly housing with the village itself at its heart. Dulwich Wood is mostly open space (including parkland, playing fields, allotments and a golf course) surrounded by housing. We will continue to protect the character of these areas and the historic buildings within them. This includes attractive and well used landmark buildings such as Dulwich College and Dulwich Picture

Gallery and large open spaces such as Dulwich Park. The Mayor does not set us targets for Dulwich Village/West Dulwich. We are conserving Dulwich Village/West Dulwich and there is no capacity for large scale growth. We are producing a supplementary planning document to provide further guidance on how we will protect Dulwich Village/West Dulwich.

East Dulwich

Vision

We are working with the local community to further improve East Dulwich as a pleasant and popular place to live. The area is mostly residential with lots of Victorian terraced housing. Local residents have good access to local shops along Northcross Road and Grove Vale and a wider variety of shops on Lordship Lane. There is plenty of access to surrounding attractive open spaces including Goose Green, Dulwich Park and Peckham Rye Common. East Dulwich Station provides train services to London Bridge which are well used by the many East Dulwich residents. Current improvements to Dulwich Leisure Centre will improve the facility for local residents.

The mayor does not set us targets for East Dulwich. There will be very little growth, with the focus on improving what is already there and protecting its suburban character. The Dulwich supplementary planning document will set out guidance on how to further improve East Dulwich.

Lordship Lane town centre

Vision

Lordship Lane is an area with a variety of shops, cafes and bars providing amenities for local residents. There are many independent operators and a diverse range of shops which all help to make Lordship Lane very attractive place to visit and shop. We will continue to protect the interesting character of this popular street created by the specialist businesses, cafes and attractive shop fronts by working with the local community, businesses and groups.

The Mayor does not set us targets for Lordship Lane. We are conserving the area and there is no capacity for large scale growth. The Dulwich supplementary planning document will provide further guidance on how we will protect Lordship Lane.

