We have identified 26 opportunity sites across and on the fringes of the core study area, each of which are considered in detail in the following chapter.

Each site is analysed in terms of current usage and density, prominence within the urban context and proximity to public transport. Viability of future development is assessed by analysing current ownership and vacancy, before assigning each site a score, corresponding with the index of GVA’s borough-wide study.

On the basis of these findings, short- and medium-term proposals are set out (indicated by the red and yellow icons), identifying approximate budgets, potential funding sources and key precedents. Key to these proposals are their potential to pave the way for long-term development opportunities.

A long-term development plan is then sketched out, establishing key site relationships, proposed uses and massing. These proposals are indicated by the green icon.

Please note that, while proposals have been developed with regard for the existing context and planning policy, they are illustrative only. They do not constitute approved planning solutions, nor do they factor in rights to light.