

**SITE REF: SA48**

**Site Name/Address:** WILLOW WAY LOCAL EMPLOYMENT LOCATION (comprising 10-24, 21-57, Council Offices and Depot Willow Way, Units 1-8 Willow Business Park and Church Hall and 1 Sydenham Park), SE26

**Allocation:** Local Employment Location (LEL) to enable protection for B Use Class Employment Uses.

**Current use:** Small scale, diverse range of business uses. These include printing, catering, motor trades, two design companies, a diamond blade supplier and a medical equipment supplier.

**Location and site description:** This area is located between Forest Hill and Sydenham, in the south western corner of the borough. It lies on a side road linking the local shopping parades on Dartmouth Road and Kirkdale. Forest Hill and Sydenham Network Rail Stations are both about 10 minutes walk away and the area is well served by bus routes. Access to the strategic road network (A205 South Circular) is good via Dartmouth Road (A2216).

**Site characteristics**

Area	0.86 hectares
PTAL	3
Within or adjacent to a Conservation Area	Sydenham Park Conservation Area is directly adjacent to the east.
Within an Area of Archaeological Priority	No
Listed Building or close to a Listed Building	No
Flood Zone (FZ)	FZ1
Core Strategy Objectives	CSO 4
Core Strategy Policies	SP1, SP5, CSP3

**Other comments:** This site provides a valuable pool of good quality premises serving a local market for which there has been consistent demand.

**Evidence base**

**Employment Land Study:** Supports designation as a Local Employment Location.

**Sustainability Appraisal:** Mitigation measures will need to address waste management, energy efficiency of buildings and landscaping. Refer to Appendix 6 of the Site Allocations Sustainability Appraisal.

Map 2.48 Willow Way LEL,SE26

