



# Grove Park

# Neighbourhood Development Plan

2018 - 2033

SEPTEMBER 2021 | ADOPTED VERSION



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# Acronyms & Abbreviations

*Please note, these acronyms are found throughout all Neighbourhood Plan documents and annexes, summarised here in one place (excluding additional evidence appendices)*

ACV	Asset of Community Value (as defined by the Localism Act)
AGM	Annual General Meeting
AMR	Annual Monitoring Report
ASLC	Areas of Special Local Character
ChaRT	Chinbrook Action Residents Team
CIL	Community Infrastructure Levy
CS	Core Strategy
DCLG	Department for Communities and Local Government
DM	Development Management
DPU	The Bartlett Development Planning Unit
DSD	Dark Sky Discovery
EA	Environment Agency
GPCG	Grove Park Community Group
GPSG	Grove Park Steering Group (of the forum)
GPNF	Grove Park Neighbourhood Forum
GPNP	Grove Park Neighbourhood Plan
GPNR	Friends of Grove Park Nature Reserve
GPRA	Grove Park Residents Association
GPYC BPT	Grove Park Youth Club Building Preservation Trust
HE	Historic England
WTNR	Friends of Willow Tree Nature Reserve
HLF	Heritage Lottery Funding
IMD	Index of Multiple Deprivation
LBL	London Borough of Lewisham
LDF	Local Development Framework
LEL	Local Employment Locations
LIP	Local Infrastructure Plan (TfL initiative)
LRN	Local Nature Reserve
MASL	Metres Above Sea Level
MOL	Metropolitan Open Land
NE	Natural England
NDO	Neighbourhood Development Order
NPPF	National Planning Policy Framework
NPR (2012)	Neighbourhood Planning Regulations, as amended 2012
NR	Network Rail
OS	Ordnance Survey
POS	Public Open Space
PTAL	Public Transport Accessibility Levels
RCW	Friends of Railway Children Walk
S.106	Section 106 planning contributions
SA	Site Allocation

SER	London and South Eastern Railway Ltd
SINC	Site of Importance for Nature Conservation
SuDs	Sustainable Urban Drainage Systems
TfL	Transport for London
TPO	Tree Preservation Order
UCL	University College London
UGS	Urban Green Space (also referred to as Local Green Space in NPPF)
VOC	Volatile Organic Compounds

# Foreword

*“It’s surely our responsibility to do everything within our power to create a planet that provides a home not just for us but for all life on earth”*

Sir David Attenborough, Planet Earth II

I have been a resident in Grove Park for over fifty years. During this time the Grove Park that I grew up in has slowly been losing its character and charm. Change is inevitable, and while we embrace it, residents here feel strongly that it has to be a change that benefits all!

Embarking on neighbourhood planning started for us before the Localism Act in 2011 when collectively, residents prevented Grove Park from being destroyed by a motorway, saved The Baring Hall Hotel from demolition, restored the Bauhaus inspired Grove Park Youth Club and provided evidence for the London Plan to protect pubs across London. More recently, we are actively involved in protecting our sites of nature conservation importance which are again under threat.

The Grove Park Neighbourhood forum considers a different vision where Grove Park residents, workers and volunteers all have a say and are proactive rather than reactive to the recent wave of developers who may ‘consult’ but do not have our community interests at the heart of their investments or speculations.

Rekindling with its history, we have come to learn a lot about the neighbourhood’s past and present residents; its Arts and Crafts architecture by distinguished architects such as past RIBA president and Royal Academician Ernest Newton CBE; and the movements which inspired its growth as an artistic suburb. Some of these features are now distant memories, but ones which are firmly engraved into Grove Park’s heritage and strong sense of place that brings together its different communities time and again for planning a better neighbourhood.

In our introductory chapter (Annex I), we capture key stages in our Neighbourhood’s history. The publication of our Neighbourhood Plan marks another milestone and chapter for Grove Park. After five plus years of hard work, challenges, planning inspectorate hearings - all ruling in our favour - numerous creative workshops, and the invaluable help from many volunteers, we present our Neighbourhood Development Plan as our vision for a healthy and thriving Neighbourhood. Having lost notable and distinguished buildings of merit and community services, our plan sets out a clear path to improve and enliven our Neighbourhood once more and looks forward to working with Lewisham Council towards this end.

Our Neighbourhood Plan has now been in circulation for over a year, and residents’ efforts continue tirelessly to make some of the projects and the vision come true. Since our initial draft in May 2017, we have worked with so many great organisations and people to visualise and in some cases, realise some of the ideas towards the bigger vision. Our pub, The Baring Hall Hotel, is now Grade II listed; the Grove Park Youth Club has had a major refurbishment; and the vision for our Town Centre and the ‘Railway Children Urban National Park’ came to life with further masterplanning work, thanks to in-kind consultancy by organisations who have been inspired by our vision. I often get asked what inspired the idea of an ‘Urban National Park’. Quite simply, the natural parkland landscape – home to such a variety of ecological priority habitats along its route - speaks for itself.

In 1949 the National Parks and Access to the Countryside Act acknowledged the need for a constructive approach to issues of access and conservation of areas of beautiful wilderness in our countryside; it's time to recognise that our relic pieces of countryside are still breathing life into our urban areas. These spaces equally need to be recognised, protected and promoted for the benefit of wildlife, people's wellbeing, and to help local areas prosper. We need to celebrate our natural heritage by acknowledging that we also need 'urban' national parks.

The Grove Park landscape once inspired Edith Nesbit to write about the adventures of three children and the railway. In a similar vein, the romantic poets such as Byron, Coleridge and Wordsworth wrote about the inspirational beauty of the 'untamed' countryside. Wordsworth famously claims these green spaces are "a sort of national property, in which every man has a right and interest who has an eye to perceive and a heart to enjoy".

We are inspired to see this landscape unite all the green spaces north and south of a greener Town Centre into a continuous green route being the gateway to the 'Garden of England', comprising a continuous linear nature trail linking our rare inner London wet woodlands and chalk grasslands to the white cliffs of Dover as a unique heritage landscape feature for generations to come. This relic countryside can become a great day out for those in the city who cannot necessarily afford expensive train tickets to visit the National Parks of the Countryside. Being immersed within this landscape backdrop calls for a healthier, biophilic approach to design for the proposed development opportunities highlighted in our Plan. Grove Park has the opportunity to once again be a destination for culture. Once home to residents and visitors such as Edith Nesbit and George Bernard Shaw (founding members of the Fabian Society), cricketer W.G. Grace and Archbishop Desmond Tutu, to name a few, we want Grove Park to inspire a new generation capable of great acts. We envisage the possibility of having our very own landmark biophilic designed community health and wellbeing space, showcasing and celebrating our wonderful cultural history.

I will end with the quotation below from a true local hero, family friend and mentor to me; from whom I have drawn much inspiration and guidance. Without him and other elders, Grove Park would not have the natural parkland landscape for an Urban National Park that inspired this plan.

*"If we won't fight for our homes and surroundings nobody else will"*

Mr. Jeff Cox (Chair of GPRA) – Lewisham Life, My Lewisham, January 1998

S.F Kenny, January 2019



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**RAILWAY CHILDREN  
WALK**  
London Borough of Lewisham SE12

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**Part One: Introduction**

# 1 Background & Statutory Compliance

This section documents how the Neighbourhood Plan complies with statutory requirements.

## 1.1 The Neighbourhood Plan Area

The area covered by this plan is illustrated in Figure 1. The area was designated on the 22 October 2014 by the Mayor of Lewisham, along with the formation of the Grove Park Neighbourhood Forum<sup>1</sup>.

The area covers the entire Grove Park Ward as well as parts of Downham and Whitefoot Wards in the London Borough of Lewisham.

The neighbourhood area is approximately 239 hectares.

## 1.2 Submitting Qualifying Body

The Grove Park Neighbourhood Plan (GPNP) is submitted by the Grove Park Neighbourhood Forum (GPNF), constituted in October 2014 under the Localism Act (2011)<sup>1</sup>. The GPNF represents the qualifying body who have prepared and submit the plan to the London Borough of Lewisham.

## 1.3 Delivery Timeframe

This GPNP covers a 15 year period from 2018 – 2033. The plan recognises that some proposals are ambitious and longer-term in nature Part Five: Delivery & Monitoring Strategy, defines an indicative timeframe for the delivery for each of the elements.

## 1.4 Conformity with Local, Regional and National Policy

This GPNP has been prepared in accordance with the Localism Act (2011)<sup>2</sup> and the Neighbourhood Planning Regulations (as amended) (2012)<sup>3</sup> and the Neighbourhood

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<sup>1</sup> Mayor of Lewisham Approval for the Designation of Grove Park Neighbourhood Area and Forum - <https://lewisham.gov.uk/myservices/planning/policy/ldf/neighbourhood-plans/grove-park-neighbourhood-forum-and-area>

<sup>2</sup> The Localism Act (2011) - <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

<sup>3</sup> Neighbourhood Planning Regulations (2012) - <http://www.legislation.gov.uk/uksi/2012/637/contents/made>  
The Neighbourhood Planning (General) (Amendment) Regulations 2015 - <http://www.legislation.gov.uk/uksi/2015/20/regulation/2/made>

The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 - <http://www.legislation.gov.uk/uksi/2016/873/regulation/4/made>

Planning Act 2017 (NPA 2017)<sup>4</sup>. The GPNP has had regard to strategic planning practice guidance<sup>5</sup>, key national and local strategies and policies, and is in general conformity with the strategic policies contained in:

- The National Planning Policy Framework (NPPF) (February 2019)<sup>6</sup>.
- The London Plan 2011 (as amended)<sup>7</sup>.
- The Lewisham Local Development Plan<sup>8</sup>.

A more detailed explanation of how the GPNP conforms to existing planning policy is outlined in the – Basic Conditions Statement. A summary cross-referencing to the policy context is outlined in Section 3.3 – Policy Context of this document.

## 1.5 Evidence of Community Engagement

Details of all engagement events, including the Statutory Reg. 14 Consultation, are detailed in the Consultation Statement submitted alongside the GPNP.

## 1.6 Neighbourhood Plan Stage - Submission

This document forms the ‘submission version’ of the GPNP (June 2019) being submitted to London Borough of Lewisham (LBL).

From this point forward, the LBL is responsible for advertising a further six weeks consultation, leading onto an independent examination by an Independent Inspector and a referendum in due course.

The Inspector will assess the plan’s conformity with National and Local Policies and identify where any changes are required.

Following on from the consultation and independent examination, additional modifications may be required.

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<sup>4</sup> Neighbourhood Planning Act 2017 - <http://www.legislation.gov.uk/ukpga/2017/20/notes/division/6/index.htm>

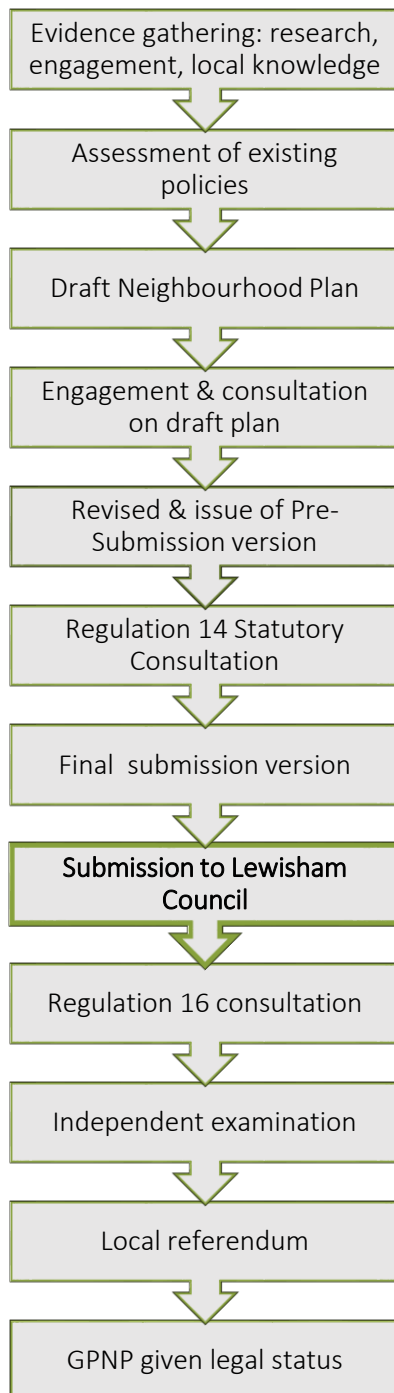
<sup>5</sup> National Planning Practice Guidance - <http://planningguidance.communities.gov.uk/>

<sup>6</sup> The NPPF (2019)-

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf).

<sup>7</sup> The London Plan - <https://www.london.gov.uk/what-we-do/planning/london-plan>

<sup>8</sup> Lewisham Local Development Framework - <https://lewisham.gov.uk/myserVICES/planning/policy/ldf>



If there is a majority (>50%) vote in favour of the Grove Park Neighbourhood Plan at referendum, it will be adopted alongside Lewisham Council’s Local Development Plan.

At this point it will become part of the statutory planning process and applications for planning permission in the designated neighbourhood area will be determined in accordance with this GPNP, unless material considerations indicate otherwise<sup>9</sup>.

An indicative timeframe for the remaining steps is as follows:

- Submission – 1<sup>st</sup> Jul 2019
- Reg 16 Consultation – 1<sup>st</sup> July – 25<sup>th</sup> Aug
- Independent Examination – 26<sup>th</sup> Aug – 30<sup>th</sup> Sept
- Modifications – 1<sup>st</sup> Oct – 15<sup>th</sup> Oct
- Referendum Planning and Poll – 25<sup>th</sup> Oct – 30<sup>th</sup> Nov
- GPNP made – Dec 2019

<sup>9</sup> See section 38(6) of the Planning and Compulsory Purchase Act 2004 - [http://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga\\_20040005\\_en.pdf](http://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf)

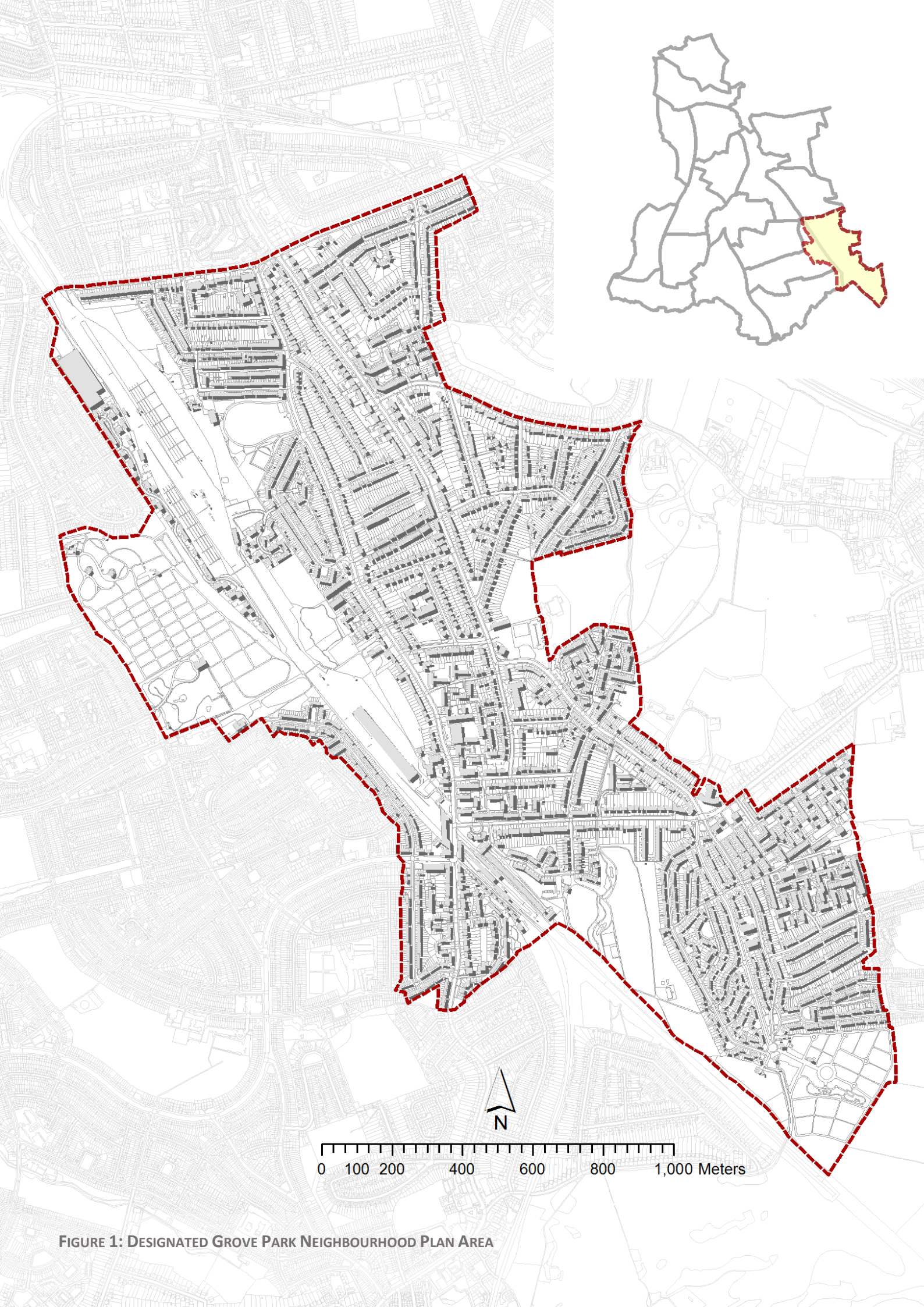


FIGURE 1: DESIGNATED GROVE PARK NEIGHBOURHOOD PLAN AREA



## 2 Neighbourhood Plan Structure

### 2.1 GPNP Document Submission Package

In accordance with NPR 2012 (as amended) Reg. 15(1) the GPNP is comprised of:

- **Grove Park Neighbourhood Development Plan** - consolidates the evidence base into a concise vision and strategy for how residents see their neighbourhood developing. This helps provide the bigger strategic picture, giving context to the policies and projects that follow. It sets out the proposed spatial policies and Site Allocations for Grove Park. Figure 1 of this document identifies the area to which the proposed Grove Park Neighbourhood Plan (GPNP) relates.
- **Consultation Statement** - summarises the consultation and engagement events and documents the evidence of resident aspirations for their neighbourhood, including the outcomes of the Statutory Reg. 14 Consultation.
- **Basic Conditions Statement** - summarises how the GPNP meets the planning policy legal framework (includes a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act).
- **Annex I - An Introduction To Grove Park** - sets out the geographic and historical context of the Grove Park neighbourhood, outlining its distinctive qualities. Applicants should read this heritage background to Grove Park, to help understand the unique qualities of Grove Park and what makes it distinctive, helping to inform the design response of new development proposals.
- **Annex II – Neighbourhood Analysis** - consolidates the background evidence from various sources and includes any additional data collected/collated evidence since the other studies were undertaken. Information is only included in summary form within this document in the justification sections. Table 1 list all additional studies/evidence which support the development of the plan, forming the Plan's additional appendices to Annex II.
- **Annex III - SEA Screening Report** – (December 2018 AECOM). Report documenting the outcome of the SEA screening process.
- **Annex IV - Habitat Regulations Assessment** – (January 2019 LBL). Report documenting the outcome of the HRA process.

All supporting documents can also be found online at Grove Park Neighbourhood Forum (GPNF) website: <https://grovepark.org.uk/publications/>.

Appendices Ref	Publication Date	Delivered by	Title	Content
A1	February 2012	The Prince's Foundation	Grove Park Community Design Workshop <sup>10</sup>	Sets out the vision for the revitalisation of Grove Park 'Town Centre'.
A2	April 2013	Lewisham Council (LIP Funding)	Grove Park Public Realm Improvements	Informed by The Prince's Foundation report, a public realm improvement scheme was derived proposing enhancements along Baring Road and Downham Way.
A3	January 2015	Imagine Places	Vision Day - Emerging Grove Park Neighbourhood Plan <sup>11</sup>	A summary of the 'Vision Day' workshop outcomes; lays out preliminary objectives for the neighbourhood.
A4	January 2016	AECOM (Locality Technical Support)	Site Identification and Assessment <sup>12</sup>	A report of the site survey undertaken to identify potential opportunities for development.
A5	January 2016	Mapping Futures, UCL and Just Space	An Alternative Plan for Grove Park Youth Club Site: A Community-Led Plan to Regenerate Grove Park <sup>13</sup>	Sets out the community's aspirations for regenerating the abandoned site on Marvels Lane and reinstating youth facilities, a key project of the Neighbourhood Plan.
A6	February 2016	Imagine Places	Emerging Draft Plan Online Survey Results <sup>14</sup>	Export from the online SurveyMonkey survey, asking residents whether they agreed with the emerging draft plan.
A7	June 2016	AECOM (Locality Technical Support)	Grove Park Heritage and Character Assessment <sup>15</sup>	Documents a built environment character assessment to support the built environment policies of the GPNP.
A8	March 2016	UCL Master's Research	Identification and Protection of Heritage Assets <sup>16</sup>	Research work documenting the evidence in support of the emerging neighbourhood planning policies on heritage assets.
A9	March 2016	UCL Master's Research	Grove Park Youth Club: A Review of the Acquisition Prospects <sup>17</sup>	Research work documenting the evidence in support of the emerging neighbourhood planning policies.

<sup>10</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/01\\_a1\\_princes-foundation-doc\\_gp-comm-design-workshop1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/01_a1_princes-foundation-doc_gp-comm-design-workshop1.pdf)

<sup>11</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/03\\_a3\\_imagine-places\\_vision-documentdraft-plan1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/03_a3_imagine-places_vision-documentdraft-plan1.pdf)

<sup>12</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/04\\_a4\\_aecom\\_site-assessment\\_grove-park\\_final-report\\_2402161.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/04_a4_aecom_site-assessment_grove-park_final-report_2402161.pdf)

<sup>13</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/05\\_a5\\_alternativeplanyouthclub1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/05_a5_alternativeplanyouthclub1.pdf)

<sup>14</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/06\\_a6\\_draft-n-plan-online-survey-results1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/06_a6_draft-n-plan-online-survey-results1.pdf)

<sup>15</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/07\\_a7\\_aecom\\_grove-park-heritage-character-assessment-lr-draft-160608-11.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/07_a7_aecom_grove-park-heritage-character-assessment-lr-draft-160608-11.pdf)

<sup>16</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/08\\_a8\\_ucl-study\\_grove-park-heritage-assets-identification1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/08_a8_ucl-study_grove-park-heritage-assets-identification1.pdf)

<sup>17</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/09\\_a9\\_ucl-study\\_grove-park-youth-club.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/09_a9_ucl-study_grove-park-youth-club.pdf)

Appendices Ref	Publication Date	Delivered by	Title	Content
A10a	Aug 2015	JRC	The Future Railway at Grove Park <sup>18</sup>	A study looking at the potential for public transport (railway) expansion in Grove Park.
A10b	March 2016	UCL Master's Research	Sustainable Transport Solutions <sup>19</sup>	Research work documenting the evidence in support of the emerging planning policies on sustainable transport.
A11	October 2016	NOMIS	Official Labour Market Statistics Report <sup>20</sup>	An export of labour markets statistics to support development of economic policies.
A12	March 2017	UCL Master's Research	Grove Park Youth Club – Research into Provision & Educational Attainment <sup>21</sup>	Provided the background about the levels of youth provision in the area, including educational attainment, to support policies on community and employment facilities.
A13	March 2017	AECOM (Locality Technical Support)	Grove Park Neighbourhood Plan Masterplanning <sup>22</sup>	Indicative masterplan showing what is possible for the Site Allocations.
A14	February 2018	Alexandra Steed Urban	Grove Park Urban National Park Masterplan <sup>23</sup>	Conceptual masterplan to realise the concept of the 'urban national park' natural landscape nature trail proposals.

**TABLE 1: LIST OF BACKGROUND EVIDENCE DOCUMENTS – THE GPNP APPENDICES**

<sup>18</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/10\\_a10a\\_future-railway-at-grove-park-feasibility-study1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/10_a10a_future-railway-at-grove-park-feasibility-study1.pdf)

<sup>19</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/11\\_a10b\\_ucl-study\\_sustainabletransportsolutions1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/11_a10b_ucl-study_sustainabletransportsolutions1.pdf)

<sup>20</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/12\\_a11\\_nomis-labour-market-2011-report1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/12_a11_nomis-labour-market-2011-report1.pdf)

<sup>21</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/13\\_a12\\_youtheducationprovisioningrove-park-report1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/13_a12_youtheducationprovisioningrove-park-report1.pdf)

<sup>22</sup> [https://grovepark.org.uk/wp-content/uploads/2017/06/14\\_a13\\_20170228\\_grove-park-np-masterplan\\_draft\\_lowres.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/14_a13_20170228_grove-park-np-masterplan_draft_lowres.pdf)

<sup>23</sup> <https://grovepark.org.uk/wp-content/uploads/2018/05/db3d5-urban-national-park-landscape-vision.pdf>

## 2.2 How To Read This Document

### 2.2.1 Neighbourhood Plan Structure

The Grove Park Neighbourhood Development Plan (GPNP) is divided into five parts:

- **Part One: Introduction** – outlines background contextual and statutory compliance information.
- **Part Two: Neighbourhood Profile** – provides a summary of the geographic and historical context of the plan as well as a summary of the policy context applicable to Grove Park.
- **Part Three: Grove Park Spatial Strategy** – documents the core values and goals that have emerged from the various engagement and consultation events held as part of the neighbourhood planning process and sets out the strategic aims to be achieved by future development in the designated neighbourhood area. It defines the spatial framework for the policies that follow.
- **Part Four: Neighbourhood Development Plan Policies** – defines the planning policies for determining future planning applications within the designated neighbourhood area. It is against these policies that future planning applications and projects will be assessed, determined and/or implemented.
- **Part Five: Delivery and Monitoring Strategy** – sets out the priority projects for future funding and implementation, through either S.106 agreements; Community Infrastructure Levy (CIL) contributions and/or other funding sources. It documents complementary actions, indicative timeframes and recommendations for implementing the GPNP. It also sets out a monitoring framework, which outlines how successful implementation will be monitored and measured.

### 2.2.2 Policy Structure

The GPNP sets out policies under nine strategic aims or policy themes – see Figure 4. For each policy theme, the GPNP sets out the:

- **Strategic Aim** to be achieved by the corresponding policies. Each strategic goal addresses the priority issues identified, setting out a vision to achieve the necessary protection, renewal and ‘good growth’ required to deliver a thriving, healthy and sustainable neighbourhood.

- **Objectives** being met under each policy theme.
- **Identification and Mapping** maps the sites which the policies refer to (if applicable; some policies are cross cutting and not related to specific locations).
- **Policies** defining exactly what should be achieved by future development.
- **Justification and Evidence** explains why the policy is important, linking back to the evidence base as well as the wider strategic policy and best practice drivers.
- **Complementary Actions** are recommendations or additional processes and actions to help achieve the objectives and policy implementation.

The GPNP also sets out specific Site Allocations (SA) and their related site specific policies. For each identified SA, the GPNP defines:

- **Site Name and Description** - together with maps to illustrate the location of the site.
- **Allocation Definition** - defines the land use or other designations being proposed.
- **Site Area** - (approximation in hectares and meters squared, plus perimeter).
- **Ownership** - (the land owner if known).
- **Current Use** - a general description of its current function and strengths and weaknesses to be addressed by the development proposals.
- **Proposals** - a description of the general intentions for development.
- **Policies** - sets out site specific site policies to be followed by development proposals.



## Part Two: Neighbourhood Profile

## 3 Neighbourhood Profile

A more in-depth description of the neighbourhood is set out in Annex I – Introduction to Grove Park & Annex II – Neighbourhood Analysis. This section provides a brief summary. Applicants are encouraged to read the detail to gain a better understanding of the issues as well as unique and distinctive qualities of Grove Park

### 3.1 Geographic Context

The Grove Park Neighbourhood Plan (GPNP) area is located in the south-eastern end of Lewisham, bordering Greenwich to the north-eastern end and Bromley to the south-east. While Lewisham is considered an inner-London borough, Grove Park, being on the edges of travel zone 4, is perceived and can feel like an outer London destination. There are three post code districts in the neighbourhood area: SE12 (typically identified as Lee); SE9, in the south covering the Chinbrook Estate area; and part of BR1, around Downham Way.

### 3.2 Heritage Context

Grove Park's unique qualities can be summarised as follows:

#### 3.2.1 Natural Heritage

**Priority Habitats:** The natural wilderness of the railway cutting sidings provides a variety of priority habitats including chalk grassland, willow woodland, a mixed woodland, a wet woodland, pond/reed-bed habitat, wildflower meadows and wet meadows. This provides the opportunity for a continuous nature trail that crosses different ecological priority habitats, connecting the different ecosystems north and south of the 'Town Centre' and beyond towards Elmstead Woods and into Kent ('the Garden of England').

**Natural Parkland Landscape:** This unique linear expanse of natural parkland has the potential to drive green-infrastructure-led regeneration in Grove Park, not only providing wildlife habitat but also as a significant amenity for leisure and recreation and providing a number of ecosystem services, where nature-based solutions are embedded into future proposals to ensure issues of climate change and resource management are addressed. The Grove Park spatial vision sets out the creation of a continuous Linear Natural Parkland Nature Trail, envisaged as the 'Railway Children Urban National Park'. This not only celebrates rare priority

habitats in London but also the literary trail of The Railway Children. This will also go some way to improve prosperity in the neighbourhood, as a key destination that brings in economic benefits.

### 3.2.2 Built Heritage

- **Victorian:** Grove Park has its origins in medieval times; while none of those early origins remain, a number of impressive Victorian villas still exist, as well as the Grade II listed Baring Hall Hotel.
- **Arts and Crafts:** Grove Park developed rapidly in the 1930s with some streets displaying good examples of 1930s Arts and Crafts architecture and landscaped streets with grass verges. These are identified as areas of special local character.
- **Modernism/Bauhaus-Inspired:** Grove Park was also a major drive for post-war house-building, with a number of estates rising up – The Downham Estate, Grove Park Estate and the Chinbrook Estate - all with generous green spaces and verges akin to the rising ‘garden city’ movement of the time: *“In the preservation of some of the old trees on the estate and the green in Roseveare Road, and more particularly by encouraging the cultivation and upkeep of the gardens, the Council have endeavoured to ensure that the Estate shall become a real ‘Garden City’”*<sup>24</sup>. The Chinbrook estate incorporated community infrastructure like the Elder People’s Club and the Bauhaus-inspired Grove Park Youth Club. The estate received a Civic Trust award in 1967.
- Having reference to these inspired built heritage movements calls for new development in Grove Park to create the ‘heritage’ areas of the future. The Town Centre offers the biggest opportunity for intensification/densification. Being nestled between the northern and southern green spaces offers the opportunity for a truly green infrastructure-led approach to development – creating the missing green link within the heart of the town centre. Biophilic Design offers the opportunity to think creatively in how to respond to Grove Park’s unique spatial natural parkland context.

### 3.2.3 Cultural Heritage

- Grove Park’s cultural history and literary connections are a source of inspiration. As the ‘home of The Railway Children’, residents feel there is a unique pull for more cultural events to take place, like the setting up of

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<sup>24</sup> The Grove Park Estate, Lewisham: ‘a real “Garden City” (Mar 2017). <https://municipaldreams.wordpress.com/2017/03/07/7062/>. Quote from Metropolitan Borough of Lewisham, Grove Park Housing Estate (ND – probably 1929)



their own Railway Children Museum and an environmental centre to celebrate the natural history of the parkland setting. The community spirit and cultural heritage continues to inspire innovative and enterprising endeavours, such as the outdoor learning and literacy classes at Camp Nesbit, the Heritage Trail map and the formation of building preservation trusts to safeguard key buildings of townscape merit. Having identified their key community assets as key cultural destinations, these spaces offer the opportunity to create enhanced destination points within the neighbourhood, ensuring that communities continue to learn, socialise and thrive.

### 3.3 Policy Context

The detailed planning policy context is further elaborated in the Basic Conditions Statement, demonstrating how each of the GPNP polices conform to local, regional and national policy.

Development of the GPNP seeks to promote sustainable development in conformity with national, regional and local planning policy objectives. GPNP does not duplicate these policies but rather seeks to reinforce their application to address the specific issues of Grove Park (as detailed in Annex II – Neighbourhood Analysis).

The intention of this section is to cross-reference, in summary form only, the key national, regional and local plan policies that are particularly aligned to the Grove Park policies. Further details are elaborated in the Basic Conditions Statement. Furthermore, particular policies are highlighted in each of the policy sections within the justification sections. It is not the intention here to repeat policy wording although Table 21 has been added at the end of this document for cross-referencing purposes.

Non-inclusion in Table 21 does not mean that other policies are not applicable. Applicants should refer back to the original policy documents to satisfy themselves that they have applied national, regional and local plan policies adequately to any application areas coming forward in Grove Park. Below is only a summary of the policy framework context.

#### 3.3.1 Lewisham Local Plan Policy Framework

Lewisham Council's current development plan is made up of the following documents:

- **Core Strategy** (adopted 2011). This establishes the borough-wide spatial policy context
- **Site Allocations** (adopted 2013). This identifies the locations and sites for specific types of development needed to implement the Core Strategy’s vision.
- **Development Management Local Plan** (adopted 2014). This sets out the detailed policies for the management of development and determination of planning applications.

At the time of writing the GPNP, Lewisham Council are in the process of updating their Local Plan. Key evidence to inform their local plan can be found online<sup>25</sup>.

Specific Local Plan Policies which directly relate to the Grove Park area are summarised below as follows:

- Table 2 lists the Core Strategy and Development Management policies that apply directly to the area of Grove Park.
- Table 3 lists the existing open space designations in Grove Park
- Table 4 lists other land use designations in Grove Park
- Figure 2 illustrates the existing Local Plan designations map for Grove Park

Local Plan Policy Reference	Policy Wording
Core Strategy Policy 5 - Area of Stability and Management Change	Grove Park is classed by the Lewisham Development Framework (Local Plan) <sup>26</sup> as an “Area of Stability and Managed Change” – forming Spatial Strategy Policy 5. It defines the objective for Core Strategy Policy 5 as delivering “ <i>quality living environments supported by a network of local services and facilities</i> ”. This is supported by a number of sub-statements that seek to: “ <i>ensure that any new development protects or enhances; ensure the retention and protection of shopping areas that contribute to local day-to-day retail needs and employment; seek improvements to the walking and cycling environment, in order to improve access to local services and public transport provision</i> ”.
Core Strategy Policy 6 - Neighbourhood Centres Development Management Policy 15	Grove Park is one of five Local Neighbourhood Centres in Lewisham, covered by Core Strategy Policy 6 and Development Management Policy 15. It is also the centre that is furthest away from any other. It is defined as “ <i>A centre that serves a localised catchment often most accessible by walking and cycling and typically contains mostly convenience goods and other services</i> ”. The key objective is to “ <i>protect local shopping facilities from change of use or redevelopment where there is an economic demand for such services; in the neighbourhood local centres and</i>

<sup>25</sup> Lewisham Local Plan Evidence Base - <https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base>

<sup>26</sup> Local Development Framework - <https://lewisham.gov.uk/myservices/planning/policy/ldf>

	<i>parades, change of use and contraction of the shopping facilities will be considered if evidence is established that there is no economic prospect of such uses continuing”.</i>
Core Strategy Policy 12 - Open Space and Environmental Assets	Grove Park has a number of existing Open Space designations (as detailed in Table 3 below) which relate to Core Strategy Policy 12 – Open Space and Environmental Assets and Core Strategy Objective 7 also applying which states: <i>“the important environmental, ecological and biodiversity features of Lewisham will be protected and capitalised to promote health and well-being by: a. protecting all open space including Metropolitan Open Land; b. protecting Sites of Importance for Nature Conservation and supporting and promoting local biodiversity; c. requiring green roofs and walls where appropriate; d. implementing the Street Tree Programme; e. improving the quality of, and safeguarding access to, all public open space, providing accessible and varied opportunities for health, leisure and recreational activities including the South East London Green Chain Walk, the Green Grid, the Waterlink Way and river and waterways network, and the Thames Path”.</i>
Core Strategy 19 - Community Facilities	The Core Strategy map highlights one Community Centre in Grove Park (The Ringway Centre), covered by Core Strategy 19 which ensures <i>“no net loss of facilities; their accessibility and that a safe and secure environment is created and maintained.”</i>

**TABLE 2: LEWISHAM LOCAL PLAN POLICIES SPECIFIC TO GROVE PARK**

### 3.3.2 Existing Local Plan Land Use Designations

#### EXISTING OPEN SPACE DESIGNATIONS

Local Plan Cross Refs	ID*	Name	Typology	Existing Local Plan Designation
SINC 16 ID 139	139	Northbrook Park	Park – Public Open Space	Metropolitan Open Land Green Corridor Public Open Space
ID 46/300	300	Chinbrook Meadows	Park – Public Open Space	Metropolitan Open Land Green Corridor Public Open Space Green Chain Walk
ID 93	93	Grove Park Library and Gardens	Park – Public Open Space	Metropolitan Open Land Public Open Space
SA Ref SINC 1 LeB102	99	Hither Green Cemetery	Cemetery	Site of Importance for Nature Conservation – Borough Level Grade 1 Metropolitan Open Land
SINC 7 LeBII07	92	Grove Park Cemetery	Cemetery	Site of Importance for Nature Conservation – Grade 2 Listed Parks and Gardens Metropolitan Open Land
SA Ref SINC 4 LeB106  J – Nature Reserve	100	Grove Park Nature Reserve  (incorporating the additional land at rear of Lee & District Land Allotments)	Nature Reserve	Metropolitan Open Land Site of Importance for Nature Conservation – Borough Level Grade 1
LeL04	18	Sydenham Cottages Nature Reserve	Nature Reserve	Green Chain Metropolitan Open Land Site of Importance for Nature Conservation – Local Level
ID 42 CS Policy 12 LeBII02	42	Burnt Ash Pond on Melrose Close	Local Nature Reserve (LNR) (statutory) <a href="https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1009813&amp;SiteName=burnt%20ash%20pond&amp;countyCode=&amp;responsiblePerson=&amp;SeaArea=&amp;IFCAArea=">https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1009813&amp;SiteName=burnt%20ash%20pond&amp;countyCode=&amp;responsiblePerson=&amp;SeaArea=&amp;IFCAArea=</a>	Urban Green Space Site of Importance for Nature Conservation (SINC) – Borough Level Grade 2

Local Plan Cross Refs	ID*	Name	Typology	Existing Local Plan Designation
SINC 15 ID 120	120	Lee & District Land Club rear of Baring Road Allotments	Allotments	Metropolitan Open Land SINC
	175 / 413	St Mildred's Road allotments	Allotments	Metropolitan Open Land SINC
ID 73	73	Exford Road Allotments	Allotments	Urban Green Space Metropolitan Open Land Green Chain
ID 46	46	Chinbrook Meadows Allotments	Allotments	Urban Green Space Metropolitan Open Land Green Chain
ID 76	76	Exford Road/Burnt Ash Hill Triangle	Amenity Greenspace	Urban Green Space
ID 73	74	Exford Road Allotment Entrance	Amenity Greenspace	Urban Green Space Metropolitan Open Land
ID 99  SINC 11/12  LeBII15H/ LeBII151	101 / 102	Hither Green Railside / Railway Land BII 15  I – Hither Green Sidings	Railway Sidings	Metropolitan Open Land Site of Importance for Nature Conservation Grade 2 Green Corridor
n/a	ID 45	Chinbrook Community Orchard	Community Orchard	Site of Importance for Nature Conservation Grade 2 Metropolitan Open Land Urban Green Space Green Chain
n/a	180	Stratfield House/Ringway Centre, Baring  <i>The site locally known as The Ringway Community Centre Garden and Cox's Wood (formerly the Orchard/Woodland Gardens of Three Gables)</i>	Amenity Greenspace	Metropolitan Open Land

**TABLE 3: EXISTING OPEN SPACE DESIGNATIONS IN GROVE PARK**

\*Identifier and names as given in the 2010 Leisure and Open Space Strategy<sup>27</sup>.

### OTHER EXISTING LAND USE DESIGNATIONS

Grove Park does not have any strategic employment sites or site allocations. According to the Annual Monitoring Report 2015-16<sup>28</sup>, no sites have been allocated for housing development in Grove Park. The site of the former dairies, marked as Site Allocation (SA39) has since been delivered, now an apartment complex. The only other land use designation on the proposals map is for the Ringway community centre and the Local Neighbourhood Centre of Grove Park.

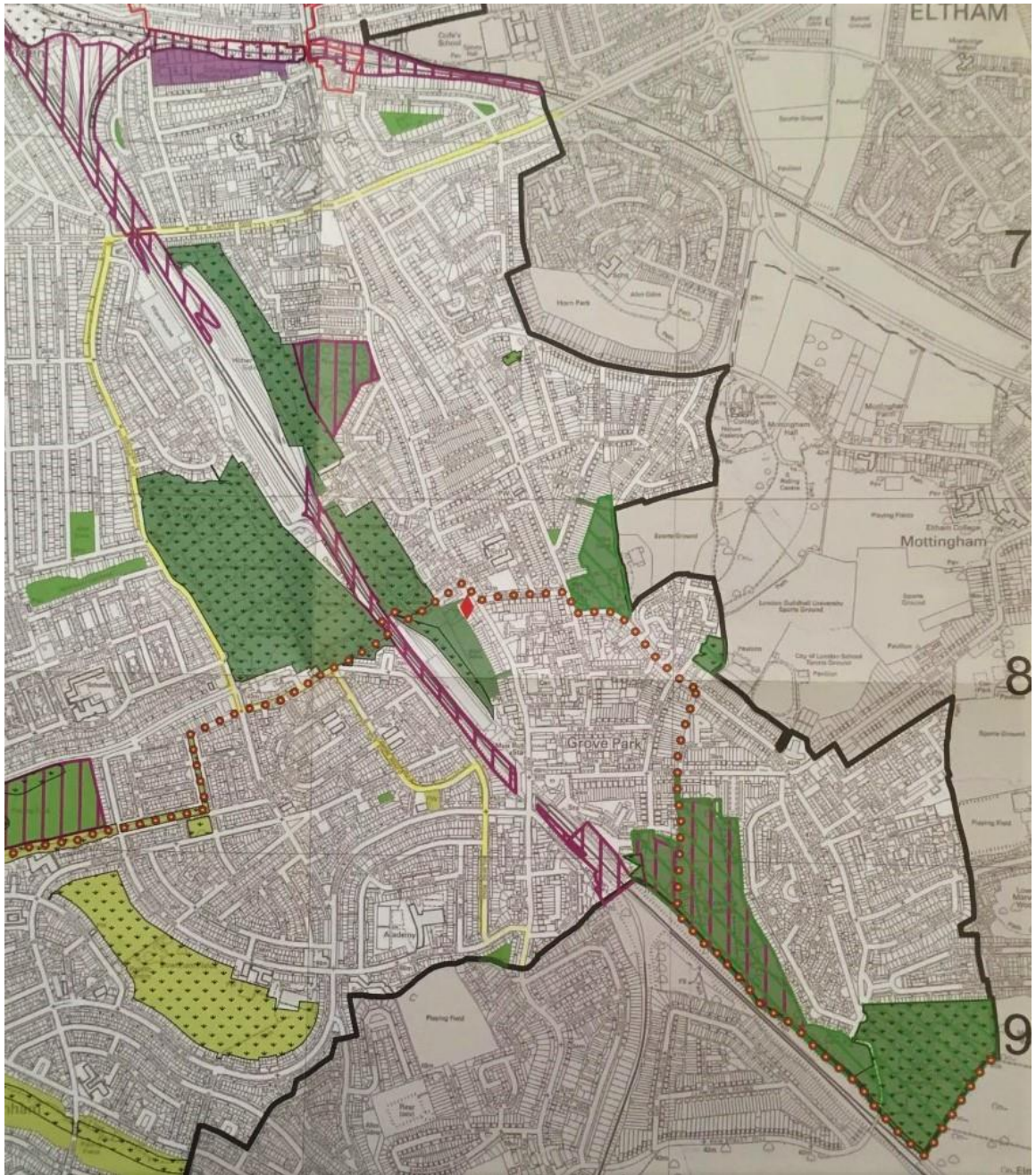
Site	Designation
The Ringway Centre	Community Centre
DM Policy 15 Grove Park Local Neighbourhood Centre	Grove Park is one of five neighbourhood centres. While its hierarchy level is a ' <b>Local Neighbourhood Centre</b> ' level, the community often refer to it as the 'town centre'. <i>"Within the designated neighbourhood local centres..... the Council will require the retention of Class A1 shops, to support the provision of essential daily goods and services, and ensure a range of uses consistent with the local character to contribute to its vitality and viability for shoppers"</i> .

**TABLE 4: OTHER EXISTING LAND USE DESIGNATIONS IN GROVE PARK**

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<sup>27</sup> Lewisham Leisure and Open Space Strategy 2010 - <https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base/ldf-evidence-base--environment>

<sup>28</sup> Annual Monitoring Report 2015-16 - <https://lewisham.gov.uk/myservices/planning/policy/ldf/annual-monitoring-report>



**FIGURE 2: EXISTING LAND USE DESIGNATIONS IN LEWISHAM LOCAL PLAN.**

For map legend refer to the online proposals map: <http://www.cartogold.co.uk/lewisham/map.htm>

### 3.3.3 London Plan Policy Framework

The London Plan 2011 (as amended)<sup>29</sup> details the overarching development strategy for the whole of London. The London Plan has defined areas of ‘Opportunity and Intensification’ which does not include Grove Park (in Lewisham it includes the areas of Catford and New Cross & Deptford Opportunity Areas).

A draft new London Plan was published by the Mayor of London in December 2017 with revisions published 13 August 2018 that includes his minor suggested changes following a review of consultation responses. The draft new London Plan is under pinned by the concept of Good Growth – growth that is socially and economically inclusive and environmentally sustainable and focused on sustainable development. A primary objective is to increase the supply of affordable homes in London. Cross-references to this have also been included, although it should be noted that the new London Plan has yet to be formally adopted and is currently undergoing Examination in Public (EiP) and may be subject to modifications. One policy area in particular of relevance to Grove Park is summarised in Table 5.

New London Plan Policy	Policy Intent
Policy SD10 Strategic and local regeneration	Policy SD10 encourages Local Authorities to identify Local Areas for Regeneration, taking into account local circumstances. A vital part of regeneration initiatives is engaging communities at an early stage, and any development of area frameworks should be undertaken collaboratively with local communities so that the needs of the area can be identified and understood. The Grove Park Neighbourhood Plan has identified the Grove Park Neighbourhood Centre area as a Local Regeneration Area as defined by GPNP Policy NC2. The southern part of the ward falls within the top 20% most deprived output areas in the UK with medium and incremental potential for renewal and densification of the neighbourhood centre area.

**TABLE 5: NEW LONDON PLAN POLICY RELEVANT TO GROVE PARK**

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<sup>29</sup> The London Plan (2016). 2011 version, as amended - [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2016\\_jan\\_2017\\_fix.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf)





## Part Three: Neighbourhood Spatial Strategy

## 4 Grove Park Vision Statement

Residents of Grove Park define their vision for the neighbourhood as follows:

*“Our vision is for a Grove Park that thrives once more, a neighbourhood we can be proud to call our home. Our plan builds on our rich cultural, architectural and natural heritage, turning these into universal assets and opportunities for all. We see Grove Park as an exciting outer London visitor destination with a new Urban National Park offering attractive nature trail walks through different ecosystems; heritage walks through a renewed town centre that incorporates the landmarks of the past with new quarters showcasing the best of biophilic design principles; as well as cultural and enterprising activities that celebrate the town’s literary connections and community spirit.”*

### 4.1 Strategic Goals and Aspirations

Starting from the first ‘Vision Day’ workshop along with subsequent conversations and engagement meetings with the local community, a number of recurring aspirations kept arising. All are interrelated and work towards creating a thriving, healthy and sustainable neighbourhood. These aspirations and goals can be summarised as:

- ***“Embracing Our Heritage”*** – Not many people immediately spot that Grove Park has a rich literary heritage. The only physical pointers to this can be seen in the naming of a few streets (e.g. Railway Children Walk). The GPNP therefore seeks to embrace these intangible heritage assets and includes policies which seek to protect, enhance and promote them in order to drive recreation and cultural provision and a thriving local economy.
- ***“A Destination At Last”*** – Grove Park has many secret charms, but these are often hidden from view and some have unfortunately been allowed to deteriorate over many years of disinvestment. Residents, however, see the potential for the area to revive and thrive once again. The GPNP puts forward policies that will enhance these places into key destinations, visitor attractions and community spaces that will provide the necessary social and cultural infrastructure for the benefit of all residents.
- ***“A Neighbourhood to be Proud Of”*** – While there are some negative perceptions of Grove Park as a place, residents also speak proudly of their social architecture and community assets. However, they also want to ensure that future development (whether this takes the form of intensification of development sites or redevelopment of windfall sites) delivers environmentally-led design that reverses their image of deprivation and decline into an environment that promotes social equality and cohesion, civic pride and a healthy lifestyle.
- ***“A Community Spirited Neighbourhood”*** – People from Grove Park have come together on many occasions to campaign for their neighbourhood. Inspired by prominent residents, like Edith Nesbit, (who as founding member of the Fabian Society was an advocate of collective action, equal opportunities and sustainable development), residents want their plan to be based on the same principles. Many of the community assets (e.g. The Ringway Centre and under-fives pre-school) are run by community members. The GPNP seeks to protect and enhance all community assets to ensure that social capital does not deteriorate, and that residents continue to strive for a shared prosperity.
- ***“A Place Called Home”*** – Grove Park is seen by many as merely a residential commuter town “where nothing exciting happens”. With opportunities for jobs and recreation diminishing over time, this perception has increased. Residents want a neighbourhood where home isn’t just a building, but a place where they can walk to exciting destinations for recreation; where some can enjoy walking to work and local services; and where the whole neighbourhood is seen as an extension of ‘home’. The GPNP seeks to achieve this by maintaining a good mix of quality housing appropriate for a variety of life stages and knitting this together with a quality public realm and other built and natural environment improvements.

- **“A Thriving Micro-Enterprise Hotspot”** – There are very few sites or opportunities for employment zones in Grove Park, yet the area offers the potential to accommodate the growing self-employment sector through its many lock-up garage sites and community provision. The GPNP seeks to capitalise on these micro-employment opportunities to create workspaces for thriving micro enterprises/businesses that are closely interlinked with other cultural and educational provisions, all within walking distance of home.
- **“A Country Walk in the City Through a Linear Parkland Nature Trail”** – Another hidden treasure is Grove Park’s ‘green and blue’ infrastructure. With many mature tree lined streets (e.g. Baring Road, Chinbrook Road), the presence of the Quaggy river, part of the Green Chain Walk and a linear green route along the railway line, the neighbourhood area has all the ingredients for a healthy and sustainable neighbourhood. However, these assets are generally understated and their benefits largely overlooked. The GPNP seeks to celebrate these natural heritage assets, translating them into the driving force behind a strategy for cultural identity and a thriving local economy supported by increased visitors to the neighbourhood. Despite an existing policy designation which protects the whole length of the Site of Importance for Nature Conservation Importance, it is constantly under threat, with evidence of deterioration. The GPNP seeks to avert this threat through policies that restore and enhance its biodiversity, activating its usage and affirming its significance as a site of local natural landscape importance, offering a key destination for “country walks” along a continuous linear nature trail (approx. 4km in length), from the South Circular Road down to Elmstead Woods. The GPNP envisions this as the “Railway Children Urban National Park”
- **“Be Connected”** – Because of its sub-urban character and zone 4 public transport status, Grove Park often feels disconnected. Furthermore, its scattered social infrastructure and local shops and services makes access difficult, meaning residents rely heavily on the use of their cars for mobility within the neighbourhood itself. The GPNP seeks to ensure improved sustainability across all modes of transport, as well as accessibility to key services. It strives to achieve “everything within walking distance” along healthy and attractive routes.
- **“A Sustainable Healthy Place”** – To avoid the sterility and perceived decline that often results in places where investment is low or absent and incremental change dominates without much thought being given to strategic neighbourhood benefits, residents want to ensure that their future neighbourhood averts this downward trend. Therefore, the GPNP seeks to ensure that sustainable development and healthy design principles are embedded throughout the plan, promoting a resilient, climatically adapted environment and healthy living with universal/accessible design that benefits all, no matter the culture, age or physical ability of residents.

# 5 Grove Park's Spatial Strategy

## 5.1 Summary of Issues

Residents of Grove Park feel passionately that although their neighbourhood is '*an area of stability and managed change*' (as described by the Lewisham Local Development Plan Core Strategy Policy 5) much more needs to be achieved to protect and enhance its assets and to provide an attractive and healthy environment for its residents and local businesses.

Over the years, residents have seen several much loved local landmarks demolished with no consideration given to their local value; others are continuously under threat. Annex II – Neighbourhood Analysis and further evidence in appendices, highlight the evidence behind the strategy and the policies presented here. Small, incremental changes over time, without a clear strategic picture of how the neighbourhood functions as a whole, have had a negative cumulative impact on the neighbourhood. Neighbourhood Planning is therefore a welcome opportunity to address issues that have been surfacing for some time.

Three global issues are highlighted by the analysis:

- **Issue 1:** A gradual deterioration of the neighbourhood environment with prime nature conservation areas under threat.
- **Issue 2:** Poor local services and amenities and reduced economic opportunities.
- **Issue 3:** A threat to much loved community spaces and residents left to manage facilities with little public investment.

Residents want to create a healthy and happy neighbourhood where everyone benefits, no matter their background. With this ambition in mind, the GPNP provides the opportunity to shape future development and growth in Grove Park, whilst protecting and enhancing what is good and unique, and improving and developing those parts which need it.

Figure 3 summarises how these global issues relate to the strategic aims and policies.

## 5.2 Delivering Sustainable Development

The GPNP delivers sustainable development through nine key strategic aims forming policy themes. The nine strategic aims are set out in Figure 4:

- Protection of Heritage Assets
- Renewal of Grove Park Centre
- Quality of Built Environment
- Thriving Community Spaces and Facilities
- Quality Housing
- Employment and Enterprises
- Sustainable Transport
- Natural Environment
- Sustainable Healthy Environment

The NPPF (2019) defines three dimensions of sustainability (Section 2):

- **Economic Sustainability** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. The Grove Park Neighbourhood Plan has defined a number of Site Allocations for both employment and housing development, in particular the regeneration of its Town Centre (designated as a Local Neighbourhood Centre). Economic benefits will also come from realising the proposed continuous nature trail as a key destination.
- **Social Sustainability** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing. The Grove Park Neighbourhood Plan seeks to protect and enhance the few community facilities it has left, defining these as key local cultural destinations in the neighbourhood for social-cultural activities to thrive.
- **Environmental Sustainability** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low

carbon economy. Central to the Grove Park Neighbourhood Plan is its emphasis on green infrastructure to celebrate the neighbourhoods linear natural parkland landscape. This natural heritage asset, along with its literary cultural heritage, gives reference to the creation of a heritage destination – an ‘Urban National Park’ to celebrate the ‘Home of the Railway Children’.



FIGURE 3: SUMMARY OF THE RELATIONSHIP BETWEEN THE ISSUES, STRATEGIC AIMS AND POLICIES





# 1 Protect Grove Park's Heritage Assets

Protect, conserve, connect and enhance Grove Park's heritage by promoting and celebrating these natural, architectural and cultural assets to generate a healthy, liveable neighbourhood with a distinctive 'sense of place' and a visitor destination for the benefit of everyone.

# 2 Renew Grove Park's Neighbourhood Centre

Designate the neighbourhood centre as a 'Regeneration Area' to revitalise Grove Park into a vibrant centre with a variety of independent businesses. This will bring the much needed investment to provision for social infrastructure, new retail units and more residential units in mixed-use developments along a greener high street.

# 3 Achieve Quality in Built Environment

Protect and conserve existing landmarks and buildings of architectural merit and promote biophilic-led design of new build that instils a high quality new heritage vernacular for Grove Park to be proud of in the future. The plan sets high standards to create a healthy, climate resilient and a sustainable built environment.



## 4 Provide Thriving Community Spaces

Safeguard, invest in and enhance the few community assets and spaces left to ensure a healthy mix of services and facilities. Enhance community assets to become vibrant community hubs for many generations to come, offering a diversity of arts, culture and recreational activities that residents of all ages, ethnicity and culture can enjoy.



## 7 Improve Sustainable Transport Provision

Promote and enhance sustainable transport measures for all modes of travel.

## 5 Provide Quality & Affordable Homes

Maintain an emphasis on family orientated housing of two to three bedrooms without a predominance of one tenure over another in new developments. Allocate areas for new housing of highest quality; seek opportunities for densification in appropriate locations while maintaining a street-based vernacular.



## 8 Deliver Connected Nature Areas and an Urban National Park

Protect, conserve, enhance and connect Grove Park's natural heritage assets and create a world-class Linear Natural Parkland Nature Trail to realise the 'Railway Children Urban National Park' vision. This outer London destination will pass through different ecosystem habitats and provide a resource for fresh-air learning, healthy recreation and wellbeing and a sanctuary for

## 6 Create Micro-Enterprise Local Employment Opportunities

Promote micro-enterprise by designating Micro-Enterprise Employment Sites to serve as affordable workspaces for artisan, start-up, social enterprise, creative and self-employment endeavours.



## 9 Create a Sustainable Healthy Environment

Ensure all retrofitting, new development and renovation considers climate adaption, sustainability of resources and delivers design that promotes the (physical and mental) health and wellbeing of occupants. Development will also address the wider determinants of health, including air pollution, water pollution and access to nature.

**FIGURE 4: NINE POLICY THEMES FOR GROVE PARK**

## 5.3 Spatial Improvement Areas

A number of areas in need of improvement have been identified. Together they define a high level spatial strategy for development and future investment in the area. These spatial improvements are categorised into four types mapped in the key diagrams set out in Figure 5 to Figure 9 and further explained in Table 6 to Table 9 respectively:

- **Key destinations areas** offering key cultural, community facilities (Figure 5 and Table 6).
- **Key connection improvement areas**, defining linear green routes and street routes connecting to other green space assets where Green Infrastructure and active modes of transport could be improved (Figure 6 and Table 7).
- **Key nature improvement areas** define areas of missing green infrastructure links and nature restoration corridors as well as the key natural parkland nature trail (proposed Railway Children Urban National Park) (Figure 7, Figure 8 and Table 8).
- **Key development areas** (Figure 9 and Table 9) for housing and/or mixed-use development.

### 5.3.1 Key Destination Areas

These are community assets of significant value, which can be enhanced to create self-sustaining hubs for culture, recreation and enterprise. See Figure 5 and Table 6. There are five key community assets in Grove Park, which policy seeks to safeguard and enhance. These are:

- **Asset A – The Grove Park Youth Club** to be enhanced into a youth enterprise hub.
- **Asset B – The Ringway Centre** to be enhanced as a multi-generational community resource, with an emphasis on health and wellbeing and outdoor learning.
- **Asset C - The Neighbourhood Centre** of Grove Park to be revitalised with enhanced provision to provide opportunities for socialising and local shopping.
- **Asset D – The Willow Tree Nature Reserve** (former equestrian centre) to be enhanced to protect its unique priority habitats including the wet woodland (Willow Carr) and wet meadow.
- **Asset E – The Grove Park Library** to be enhanced as a learning hub.

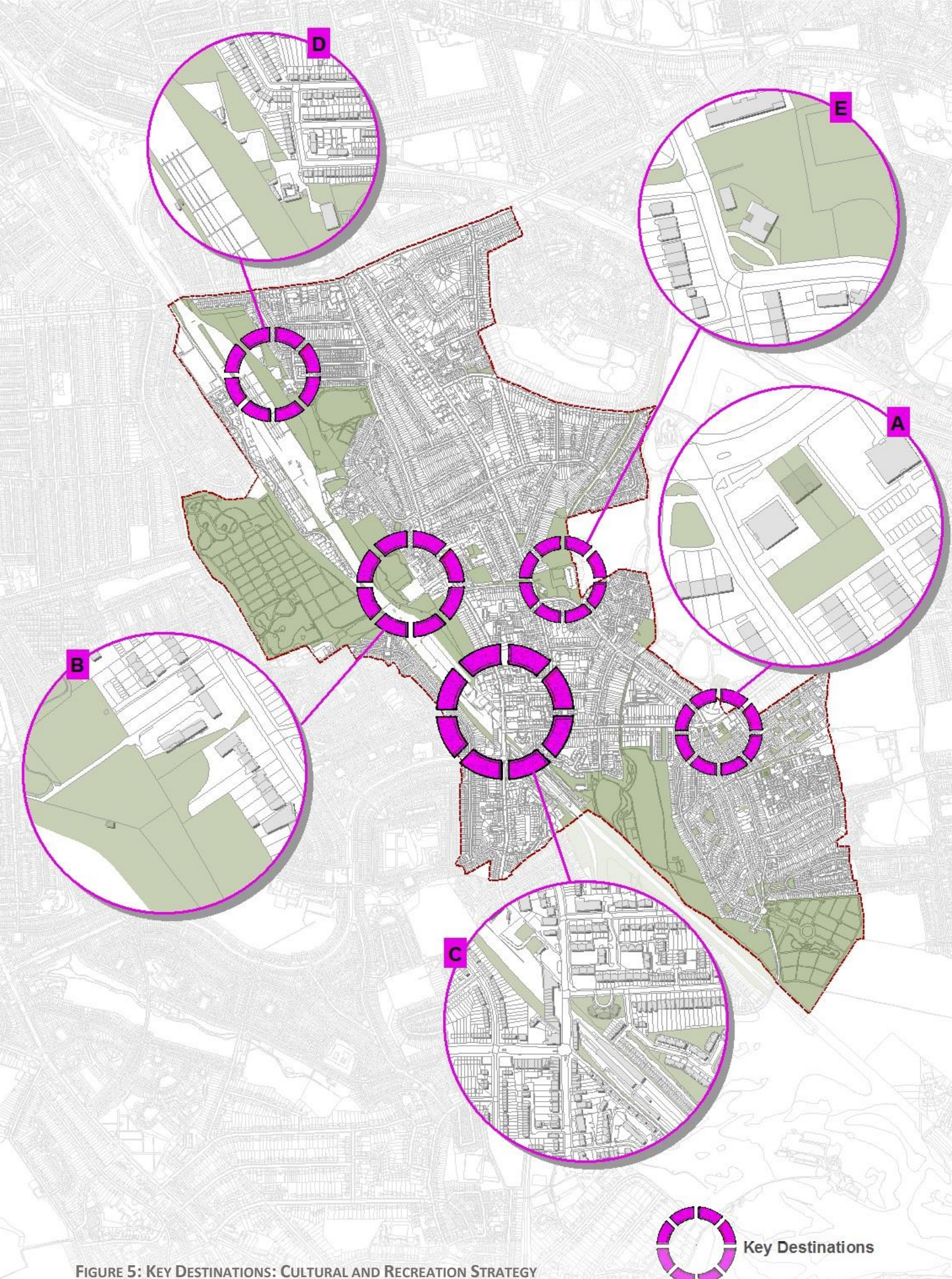


FIGURE 5: KEY DESTINATIONS: CULTURAL AND RECREATION STRATEGY

 Key Destinations

Category	Key Projects	Intervention Objectives
<b>Key Destinations for Cultural, Recreation and Enterprise Activity</b>	<ul style="list-style-type: none"> <li>▪ <b>Asset A – Grove Park Youth Club [Youth Enterprise Hub]:</b> Currently closed, the residents are actively working towards bringing this building back into use. They have drawn up an alternative plan for this non-designated heritage asset, and see it as an important site for youth engagement and enterprise activity. In 2018 the community addressed the dilapidations with funding from Wilmott Dixon.</li> </ul>	<ul style="list-style-type: none"> <li>▪ To reinstate the building and protecting its heritage value.</li> <li>▪ To add the asset on the Lewisham Local List</li> <li>▪ To convert the garage spaces into workspaces / creative hubs.</li> <li>▪ To reactivate the space into a centre for enterprise, arts and culture for young people.</li> <li>▪ To provide greater provision for outdoor sporting and recreation uses of the adjacent green space site.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Asset B – The Ringway Centre [Outdoor ‘Fresh Air’ Learning, Wellbeing and Community Hub]:</b> The gardens (Camp Nesbit, within Cox’s Woods) of The Ringway Centre provide a space for outdoor learning. The Ringway Centre itself is the gateway to the nature reserve and the proposed continuous linear nature trail (Railway Children Urban National Park), and has the potential to become an improve community space, enhancing what it can offer to the wider community.</li> </ul>	<ul style="list-style-type: none"> <li>▪ To safeguard The Ringway Centre as a multi-generational community space</li> <li>▪ To invest in making the centre’s building permanent, with increased facilities for outdoor learning, health and wellbeing and recreation for all ages.</li> <li>▪ In conjunction with the nature improvement area objectives, ensure the entrances to the nature reserve are better signposted and made accessible to improve perceptions of safety and accessibility.</li> <li>▪ Enhance this area as a key access node – a gateway onto the nature trail, with availability of bike rental from the bicycle mechanic workshop found onsite.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Asset C – Grove Park Neighbourhood Centre [Renewal of ‘Town Centre’]:</b> The neighbourhood centre of Grove Park is in great need of revitalisation and renewal. Part of this renewal should address green infrastructure provision within the neighbourhood centre create a continuous green link between the green space north and south of the centre and to improve the retail and community offer, as a key local social destination</li> </ul>	<ul style="list-style-type: none"> <li>▪ To improve pedestrian access and public realm through intensive green infrastructure provision, connecting the neighbourhood centre to the nature trail north and south of the proposed Urban National Park.</li> <li>▪ To protect heritage assets within the Neighbourhood Centre, such as the Baring Hall Hotel and its curtilage, as these become focal points along the nature trail.</li> <li>▪ To regenerate and intensify the neighbourhood centre to provide a better retail and community offer.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Asset D – Willow Tree Nature Reserve [Enhanced Nature Conservation Area] (former Equestrian Centre):</b> This site represents a unique wildlife experience in Grove Park and Lewisham. It is tucked away and usually missed. In conjunction with the nature improvement area for the linear nature trail, the access routes to the centre could be improved through better signage to increase its prominence as a key destination site for outdoor learning, nature conservation and as part of the wider proposed natural parkland ‘Railway Children Urban National Park’.</li> </ul>	<ul style="list-style-type: none"> <li>▪ To promote its presence and use, through better signage.</li> <li>▪ To improve its boundary treatment in conjunction with the nature area improvements.</li> <li>▪ To enhance the priority habitats through ecological restoration initiatives.</li> <li>▪ Make it a seamless part of the nature trail walk within the proposed Railway Children Urban National Park.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Asset E –Grove Park Library [Learning Hub]:</b> The library building has seen better days and is in need of improvement and intensification. Through intensification of the building footprint, within this broader area of Metropolitan Open Land, the library has the potential to diversify its offer to incorporate broader learning opportunities (e.g. ideas stores, maker-spaces, etc.) by consolidating the adult education services offered elsewhere in the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Intensify the building footprint to provide a better building and a landmark.</li> <li>▪ Incorporate adult learning, better library facilities and soundproof quiet space for study, work and other cultural and learning activities.</li> <li>▪ In conjunction with nature improvement area objectives, improve the gardens to offer extended outdoor learning and recreation space, especially for the early years groups who use the facilities.</li> </ul>

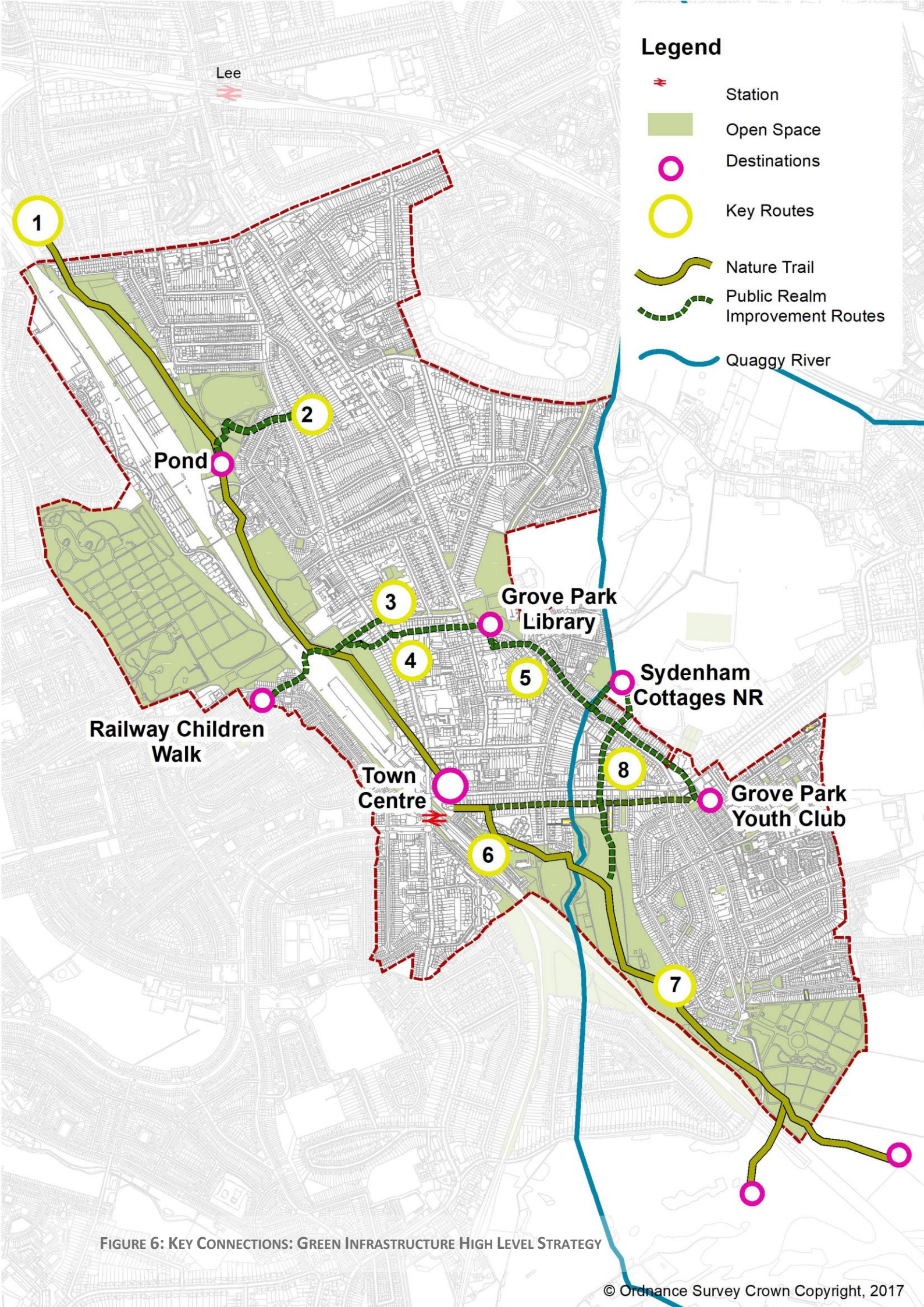
**TABLE 6: OBJECTIVES FOR KEY DESTINATIONS FOR CULTURAL, RECREATION AND ENTERPRISE ACTIVITY**

### 5.3.2 Key Connection Improvement Routes

These are routes where green infrastructure-led public realm improvements can significantly help to improve the environmental quality and perceptions of safety, as well as aid connectivity and accessibility to key destination sites. They are also key routes for improving active modes of travel to support sustainable transport between key cultural destinations within the neighbourhood.

Routes 1-3 are part of a proposed nature trail. Routes 4-8 propose public realm along streets to improve connecting the different nature reserves, parks and other green spaces together (see Figure 6 and Table 7).





### Legend

-  Station
-  Open Space
-  Destinations
-  Key Routes
-  Nature Trail
-  Public Realm Improvement Routes
-  Quaggy River

FIGURE 6: KEY CONNECTIONS: GREEN INFRASTRUCTURE HIGH LEVEL STRATEGY

Category	Key Projects and Investment Interventions	Intervention Objectives
Key Connection Improvement Areas	<ul style="list-style-type: none"> <li><b>Route 1 – South Circular to Town Centre:</b> This route passes through a range of habitats. Current landownership and fencing make accessibility fragmented and the area difficult to access in places, compromising the perception of safety. Irrespective of this, part of the site is currently well used by the community (Camp Nesbit and the Grove Park Nature Reserve).</li> </ul>	<ul style="list-style-type: none"> <li>To achieve a continuous walking and cycling route from the South Circular road to the Grove Park nature reserve.</li> <li>To improve lateral routes which allow getting on and off the trail (Route 2 through Northbrook Park and Route 3 through Railway Children Walk, see Figure 6).</li> <li>To undertake habitat improvements in places where this has been allowed to degrade, increasing the potential for supporting more wildlife.</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 2 – Northbrook Park to Pond:</b> This route connects the formal park to the area behind the fence, where a small pond is located. The pond often has sightings of herons and other priority species.</li> </ul>	<ul style="list-style-type: none"> <li>Have a seamless transition from the formal park to the water habitat and beyond to join the nature trail by removing current palisade railings or introducing a gate through.</li> <li>To clear the rubbish and make the site into a wildlife sanctuary, with some boardwalk facilities to be enjoyed by residents.</li> <li>To improve signage and pathway from park onto the nature trail.</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 3 – The Ringway Centre to Railway Children Walk:</b> This route connects the nature trail to the other side of the railway over a covered bridge, leading into Grove Park Cemetery and the potential forest garden.</li> </ul>	<ul style="list-style-type: none"> <li>To improve the bridge route, so that its safety is improved, becoming a mini destination point in itself, for people to wave to the passing trains below, with incredible views towards central London (re-living the story of The Railway Children).</li> <li>To improve the severance that the railway line currently makes, allowing for better linkages to the Green Chain Walk passing through here.</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 4 – The Ringway Centre to Grove Park Library:</b> Improvements to this route will help to signpost the Metropolitan Open Land at the Grove Park library as well as it being a healthier walk to the Under-fives Pre-school.</li> </ul>	<ul style="list-style-type: none"> <li>To improve wayfinding and signage.</li> <li>To increase opportunities for permeable surfaces, tree planting or other green infrastructure provision.</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 5 – Grove Park Library to Sydenham Cottages Nature Reserve and Beyond to Youth Enterprise Hub:</b> Improvements to this route will help signpost walkers towards the neighbourhood’s other important green spaces and cultural nodes.</li> </ul>	<ul style="list-style-type: none"> <li>To improve wayfinding and signage.</li> <li>To increase opportunities for permeable surfaces, tree planting or other green infrastructure provision.</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 6 – Neighbourhood Centre to Marvels Lane Youth Enterprise Hub:</b> Improvements to public realm in the centre will greatly improve the perception of a rundown neighbourhood, as well as improve wayfinding to the Youth Club along the tree lined Chinbrook Road</li> </ul>	<ul style="list-style-type: none"> <li>To improve wayfinding and signage towards Chinbrook Meadows, so that it doesn’t feel so isolated and hidden</li> <li>To increase opportunities for permeable surfaces, tree planting or other green infrastructure provision</li> <li>To use green infrastructure in the centre to aid with a sense of arrival to a neighbourhood centre and to slow traffic speeds and improve air quality.</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 7 – Neighbourhood Centre to Chinbrook Meadows and the Southern end of the Urban National Park:</b> Improvements to this route will help signpost the Chinbrook Meadows, currently slightly tucked away, where one can re-join the nature trail all the way to Elmstead Woods.</li> </ul>	<ul style="list-style-type: none"> <li>To improve wayfinding and signage.</li> <li>To increase opportunities for permeable surfaces, tree planting or other green infrastructure provision.</li> <li>To increase the prominence of Chinbrook Meadows</li> <li>Improve access and perceptions of safety to Chinbrook Meadows underpass, as a key access node onto the nature trail</li> </ul>
	<ul style="list-style-type: none"> <li><b>Route 8 – Chinbrook Meadows to Sydenham Cottages Along Quaggy River Towpath:</b> Improvements to this route as a quiet route to a local destination, but also beyond towards Greenwich.</li> </ul>	<ul style="list-style-type: none"> <li>Improve wayfinding and signage, making the route feel welcoming</li> <li>Improve path surfaces to make it easier to walk but also cycle</li> <li>Take advantage of this existing green corridor as a quiet walking and cycling route.</li> </ul>

TABLE 7: KEY CONNECTIONS AND GREEN INFRASTRUCTURE OBJECTIVES

## 5.4 Key Nature Improvement Areas

A number of green spaces have been identified as potential Nature Improvement Areas with the aim of enhancing these spaces for their biodiversity and nature conservation value as well as providing improved 'access to nature' and 'green space amenity' provision. Improvements will help deliver an enhanced connected green space network within Grove Park.

The main feature includes the connection of habitats along railway cutting to overcome some of the missing green links. This will form part of the proposed wider Linear Natural Parkland Nature Trail of the 'Railway Children Urban National Park'. This is envisaged as a key tourist destination - taking visitors along a route from South Circular road to Elmstead Woods, and beyond into the countryside of Kent - this will significantly help to contribute to the achievement of other ecosystem services, such as climate adaption, and the amelioration of poor air quality and flood risk (see Figure 7, Figure 8 and Table 8).

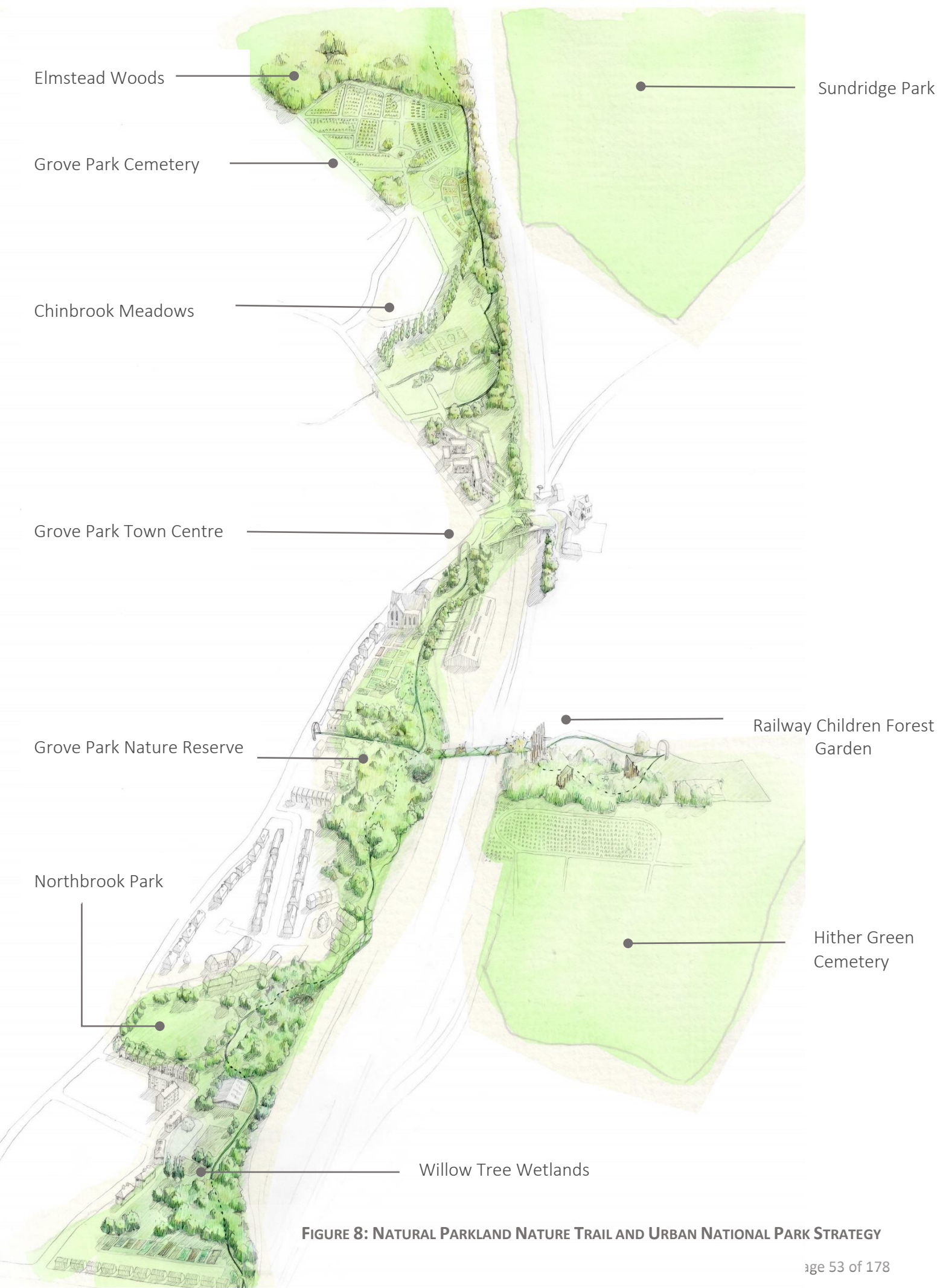
Other areas for improvement either directly link to the linear nature trail (Areas B and C), or are part of the wider 'green grid' of Grove Park (Area D-F).



**Legend**

- Grove Park Designated Boundary
- Quaggy River
- Woodland Areas
- Open Space
- Railway
- Nature Improvement Areas

FIGURE 7: KEY NATURE IMPROVEMENT AREAS: URBAN NATIONAL PARK STRATEGY



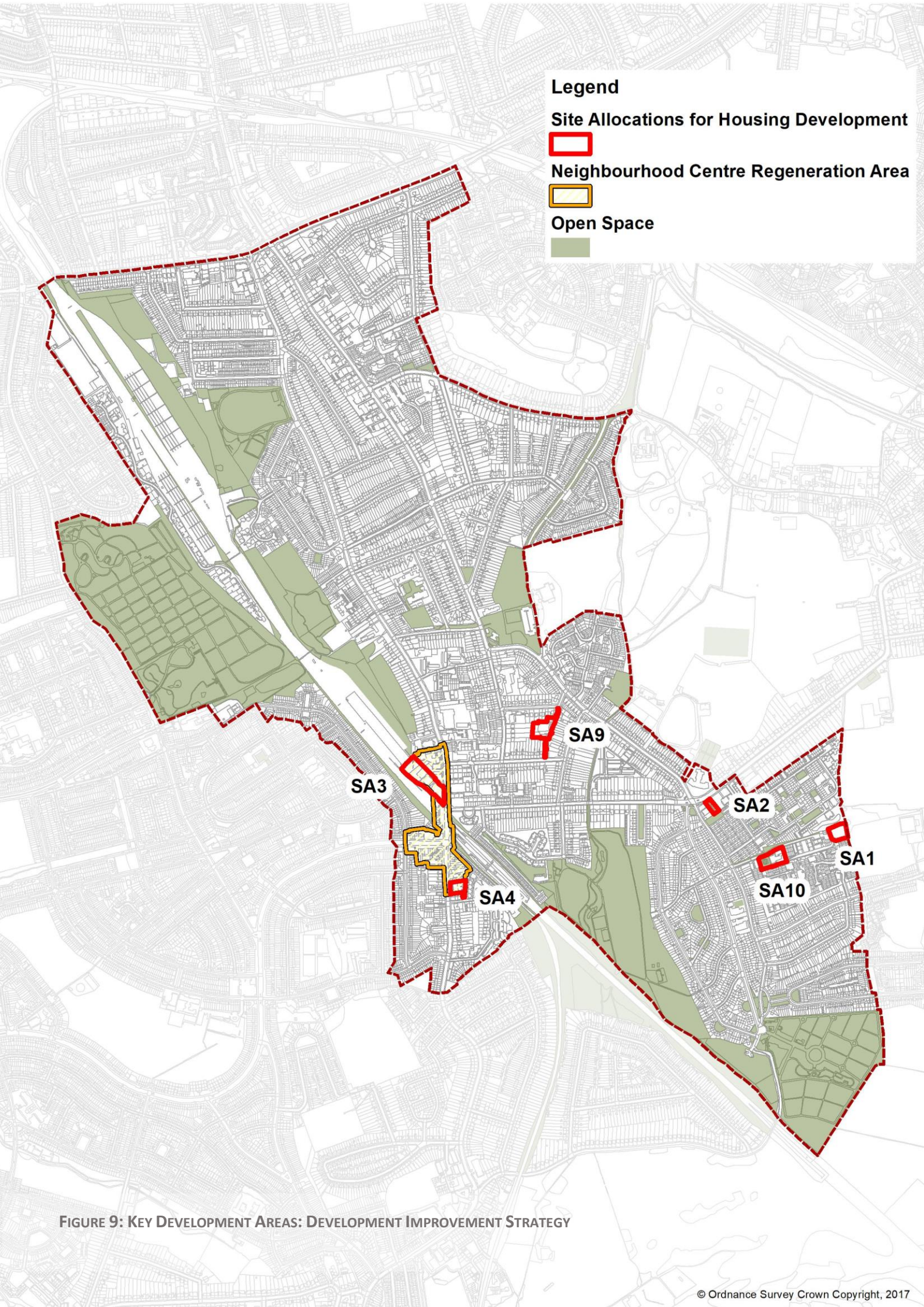
**FIGURE 8: NATURAL PARKLAND NATURE TRAIL AND URBAN NATIONAL PARK STRATEGY**

Category	Key Projects	Intervention Objectives
<b>Key Nature Improvement Areas</b>	<ul style="list-style-type: none"> <li>▪ <b>Area A: Connecting the Railway Cutting Habitats:</b> Address the missing green space links to realise the wider linear natural parkland proposals, focused on the ecological restoration of priority habitats within this wider Site of Importance for Nature Conservation, which incorporates the Willow Tree and Grove Park Nature Reserves and the various ecosystems along the way.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Realise the connectivity of the BII Railside land to create the northern part of the new linear ‘The Railway Children Urban National Park’ concept, with an emphasis of this area being promoted for wildlife. Site improvements along the BII Railside land to form a continuous nature trail, from South Circular Road down to Grove Park station.</li> <li>▪ Reinstate green link near car park and at the back of the recent housing development to ensure a continuous green walk.</li> <li>▪ Removal of fencing in places to assist the accessibility through the nature trail.</li> <li>▪ Restore and enhance its priority habitats, including Willow Woodland, Wetland Meadow, Chalk grassland, Wildflower Meadow, Mixed Woodland.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Area B: Railway Children Walk Forest Garden Area:</b> Site to be improved as a forest garden, to activate the site and avoid the typical anti-social behaviour that tends to occur here. Some funding has already been obtained for this project.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Improved green link between Baring Road (one of the gateways into the nature reserve) over the bridge to the other side where mature woodland trees found.</li> <li>▪ Recognition of the site as a key destination, rather than the perception of leftover land, with an official name (e.g. Railway Children Forest Gardens).</li> <li>▪ Improved, accessible green ‘garden’ bridge linking to the other side of the railway line to join the Literary Heritage Cycle Trail along Railway Children Walk and beyond.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Area C: Green Infrastructure-Led Regeneration of Grove Park Neighbourhood Centre:</b> Ensure the regeneration of the town centre incorporates a quality public realm landscape and principles of biophilic design for the buildings, to deliver a healthy high street. This will provide a green town centre linking the northern and southern nature trail together.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Through biophilic design of public realm and quality design of facades of new development, it will deliver Grove Park centre as the greenest and healthiest high street in London. Tree planting and rain gardens in neighbourhood centre will help connect the nature trail and green route through the town centre and into Chinbrook meadows.</li> <li>▪ Using Green Infrastructure in innovative ways to manage traffic and slow down cars, making this area feel more like a destination, rather than a place you drive through.</li> <li>▪ Improved wayfinding through better signage and visual green infrastructure cues to lead visitors towards the entrance of Chinbrook Meadows and the Green Chain Walk and beyond into Elmstead Woods.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Area D: Youth Club Gardens:</b> Improve provision as a local outdoor play and sports area in conjunction with the Youth Club provision.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recognition of the site’s use as a recreation and sports grounds and a destination for cultural activity, with an official name (e.g. Marvels Lane Sports Gardens)</li> <li>▪ Designate as a ‘Local Green Space’.</li> <li>▪ Improve provision for sports and leisure, in conjunction with the enterprise youth hub services.</li> <li>▪ Improve the biodiversity of the greenspace, especially around the boundary edges.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Area E: Sydenham Cottages Nature Reserve:</b> Increase the prominence of this nature reserve as a key asset in the area; improve its biodiversity and habitats through more active management and potential naturalisation of the River Quaggy which runs behind it. Ensuring a continuous riverside path of the local river network.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reinstate the Interpretive Centre building in the nature reserve.</li> <li>▪ Improve the site’s biodiversity and as a space for outdoor adventure learning and a river school.</li> <li>▪ Better incorporate the river as part of the site by naturalising the river banks to aid flooding and improve water quality; improving access to the other side via a bridge connection; and work with the Environment Agency to extend their river restoration initiatives (such as the Quaggy flood alleviation scheme) to this site.</li> <li>▪ Extend the SINC area to include the strip behind the houses and along the river, as part of any river restoration works.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ <b>Area F: Library Gardens.</b> The gardens around the library to be improved for their biodiversity value and adventure play facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide better neighbourhood scale adventure playground space in conjunction with the under-fives facilities, in line with National Playing Fields Association (NPFA - Fields In Trust) guidance. Guidance for Outdoor Sport and Play. Beyond the Six Acre Standard. Fields in Trust. <a href="http://www.fieldsintrust.org/Upload/file/Guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf">http://www.fieldsintrust.org/Upload/file/Guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf</a>.</li> <li>▪ Create sensory learning opportunities through a creative planting scheme and edible garden, involving children in learning to navigate with their senses and learn about food growing.</li> </ul>

**TABLE 8: NATURE IMPROVEMENT AREA INTERVENTION OBJECTIVES**

#### 5.4.1 Key Development Areas

Key development areas have been identified to deliver housing and/or mixed-use development (see Figure 9 and Table 9). Six key areas for redevelopment or intensification have been identified, two of which (SA3 and SA4) are located within the proposed Neighbourhood Centre Regeneration Area. These areas are supported by Site Allocation policies (defined in Section 15).



**Legend**

**Site Allocations for Housing Development**



**Neighbourhood Centre Regeneration Area**



**Open Space**



**FIGURE 9: KEY DEVELOPMENT AREAS: DEVELOPMENT IMPROVEMENT STRATEGY**



Category	Key Projects	Intervention Objectives
Key Local Development Areas	<ul style="list-style-type: none"> <li>▪ <b>Local Development Areas.</b> The GPNP has identified six key local development areas for housing / mixed-use development sites. Two of these sites fall within the broader neighbourhood centre regeneration area. These are detailed in Section 15 as part of the Site Allocation policy details.</li> </ul>	<ul style="list-style-type: none"> <li>▪ To ensure that any development proposals contribute towards the objectives of the GPNP.</li> <li>▪ To ensure that GPNF and local community are fully engaged in the development of proposals within the Local Neighbourhood Regeneration Area (e.g. through co-design workshops)</li> <li>▪ Proposals are in accordance with policies in the GPNP.</li> </ul>

**TABLE 9: KEY LOCAL DEVELOPMENT AREA OBJECTIVES**



## Part Four: Neighbourhood Plan Polices

# 6 Heritage

*“Embracing and Celebrating Our Heritage”*

## 6.1 Strategic Aim

**Strategic Aim 1: To Protect Grove Park’s Heritage Assets** - Protect, conserve, connect and enhance Grove Park’s heritage by promoting and celebrating these natural, built and cultural assets to generate a healthy, liveable neighbourhood with a distinctive ‘sense of place’ and a visitor destination for the benefit of everyone.

## 6.2 Objectives

The Neighbourhood Development Plan sets out to:

- Protect and conserve existing designated buildings and landmarks as well as recognise and protect non-designated heritage assets.
- Define Grove Park’s non-designated heritage assets and work with the Local Authority to recognise and locally list heritage buildings, landmarks and areas of special character which residents deem to be of significant architectural, landscape and townscape merit in the next review of the Local Plan.
- Promote arts and culture activities in line with the neighbourhood’s literary heritage, such as comedy nights, Railway Children theatre and outdoor nature clubs and active living activities.
- Ensure all heritage assets have an article 4 direction withdrawing permitted development rights, to ensure any development proposals go through a greater degree of control.

## 6.3 Identification and Mapping

The key heritage assets identified are listed in Table 10 and mapped in Figure 10.

Type	Reference	Site Name	Description
<b>National Designated Heritage Assets: Listed Buildings</b>	Register: No: 1410037 GPNP: HR1_01	Drinking Trough - on Harland Road	Grade II listed
	Register: No: 1079951 GPNP: HR1_02	K2 Telephone Kiosk at the corner of Burnt Ash Hill	Grade II Listed
	Register: No: 1001681 GPNP: HR1_03	Grove Park Cemetery	Grade II Registered Park and Garden
	Register: No: 368 GPNP: HR1_04	Baring Hall Hotel and associated Stable Block on Baring Road	Grade II Listed
<b>Locally Listed Heritage Assets</b>	Register: None given GPNP: HR1_05	The Crown	Locally Listed
	Register: No: None given GPNP: HR1_06	Grove Park Hospital (Workhouses) on Marvels Lane	Locally Listed
<b>Non-Designated /Non Listed Landmarks of Townscape Merit</b>	GPNP: HR1_07	St Augustine's Church	Proposed Local Listing
	GPNP: HR1_08	106 Regiment Royal Artillery Territorial Army Centre - Napier House, Baring Rd, Grove Park, London SE12 0BH	Proposed Local Listing
	GPNP: HR1_09	Grove Park Youth Club Building	Proposed Local Listing
	GPNP: HR1_10	Grove Park Railway Station and Bridge	Proposed Local Listing
	GPNP: HR1_11	Burnt Ash Methodist Church	Proposed Local Listing
	GPNP: HR1_12	Anglican and Dissenters Chapels in Hither Green Cemetery	Proposed Local Listing
	GPNP: HR1_13	Trinity Presbyterian Church (South Lee Christian Centre)	Proposed Local Listing
	GPNP: HR1_14	Railway (utility) Building on Pullman Mews	Proposed Local Listing
	GPNP: HR1_15	Ringway Centre Office, House at 268 Baring Road	Proposed Local Listing
<b>Areas of Special Local Character</b>	GPNP: ASLC_01	Amblecote Road	Proposed ASLC
	GPNP: ASLC_02	Sydenham Cottages	Proposed ASLC
	GPNP: ASLC_03	Area bounded by Burnt Ash Hill, Exford Road, Winn Road and Jevington Way	Proposed ASLC
	GPNP: ASLC_04	Coopers Lane	Proposed ASLC
	GPNP: ASLC_05	Chinbrook Estate	Proposed ASLC

**TABLE 10: LIST OF GROVE PARK BUILT HERITAGE ASSETS**



## 6.4 Policies

The GPNP contains three heritage policies:

- Policy HR1: Conservation and enhancement of Designated and non-designated Heritage Assets
- Policy HR2: Areas of Special Local Character (ASLC).
- Policy HR3: Enhancement of Chinbrook Estate ASLC.

It is recommended that the non-designated assets listed in Table 10 should be considered by Lewisham Council for inclusion into the Local List. However, the policies detailed here apply to these buildings irrespective of their inclusion in the Local List.

### **Policy HR1: Conservation and Enhancement of Designated and Non – Designated Heritage Assets**

1. Proposals affecting designated and non-designated heritage assets and their settings, must be fully compliant with national policy and the Development Plan.
2. Proposals that result in significant harm to a heritage asset or its setting will not be supported unless it can be demonstrated that the tests set out in Policy 195 and 196 (NPPF, Rev Feb 19) have been met;

## **Policy HR2: Areas of Special Local Character**

1. Areas of Special Local Character are identified on map? Proposals for new development will be supported where:
  - i. It reflects and where possible enhances the characteristics that contribute to the architectural and townscape character and distinctiveness of the ASLC, complements its features, including its form, setting, period, architectural characteristics and detailing of the original buildings and landscape context.
  - ii. It demonstrates that opportunities have been taken to restore or reinstate significant features in the built form, where possible
  - iii. For alterations or side or roof extensions to existing properties the proposal is a high-quality design reflecting its' context and there is no detrimental impact on the visual amenity of the existing townscape.
  - iv. Designs sensitively integrate the new development with the existing building and townscape.
2. Development which disrupts the coherence of the existing vernacular will not be supported unless it is of an exceptional design quality and it can be demonstrated that the design will not have a harmful impact on the existing vernacular by reason of its scale, materiality, detailing, or symmetry and will contribute to the enhancement of the ASLC as a whole.
3. Demolition of a principal building frontage within an ASLC will be resisted where the frontage is of architectural and townscape merit and contributes to the character of the area.

### **Policy HR3: Enhancement of Chinbrook Estate ASLC**

1. Development proposals in the Chinbrook Estate will be required to respect the special qualities and heritage of this area. Future proposals should:
  - i. Seek to improve the quality and safety of the environment by removing all unnecessary fencing where this is creating dead ends and restricting movement around the estate.
  - ii. Reinstate access routes and streets to improve connectivity and avoid dead ends.
  - iii. Conserve and enhance the heritage features that are unique to the estate such as retaining the original tiling and banisters of the high-rise buildings and its garden city principles.
  - iv. Maintain the existing mix of different housing typologies that meet the needs of a range of household, especially the need for accessible ground floor dwellings suitable for older people or to address universal design needs.
  - v. Maintain the good network of amenity greenspaces and ensure there is no net loss in the provision of amenity space for play and informal leisure.
  - vi. To emphasise affordable housing in line with Policy H2.

## **6.5 Complementary Actions**

- **Article 4 Directions:** Work with LBL to ensure all designated and non-designated heritage and community assets have an Article 4 Direction, withdrawing permitted development rights, to ensure a greater control over their development.
- **Local Preservation Organisations:** LBL conservation team to work with the two preservation trusts (The Baring Trust and The Grove Park Youth Club Preservation Trust) which have been set up to protect two important heritage assets in the area and to raise the profile of these assets, not only for their architectural and townscape merit but also as key buildings for cultural and enterprise endeavours.
- **Local Listing:** LBL should consider adding the additional buildings and landmarks identified in Table 10 to the Local List in the next review and update.
- **Short Term Improvements to Chinbrook Estate:** LBL should work with L&Q to address issues of dis-connection, dead ends, barbed wire and fencing and the general degradation of the Chinbrook Estate, to improve the appearance of the estate and the amenity for residents.



## 6.6 Justification and Evidence

### 6.6.1 Local Knowledge and Aspirations

The sites identified in Table 10 represent buildings or areas which residents have highlighted make a positive contribution to the environment and character of Grove Park. As outlined in the timeline of key sites in Annex I – Introduction to Grove Park, very few landmarks remain with heritage architectural styles from different time periods, and therefore the GPNP seeks to protect what is left so that they continue to contribute to the townscape character of the neighbourhood.

### 6.6.2 Survey and Data

Augmenting the surveys and mapping undertaken by the residents, are a number of additional technical studies<sup>30</sup> which identified the landmarks and the Areas of Special Local Character (ASLC). These must be read in conjunction with policies HR1-HR3 to understand the context and reasons of their inclusion.

The ASLC represent continuous stretches of particular townscape design and architectural styles in good condition. They provide a historical context that should inform future changes through infill and extensions. The policy wording is particular around where it invites flexibility in order to ensure it meets its broader policies on creating an environment that is attuned to people’s physiological and psychological wellbeing, based on the expansive research that is currently already in the public

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<sup>30</sup> Annex I – Introduction to Grove Park; summarises the neighbourhood’s origins, largely taken from anecdotal stories from local residents as well as John King’s work on Grove Park - [https://grovepark.org.uk/wp-content/uploads/2019/06/Annex-I\\_GrovePark\\_Intro-To-Grove-Park\\_2019-06-06\\_Submission\\_LR.pdf](https://grovepark.org.uk/wp-content/uploads/2019/06/Annex-I_GrovePark_Intro-To-Grove-Park_2019-06-06_Submission_LR.pdf)

- The Grove Park Heritage and Character Assessment (submitted as Annex 7) undertaken by AECOM Technical Support defines the heritage aspects of Grove Park’s built environment - [https://grovepark.org.uk/wp-content/uploads/2017/06/07\\_a7\\_aecom\\_grove-park-heritage-character-assessment-lr-draft-160608-11.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/07_a7_aecom_grove-park-heritage-character-assessment-lr-draft-160608-11.pdf)
- The UCL Study Identification and Protection of Heritage Assets; Working with local residents, a further UCL study also identified and mapped non-designated heritage assets (submitted as Annex 8) - [https://grovepark.org.uk/wp-content/uploads/2017/06/08\\_a8\\_ucl-study\\_grove-park-heritage-assets-identification1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/08_a8_ucl-study_grove-park-heritage-assets-identification1.pdf)
- Annex II – Neighbourhood Analysis; A number of neighbourhood walks revealed other assets not covered by the previous two studies - [https://grovepark.org.uk/wp-content/uploads/2019/06/Annex-II\\_GrovePark\\_NeighbourhoodAnalysis\\_2019-06-06\\_Submission\\_LR.pdf](https://grovepark.org.uk/wp-content/uploads/2019/06/Annex-II_GrovePark_NeighbourhoodAnalysis_2019-06-06_Submission_LR.pdf)
- The Grove Park Estate, Lewisham: ‘A Real Garden City’. Blog [online]. Municipal Dreams. 7 March 2017 <https://municipaldreams.wordpress.com/2017/03/07/7062/>
- The Chinbrook Estate, Lewisham: a ‘tremendous improvement in environment and standard of living’ Blog [online]. Municipal Dreams. 7 March 2017. [https://municipaldreams.wordpress.com/2017/03/14/chinbrook\\_estate\\_lewisham/](https://municipaldreams.wordpress.com/2017/03/14/chinbrook_estate_lewisham/)

domain<sup>31</sup>. The policies also consider decisions made at previous Planning Inspectorate hearings which concluded in favour of saving heritage assets<sup>32</sup>.

### 6.6.3 Wider Policy and Guidance

The GPNP Heritage Policies are in line with strategic policies which emphasise utilising their positive role in place shaping:

- Local Plan - Core Strategy Policy 16: Conservation Areas, Heritage Assets And The Historic Environment; DM Policy 37: Non-Designated Heritage Assets Including Locally Listed Buildings
- London Plan Policy 7.8 - Heritage assets and archaeology
- NPPF Section 15 Conserving and enhancing the natural environment
- New London Plan - Policy HC7 Protecting public houses; Policy HC1 Heritage conservation and growth

Heritage fundamentally shapes how an area is identified and studies have shown that it has the potential to enrich the social and economic potential of neighbourhoods<sup>33</sup>. The GPNP fully embraces, celebrates and respects the heritage of the neighbourhood area and seeks to ensure that future development will do the same, hoping that new development will create the heritage assets of the future.

Historic England Advice Note 3 – Setting of Heritage Assets<sup>34</sup> and Advice Note 10 – Listed Buildings and Curtilage<sup>35</sup> must be taken into account when assessing the impact of heritage assets, in particular for the Grade II Baring Hall Hotel.

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<sup>31</sup> Research too numerous to mention here, but key themes represented here: <http://www.arcc-network.org.uk/health-wellbeing/feeling-good-in-public-spaces/>

<sup>32</sup> The Planning Inspectorate Appeal Decision APP/C5690/A/12/2171328. 5 October 2012.

<sup>33</sup> RSA Networked Heritage Project, identifying the links between place, distinctiveness, identity and value at the local scale - <https://www.thersa.org/action-and-research/rsa-projects/public-services-and-communities-folder/heritage-and-place>.

<sup>34</sup> Historic England (2017). GPA3 - The Setting of Heritage Assets (2nd Edition) [online]

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>35</sup> Historic England (2018). Listed Buildings and Curtilage: Historic England Advice Note 10 [online]

<https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/>

# 7 Grove Park Neighbourhood Centre Regeneration

*“A Destination at Last”*

## 7.1 Strategic Aim

**Strategic Aim 2: Renew Grove Park’s Neighbourhood Centre:** Designate the neighbourhood centre as a ‘Regeneration Area’ to revitalise Grove Park into a vibrant centre with a variety of independent businesses. This will bring the much needed investment to provision for social infrastructure, new retail units and more residential units in mixed-use developments along a greener high street.

## 7.2 Objectives

- Create a vibrant Neighbourhood Centre economy, increasing local employment and self-employment opportunities.
- Achieve consolidated facilities, bringing together the currently disparate facilities to create compact foci of local services incorporating learning, retail, leisure, entertainment and cultural provision, all within walkable distances of 5-10 min to the majority of residents in the neighbourhood.
- Achieve short term aspiration to support meanwhile uses of under-utilised sites where this makes more efficient use of the sites, reversing the blight caused by closed-up shops.
- Bring the much needed investment to address the dilapidated railway bridge and row of 1960s shops, in line with the vision set out in the Prince’s Foundation Report and further, to provision for social infrastructure, new retail units and more homes in mixed-use developments along the high street.
- Improve pedestrian access between the Neighbourhood Centre and identified key destinations, to reduce the physical barriers created by main roads, through coherent biophilic design and green-infrastructure-led public realm improvements.
- Recognising the Neighbourhood Centre not solely for its retail function but for the wider role it can play in supporting the local community as a focal meeting place for residents and visitors alike.

- Manage traffic accessing and passing through the area and support the provision of an improved transport interchange.
- Protect heritage assets within this zone.

### 7.3 Identification and Mapping

The neighbourhood centre is designated as a Regeneration Area, illustrated in Figure 11. It covers the shopping parades along Baring Road, around Grove Park Station, and the stretch of shops on Downham Way.

# Legend

Grove Park Designated Boundary



Neighbourhood Centre Regeneration Area



Shops

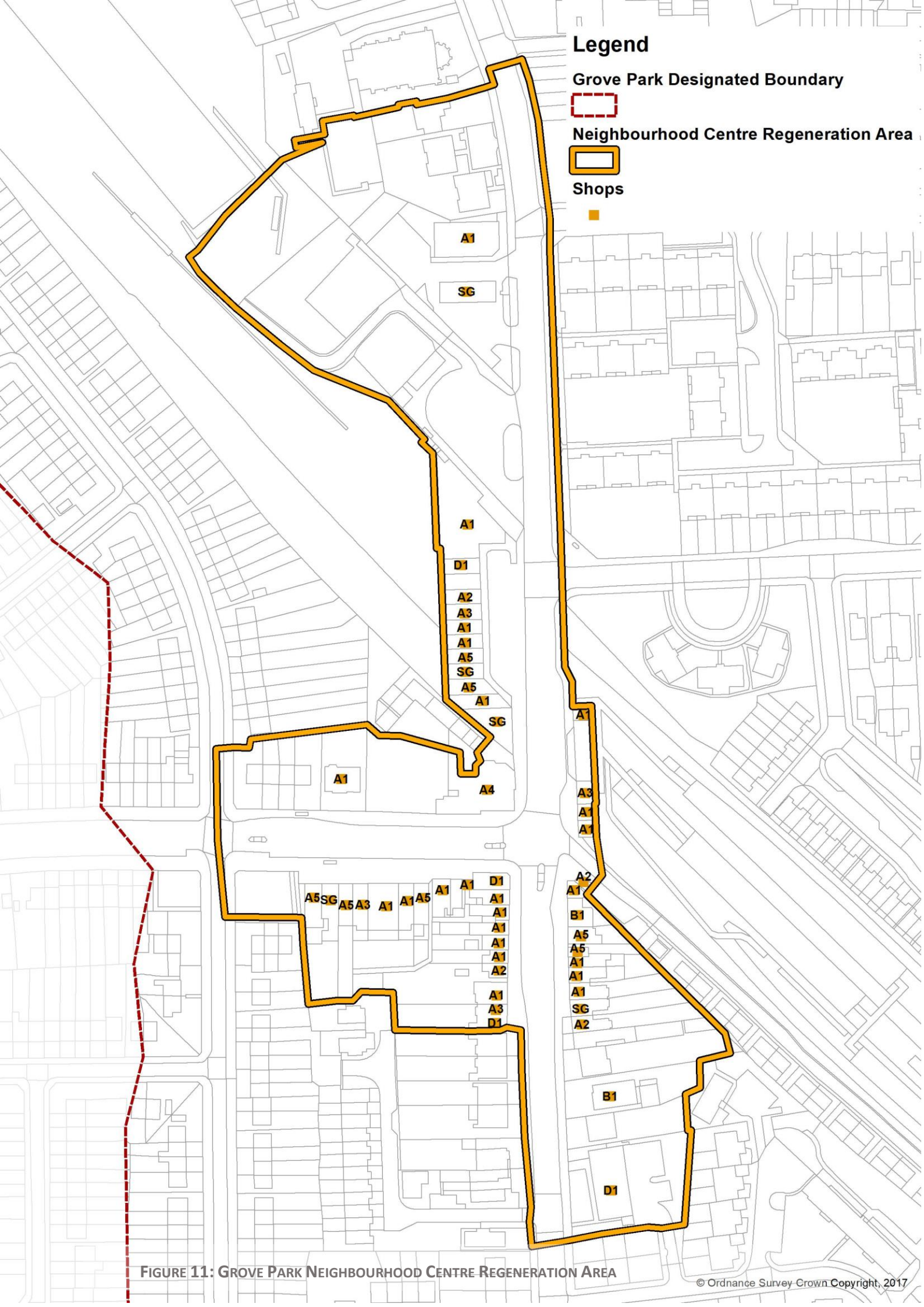


FIGURE 11: GROVE PARK NEIGHBOURHOOD CENTRE REGENERATION AREA

## 7.4 Policies

The GPNP has two policies to improve the retail offer in Grove Park. NC1 also applies to the other seven scattered retail parades in the neighbourhood. NC2 focuses in onto the main Neighbourhood Centre itself.

- Policy NC1: Enhancement of Grove Park Local Neighbourhood Centre and Shopping Parades.
- Policy NC2: Grove Park Neighbourhood Regeneration Area.

These policies need to be read in conjunction with the following Site Allocation policies within the proposed regeneration area boundary:

- SA1: Land at rear of Baring Hall Hotel.
- SA2: Bus Area and Vacant land North of Bus Waiting Area.
- SA3: Lewisham Adult Education Centre.

## **Policy NC1: Enhancement of Grove Park Neighbourhood Centre and Shopping Parades**

1. Proposals which enhance the quality, character and range of shops and services within Grove Park's retail hubs (mapped in Figure 13) will be supported. This will be achieved by:
  - i. The control of signage, adverts and forecourt developments so they do not impact the quality of the environment.
  - ii. Supporting an increase in the range of retail outlets, including food/drink outlets and commercial premises. A limit of 5% of each type of business will generally be encouraged in order to maintain a broad retail offer, avoid oversaturation and provide affordable choices.
  - iii. where planning permission is required the change use of retail units including the change of use of ground floor premises to residential will not be supported if the change of use would result in a reduction of the percentage of units falling within Class A1, A2 and A3 and adversely impact on the character of the centre's public realm frontage. Where it can be demonstrated that there is no viable retail use, proposals for a change of use of vacant units to appropriate B Class uses such as affordable (co)-working space and/or for small independent start-up businesses or D class uses to support thriving community activity will be encouraged.
  - iv. Encouraging the use of vacant shops for meanwhile uses and business start-ups in order to support local businesses providing services for local communities.
  
2. Shopfront design should be of a high quality and respect heritage features and building proportions. Proposals should:
  - i. Follow the Lewisham Shopfront Design Guide supplementary planning policy document 36.
  - ii. Ensure design enhances the appearance of the public realm.
  - iii. In the event of shutters being used, consider the potential for local street art opportunities to liven the night-time facades in a manner that doesn't lead to negative perceptions of safety.
  - iv. The proliferation of betting shops and fast-food takeaways which may undermine the public's health will be discouraged.

## **Policy NC2: Grove Park Neighbourhood Centre Regeneration Area**

### **1. Proposals for the redevelopment of Grove Park Neighbourhood Centre should be accompanied by a master plan and will be supported where they::**

- i. Form part of a mixed-use development in line with Policies BE1-CE22 and SA3, SA4 and SA8.
- ii. Integrate with existing heritage assets and buildings of townscape merit, (including the Baring Hall Hotel Public House) in terms of setting, built form and orientation.
- iii. Enhance retail, leisure, entertainment and cultural provision within the centre, including opportunities for outdoor seating.
- iv. Ensure the neighbourhood centre maintains a traditional mansion-block high street vernacular and structure, to create a walkable, vibrant centre which takes inspiration from the area's heritage.
- v. Incorporates healthy-by-design and Healthy Streets design principles, with active, welcoming shop frontages and contiguous facades following traditional shop front design principles.
- vi. Ensure retail units are of an appropriate size to maximise opportunities for small independent businesses.
- vii. Provide active town centre uses (Use Class A, D, and appropriate B uses) at ground floor level and residential units (use-class C3) or offices (use-class B1) on upper floors.
- viii. Create a boulevard with trees, planting and a segregated cycleway, to help manage traffic flows and improve safety and, walkability and a sense of arrival.
- ix. Incorporate a 'gateway' entrance into the proposed wider Linear Natural Parkland Nature Trail (in line with Policy GI2).
- x. Mitigate the impacts of traffic noise, air pollution and micro-climate conditions through the use of appropriate materials, building and window orientations and design features.
- xi. Incorporates design principles in line with Policy BE2.
- xii. Provide sustainable travel options in line with Policies T1-T2, Including, where possible, underground parking on medium density schemes
- xiii. Incorporate a Green Infrastructure-led approach to achieve environmental and biodiversity net-gain to improve the public realm (incorporating street trees, rain gardens, shrub planting, green roofs, hedging, and flower meadows wherever possible) connecting the centre to the north and south green spaces in line with the community's Linear Natural Parkland Nature Trail Vision and Policy GI2 and GI4. Incorporates a landscape scheme that also considers wider environmental net-gains such as permeable surfaces to alleviate surface water runoff and shading, in line with Policies SE1-SE3.
- xiv. Incorporate a landscape scheme that also considers wider environmental net-gains such as permeable surfaces to alleviate surface water runoff and shading, in line with Policies SE1-SE3.

Development proposals should reflect the previous co-design efforts of the community and the ongoing participation of the community in the preparation and production of a detailed masterplan and design guidance for the neighbourhood centre is strongly encouraged.



## 7.5 Complementary Actions

- **Shop Fronts:** Work with local shop owners to encourage the improvement of their shopfronts in accordance with the Lewisham Shop Front Design Guide and with local artists to decorate shutters in a manner that contributes to a positive and safe night-time high street (See Brockley Street Art as an example for inspiration)<sup>36</sup>. Work with LBL to update the Shop Front SPD to further elaborate on how shutters should be better designed so not to create a feeling of intimidation and retain a sense of animation on the street, including artistic options and/or shutters of high transparency or internal grills
- **Town Centre Master Plan:** Work with Lewisham Council, the local community, landowners, businesses and other stakeholders to prepare a detailed masterplan and supporting design guide/codes to guide the future development of the town centre, in line with the New London Plan Policy SD10 Strategic and local regeneration.

## 7.6 Justification and Evidence

### 7.6.1 Local Knowledge and Aspirations

The centre around Grove Park station is designated as a Neighbourhood level town centre in the Lewisham Local Plan. It has seen better days, and while some life has come back, with new cafes, a number of shops remain vacant and derelict. The goal is to see the whole of the designated 'Regeneration Area' revitalised in the mid to long-term, to become a thriving town centre destination that offers an improved and a wider choice of facilities and shops as well as a high quality public realm environment.

The Neighbourhood Centre is also at the heart of the wider proposed nature trail, but at present feels like a barrier to the continuation green link. In order to overcome this obstacle, the renewal of the centre will lead the way in innovative green infrastructure design so that it feels connected and part of the wider nature trail, creating a 'green urban ecosystem'. The vision is to make Grove Park's town centre the healthiest and greenest high street in London. Green infrastructure is expected not just to deliver a few immature token trees, but to maximise the offer as far as possible.

Some improvements have started to take place within the centre, with the re-paving scheme now underway.

Regeneration of this neighbourhood scale town centre will bring in the much needed investment to drive the local economy and the provision of much needed social infrastructure, new retail units and more residential units in mixed-use developments along the high street, including the realisation of the linear natural parkland (Railway Children Urban National Park). Residents realise that this may take

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<sup>36</sup> <https://brockleystreetart.com/>

some years to become a reality, and so welcome phased improvements, with immediate actions to improve the public realm and get the traffic moving as well as bring the run down shops back into use.

Since the publication of the Draft GPNP, this proposal aligns with the New London Plan, which has now also highlighted this area as a 'Strategic Area for Regeneration' (Policy SD10 Strategic and local regeneration).

Previous outputs from co-design efforts are found on the website, and applicants are encouraged to take a look and get in touch to discuss - <https://grovepark.org.uk/>

### 7.6.2 Survey and Data

The Neighbourhood Centre currently supports 50 businesses, out of a total of 94 recorded across the whole area. The evidence base has also highlighted the low quality and limited variety of local convenience provision found here with a predominance of fast food takeaways (making up 15% of all shops) and the scattering of one or two shops and services throughout the neighbourhood. Grove Park is also a fair distance away from the nearest shopping districts<sup>37</sup> of Downham and Bromley, which can be accessed by bus, or usually by car and is over half an hour away, especially in traffic at peak times. This is increasing car journeys, currently making up 22% of all travel modes.

### 7.6.3 Wider Policy and Guidance

This policy theme is in line with:

- Local Plan - Core Strategy Policy 6: Retail Hierarchy and Location Of Retail Development; DM Policy 15: Neighbourhood Local Centres; DM Policy 16: Local Shopping Parades And Corner Shops.
- London Plan - Policy 4.7 Retail and town centre development on supporting local retail provision to secure a sustainable pattern of provision and strong, lifetime neighbourhoods.
- NPPF Section 6 (para 80 -84 ) – Building a Strong, Competitive Economy and Section 7 (para 85 – 90) – Ensuring the Vitality of Town Centres.
- New London Plan Policy SD10 Strategic and local regeneration.

The Portas Review (2011)<sup>38</sup> highlighted the importance of town centres as focal points for local communities to encourage diverse socialising and sustainable everyday mobility opportunities. They are also fundamental in giving a locality its identity. These functions are currently under threat in Grove Park due to the lack of investment.

Evidence shows how people are more likely to walk, cycle or take public transport when they can conveniently undertake multiple activities at one destination.

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<sup>37</sup> See Figure 2.10 Lewisham's town centres, Lewisham Core Strategy (adopted 2011)

<sup>38</sup> The Portas Review: an independent review into the future of our high streets. -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6292/2081646.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6292/2081646.pdf)

Consolidating activities and facilities in the Neighbourhood Centre and other shopping parades will therefore also encourage active health and improve wellbeing.

This southern end of Grove Park is also in the top 20% most deprived areas in England and Wales. The New London Plan encourages the identification of Strategic and Local Areas for Regeneration, covering this part of Lewisham<sup>39</sup>.

Numerous reports have now started to emerge, calling on creating urban environments that are conducive to human health. The NHS five year programme, and the recent 'Health New Town' pilots, have all highlighted the need of a 'healthy-by-design' approach to planning new or regenerating failing places.

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<sup>39</sup> New London Plan (2018) – Strategic Areas for Regeneration - <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-2-spatial-development-patterns/policy-sd10-strategic-and>

# 8 Built Environment

*“A Neighbourhood to be Proud Of”*

## 8.1 Strategic Aim

**STRATEGIC AIM 3: Achieve Quality in the Built Environment:** Protect and conserve existing landmarks and buildings of architectural merit and promote biophilic-led design of new build that instils a high quality new heritage vernacular for Grove Park to be proud of in the future. The plan sets high standards to create a healthy, climate resilient and a sustainable built environment.

## 8.2 Objectives

The GPNP seeks to:

- Enhance and celebrate areas of special character, highlighting their tangible and intangible heritage features.
- Promote high quality biophilic design of new buildings and infrastructure, to create a new heritage vernacular for Grove Park to be proud of in the future. The GPNP expects high standards for the built environment, where the health and welfare of its occupants/inhabitants are at the centre of design considerations encouraging the Borough as a whole to deliver against those standards.
- Instil an ethos of investment for the long-term that truly deals with social and environmental sustainability and environmental resilience to the impacts of a changing climate.

## 8.3 Identification and Mapping

The policies in this section are universal and apply to all areas in Grove Park where development is to take place. They especially apply to Areas of Special Local Character, to the Neighbourhood Centre Regeneration Area and to site specific area policies set out in the Site Allocations in Section 15.

## 8.4 Policies

The GPNP contains the following Built Environment Policies:

- Policy BE1: Extensions and Alterations to Existing Buildings.
- Policy BE2: Design of New Development.

## **Policy BE1: Extensions and Alterations to Existing Buildings**

1. Alterations and extensions to existing properties (including rear, side and roof extensions), where planning permission is required, should be of a high-quality design that does not impact on the coherence, scale, character and appearance of the townscape and public realm and contributes to the sustainability, resilience and visual harmony of the built environment. Proposals should incorporate, where appropriate
  - i. Measures to protect heritage assets (designated and non-designated) and buildings of townscape importance in conformity with Policies HR1-HR2.
  - ii. Site specific design qualities which reflect the local context and features that complement and make a positive contribution to the built form, landscape setting, architectural characteristics, and detailing of the original building.
  - iii. Measures to improve the character and quality of the area and the way it functions in terms of accessibility and climate adaptability and health and wellbeing
  - iv. A material palette which is in harmony with the existing building and townscape.
  - v. Use of good quality and sustainable materials durable against climate conditions, with good life cycle performance and energy efficiency.
  - vi. Height of buildings proportionate to buildings in the vicinity. Any increase in height must be justified and reflect the same building form so that the development appears as part of the original structure and has a positive relationship to adjoining properties.
  - vii. Front walls that are no higher than 3 feet (0.9m) in height.
  - viii. Front gardens of all sizes should incorporate permeable surfaces in line with best- practice guidance.
2. Proposals which introduce design features which do not reflect the local vernacular and existing townscape character may be acceptable where they are of an exceptional design quality which will have environmental benefits and will contribute to the enhancement of the public realm as a whole provided that they do not result in unacceptable harm to the appearance of the local Neighbourhood Area.
3. Where possible measures to remedy the impacts of previous alterations to existing buildings which have weakened the coherence of the urban form or heritage design features through inappropriate boundary treatment, loss of front gardens and removal of architectural detail will be supported.
4. Additional guidance set out in the Lewisham Extensions and Alterations SPD41.

## Policy BE2: Design of New Development

1. Proposals for new development should be of the highest quality which incorporate people-centred design principles which promote healthier communities and will be supported where they:
  - i. Have regard to the form, function, structure and heritage character of the surrounding area, drawing inspiration from the special qualities and character of heritage assets – including the scale, massing, orientation and layout of buildings, streets and spaces.
  - ii. Reinforce the quality and distinctiveness of the place and landscape setting so it does not disrupt the regularity and the unity /coherence of the street scene, impact key vistas and views or the setting of heritage assets.
  - iii. Use a material palette, including brick bonds, which are in harmony with the surrounding context, or if contrasting, does so in a way that is complementary.
  - iv. Use of good quality and sustainable materials durable against climate conditions, with good life cycle performance and energy efficiency.
  - v. Avoid dominance of clutter, by ensuring the design of ancillary structures such as bin stores in front gardens, do not dominate.
  - vi. Incorporate environmental and biodiversity net-gain design considerations in line with Policies SE1-SE3 and Policies GI2-GI4.

The development of co-design ideas that have emerged from community participation workshops are particularly encouraged.

## 8.5 Complementary Actions

- **Enforcement:** Monitoring and enforcement of approved planning applications and design quality policies by Lewisham Council.
- **Community Engagement and Co-Design:** Positive and proactive engagement with the community by those bringing forward plans for development, in particular with regards to Policy NC2, where the quality of the regeneration could be enhanced through a co-produced Design.

## 8.6 Justification and Evidence

### 8.6.1 Local Knowledge and Aspirations

Grove Park residents feel very strongly that the power of a place comes from having a quality built environment to live in with the right level of service provision. *“We want our neighbourhood policies to achieve ambitious aims in terms of their demand for quality of place when planning, designing, constructing the new areas proposed for development, as well as ensure that any infill or extensions do not deteriorate the heritage features, scale and charm of what we have left”*.

The GPNP sets high standards for the built environment by ensuring new development enhances existing townscape qualities, and provides the vision, aspiration and leadership to encourage the Borough as a whole to deliver against those standards. These policies will strengthen not only local appreciation and management of the built environment, but also help guide new development to ensure they create a long-lasting and human-scale vernacular that promotes the health and wellbeing of the neighbourhood. This policy should be read in conjunction with Policy NC2 and the Site Allocation policies.

### 8.6.2 Survey and Data

Disinvestment in Grove Park has led to the deterioration of the built form in many places as well as the building of poor quality developments which have affected the general aesthetic and character of the neighbourhood. Residents often nostalgically recollect lost landmarks and a time line drawn up by residents showing before and after photos of how the general built environment has changed over time (see Annex 1 – An Introduction To Grove Park) reflects the gradual deterioration in the quality of the neighbourhood environment.

### 8.6.3 Wider Policy and Guidance

These policies align to:

- Local Plan – Core Strategy Policy 8: Sustainable Design And Construction And Energy Efficiency
- London Plan – Policy 5.3 Sustainable design and construction
- NPPF (2019) – Section 7 (para 124 – 132) – Achieving Well-designed Places; the NPPF emphasises the importance of good design, suggesting that Design Reviews should also be undertaken to achieve the best possible outcomes.
- New London Plan – Policy D2 Delivering good design; Policy D3 Inclusive design

To complement the wider goals for a healthy and sustainable environment, quality design is expected to follow the principles of human-centred biophilic design. There is already much research in the public domain that makes the links between design of the built environment and the physiological and psychological wellbeing of inhabitants and therefore there is no excuse for not incorporating this knowledge into the high quality design of new developments. It is this research evidence <sup>40</sup> that drives the approach that these policies are trying to achieve.

Biophilic Design is now established as an approach that creates buildings and spaces that respond to our human needs – particularly our need to have greater access to nature. It is also a fitting approach given the prominent position of the town centre, sandwiched between the north and south green spaces that form the backbone of the Linear Natural Parkland Nature Trail proposal that connects a continuous nature trail from the South Circular Road to Elmstead Woods – forming the ‘Urban National Park’ that celebrates the ‘Home of the Railway Children’. With this in mind, a biophilic design approach will ensure Town Centre that is harmoniously integrated into this broader landscape character.

A number of key guides and reports elaborate on the principles of Biophilic Design, notably the 14 Patterns of Biophilic Design<sup>41</sup> and Creating Positive Spaces using Biophilic Design<sup>42</sup>. Principally Biophilic Design ensures we create not only spaces that incorporate nature, but are also inspired by nature – using natural analogues

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<sup>40</sup> Research too numerous to mention here, but key themes represented here: <http://www.arcc-network.org.uk/health-wellbeing/feeling-good-in-public-spaces/>

<sup>41</sup> Terrapin Bright Green (2014). 14 Patterns of Biophilic Design [online]. <https://www.terrapinbrightgreen.com/report/14-patterns/>

<sup>42</sup> Oliver Health (2018). Creating Positive Spaces using Biophilic Design [http://interfaceinc.scene7.com/is/content/InterfaceInc/Interface/EMEA/eCatalogs/Brochures/Biophilic%20Design%20Guide/English/ec\\_eu-biophilicdesignguide-en.pdf](http://interfaceinc.scene7.com/is/content/InterfaceInc/Interface/EMEA/eCatalogs/Brochures/Biophilic%20Design%20Guide/English/ec_eu-biophilicdesignguide-en.pdf)



(patterns, natural textures, details, colours, materials) contained within nature to inspire a design response that creates a positive perceptual environments.

The human-scale design of many heritage buildings are a good example of how building design incorporate natural analogues, where the composition of design elements such as balance, pattern, repetition, proportion, scale, rhythm, right amount of variety and detail, unity, etc, come together to create harmonious design to promote healthier environments.

It is important to note that biophilic design incorporates all three elements:

- **Nature in the Space:** designing in direct contact with nature or natural systems. This will be achieved through a green infrastructure-led approach to public realm design of the high street.
- **Natural Analogues:** design strategies that use references to, or representations of, nature. This will be achieved by developing a design guide for the town centre that incorporates design elements attuned to these design properties.
- **Nature of the Space:** mimicking the spatial qualities of natural environments to evoke/enhance human responses. This will be achieved by a townscape layout that seamlessly links the urban form to the wider landscape character of the nature trail.

It is important to emphasise that Biophilic design should not be misinterpreted as in the dystopian high-tech futuristic city images with lots of greenery. All three elements above must be incorporated.

Other key guidance includes:

- **Universal Design** - <http://universaldesign.ie/What-is-Universal-Design/>
- **Healthy New Towns** - <https://www.kingsfund.org.uk/sites/default/files/2018-09/putting-health-into-place-nhs-england.pdf>
- **Spatial Planning for Health** - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/729727/spatial\\_planning\\_for\\_health.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf)
- **Distinctively Local – Promoting Quality Design** - <http://www.distinctively-local.co.uk/>

# 9 Community Spaces & Facilities

*“A Community Spirited Neighbourhood”*

## 9.1 Strategic Aim

**Strategic Aim 4: Provide Thriving Community Spaces.** Safeguard, invest in and enhance the few community assets and spaces left to ensure a healthy mix of services and facilities. Enhance community assets to become vibrant community hubs for many generations to come, offering a diversity of arts, culture and recreational activities that residents of all ages, ethnicity and culture can enjoy.

## 9.2 Objectives

The GPNP seeks to:

- Highlight the intangible social and cultural heritage of community assets.
- Safeguard community spaces and ensure no net loss of facilities (including places of worship, public houses, sports facilities, cultural community buildings) for future generations, and facilitate opportunities for social interaction and cohesion.
- Provide the right mix of facilities and the right atmosphere, so that social inclusivity is encouraged and all residents feel part of it, promoting the health and wellbeing of the community.
- Ensure the existing Assets of Community Value (ACV) in Grove Park can continue to be protected beyond their expiration and allocate other sites as ACV which are deemed to be of significant community value.
- Ensure planning applications for the redevelopment of community facilities are accompanied by a social and health impact assessment, before proposals for re-provisioning are accepted.
- Deliver the much needed renovation of community facilities through available CIL and planning agreements/obligations.

### 9.3 Identification and Mapping

Grove Park currently has one designated Asset of Community Value – The Baring Hall Hotel. The GPNP has identified ten other important community assets, which are notable buildings where residents meet, socialise and attend for recreational activities. These are listed in Table 11 and mapped in Figure 12.

Type	Reference	Site Name	Description
<b>Designated Assets of Community Value (ACV)s</b>	12	Baring Hall Hotel	The Baring Hall is the only ACV in the neighbourhood (and was the 2 <sup>nd</sup> in London and 1 <sup>st</sup> in Lewisham)
<b>Key Cultural Destinations</b>	1	The Ringway Centre (incorporating the gardens, Camp Nesbit and Cox's Woods)	Community Centre & Outdoor Community Space
	14	Grove Park Youth Club	Youth Club
	3	The Grove Park Library	Library (and community activities such as Under 5s toddler groups)
	16	Willow Tree Nature Reserve (former Equestrian Centre)	A Site of Importance for Nature Conservation with wetland priority habitats, this will form the northern-most section of the proposed natural parkland proposals.
<b>Other Community Spaces &amp; Facilities</b>	2	W.G. Grace Community Centre	Community Centre
	6	GPCG Pre School	Community Building
	8	St Augustine's Church	Place of Worship
	7	Burnt Ash Methodist church	Place of Worship
	5	Trinity Presbyterian Church (South Lee Christian Centre)	Place of Worship
	9	Word of Life Church (Rehoboth Building)	Place of Worship
	10	Grove Park Cemetery Chapel	Place of Worship
	4	St Mildred's Church	Place of Worship
<b>Public Houses</b>	12	Baring Hall Hotel	Public House
	11	The Crown Tavern	Public House
	13	Summerfield Tavern	Public House

**TABLE 11: LIST OF GROVE PARK COMMUNITY ASSETS AND SPACES**

## Legend

### Community Meeting Spaces

- Community Centre
- Library / Community Space
- Youth Club
- Place of Worship
- Public House
- Willow Tree Nature Reserve

### Open Space

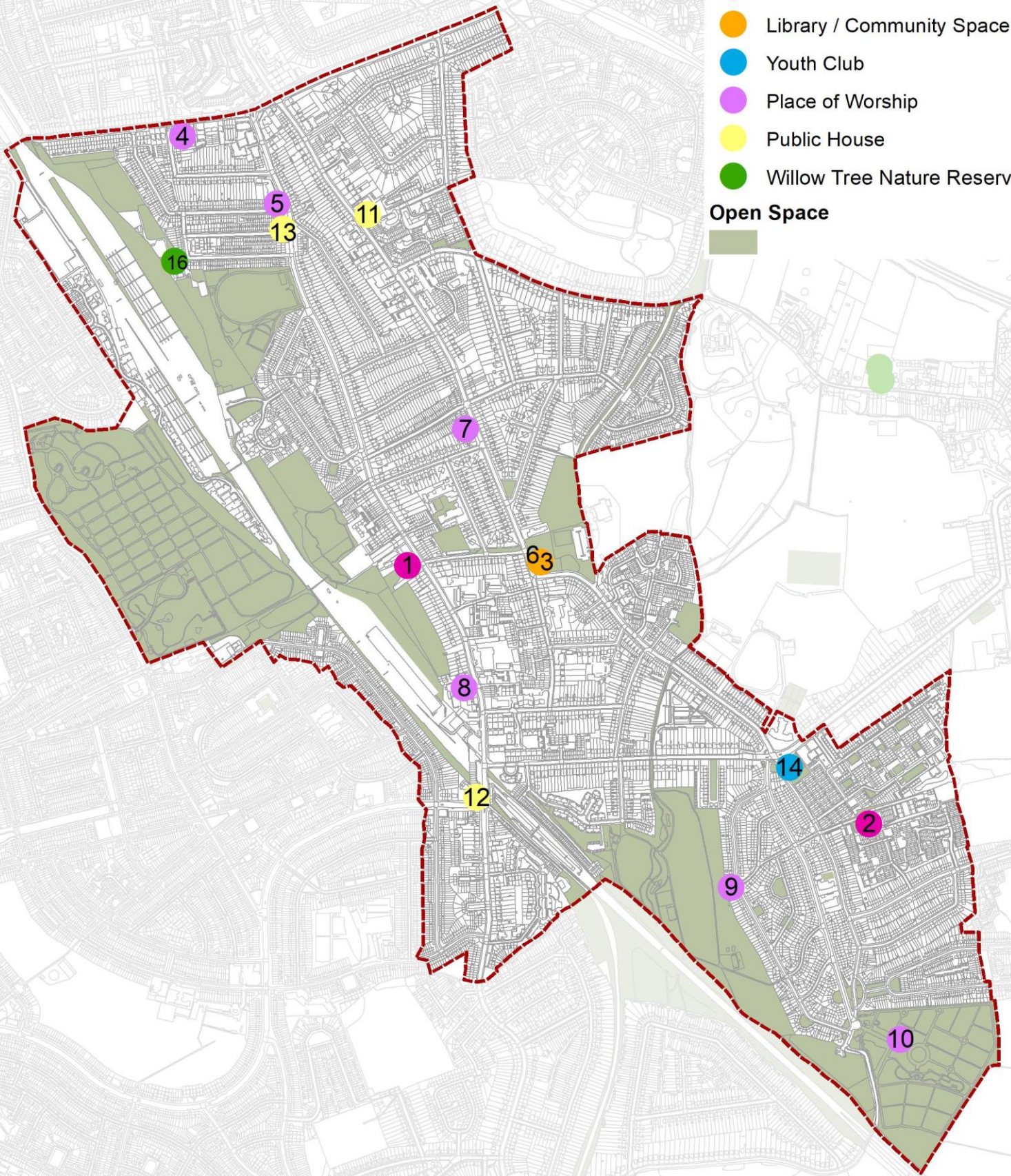


FIGURE 12: LOCATION OF COMMUNITY ASSETS AND SPACES

## 9.4 Policies

Three policies are set out in relation to community spaces and facilities.

- Policy CA1: Safeguarding and Enhancement of Key Cultural Community Facilities.
- Policy CA2: Safeguarding of Public Houses.

These policies must be read in conjunction with the following Site Allocations:

- SA5: The Ringway Centre, Baring Road.
- SA6: The Grove Park Library, Somertrees Avenue.
- SA7: Grove Park Youth Club, Marvels Lane.
- SA10: W.G. Grace Site and Curtilage.

## **Policy CA1: Safeguarding and Enhancement of Key Cultural Community Facilities**

1. Proposals for the redevelopment or change of use of the important community facilities identified in Table 11 and Figure 5 will not be supported unless it can be demonstrated that:
  - i. **The space is under-utilised, and the use no longer serves the needs of the community in which it is located, and the applicant has taken reasonable steps to identify alternative community uses that are in demand in the area.**
  - ii. **Provision can be merged with other community uses or equivalent uses can be provided in suitable alternative premises within walking distance of the community it currently serves.**
  - iii. **There is no net loss or deterioration in the overall space or service provision in the area.**
  - iv. **There is adequate alternative and accessible provision within the neighbourhood area which has the capacity to meet the needs of the community previously served.**
2. Redevelopment or intensification of sites in existing community use may be supported, subject to development proposals making equivalent provision for the on-site replacement of community facilities and where this would be in compliance with other policies in the GPNP. This policy should be read in conjunction with Site Allocations SA5, SA6 and SA7.
3. The renewal and enhancement of community facilities will be supported, in line with Policies BE1-BE2, SE1-SE3.

## **Policy CA2: Safeguarding Public Houses**

1. The redevelopment or change of use of a public house will only be supported where the proposal is in accordance with national Policy and the requirements of policies within the Development Plan.
2. Proposals for redevelopment of associated accommodation, facilities or development within the curtilage of a public house that would compromise the operation or viability of the public house as a community asset will be resisted.

## 9.5 Complementary Actions

- **Area Action Plans for Community Spaces:** Work with Lewisham Planning Department to devise Area Action Plans for the sites identified as Key Cultural Destinations with the aim to protect, promote and enhance the amenity offer, in line with the GLA's Planning for Culture Guidance<sup>43</sup>.
- **Article 4 Direction:** LBL to make an Article 4 Direction to withdraw permitted development rights from public houses and Safeguarded Community Spaces in the neighbourhood area in respect of Change of Use and Demolition to ensure sustainable communities can be maintained in the area for the longer term.

## 9.6 Justification and Evidence

### 9.6.1 Local Knowledge and Aspirations

Residents have made their feelings about the value of their community spaces very clear, as is evidenced by the various campaigns they have fought over many years. With very few community facilities remaining in Grove Park, the GPNP seeks to retain, protect and enhance the hierarchy of community spaces and facilities listed in Table 11. The cultural and recreation spatial strategy outlined in Section 5 highlights the aspirations of the community to connect and enhance these disparate community assets into a coherent whole, to create a unique offer for the area – ultimately contributing to facilitating social interaction, inclusive communities and a healthy mix of facilities.

At present, Grove Park has one Asset of Community Value (ACV) - The Baring Hall Hotel (building and curtilage). This and any other that comes forward within the plan period will be a material consideration in the event of any change of use application for the duration of the moratorium.

### 9.6.2 Survey and Data

Annex II – Neighbourhood Analysis highlights the deprivation and gaps in provision of community facilities in the area. This policy is therefore justified to ensure no further deterioration or loss of community space occurs and that the provision remains adequate as new communities move into any proposed new developments. Other studies include the Alternative Plan for Grove Park Youth Club<sup>44</sup> which clearly highlighted a gap in provision for younger members of the population. Those

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<sup>43</sup> Plan GLA (2015). An A-Z of Planning and Culture. [https://www.london.gov.uk/sites/default/files/an\\_a-z\\_of\\_planning\\_and\\_culture.pdf](https://www.london.gov.uk/sites/default/files/an_a-z_of_planning_and_culture.pdf)

<sup>44</sup> Alternative Plan for Grove Park Youth Club - [https://grovepark.org.uk/wp-content/uploads/2017/06/05\\_a5\\_alternativeplanyouth\\_club1.pdf](https://grovepark.org.uk/wp-content/uploads/2017/06/05_a5_alternativeplanyouth_club1.pdf)



facilities which residents deem to be of higher value and with potential to contribute to the economic development of their neighbourhood, are further safeguarded as site allocations (SA5, SA6, SA7), to ensure the sustainability of communities and life-time neighbourhoods.

### 9.6.3 Wider Policy and Guidance

These GPNP policies are in line with:

- Local Plan - Core Strategy Policy 19: Provision and maintenance of community and recreational facilities which outlines the provision and maintenance of community and recreational facilities; Core Strategy Policy 20: Delivering Educational Achievements, Healthcare Provision and Promoting Healthy Lifestyles.
- London Plan Policy 3.16 - Protection and enhancement of social infrastructure.
- NPPF (2019) – Section 8 (para 91 –101) – Promoting Healthy and Safe Communities which plans positively for the provision of local strategies to improve health, social and cultural wellbeing, and to deliver sufficient community and cultural facilities and services (i.e. community facilities, cultural buildings, public houses and places of worship).
- New London Plan – S1 Developing London's social infrastructure and HC7 Protecting public houses.

# 10 Housing

*“A Place Called Home”*

## 10.1 Strategic Aim

**Strategic Aim 5: Provide Quality & Affordable Homes.** Maintain an emphasis on family orientated housing of two to three bedrooms without a predominance of one tenure over another in new developments. Allocate areas for new housing of highest quality; seek opportunities for densification in appropriate locations while maintaining a street-based vernacular.

## 10.2 Objectives

- An area that is distinguished by the quality and/or extent of its landscaped residential streets.
- Maintain an emphasis on family orientated housing of two to three bedrooms especially in infill sites on existing residential streets.
- Allocate areas for higher density new housing and apartment development of highest quality in the central area without a predominance or a visual bias of one tenure over another in new developments.
- Ensure a good mix of market value and affordable housing, with developments securing innovative ways to deliver affordable without compromising the environmental quality of new developments through visual bias.
- New affordable development should seek the same high standards of innovative sustainable design with no visual difference in appearance or basic quality between affordable and private homes.

## 10.3 Policies

The GPNP sets out the following Housing Policies:

- Policy H1: Delivering a Mix of Housing and Design.
- Policy H2: Promoting Affordable Local Ownership.
- Policy H3: Windfall Sites.

These policies must be read in conjunction with identified housing allocation sites set out in Section 15 – Site Specific Policies:

- Policy SA1: Vacant Land, Lions Close.
- Policy SA2: Cleared Land on Grove Park Road
- Policy SA3: Bus Waiting Area and Vacant Land at Rear (within Grove Park Neighbourhood Centre).
- Policy SA4: Adult Education Centre (within Grove Park Neighbourhood Centre).
- Policy SA9: Former Boxing Club
- Policy SA10: W.G. Grace Site and Curtilage

## **Policy H1: Delivering a Mix of Housing and Quality Design**

1. Proposals for new housing development will be supported where:
  - i. they include a range of dwelling sizes, including family housing to meet local needs.
  - ii. In town centre locations, the design is for medium density mansion block townhouses, built around a traditional street layout
  - iii. they achieve the highest standards of accessible design to cater for life-time adaptation, minimum space standards and exceptional design quality in line with Policy BE2.
  - iv. their impact on the provision for social infrastructure including education, health and community facilities, based on population projections from new developments is mitigated through appropriate mechanisms.
  - v. Deliver biodiversity net gains
2. For major development co-design approaches with the community to ensure the delivery of acceptable development proposals and the development of holistic masterplans and design guides of sufficient detail to enable the scheme to be understood and supported locally are encouraged.
3. The redevelopment of existing bungalows which cater for the elderly and/or disabled residents will be resisted.

## **Policy H2: Promoting Affordable Local Ownership**

1. Proposals which demonstrate a creative approach to delivering affordable housing provision, in line with the 50% target in the Lewisham Local Development Plan and the New London Plan to promote local ownership will be supported, including but not limited to modular build, self-build, incremental approaches, partnership funding arrangements.
2. Affordable housing schemes should seek the same high standards of innovative sustainable and good quality design (in line with Policies BE2, SE1-SE3) with no visual difference in appearance or basic quality between affordable and private homes.

## **Policy H3: Windfall Sites**

1. In the event that development is proposed on sites which are not allocated in the GPNP, proposals will be expected to comply with all policies in the GPNP.
2. Proposals for community-led / self-build housing on appropriate sites, particularly smaller infill sites, will be supported.

## 10.4 Complementary Actions

- **Chinbrook Estate:** Work with CHART and L&Q Housing Association to detail how the infrastructure of the estate could be improved.
- **Local Housing Needs:** Work with LBL to determine the drivers behind housing needs, including number, but more importantly, size, typologies, and affordability based on indicative average expendable incomes.
- **Define Masterplans for SAs:** The policies for the site allocations are still high level. To further detail the policy requirements, it is recommended that the GPNF work with LBL to detail out the proposed design brief, to allow for the best possible competitive tender responses.

## 10.5 Justification and Evidence

### 10.5.1 Local Knowledge and Aspirations

There is concern from local residents over the dilution of a family orientated residential neighbourhood; therefore the policies seek to ensure that family housing is prioritised as part of the mix of proposed housing development in the area. This orientation is what makes Grove Park an attractive neighbourhood to live in, and this community feel should be maintained. Similarly, a lot of effort has been committed by the community in defining local aspirations. A co-design approach will ensure schemes are supported, in line with Government's commitment to deliver acceptable schemes and increase the housing supply and as promoted by NPPF Para 129. The GPNP encourages the development of high quality housing to meet local needs and new innovative solutions such as self-build and community-led housing development.

### 10.5.2 Survey and Data

The predominant population is aged 30-44 in Grove Park, potentially being early career couples moving in and starting families. Apartment developments, especially within the central zone, have the potential to bring younger residents, particularly ages 20-29, and so it is important that there is an adequate level of affordable housing.

### 10.5.3 Wider Policy Guidance

These policies are in line with:

- Local Plan - Core Strategy Policy 1: Housing Provision, Mix And Affordability

- London Plan - Policies 3.3-3.15 – Housing, Affordable Housing and London’s Housing Stock Policies
- NPPF (2019) Section 5 - Delivering a sufficient supply of homes, which seeks to boost significantly the supply of housing, deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- New London Plan - Policy H1 Increasing housing supply, Policy H5 Delivering affordable housing, Policy H12 Housing size mix, Policy D4 Housing quality and standards.
- The Housing White Paper ‘Fixing our Broken Housing Market’ (January 2017)<sup>45</sup> sets out how the government proposes to address people’s housing needs and aspirations in the shorter term. This includes supporting people to buy or rent their own home, preventing homelessness, improving options for older people and protecting the most vulnerable. Central to making a long term strategy work is seen as the partnership between central and local government and developers.

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<sup>45</sup> Housing White Paper. Fixing our Broken Housing Market, January 2017 - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

# 11 Local Employment & Enterprise

*“Become a Micro-Enterprise Hotspot”*

## 11.1 Strategic Aim

### **Strategic Aim 6: Create Micro-Enterprise Local Employment**

**Opportunities.** Promote micro-enterprise by designating Micro-Enterprise Employment Sites to serve as affordable workspaces for artisan, start-up, social enterprise, creative and self-employment endeavours.

## 11.2 Objectives

- In line with Lewisham’s Regeneration Strategy 2008-2020, People, Prosperity and Place<sup>46</sup>, the vision is to make Grove Park into a place where more people will be able to work and to start and build businesses.
- Maximise the potential for micro-enterprises to start-up and thrive in Grove Park by designating sites as ‘Micro-Enterprise Employment Sites’ which could support artisan workspaces and creative zones, thus connecting Grove Park with its creative cultural past.
- Bring disused lock-up garages back into use in appropriate locations, by designating them as ‘micro-enterprise employment sites’ to support self-employed residents.
- Introduce a variety of retail and business outlets in the Neighbourhood Centre as part of its renewal.
- Create a market place in the heart of the Neighbourhood Centre (on site of Baring Hall Hotel car park) for access to fresh food that will have wider health benefits such as reducing obesity and providing wider, healthier choices compared to the fast food takeaways that currently dominate. This could also support revolving mobile or fixed micro-enterprise workshops, in line with promoting artisan and micro-enterprises in the area.

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<sup>46</sup> Lewisham’s Regeneration Strategy 2008-2020, People, Prosperity and Place.

<https://www.lewisham.gov.uk/inmyarea/regeneration/Pages/People-Prosperity-Place.aspx>



## 11.3 Identification and Mapping

Type	Reference	Site Name	Description
<b>Shopping Parades Supporting Local Employment</b>	1	Grove Park Neighbourhood Centre	Retail parade
	2	Baring Road Shopping Parade	Retail parade
	3	Chinbrook Road Shopping Parade	Retail parade
	4	Burnt Ash Hill Shopping Parade	Retail parade
	5	Marvels Lane Shopping Parade	Retail parade
	6	Bestway Cash & Carry	Retail park
	7	Jevington Way Shopping Parade	Retail parade
<b>Micro Enterprise Employment Sites</b>	8	Heather Road	Small unit, currently an office offering construction services
	9	7 Baring Road	Small unit, currently an MOT service station
	10	27a Chinbrook Road	Small unit, currently an MOT service station
	11	Garages off Amblecote Road	Lock-Up garages supporting micro enterprise.
<b>Lock-up Garages</b>	n/a	As identified on Figure 13, but does not preclude any not mapped which are identified in the future.	Disused, derelict or under-used lock-up garage spaces

**TABLE 12: LIST OF MICRO-ENTERPRISE EMPLOYMENT SITES**

## Legend

### Employment Areas

-  Lock-up Garages
-  Micro Enterprise Employment Sites
-  Retail Parades

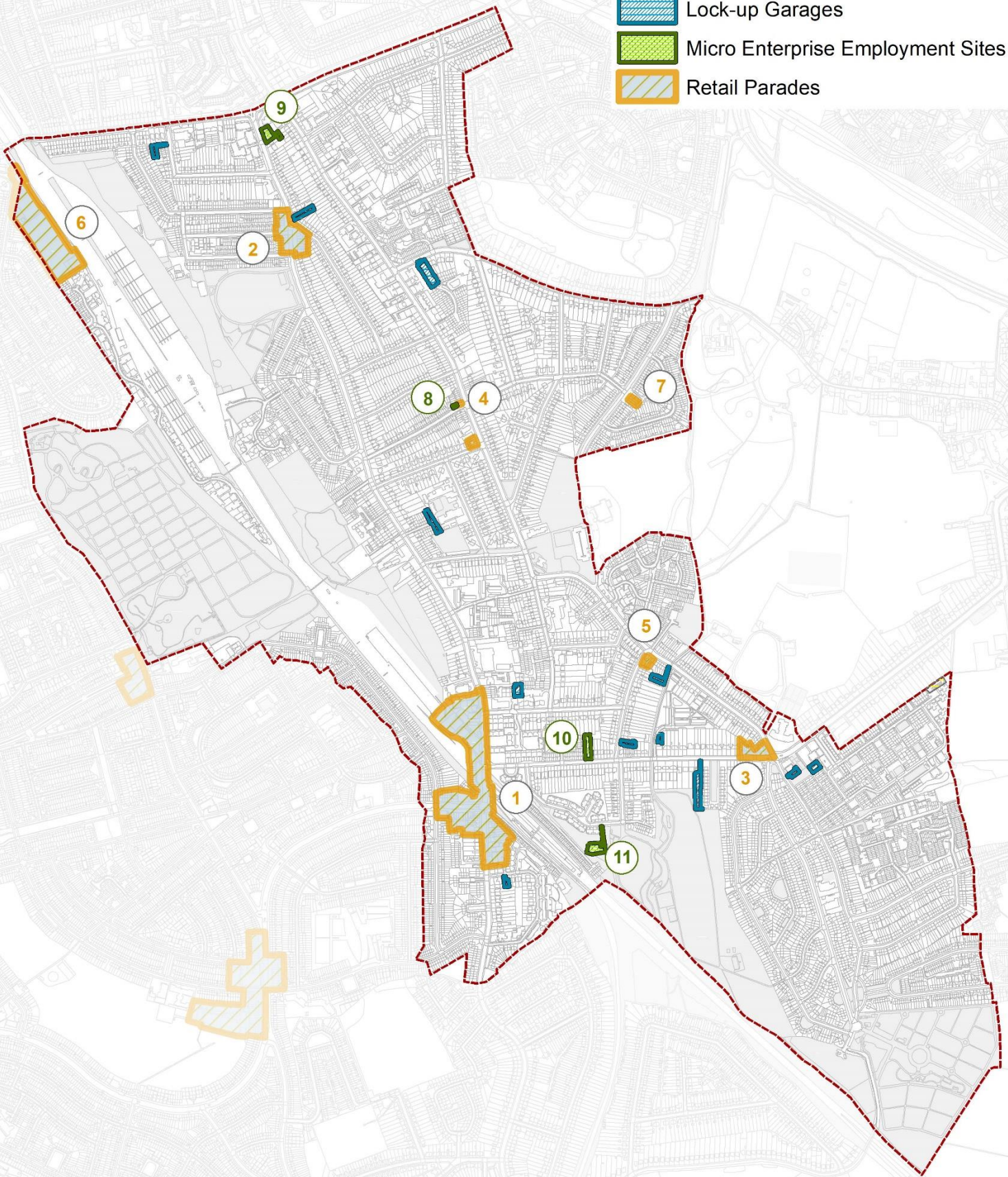


FIGURE 13: LOCATION OF MICRO-ENTERPRISE EMPLOYMENT SITES

## 11.4 Policies

The GPNP contains the following policies relating to Enterprise and Employment:

- Policy EM1: Protect Micro-Enterprise Employment Sites.
- Policy EM2: Promote Micro-Enterprise Through Conversion of Unused Garages.

### **Policy EM1: Protect Micro-Enterprise Employment Sites**

1. A vibrant local economy will be promoted to support self-employed and cooperative business start-ups through the designation of existing small employment sites as Micro-Enterprise Employment Sites. These sites should be promoted to provide affordable artisan workspaces, creative zones, social enterprise and co-working spaces.
2. Development proposals will be supported which enhance employment opportunities and provide a range of accommodation including smaller units for micro-businesses and studio space, particularly in employment locations identified and in retail parades as shown on Figure 13.
3. Where the redevelopment of existing employment sites is proposed, development proposals will be required to demonstrate that:
  - i. The level of employment floorspace will be maintained or increased across the neighbourhood area.
  - ii. Opportunities will be secured for local employment through a legal agreement.
  - iii. There will be no unacceptable impact on adjacent residential amenity.

**Policy EM2: Conversion of Unused Garages To Promote Micro-Enterprise**

1. The redevelopment of abandoned, vacant or underused lock-up garages to provide Micro-Enterprise Employment Sites will be supported. Proposals for the conversion of lock-up garages to workshops/business space within Class B1 should be subject to an appropriate design and layout, parking provision and access arrangements and should mitigate any impacts on residential amenity.

## 11.5 Complementary Actions

- **Promoting Micro-Enterprise:** Work with LBL Economic Development team to find ways to maximise potential of micro-enterprises, through affordable rents and wider Borough economic development policies.
- **Creative Enterprise Zones:** Potentially work with LBL and the GLA to pilot the set up a 'Creative Land Trust' to incorporate dedicated small workspaces in the spaces identified in Grove Park.
- **Rent Control:** Work with the relevant stakeholders to address rent control of these micro-enterprise spaces.

## 11.6 Justification and Evidence

### 11.6.1 Local Knowledge and Aspirations

A healthy mix of local employment opportunities can contribute to a sustainable neighbourhood, reducing the need to travel as well as providing much needed local services to residents. Therefore, these policies seek to promote the safeguarding of existing employment uses and encouraging new enterprises through the creation of new business spaces, as well as introducing variety of retail and business outlets in the Neighbourhood Centre renewal area, especially for micro-enterprise and maker-spaces.

Many lock-up garages are used for self-employment light industry or workshops at present and this policy seeks to promote this start-up initiative. Some residents have suggested that closed up shops have been difficult to access and that more space, especially for meanwhile uses will be welcomed. Residents have identified a number of sites to support this potential requirement.

### 11.6.2 Survey and Data

While there are no designated employment sites within Grove Park, a number of sites do support local businesses, either retail or light industrial workshops. This reflects the 14% of self-employed economically active population in the neighbourhood. This policy also tries to address deprivation levels, with almost half the area falling within the 20% most deprived areas in the England, offering opportunities for diversifying the employment base.

### 11.6.3 Wider Policy and Guidance

These GPNP policies align with:

- Local Plan - Core Strategy Policy 3 Strategic Industrial Locations And Local Employment Locations; Core Strategy Policy 5 Other Employment Locations; DM Policy 16: Local Shopping Parades And Corner Shops
- London Plan - Policy 4.12 Improving opportunities for all; and Policy 4.9 Small shops
- NPPF (2019) - Section 61 (para 18-22 80 -84 ) – Building a Strong, Competitive Economy
- New London Plan - Policy E2 Low-cost business space; Policy E3 Affordable workspace; and Policy E8 Sector growth opportunities and clusters.

This policy theme also supports Lewisham’s Business Growth Strategy (2013-2023)<sup>47</sup> particularly aim 3 which seeks to ‘diversify and expand the Lewisham economy by inspiring, nurturing and promoting the creativity and entrepreneurship of Lewisham residents’.

This also ties in with the Jobs and Growth Plan for London (GLA, April 2013) strategy<sup>48</sup>, which sets 4 priorities including micro, small and medium enterprises to support and growth London’s businesses; as well as in line with the London Mayor’s ‘From Lock up to Start up<sup>49</sup>’ initiative, encouraging London’s micro businesses to grow and thrive.

It is also in line with Lewisham’s Regeneration Strategy 2008-2020, People, Prosperity and Place<sup>50</sup>, the vision is to make Grove Park into a place where more people want to work, start and build businesses.

This policy also goes some way to realise the initiative launched by the GLA in designating ‘Creative Enterprise Zones’ to provide dedicated small workspaces that support the creative industries in establishing their trade in affordable spaces<sup>51</sup>. The Mayor has called for a “*Strengthening planning protections for small, industrial and creative workspaces, and for London’s iconic pubs*”.

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<sup>47</sup> Lewisham’s Business Growth Strategy (2013-2023).

<https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/LewishamBusinessGrowthStrategy2013-2023.pdf>.

<sup>48</sup> Jobs and Growth Plan for London (GLA, April 2013).

[https://www.london.gov.uk/sites/default/files/jobs\\_and\\_growth\\_plan\\_for\\_london\\_-\\_lep.pdf](https://www.london.gov.uk/sites/default/files/jobs_and_growth_plan_for_london_-_lep.pdf).

<sup>49</sup> London Mayor’s ‘From Lock up to Start-Up’. <http://glaconservatives.co.uk/wp-content/uploads/2014/01/Lock-Up-To-Start-Up.pdf>.

<sup>50</sup> Lewisham’s Regeneration Strategy 2008-2020, People, Prosperity and Place.

<https://www.lewisham.gov.uk/inmyarea/regeneration/Pages/People-Prosperity-Place.aspx>

<sup>51</sup> Creative Enterprise Zones, GLA October 2016 - <https://www.london.gov.uk/press-releases/mayoral/mayor-to-explore-setting-up-creative-land-trust>

# 12 Sustainable Transport

*“Being Connected”*

## 12.1 Strategic Aims

**Strategic Aim 7: Improve Sustainable Transport Provision.** Promote and enhance sustainable transport measures for all modes of travel.

## 12.2 Objectives

- Reduce the over-reliance on car journeys for short distances.
- Extend the dedicated cycle route network through the neighbourhood.
- Look into the feasibility of incorporating a cycling path as part of the proposed Linear Natural Parkland Nature Trail (‘Railway Children Urban National Park’).
- Continue to work with TfL and service providers on demand for train services, in particular if proposed developments come forward and increase demand.
- Promote walking to key destinations, through public realm improvements and through centralisation of key services.
- Enhance opportunities for walking along local river corridors.

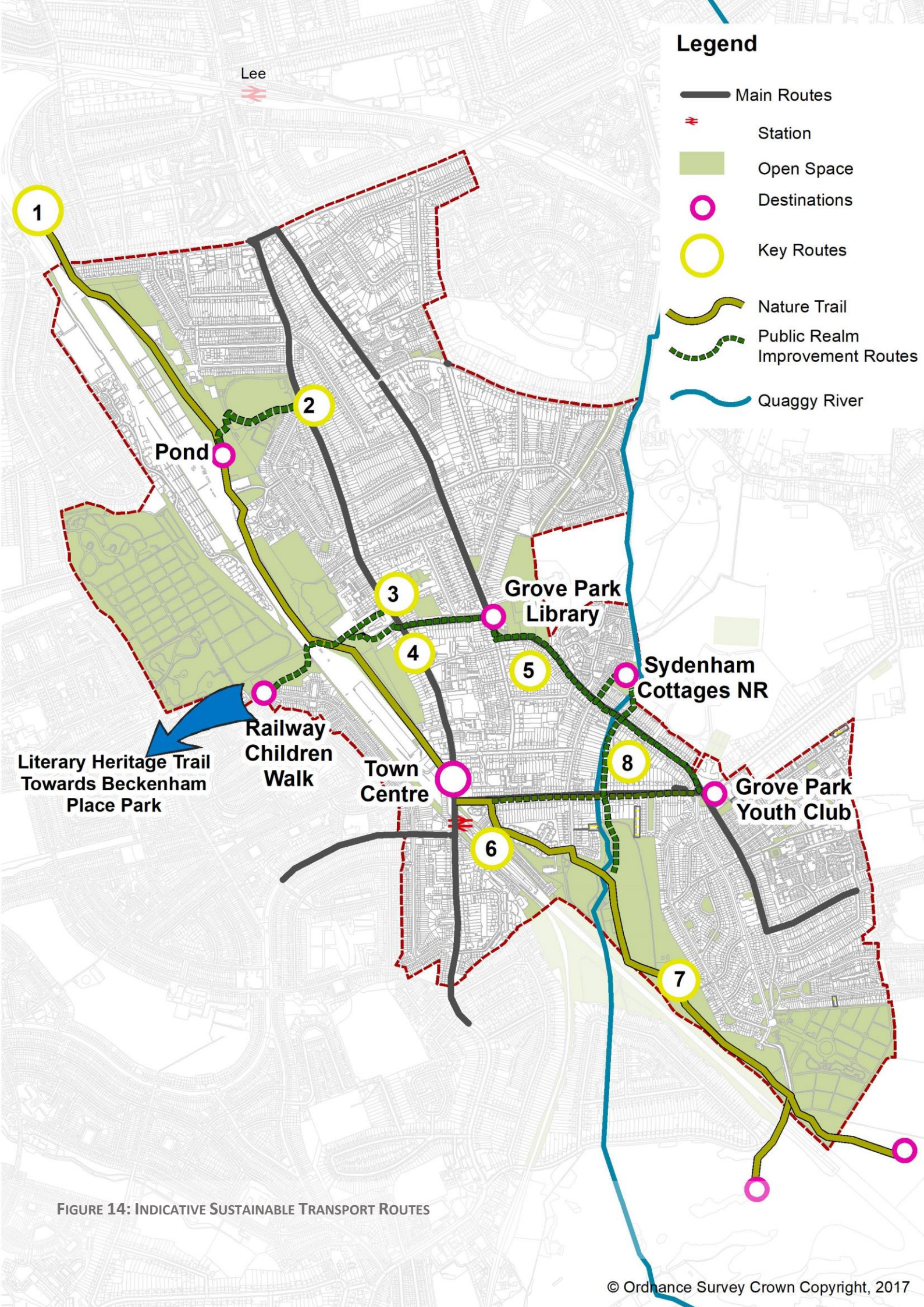
## 12.3 Identification and Mapping

Figure 14 maps and Table 13 lists the key sustainable transport routes to encourage active modes of travel such as walking and cycling. These routes should be the focus of future CIL investment.

Type	Reference	Site Name	Description
<b>Pedestrian Walking and Cycling Routes along key road connections</b>	Route 1	South Circular to Town Centre	Part of the proposed nature trail through the natural parklands of the railway sidings
	Route 2	Northbrook Park to Pond	From Baring Road and through Northbrook Park
	Route 3	The Ringway Centre to Railway Children Walk This extends beyond the neighbourhood boundary along Downham Woodland Walk and towards Beckenham Place Park – part of the Literary Heritage Trail.	Along the existing Green Chain Walk, to improve bridge accessible design to the other side of the railway tracks
	Route 4	The Ringway Centre to Grove Park Library	Along Coopers Lane
	Route 5	Grove Park Library to Sydenham Cottages Nature Reserve and Beyond to Youth Enterprise Hub	Along Marvels Lane
	Route 6	Neighbourhood Centre to Marvels Lane Youth Enterprise Hub	Along Chinbrook Road
	Route 7	Neighbourhood Centre to Chinbrook Meadows and the Southern end of the Urban National Park	Part of the proposed nature trail, within the Chinbrook Meadows park and beyond. Including improvements to the underpass as an access point.
	Route 8	Quaggy river Towpath	Along the towpath of the Quaggy, leading to Sydenham Cottages Nature Reserve.

**TABLE 13: LIST OF KEY GREEN INFRASTRUCTURE IMPROVEMENT ROUTES**





### Legend

- Main Routes
- Station
- Open Space
- Destinations
- Key Routes
- Nature Trail
- Public Realm Improvement Routes
- Quaggy River

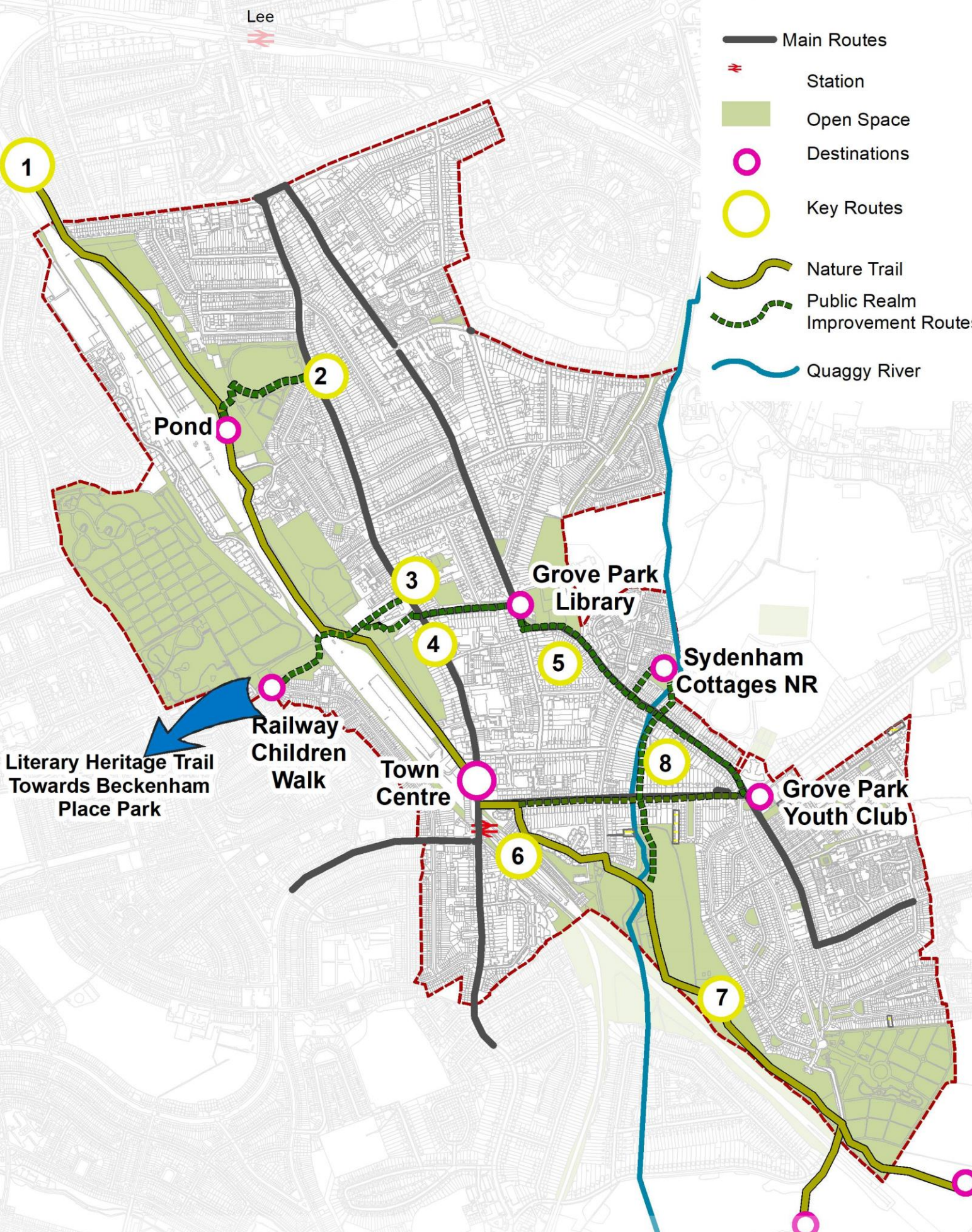


FIGURE 14: INDICATIVE SUSTAINABLE TRANSPORT ROUTES

## 12.4 Policies

The GPNP contains the following policies relating to Sustainable Transport:

- Policy T1: Enhancement of Key Active Travel Routes.
- Policy T2: Prioritising the Use of Sustainable Vehicular Options.

### **Policy T1: Enhancement of Key Active Travel Routes**

Development proposals should, where appropriate deliver schemes that encourage walking and cycling, by demonstrating their connectivity to key cultural destinations, the Town Centre and the proposed Linear Natural Parkland Nature Trail, through segregated and safe walking and cycling provision.

1. The design of all active travel routes should aim to:
  - i. **Implement 'Healthy Streets' and 'Active by Design' design principles.**
  - ii. **Provide safe and accessible wide pavements, giving priority to pedestrians.**
  - iii. **Implement dedicated/segregated cycle routes to avoid user conflict.**
  - iv. **Provide new pedestrian crossings in appropriate locations, especially near identified access nodes and destinations.**
  - v. **Incorporate green infrastructure along the routes in line with Policy GI4, especially tree lined avenues and streets.**
  - vi. **Provide new bicycle stands / storage in the Local Neighbourhood Centre and other shopping parades and at Grove Park station and as part of new residential schemes.**
  - vii. **Wherever possible, use sustainable materials and incorporate permeable pavement surfaces, in line with Policies SE1 and SE3.**

## **Policy T2: Promote the Use of Sustainable Vehicular Options**

### **Proposals for new development should:**

- i. Prioritise alternatives to the private car to reduce the dominance of car use and address peak traffic issues in Grove Park and to improve environmental quality, in line with Policies SE1-SE2.
- ii. Incorporate low emission vehicle refuelling infrastructure such as electric charging points or make a financial contribution to the provision of electric charging points in the area in appropriate locations that do not impact the use and accessibility of the public realm.
- iii. Provide at least 1 Electric Vehicle (EV) 'rapid charge' point should be provided per 10 residential dwellings and 1 point per 1000m<sup>2</sup> of commercial floorspace, or as appropriately evidenced through a robust Travel Plan.
- iv. For medium density schemes, promote the establishment of car club schemes utilising electric vehicles.

## 12.5 Complementary Actions

- **Local Bike Hire Schemes:** A small enterprise has already started which offers help with bike repairs. Funding could help kick start a local bike hire scheme, which, if delivered in tandem to improved and dedicated cycling lanes, would greatly increase the take up of cycling for short journeys.
- **Partnerships:** Work with Living Streets Lewisham and Lewisham Cycling Group, LBL and TfL to campaign for cycling provision along the identified routes.

## 12.6 Justification and Evidence

### 12.6.1 Local Knowledge and Aspirations

A key outcome of the early community engagement events was a clear map showing the routes which could be enhanced for cyclists. Lewisham has an active cycling group and residents from all over the Borough are keen to see a net improvement over the whole of Lewisham.

The community have been campaigning for better cycling signage, especially in relation to the Literary Heritage Trail, which is part of the wider SE London Green Chain Walk and continue to campaign for an 'access for all' bridge over the railway line. The Literary Heritage Trail begins on Baring Road, through the Grove Park Nature Reserve and over the bridge onto Railway Children Walk. It then continues beyond the designated boundary, through Downham Woodland Walk, towards Beckenham Place Park.

### 12.6.2 Survey and Data

Most of the main roads in Grove Park are quite wide and would support dedicated cycling lanes to help improve the take-up of cycling locally. Most routes already have mature trees and provide great avenues for walking.

### 12.6.3 Wider Policy Guidance

These policies align to:

- Local Plan - Core Strategy Policy 14: Sustainable Movement and Transport; DM policy 29 – Car Parking.
- London Plan – Policy 6.9 Cycling; Policy 6.10 Walking.
- NPPF (2019) – Section 9 (para 102 – 111) – Promoting Sustainable Transport.
- New London Plan – Policy T2 Healthy streets; Policy T5 Cycling; Policy T6.1 Residential parking in relation to ultra-low emission vehicles.

TfL's recent 'Healthy Streets' report<sup>52</sup> highlights the importance of cycling for active travel, to address the health issues and inequalities in London. This part of London is not on the plans for cycling provision upgrades for now.

There are also numerous 'Active-by-Design'<sup>53</sup> guidance reports aimed at promoting active travel that should inform development proposals.

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<sup>52</sup> Transport for London. Improving the Health of Londoners. Transport Action Plan. <http://content.tfl.gov.uk/improving-the-health-of-londoners-transport-action-plan.pdf>

<sup>53</sup> Sport England (Oct 2015). Active Design. Planning for health and wellbeing through sport and physical activity <https://www.sportengland.org/media/3426/spe003-active-design-published-october-2015-email-2.pdf>

# 13 Natural Environment

*“A Country Walk In The City”*

## 13.1 Strategic Aims

### **Strategic Aim 8: Deliver Connected Nature Areas and an Urban National Park.**

Protect, conserve, enhance and connect Grove Park’s natural heritage assets and create a world-class Linear Natural Parkland Nature Trail to realise the ‘Railway Children Urban National Park’ vision. This outer London destination will pass through different ecosystem habitats and provide a resource for fresh-air learning, healthy recreation and wellbeing and a sanctuary for wildlife.

## 13.2 Objectives

- To work with Lewisham Council to statutory list all Sites of Importance for Nature Conservation along the railway cutting, recognising each site’s key contribution to the whole stretch as a metropolitan scale nature conservation resource that together form a Linear Natural Parkland Nature Trail.
- To safeguard other smaller, but strategically important green spaces as Local Green Spaces.
- To enhance and promote the Linear Natural Parkland Nature Trail as a key outer London destination to realise the vision for the ‘Railway Children Urban National Park’.
- To achieve no net-loss of greenspace and permeable ground, but a net-gain
- To improve conditions for wildlife to flourish through habitat restoration and enhancement throughout Grove Park’s greenspace network.

### 13.3 Identification and Mapping

An extensive analysis of the open green spaces was presented in Annex II – Neighbourhood Analysis. Existing open space designations was outlined in Table 3.

Table 14 below lists only those that are additional or where changes and enhancements to the existing Local Plan designations are proposed, as well as those identified as Natural Improvement Areas. All existing designations as outlined in the Lewisham Local Plan (2026) still apply. Proposed additional designation areas are illustrated in Figure 15. Proposed Nature Improvement Areas are illustrated in Figure 7.

Proposed Designation	Map Ref	Site Name	Description
Forms proposed northern segment of 'Linear Natural Parkland Nature Trail' (a district level open space resource)  Statutory Local Nature Reserves  Metropolitan scale SINC  MOL	1	This expanse presently known as SINC LeBII151 incorporates: <ul style="list-style-type: none"> <li>To the north of the Bramdean Crescent estate is the Willow Tree Nature Reserve (former stables).</li> <li>To the south of Bramdean Crescent estate incorporates the Grove Park Nature Reserve and other habitats.</li> <li>To the west over the railway bridge is the mixed habitats and playground along Railway Children Walk, proposed as a 'forest garden'.</li> </ul>	The whole site outlined by (1) in Figure 15 is under different ownerships.  The whole site is currently designated as a SINC of borough importance, but given the important priority habitats, should be recognised as a metropolitan scale SINC. It contains a rich diversity of priority habitats that support a range of wildlife including: Deciduous Woodland, Pond, Wet Meadow, Willow Carr (Wet Woodland), Chalk Grassland, etc)  This area is considered to be part of the larger continuous Linear Natural Parkland Nature Trail – due to its wilderness nature, mapped in Figure 8 that is proposed as the Railway Children 'Urban' National Park.  Together with the adjacent Northbrook Park, this continuous parkland landscape is approximately 18.7 hectares, akin to a district level open space resource.
	3	Linear strip adjacent to Sydenham Cottages Nature Reserve	To incorporate this extended area as part of the Sydenham Cottages Nature Reserve and designate as a SINC.
	5	Cox's Wood	To designate as a SINC and MOL – part of the Grove Park Nature Reserve site area.
Local Green Space	2	Lee Gardens Nature Reserve, Corona Road	Site used as a community garden, off Corona Road. It is designated due to its proximity to existing apartment developments, and is well used and cared for by the local residents in that area.
	4	Marvels Adventure Play/Sport Ground	Site at Marvels lane adjacent to the Grove Park Youth Club. It is designated due to its intrinsic value as a site adjacent to the proposed youth enterprise hub, as a key sports field to complement youth recreation activities at the youth club.
	6	The Ringway Centre Gardens	The rear gardens of The Ringway Centre. It is designated due to its frequent use as an outdoor community space in conjunction with the centre and currently only part of it seems to be covered by an MOL designation.
Nature Improvement Areas* See Figure 7 for locations	Area A	Area A: Linear Nature Trail Linking Grove Park Nature Reserve	Area north of Grove Park Nature Reserve to restore and enhance the Wetland Willow Woodland and Meadows habitats and enhance the missing green link by car park.
	Area B	Area B: Railway Children Walk Forest Garden Area	To improve the green bridge connection to the Railway Children Walk, where a new Forest Garden is proposed.
	Area C	Area C: Grove Park Neighbourhood Centre Biophilic Public Realm	To create a green infrastructure-led landscaped centre.

Proposed Designation	Map Ref	Site Name	Description
	Area D	AREA D: Youth Club Gardens	To enhance the edges of this space, to be used primarily as a sports grounds.
	Area E	Area E: Sydenham Cottages Nature Reserve	To restore, enhance and maintain the habitats, incorporating the riparian habitats of the river, potentially through naturalisation of the banks. Enhance opportunities for connected river-side walking.
	Area F	Area F: Library Gardens	To improve Library garden habitats, especially around the periphery, and improve provisions as an adventure playground.
Dark Sky	n/a	Covering the area of Grove Park Nature Reserve, horse meadow and The Ringway Centre	Ensure site maintains this existing designation as defined by the UK Dark Sky Discovery partnership <sup>54</sup> .

**TABLE 14: LIST OF ADDITIONAL GREEN SPACE DESIGNATIONS**

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<sup>54</sup> UK Dark Sky Discovery partnership – Dark Sky Discover Portal: [http://www.darkskydiscovery.org.uk/about\\_us.html](http://www.darkskydiscovery.org.uk/about_us.html)



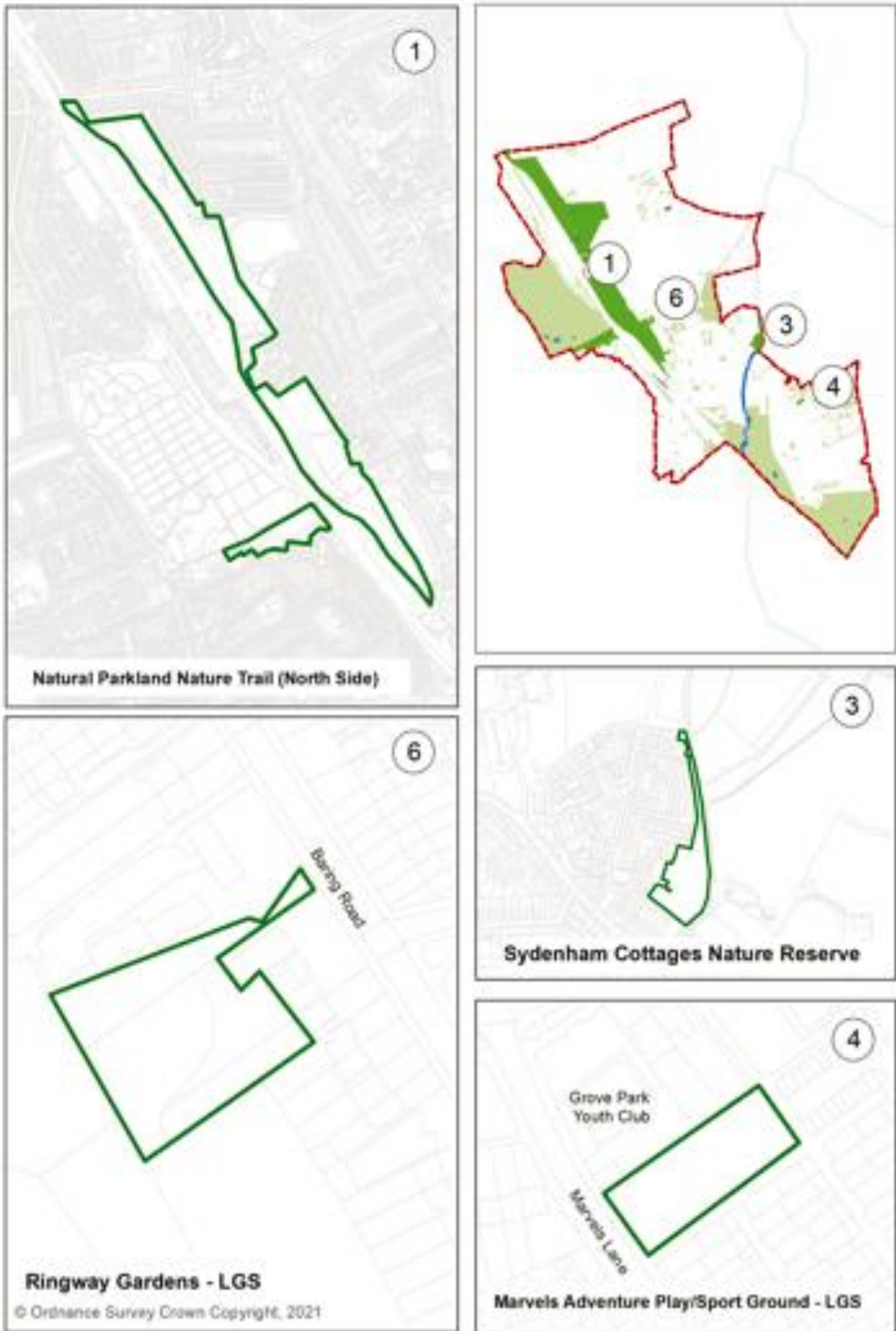


FIGURE 15: PROPOSED ADDITIONAL GREEN SPACE DESIGNATIONS

## 13.4 Policies

There are five key policies relating to the Natural Environment and Green Infrastructure:

- **Policy GI1:** Grove Park's Green Spaces
- **Policy GI2:** Delivering the Linear Parkland Nature Trail (Railway Children Urban National Park)
- **Policy GI3:** Nature Conservation Improvement Areas
- **Policy GI4:** Green Infrastructure-led Development
- **Policy GI5:** Maintaining Dark Skies at the Grove Park Nature Reserve

These policies to be read in conjunction with the policies in Sustainable Healthy Environment in Section 14, which rely on Green Infrastructure to support ecosystem services that deliver environmental net-gain, as they go hand in hand in delivering the overall objectives for a healthy (socially and environmentally sustainable) neighbourhood.

## **Policy GI1: Grove Park's Green Spaces**

1. Grove Park's Green Spaces identified in table 14 shall be protected in accordance with national policies and the development Plan, specifically Lewisham Core Strategy Policy 12 (or any replacement policy) and enhanced where possible.

These spaces should not be built on unless:

- i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."
2. Development proposals affecting sites identified as having wildlife and biodiversity importance should:
  - i. Be in conformity with national policy and the Development Plan and:
  - ii. Deliver compensation that is ecologically equivalent or enhanced in type, amount and condition of the habitat being lost insitu or within the same neighbourhood area to ensure no net loss across the neighbourhood.
  - iii. Demonstrate how biodiversity net-gain and connected ecological networks are being achieved in situ or local to the development through the creation or enhancement of existing or new wildlife habitats.
3. If significant harm to biodiversity resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, an application will be refused.
4. Where development has to unavoidably remove tree canopy cover, replacement trees should be provided preferably on a three to one ratio and should include a species that is of equal merit and maturity, or one that delivers enhanced habitat or, environmental benefits. All new tree planting should have an adequate root protection area to prevent future conflict with utility services and households.
5. Sites of Importance for Nature Conservation (Sydenham Cottages, Grove Park Nature Reserve, Burnt Ash Nature Reserve) are Tranquil Spaces / Quiet Areas; development in the vicinity which would result in increased noise levels, adversely impacting these spaces will be resisted.

### **Policy GI1a Local Green Space Designation**

1. Natural Parkland Nature Trail (North Side)

2. Sydenham Cottages

3. Marvels Adventure Play/Sports Ground

4. Ringway Gardens

**Inappropriate development will only be acceptable in very special circumstances.**

## **Policy GI2: Delivering the Linear Natural Parkland Nature Trail**

1. Development proposals within the area identified the proposed Linear Natural Parkland Nature Trail should positively contribute to the development of as shown on Figure 8. Proposals should:
  - i. Protect, enhance and where necessary restore the ecologically diverse and priority habitats (Wet Meadow, Willow Woodland, Wet Woodland, Chalk Grassland, Mix-Deciduous Woodland, Pond, etc) along the nature trail in line with the community-led evolving proposals and spatial vision.
  - ii. Create, restore or enhance wildlife priority habitats and key missing Green Infrastructure connections onto the nature trail especially in areas identified as Nature Conservation Improvement Areas (Policy GI3) and the Neighbourhood Centre Regeneration Area (Policy NC2) connecting the trail to the wider neighbourhood.
  - iii. Provide improved, walkable, accessible and permeable pathways throughout the nature trail, as well as look at the feasibility of a cycle path.
  - iv. Improve gateways and access nodes into the Nature Trail to improve perceptions of safety and aid accessibility.

## **Policy GI3: Nature Conservation Improvement Areas**

1. Nature Conservation Improvement Areas are identified as listed in Table 8 and illustrated in Figure 7.
2. Major development within or near these areas should, where appropriate contribute to the enhancement of these green spaces and missing Green Infrastructure links and the identified improvements as defined in Table 8.

## **Policy GI4: Green Infrastructure-led Development**

1. Where appropriate, new development will be required to make a positive contribution to the quality and greening of the public realm and existing green space network through biodiverse green infrastructure-led development proposals to achieve ecological connectivity and multi-functional green spaces that serve different recreational, wildlife and wider ecosystem service functions (such as alleviation of heat island effect, sustainable drainage, carbon sinks, air quality improvements, etc). Green Infrastructure should be prioritised along identified key routes.
2. Green Infrastructure should be planned and designed in accordance with the following design principles:
  - i. Emphasis on the ecological connectivity between wildlife areas and green spaces to achieve biodiversity net-gain.
  - ii. Creative incorporation of biodiverse multi-functional green infrastructure provision (such as green roofs, green walls, trees, shrub, hedges, swales, rain gardens) to achieve environmental net-gain.
  - iii. Appropriate selection and design of green infrastructure achieving climate adaptation and enhanced ecosystem services, in line with Policies SE1-SE3

- (such as trees, hedges and grasses in the right place to combat air quality, manage storm-water runoff, city cooling, etc directly)
- iv. Contribute to sustainable urban drainage (SuDs) systems, especially in areas within or adjacent to flood risk zones through the use of permeable paving on any public footpath or front garden area to help alleviate surface water flooding or any other appropriate scale SuD solution.
  - v. Install, where appropriate arboricultural barriers between highways and pedestrian areas and/or tree and shrub planting as a means of slowing down the traffic through the neighbourhood centre and creating air quality buffers.
  - vi. Ensure the right tree is planted in the right place, in line with Best Practice Guidance.
  - vii. New green infrastructure should be accompanied by a management plan which outlines how the open space will be maintained and managed, where appropriate in agreement with local stakeholders.
3. Where garden space is incorporated into schemes (either private or communal), covenants to prevent the hard landscaping of these sites and the use of impermeable surfaces should be considered.

### **Policy GI5: Maintaining dark skies at the Grove Park Nature Reserve**

1. To maintain the dark skies of the Grove Park Nature Reserve proposals for development adjacent to or in the vicinity of should be supported by:
  - i. a lighting study to demonstrate that the development will protect the night sky from light pollution.
  - ii. lighting design which includes appropriate mitigation.

## 13.5 Complementary Actions

- **Habitat and Wildlife Survey:** Work with LBL to undertake an extensive habitat and wildlife survey at the SINC LEBII151 Site, to formally map the different ecosystems along the proposed nature trail.
- **Develop a Detailed Design, Feasibility Study and Delivery Plan for the Linear Natural Parkland Nature Trail (Railway Children Urban National Park Vision):** LBL should work with the community to realise the full potential of this site in line with the community's vision for a Railway Children Urban National Park, by building on the concept masterplan delivered to date. A detailed design feasibility study and delivery plan, as well as Supplementary Planning Guidance will all help establish the deliverability of the scheme and assist with future CIL apportionment of funds. The design should seek to increase the number of ecological habitats, creating not just a haven for wildlife, but also an enjoyable and varied visitor experience along the trail through the different ecosystems.
- **Green Infrastructure Strategy:** In line with Natural England recommendation, the proposed Linear Natural Parkland Nature Trail should be included as a project proposal in the All London Green Grid or Borough-wide green infrastructure strategy. Lewisham are currently updating their GI strategy, which should be made aware of the green spaces mapped as part of the GPNP.
- **London Geodiversity Partnership:** GPNF to work with the LGP to map out any significant geological features along the proposed Linear Natural Parkland Nature Trail.
- **Naming Ceremonies:** A few of Grove Park's open spaces do not have a real identity; local names are used in some instances. On approval of the overarching green space proposals in this GPNP, an event to formally name and celebrate their designation will help communicate their significance to the neighbourhood.
- **Longer-Term Maintenance for GI:** LBL should negotiate longer term agreements for green infrastructure that is delivered as part of new development. One possibility may include covenants in house/lease deeds which puts the ownership of the tree plot on the owner, like is done in some other EU countries. This has created unique opportunities for households to better look after their surrounding environment due to their own sense of ownership.
- **Streamlining Designations:** All proposed designations should be incorporated into the updated Lewisham Local Plan.
- **Quiet Areas:** Work with Lewisham Council to formally register the proposed quiet areas in line with DEFRA guidance.
- **Area of Local Landscape Importance:** Work with LBL to recognise the significance of the railway cutting landscape of Grove Park, and ensure that a designation of Area of Local Landscape Importance is strategically set in the emerging new Local Plan. Equally recognise the significance of these corridors in contributing to ecological networks and nature recovery networks in line with Government policy and the updated Habitats Regulations 2017.

## 13.6 Justification and Evidence

### 13.6.1 Local Knowledge and Aspirations

The neighbourhood has approximately 90.4 ha of permeable green space. Nature conservation and local green spaces were popular and recurring themes at community engagement events. The current mis-management of the SINC site at the rear of Rayford Avenue (known locally as Willow Tree Nature Reserve) is also creating cause of concern and taking up a lot of volunteer time as no formal enforcement measures are in place.

There is a rich ecological diversity of different priority habitats along the railway cutting (including deciduous woodland; chalk grassland; wet meadows; willow carr, etc). These are

particularly important in light of statistics showing that there has been a 90% loss of UK wetlands<sup>55</sup> and 80% loss of chalk grasslands since the second world war<sup>56</sup>.

Together, these ecological habitats and ecotone transitions form a key natural heritage asset with an important 'natural parkland' landscape character set within an urban context. This setting once inspired the literary works of Edith Nesbit who wrote 'The Railway Children'. As such the strategic policies of the Local Plan should see to further protect these ecological corridors and key local landscape character areas.

The vision set out in the spatial strategy for the neighbourhood envisages the cutting as being part of a larger nature trail that connects these Sites of Importance for Nature Conservation north of the Grove Park 'town centre' to the southern green spaces, namely Chinbrook Meadows and beyond into Elmstead Woods.

This should achieve a continuous linear and connected ecological network that links together all the different green space / priority habitats and Sites of Importance for Nature Conservation, from the South Circular Road, through the Grove Park Neighbourhood Centre, and south towards Elmstead Woods through an improved town centre.

The railway cutting, including the western end over the railway line is approximately 16 hectares. When incorporating the adjacent Northbrook Park it creates a continuous green space resource of approximately 18.7 hectares, akin to a 'district level' open space resource. District level open spaces are described as "*Large areas of open space that provide a landscape setting with a variety of natural features providing a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits.*"<sup>57</sup>

Residents see this natural heritage resource as being the catalyst for green infrastructure-led regeneration that improves these green spaces and its town centre to achieve sustainable economic, environmental and social value – creating a healthy neighbourhood.

Further workshops and work has been undertaken to define the Concept Masterplan for the Railway Children Urban National Park<sup>58</sup>. Development proposals should build on this work and could form the basis of supplementary planning guidance.

The NPPF (para 99) states that local communities through neighbourhood plans should be able to identify for special protection green areas of particular importance to them and that by designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space is therefore in accordance with national planning policy and consistent with the local planning of sustainable development. Those designated as 'Local Green Spaces' were assessed against the NPPF criteria as summarised in Table 15. Additional designations have been proposed as listed in Table 14.

The NPPF (para 170 (d)) also promotes minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to

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<sup>55</sup> <https://www.thames21.org.uk/2016/01/why-are-wetlands-so-important/>

<sup>56</sup> <https://www.nationaltrust.org.uk/features/whats-special-about-chalk-grassland>

<sup>57</sup> Open Space Categories - <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-seven-londons-living-spac-20>

<sup>58</sup> Railway Children Urban National Park Concept Masterplan (Feb 2018). Alexandra Steed Urban - <https://grovepark.org.uk/wp-content/uploads/2018/05/db3d5-urban-national-park-landscape-vision.pdf>



current and future pressures. This is central to the proposed Linear Natural Parkland Nature Trail

Name of Green Space	Close Proximity to Community	Demonstrably Special to Local Community	Local Significance	Local in Character
Lee Gardens Community Gardens (site 2 on Figure 15)	Provides community gardening space to the residents on the Corona Road housing estate	In active use by the local community	Amenity, tranquillity and in use as a community garden	Specific to the housing estate.
Marvels Lane Adventure Playground / Sports Ground (site 4 on Figure 15)	Provides a space for field sports and recreation to residents living near Chinbrook and Grove Park estates	Space provides important playing fields and amenity public open space to residents, acting like a local park. The green space is also seen as an integral extension of activities taking place in the adjacent Grove Park Youth Club	Amenity, playing fields, contribution to streetscape and local character, a key part of the wider proposed Enterprise Hub at the Grove Park Youth Club	Specific to the housing estate.
The Ringway Centre Gardens (site 6 on Figure 15)	Provides a key open space for all visitors to the Ringway Centre	The gardens are used all year round, and always the location of annual fares.	Amenity, tranquillity, biodiversity, educational	The gardens have a special connection to the wider concept of the Railway Children Urban National Park, with the Ringway Centre being a key gateway

**TABLE 15: ASSESSMENT OF LOCAL GREEN SPACE DESIGNATIONS**

### 13.6.2 Survey and Data

The Wildlife Trust has described the railway sidings as ‘one of the most biodiverse in Lewisham’. The lack of active habitat management in recent years, due to the disposal of Metropolitan Open Land and sites of nature conservation importance to speculative investors means that its biodiversity and open spaces that are valued by the community are under threat. The GPNP policies seek to arrest the decline and instead promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations (for example, the Small Blue Butterfly was spotted here in the past), linked to national and local targets. The wet woodland also provides a key habitat for species like the previously extinct, but recently re-introduced Chequered Skipper butterfly<sup>59</sup>. The railway cutting also includes habitats that support all five species of the hairstreak butterfly.

According to the 2012 GiGL study, less than half of the homes in Grove Park ward have access to a designated metropolitan park. This is considerably less in Downham and Whitefoot (0.3%, 3.2% respectively). 17% of homes in Grove Park are deficient in access to nature (defined as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough Site of Interest for Nature). In reality the actual number of

<sup>59</sup> <https://www.theguardian.com/environment/2018/may/17/back-from-the-brink-chequered-skipper-butterfly-takes-to-english-skies-again>

households taking advantage of SINC sites will be less, due to the hidden fenced-in nature of the existing spaces.

### 13.6.3 Wider Policy and Guidance

These policies align to:

- Local Plan – Core Strategy Policy 12: Open Space and Environmental Assets; and DM Policy 25: Landscaping and Trees.
- London Plan – Policy 7.18 Protecting open space and addressing deficiency; Policy 7.5 Public realm in relation to limiting light pollution; Policy 7.15 Reducing and managing noise in relation to mapping ‘quiet areas’ in line with DEFRA guidance.
- NPPF (2019) - Section 15 (para 170 -183) – Conserving and Enhancing the Natural Environment; and Section 8 (para 91 –101) – Promoting Healthy and Safe Communities;
- New London Plan – Policy G1 Green infrastructure; Policy G3 Metropolitan Open Land; Policy G4 Local green and open space; Policy G5 Urban greening; Policy G6 Biodiversity and access to nature; Policy D7 Public realm; Policy D13 Noise in relation to nomination of ‘quiet areas’.

The GPNP policies also accord with the GLA’s Natural Capital - Investing in a Green Infrastructure for a Future City report<sup>60</sup>. Additionally, the policies contribute to the Mayor’s policy pledge to increase Tree Canopy cover by 10% by 2050<sup>61</sup> and to become a national ‘park city’<sup>62</sup>.

The GPNP natural environment policies promote the wider role that green infrastructure and natural habitats can play in delivering healthy communities and sustainable development through the wider ecosystem services benefits they offer, including mitigating flood risk; improving air and water quality; mitigating the urban heat island effect; encouraging walking and cycling; and enhancing biodiversity and ecological resilience and therefore relate to Policies SE1-SE3.

If London is to boast being the world’s ‘Greenest City’, then such policies are key to keeping this competitive advantage alive.

DEFRA’s guidance on identifying ‘Quiet Areas’<sup>63</sup> sets out the process to formally nominate and register quiet areas in local areas.

Furthermore, Policies GI1-GI4 firmly work towards wider Government initiatives as well as legal requirements to restore ecological corridors, namely:

- The 1995 establishment of the Pan-European Ecological Network (PEEN) that worked to halt the loss and fragmentation of habitats and deterioration of environmental quality, exacerbated by climate change.

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<sup>60</sup> GLA Natural Capital. Investing in a Green Infrastructure for a Future City - (<https://www.london.gov.uk/file/366435/download?token=68SysGOb>).

<sup>61</sup> New London Plan Policy G7 Trees and woodlands - <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-8-green-infrastructure-and-natural-environment/policy-g7>.

<sup>62</sup> National Park City - <http://www.nationalparkcity.london/> and <https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/london-national-park-city>.

<sup>63</sup> DEFRA (Jan 2014) - Noise Action Plan: Agglomerations. Environmental Noise (England) Regulations 2006, as amended [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/276228/noise-action-plan-agglomerations-201401.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/276228/noise-action-plan-agglomerations-201401.pdf)

- The updated Conservation of Habitats and Species Regulations 2017<sup>64</sup> Reg 41(3) include a provision that *“policies relating to the development and use of land”* should include policies for the management of features of the landscape which are of major importance for wild fauna and flora, including those *“which by virtue of their linear and continuous structure .... or their function as ‘stepping stones’ (such as ponds or small woods) are essential for the migration, dispersal and genetic exchange of wild species”*. This aligns to the 25 Year Environment Plan.
- The 25 Year Environment Plan 2018<sup>65</sup> sets the goal of creating a “nature recovery network” to protect and restore wildlife.
- The NPPF (2019; 174(a/b)) states that plans should *“Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks....promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”*. The GPNP has identified and mapped these and produced a vision to help implement this goal.

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<sup>64</sup> The Conservation of Habitats and Species Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>

<sup>65</sup> A Green Future. Our 25 Year Environment Plan to Improve The Environment - <https://www.gov.uk/government/publications/25-year-environment-plan>

# 14 Sustainable Healthy Environment

*“A Healthy, Happy Neighbourhood”*

## 14.1 Strategic Aim

**Strategic Aim 9: Create a Sustainable Healthy Environment.** Ensure all retrofitting, new development and renovation considers climate adaptation, sustainability of resources and delivers design that promotes the (physical and mental) health and wellbeing of occupants. Development will also address the wider determinants of health, including air pollution, water pollution and access to nature.

## 14.2 Objectives

- To create the conditions (indoor and outdoor) in which all people can live healthy lives for as long as possible.
- To address the big environmental pollution issues, such as air quality and noise, that are barriers to the sustainable resilience of the neighbourhood environment.
- To ensure the health and resilience of the local environment and of the community services and facilities.
- To create a pattern of development and urban design that promotes good health and wellbeing, and provides good places for communities to live in.

## 14.3 Identification and Mapping

The analysis chapter highlighted hotspots where certain issues are heightened, but these are not singled out here as these policies are cross-cutting and relate to all localities in Grove Park.

## 14.4 Policies

The policies are divided into three key themes: climate adaptation, air quality, flood risk:

- Policy SE1: Climate Adaptation of Development.
- Policy SE2: Improving Air Quality.
- Policy SE3: Alleviating Flood Risk.

### **Policy SE1: Incorporation of Climate Adaptation Measures**

2. New Development in Grove Park should address climate adaptation at all scales, from the building fabric through to the public realm. In addition to the

requirements set out in other policies in the GPNP such as Policy BE1-BE2, proposals should:

- i. Explore the feasibility of calculating the net temperature increase resulting from a new development and requiring the development to mitigate this gain through 'carbon sink' natural spaces.
- ii. Reduce urban heat islands through both building design (white roofs, green roofs) and urban design measures (planting trees, increasing green and blue space, morphology). For example, planting deciduous trees offers protection from solar heat gains in the summer.

## Policy SE2: Improving Air Quality

1. An overall improvement in the air quality of the neighbourhood will be sought. New development should consider how it will address air quality and the impact construction will have, as well as the lifetime contribution of the finished development. Proposals to address air quality should be proportional to the nature and scale of development proposed. In addition to Policies T1-T3, new development will be required to:
  - i. Reduce impacts and implement air quality neutral standards.
  - ii. Provide an air quality assessment (to determine likely significant effects) that considers the potential impacts of pollution from the development on the site on neighbouring areas, particularly if contributing to the exceedance of Government air quality objectives.
  - iii. Promote high quality building standards, reduce energy use, and require the preparation of low emissions strategies to help to reduce local emissions of air pollutants. For example, installation of more efficient low NOx boilers.
  - iv. In areas where pollution concentrations are high, and where particularly vulnerable members of the population are likely to be present, e.g. school buildings, development should, where possible be sited away from busy roads or vehicular restriction zones implemented.
  - v. Wherever possible, development should not create a building configuration that inhibits effective pollution dispersion.
2. Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) will be required which sets out measures to encourage sustainable means of transport (public, cycling and walking) via improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety and/or support more sustainable car uses in line with Policy T3. This should include Improvements to cycling and walking infrastructure in line with Policies T1 and T23..
3. New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads or directing combustion generated pollutants through well sited vents or chimney stack. The use of air quality neutral technologies like air/ground-source heat pumps or photo- voltaics should be prioritised and passive design will be favoured to address heating and cooling and avoid the overheating of homes due to increased airtight design.

### **Policy SE3: Alleviating Flood Risk**

1. New development should ensure no net loss in permeable surfaces and incorporate permeable or porous surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or allow the rainwater to drain naturally into a lawn or swale.
2. Where possible, new developments will be required to deliver Sustainable Urban Drainage Systems (SuDs) for infiltration and storage in retention ponds maximising the use of 'natural' SuD features including wetlands, swales, streams, storage ponds and reed beds, especially in areas within or in close proximity to a flood risk zone.
3. New development should incorporate appropriate water resource management design features such as green roofs or water butts to ensure efficient water use, water harvesting and reuse of grey water, and avoid water course pollution.
4. Opportunities to naturalise river courses (e.g. the Quaggy river) and restore in-channel habitats as well as to restore natural wetland areas and enhance their habitat as part of development schemes will be supported.



## 14.5 Complementary Actions

- **Source Control for Air Quality:** Work with LBL to ensure that it implements more strategic policies to address air quality issues, such as implementing emission-free zones, especially in town centre places where people aggregate and sit outside cafes or around schools. Work with LBL to devise 'park and stride' schemes around schools and campaign to stop car idling especially of parked cars outside school drop-off points.
- **Need for Cross-Informed Policies:** Single focus policies have resulted in a number of design flaws in recent years. Much evidence now exists to show that policies which stipulate airtight and energy efficient buildings, are actually creating unhealthy indoor air quality living environments; CO2 reductions have therefore, been at the detriment of human health. Ensure updates of the Local Plan address these issues.
- **Strategic Policies:** To have greater impact strategic policies will need addressing. For example, Planning Authority should seek to stipulate that developers assess thermal density of materials that can cope with cool and warm weather conditions to adapt to future climate change.
- **PROW:** Where public access links along the river corridors are interrupted by land in private ownership, the London Borough of Lewisham should use its powers to make changes to the Public Rights of Way network within the Borough, in line with Environment Agency recommendation.
- **Check-Clean Dry Campaign:** Construction Management Plans/Method Statements and Landscape Management Plans should incorporate principles of the Check-Clean Dry campaign.

### 14.5.1 Justification and Evidence Local Knowledge and Aspirations

There is a general aspiration to ensure a healthier, sustainable environment. These policies go hand in hand with the Natural Environment Policies to deliver the wider benefits for health and wellbeing of inhabitants and reduce the impacts of environmental pollution and climate change. Policy SE3 seeks flood risk management opportunities to be introduced to help reduce the causes and impacts of flooding, including simple features such as permeable paving, to more sophisticated – technologically-led – solutions such as sustainable urban drainage systems in new developments, or to contribute to wetland and river restoration projects.

### 14.5.2 Survey and Data

As the neighbourhood area is partly identified as being in an area likely to be affected by surface water flood risk, the use of SuDs is strongly supported in all developments, especially as it has additional benefits such as supporting drainage, water quality, biodiversity and visual amenity. While empirical data has not been collected within the area to inform a more detailed dataset of the actual state of the environment, there is general poor environmental quality across all London areas, and hence the emphasis on policies like air quality.

### 14.5.3 Wider Policy and Guidance

- Local Plan - Core Strategy Policy 9: Improving Local Air Quality and DM Policy 23 Air Quality with regards to major development requiring to submit air quality impact assessment; Core Strategy Policy 10: Managing And Reducing The Risk Of Flooding; Core Strategy Policy 11: River And Waterways Network.
- London Plan - Policy 5.3 Sustainable design and construction; Policy 5.13 Sustainable Drainage which promotes the use of Sustainable Drainage Systems (SuDS).
- NPPF (2019) - Section 8 (para 91 –101) – Promoting Healthy and Safe Communities; Section 14 (para 148 – – 108) – Meeting the Challenge of Climate Change, Flooding and Coastal Change.
- New London Plan - Policy SI13 Sustainable drainage; Policy SI12 Flood risk management; Policy SI1 Improving air quality; Policy SI4 Managing heat risk.

The air quality and policies have also been informed by recent research reports, listed in the footer<sup>66</sup>.

These policies, together with the natural environment policies also contribute to the wider initiatives such as the East London Green Grid<sup>67</sup>, the London Rivers Action Plan<sup>68</sup>, the Quaggy Flood alleviation scheme (part of Lewisham River Corridor Improvement Plan SPD)<sup>69</sup> and London’s Natural Signatures<sup>70</sup>. This plan will also help deliver objectives of the European Water Framework Directive (WFD) and the Thames River Basin Management Plan which aims to improve river environments for communities and wildlife. This plan is also an action from the Environment Agency Thames Catchment Flood Management Plan<sup>71</sup> to successfully manage flood risk.

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<sup>66</sup> Royal College of Physicians. February 2016. Every breath we take: the lifelong impact of air pollution - <https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>  
Institute of Air Quality Management. January 2017. Land-Use Planning & Development Control: Planning For Air Quality. - <https://www.the-ies.org/sites/default/files/reports/air-quality-planning-guidance.pdf>

<sup>67</sup> GLA (2012). All London Green Grid SPD - <https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/all-london-green-grid>

<sup>68</sup> London Rivers Action Plan (2009) - <https://www.therrc.co.uk/lrap/lplan.pdf>

<sup>69</sup> Lewisham Council (2015). River Corridor Improvement Plan SPD - <https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=2ahUKewjUw8vdwuvAhV4BWMBHQqHD3AQFjACegQIAhAC&url=https%3A%2F%2Flewisham.gov.uk%2F-%2Fmedia%2Ffiles%2Fimported%2FRiver-20corridor-20improvement-20plan.ashx&usg=AOvVaw1sB3DdmhkbPNYik4SRCgxx>

<sup>70</sup> Natural England (2011). London’s Natural Signatures. <http://publications.naturalengland.org.uk/publication/6540238365130752>

<sup>71</sup> Environment Agency (2009). Thames Catchment Flood Management Plan - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/293903/Thames\\_Catchment\\_Flood\\_Management\\_Plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/293903/Thames_Catchment_Flood_Management_Plan.pdf).

## 15 Site Specific Policies

Site specific designations are listed in the Site Allocations (SA) Table 16 below. Their purpose is to ensure land is available in appropriate locations to meet development and renewal targets for Grove Park. They set out specific policies in relation to how these sites should change and develop, however further feasibility studies and a masterplanning process, in cooperation with the local community is required to achieve the best possible urban layout and design response.

Allocation Type	Policy Reference	Site Name
<b>Housing</b>	SA1	Vacant land, Lions Close
<b>Mixed-Use, Housing-Led</b>	SA2	Cleared Land on Grove Park Road, adjacent to Grove Park Youth Club
<b>Mixed-Use, Housing-Led</b>	SA3	Bus Waiting Area & Vacant Land at Rear. Within Grove Park Neighbourhood Centre
<b>Mixed-Use, Housing-Led</b>	SA4	Adult Education Centre. Within Grove Park Neighbourhood Centre
<b>Community</b>	SA5	The Ringway Centre
<b>Community</b>	SA6	The Grove Park Library
<b>Community/ Employment</b>	SA7	Grove Park Youth club, Marvels Lane
<b>Employment</b>	SA8	Land to rear of Baring Hall Hotel
<b>Housing</b>	SA9	Former Boxing Club
<b>Housing, Community Facilities</b>	SA10	W.G. Grace Centre building and Curtilage

TABLE 16: SUMMARY LIST OF GPNP SITE ALLOCATIONS

**Policy SA1: Vacant land, Lions Close**



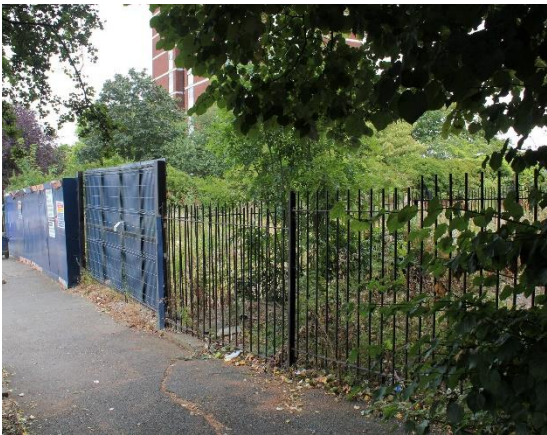
**FIGURE 16: SA1 VACANT LAND AT LIONS CLOSE**

<b>Site Name</b>	Vacant Land at the rear of Lions Close
<b>Allocation</b>	Housing
<b>Size</b>	0.19 Ha (1,965.9m <sup>2</sup> )   Perimeter 173.4 metres
<b>Ownership</b>	L&Q. Was formerly part of the Inland Revenue Sports Grounds and believed to have been passed onto L&Q as part of Lewisham Council stock transfer.
<b>Historic / Current Use</b>	<p>The site has always been a greenfield site, being part of the Inland Revenue Sports Ground and adjacent to previous tennis courts, before it was redeveloped.</p> <p>Now an open field and tends to be a short cut route to head towards the other side into Mottingham sports grounds.</p>
<b>Proposed Use</b>	This site is being proposed for housing. Various options have been considered as part of an initial scoping exercise (see AECOM Masterplanning Report, submitted as appendix A13). Depending on layout it can accommodate between 10 two storey houses or between 24-40 apartments if a denser scheme is built.
<b>Policy SA1: Vacant land, Lions Close</b>	<p>Policy SA1: Vacant land, Lions Close</p> <p>Vacant land in Lions Close shown on plan? is allocated for housing and should be developed in line with the Housing Policies (H1-H2). Development proposals will be supported where they:</p> <ul style="list-style-type: none"> <li>I. Include a masterplan has been prepared to indicate best use of land and how it connects to the surrounding area.</li> <li>ii. Make appropriate contributions towards necessary social infrastructure including education, health and community facilities.</li> <li>iii. include Proposals for affordable housing and community-led/ self- build housing and the establishment of a Community Land Trust will be supported.</li> <li>vi. Layouts should address boundary treatment in relation to adjacent existing Chinbrook Estate edge as well as the Open Green Space in Mottingham, maintain footpath access to the Sports Grounds and follow the street pattern of adjacent sites,</li> </ul>

so it is well connected and integrated with the adjoining residential area.

Collaborative working with the community to define a design code to ensure quality of design in line with Policies BE2 is strongly encouraged.

**Policy SA2: Cleared Land on Grove Park Road**



**FIGURE 17: SA2 CLEARED SITE ON GROVE PARK ROAD**

<b>Site Name</b>	Cleared Land on Grove Park Road
<b>Allocation</b>	Housing / Mixed Use Development
<b>Size</b>	0.08 ha (784.3 m2)   Perimeter 122.2 m
<b>Ownership</b>	Private
<b>Historic / Current Use</b>	<p>Site of the semi-detached houses (demolished in 2014), known as Betuna and The Haven. They formed part of a row of houses which also included the Montraive and The Briars, demolished to make way for the Grove Park Youth Club in the 1960s.</p> <p>A previous planning consent for a care home has now lapsed.</p>
<b>Proposed Use</b>	<p>The site is proposed for housing or as part of a mixed use development scheme.</p> <p>Medium density is planned, which may yield 25-40 dwellings per hectare.</p>
<b>Policy SA2: Cleared Land on Grove Park Road</b>	<p><b>Policy SA2: Cleared Land on Grove Park Road</b></p> <p>The cleared site on Grove Park Road identified is allocated for residential or mixed-use development. Development proposals should:</p> <ol style="list-style-type: none"> <li>i. Include a masterplan which indicates the best use of land and how it connects to the surrounding developments.</li> <li>ii. Demonstrate how the development will integrate with the wider area, including the restoration of the Youth Club heritage asset and enhancement of the adjacent green space where this would result in improved community facilities in line with policies GI1, CA1 and SA5.</li> <li>iii. Make appropriate contributions towards necessary social infrastructure including education, health and community facilities.</li> <li>iv. Deliver affordable housing targets</li> </ol> <p>Community led/ self-build housing through the establishment of a Community Land Trust will be supported.</p>



**Policy SA3: Bus Waiting Area & Vacant Land at Rear**



**FIGURE 18: SA3 BUS WAITING AREA AND VACANT LAND AT REAR**

<b>Site Name</b>	Bus Waiting Area & Vacant Land at Rear, part of the Grove Park Neighbourhood Centre renewal area.
<b>Allocation</b>	Mixed-Use Housing-led Development.
<b>Size</b>	0.61 ha (6118.53 m <sup>2</sup> )   Perimeter of 398.2 m.
<b>Ownership</b>	TfL & Network Rail.
<b>Historic / Current Use</b>	In the 1950s the land adjacent to the railway was still predominantly allotments. A carriage servicing shed was built to the rear in 1959 in conjunction with the first stage of the Kent Coast electrification. The area nearer Baring Road became a bus station circa 1951/52, originally as a tram turnaround point. A garage / petrol station is adjacent to it. The land to the rear appears cleared and is vacant, while the bus waiting area appears to be in use (mostly for bus lay overs), but with little activity during most times of the day.
<b>Proposed Use</b>	This area is considered to have potential for mixed use housing-led development. It falls within the neighbourhood centre renewal area and would contribute to the objectives to revitalise the centre as a focus for the neighbourhood. The site is proposed for mixed-use development with retail units for local businesses on the ground floors fronting Baring road and flats or offices above. TfL have redeveloped other bus depots in the borough and plans for redevelopment of the site are likely to come forward in the future. The principles set out in the Site Allocation policies will need to be adhered to.
<b>Policy SA3: Bus Waiting Area &amp; Vacant Land at Rear</b>	<p>The bus waiting area and vacant land to the rear of the bus stand in Grove Park Neighbourhood Centre is allocated for mixed use development to accommodate a range of town centre uses. Proposals should be developed as part of a wider masterplan for the Neighbourhood Centre. Development proposals will be required to:</p> <ul style="list-style-type: none"> <li>i. Comprise an appropriate active town centre use at ground floor level and residential units (use-class C3) or offices (use-class B1) on upper floors.</li> <li>ii. Provision should be included for the rationalisation or relocation of the bus waiting area and improved public transport facilities and enhancement of the public realm including improved pedestrian crossings.</li> <li>iii. Contribute to the renewal of the Neighbourhood Centre in accordance with Policies NC2.</li> </ul>

**Policy SA4: Lewisham Adult Education Centre**



**FIGURE 19: SA4 LEWISHAM ADULT EDUCATION CENTRE & CURTILAGE**

<b>Site Name</b>	Lewisham Adult Education Centre
<b>Allocation</b>	Mixed Use Development
<b>Size</b>	0.15 ha (1,5323.8 m <sup>2</sup> )   Perimeter 181.2m
<b>Ownership</b>	Lewisham Council
<b>Historic / Current Use</b>	There appears to have been a building on the site since the early 1900s. The existing building incorporates a car park to the rear.
<b>Proposed Use</b>	With the number of adult classes declining over the years, residents see this site as a potential renewal site. One option is to relocate adult education to the Grove Park Library site to create a multi-purpose community building and learning hub, thereby releasing this site for mixed use development. Due to its proximity to the station and local services, the site would be suitable for housing, as part of a mixed-use development, with retail and space for independent local businesses on the ground floor.
<b>Policy SA4: Lewisham Adult Education Centre</b>	<p>Subject to the relocation and re-provision of the existing adult education facilities prior to or in tandem with this development, the redevelopment of the Adult Education Centre will be supported for a range of town centre uses including residential and employment. Proposals should be developed as part of a wider masterplan for the Neighbourhood Centre. Development proposals will be required to:</p> <ul style="list-style-type: none"> <li>i. Meet the policy aims stated in Part 3 of this document.</li> <li>ii. Ensure the suitable relocation of existing community facilities</li> <li>iii. Ensure integration with proposals for the regeneration of the wider Neighbourhood Centre.</li> <li>iv. Demonstrate a high standard of design in accordance with Policies BE2.</li> <li>v. Contribute to the regeneration of the Neighbourhood Centre in accordance with Policies NC2.</li> </ul>

# Policy SA5: The Ringway Centre



FIGURE 20: SA5 THE RINGWAY CENTRE & GARDENS

<b>Site Name</b>	The Ringway Centre
<b>Allocation</b>	Community Space
<b>Size</b>	0.47 ha (4725.32 m <sup>2</sup> )   Perimeter 299.9 m
<b>Ownership</b>	Land is owned by London Borough of Lewisham; Buildings bought and owned by the community (GPCG).
<b>Historic / Current Use</b>	The site was previously occupied by semi-detached housing; part of the rear gardens formed the gardens/badminton courts of the Three Gables (where Edith Nesbit once lived). The houses were demolished. The buildings were erected by the community and have been used as a community space ever since.
<b>Proposed Use</b>	Remain as a community hub, with renewed buildings and the gateway to the nature trail and outdoor learning Camp Nesbit site and link to the proposed Urban National Park.
<b>Policy SA5: The Ringway Centre</b>	<b>The Ringway Centre, identified is allocated for community uses and redevelopment for alternative uses will not be supported.</b>

**Policy SA6: The Grove Park Library**



**FIGURE 21: SA6 GROVE PARK LIBRARY**

<b>Site Name</b>	The Grove Park Library
<b>Allocation</b>	Community Space
<b>Size</b>	0.1 ha (1083.6 m <sup>2</sup> )   Perimeter 162.5 m
<b>Ownership</b>	London Borough of Lewisham
<b>Historic / Current Use</b>	Site appears to have previously been open land before the library was constructed in 1953. The building itself is within an area designated as Metropolitan Open Land.
<b>Proposed Use</b>	Remain in Community Use. Any redevelopment of the building will need to remain within the existing building footprint. There is potential to consider the relocation of adult education facilities (SA4) to create an enhanced community facility and learning hub, through intensification of the site.
<b>Policy SA6: The Grove Park Library</b>	The Grove Park Library is allocated for community uses and redevelopment for alternative uses will not be supported. Proposals will be supported which would result in the retention and enhancement of existing facilities, e.g. an ideas store, and benefits for the local community.



**Policy SA7: Grove Park Youth Club, Marvels Lane**



**FIGURE 22: SA7 GROVE PARK YOUTH CLUB**

<b>Site Name</b>	The Grove Park Youth Club
<b>Allocation</b>	Community Space / Enterprise Hub
<b>Size</b>	0.1 ha (1177.01m <sup>2</sup> )   Perimeter 142.64 m
<b>Ownership</b>	London Borough of Lewisham
<b>Historic / Current Use</b>	Until 1965 the site was occupied by two Victorian houses named on the maps as the Montraive and The Briars. There is also some reference to a surgery on the site on the 1950 map.
<b>Proposed Use</b>	The building and curtilage to remain as community space, with the potential addition of workspaces for local enterprise. It is proposed that the site becomes an Enterprise Hub / Media Lab in line with the community's vision, defined in the report 'An Alternative Plan for the Grove Park Youth Club'.
<b>Policy SA7: Grove Park Youth club, Marvels Lane</b>	The youth club site in Marvels Lane is allocated for primarily community use and supporting employment training space to promote local enterprises and the re-provision of facilities for young people will be supported. Redevelopment for other uses will not be supported.

**Policy SA8: Land to rear of Baring Hall Hotel**



**FIGURE 23: SA8 BARING HALL HOTEL CAR PARK**

<b>Site Name</b>	Land to rear of Baring Hall Hotel
<b>Allocation</b>	Employment
<b>Size</b>	0.1 ha (1062.6 m <sup>2</sup> )   Perimeter 199.4 m
<b>Ownership</b>	Private (Baring Hall Property LLP)
<b>Historic / Current Use</b>	<p>The site has been in the same configuration and use since the early 1900s. Historically there was also a tea house in the back gardens of the pub, which can be seen on historic maps up to about the 1960s.</p> <p>The rear gardens later become a market square until about 2009.</p> <p>Since its reopening, the rear has been used partly as a car park / storage space and partly as a beer garden and hosted a shellfish stall.</p>
<b>Proposed Use</b>	<p>As alluded to in the Prince's Foundation report, this site offers the opportunity for enhancing provision for shopping and business space in the Neighbourhood Centre. It is therefore proposed for retail and employment use, in line with the adjacent use of the Pub. The residents would like to see this underused rear car parking space include a market square, and community event space, offering weekend or regular market stalls, to increase local shopping provision.</p>
<b>Policy SA8: Land to rear of Baring Hall Hotel</b>	<p>Land to the rear of the Baring Hall Hotel is allocated for employment and retail uses, including a market square. Proposals should be developed as part of a wider masterplan for the Neighbourhood Centre. Development proposals will be required to:</p> <ol style="list-style-type: none"> <li>i. Consider the co-design outcomes already undertaken by the community, (see Appendix A1).</li> <li>ii. Respect the setting of the detached Grade II listed Baring Hall Hotel and associated stable block and provide an active frontage to Downham Way. Future developments should not obscure the heritage asset allowing it to be viewed in the round if permanent structures are proposed; alternatively a market square which accommodates mobile stalls, and/or smaller workshops would be supported.</li> <li>iii. Maintain an access route through to the proposed nature trail.</li> <li>iv. Contribute to the regeneration of the Neighbourhood Centre in accordance with Policies NC2.</li> </ol>

**Policy SA9: Former Boxing Club**



**FIGURE 24: SA9 FORMER BOXING CLUB SITE**

<b>Site Name</b>	Former Boxing Club Site
<b>Allocation</b>	Housing
<b>Size</b>	0.3 ha
<b>Ownership</b>	The Federation Of London Youth Clubs (Co. Regn. No.258577) of 47-49 Pitfield Street, London N1 6DA
<b>Historic / Current Use</b>	The site was formally used as a boys' boxing club from 1962-2018. It closed in Summer of 2018 after 56 years in operation.
<b>Proposed Use</b>	Housing-led development
<b>Policy SA9: Former Boxing Club</b>	<p>The former Boxing Club identified is allocated for residential or mixed-use development. Development proposals will be supported where:</p> <ul style="list-style-type: none"> <li>i. They include a masterplan to indicate best use of land and how it connects to the surrounding residential areas, taking care not to impact their amenity.</li> <li>ii. Compensate for the loss of sporting amenity on the site</li> <li>iii. any residential development prioritises family housing</li> </ul> <p>Collaborative working with the community to define a design code to ensure quality of design in line with Policies BE2 is strongly encouraged.</p>

**Policy SA10: W.G. Grace Site and Curtilage.**



**FIGURE 25: SA10 W.G. GRACE SITE AND CURTILAGE**

<b>Site Name</b>	W.G. Grace Site and Curtilage
<b>Allocation</b>	Housing, Community Facilities
<b>Size</b>	0.3 ha (2973.8m <sup>2</sup> )   Perimeter 231.2 m
<b>Ownership</b>	L&Q Housing Association
<b>Historic / Current Use</b>	Historically the site was the location of a pavilion, associated with the Inland Revenue Sports Ground. In the 1980s the current building was erected, as part of the new estate built on the sports grounds. In 2008 it was transferred from the London Borough of Lewisham to L&Q Housing. L&Q Housing were tasked with running the building as a community centre. The building and facilities are in a very poor state of repair and renewal of this site is needed to bring about a new sense of purpose to the surrounding estate. This site is in desperate need of investment. Its hostile design and boundary treatment is negatively perceived by many.
<b>Proposed Use</b>	Subject to the suitable re-provision of community facilities within the area, the site would be suitable for housing with incorporation of community facilities. Redevelopment must consider the impact of the loss of any services with investment going into the provision of facilities in close proximity or within the redevelopment of the site itself, as well as in enhancing nearby play provision, such as the estate playground which currently remains abandoned and locked up.
<b>Policy SA9: W.G. Grace Site and Curtilage</b>	<p>Policy SA10: W.G. Grace Site and Curtilage.</p> <p>Redevelopment of the W.G. Grace site, identified for housing will be supported subject to the replacement and enhancement of community facilities on this site or on a suitably located alternative site within the neighbourhood area, in line with Policy CA1. Development proposals will be required to demonstrate:</p> <p>Proposals in accordance with Policies H1-H3.</p> <p>Incorporation of public realm improvements to assist access and movement within the estate.</p> <p>A high design quality in accordance with Policies BE2.</p> <p>Collaborative working with the community on a feasibility study and co-design exercise with the community to determine the ongoing needs that may be lost as a result of any proposals coming forward is strongly encouraged.</p>



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## Part Five: Delivery & Monitoring Strategy

# 16 Delivery & Monitoring Strategy

## 16.1 Introduction

The intention of this section is to define how the GPNP and associated projects will be monitored, reviewed and implemented over the Plan Period.

The five year life span of the GPNF ends on the 22<sup>nd</sup> October 2019, in line with section 61F(8) of the 1990 Town and Country Planning Act.

## 16.2 Monitoring the Plan

Once the Plan is made, the London Borough of Lewisham has a duty to ensure it is adhered to and will monitor against it in the same way as the Local Plan. Statistics in relation to development in the Neighbourhood Plan Area will form part of the usual Annual Monitoring Report (AMR) produced by Lewisham Council. There is no legal obligation on a neighbourhood forum to produce an AMR.

The GPNF are already actively involved in monitoring planning applications in the neighbourhood area. Planning alerts are received by the GPNF: where appropriate, these are discussed with other relevant community groups and where relevant comments are submitted to the Council.

Lewisham Council are currently undertaking a review of their Local Plan and have actively sought input to the Local Plan-making process from Neighbourhood Forums, Amenity Groups and other Community Based Organisations. The GPNF have also played an active part in these borough community meetings and will continue to do so.

While the GPNF may not continue in the same guise beyond their five year period, it is the intention of the community to continue to have an active citizen role in their neighbourhood – especially as a number of initiatives and projects are already in train towards implementing the longer-term spatial vision set out in the Grove Park Spatial Strategy. The GPNF have had numerous conversations with local Councillors, the Mayor, and Council officers about the various aspects of the Plan's vision, and are actively pursuing the implementation of various complementary actions. The GPNF would like to ensure this momentum continues.

As part of the neighbourhood planning process over the years, a number of community groups have formed along-side the GPNF (see Table 17). These community groups are actively involved in implementing related projects towards the Neighbourhood Plan’s goals and will play a part in monitoring the successful implementation of the Plan’s policies through their day-to-day activities and campaigns. These groups and others will continue to play a central role: in monitoring planning applications in the neighbourhood plan area; how the GPNP policies are being implemented by the Council; influencing how Community Infrastructure Levy (CIL) spending in the Plan area is achieved – in line with the Plan’s stated priorities. It is the Council’s intention that CIL spending will also be monitored by the Local Ward Assemblies, to which local organisations are party to. This approach is in line with Lewisham Council’s commitment to partnership working.

Community Organisation Name	Role
The Baring Trust (BT)	Continue to play an active role in reviewing any natura, built and cultural heritage impacts in the neighbourhood.
The Grove Park Youth Club Building Preservation Trust (GPYCBPT)	Continue to play an active role in monitoring any impacts to the Grove Park Youth Club, and to planning around the Chinbrook estate as it affects this asset.
Friends of Willow Tree Nature Reserve (WTNR)	Continue to play an active role in monitoring the impacts of the SINCs, green space and implementation of the vision for a linear natural trail (The Railway Children Urban National Park).
Grove Park Community Group (GPCG)	Continue to play an active role in all applications as they impact community assets and services in the neighbourhood.
Friends of Railway Children Walk (RCW)	Continue to play an active role in bringing forward the Grove Park vision for a linear natural trail (The Railway Children Urban National Park).
Friends of Grove Park Nature Reserve (GPNR)	Continue to play an active role in monitoring the impacts of the SINCs, green space and implementation of the vision for a linear natural trail (The Railway Children Urban National Park)

**TABLE 17: COMMUNITY ORGANISATIONS ACTIVELY INVOLVED IN NEIGHBOURHOOD ISSUES**

It is the intention that community members from the Forum and from community organisations, will continue to play a central role in the shaping and decision-making of how the identified site allocations come forward, and hope that the London Borough of Lewisham actively involve them as development proposals evolve, in line with their partnership approach to engagement. A key message communicated by Government is that a collaborative, co-design approach to masterplanning is a key

prerequisite to ensure greater consideration is given to the needs of the local people and what local people feel about a proposed scheme in their neighbourhood<sup>72</sup>

The GPNF will work with the Council to define how this engagement and involvement will continue going forward in the Council's Statement of Community Involvement.

Similarly GPNF are in continuous discussions with a number of land owners about bringing forward the Site Allocations. These discussions may evolve and form a Memorandum of Understanding to ensure the 'community-led' regeneration efforts continue to shape development proposals.

### 16.3 Reviewing the Plan

As updated by the Neighbourhood Planning Act 2017, section 4, the GPNF reserve the right to update the GPNP as the context for planning and development within the area and its surrounds changes over time.

The GPNF will take a view in October 2019 as to whether to reapply to continue its role as a Neighbourhood Forum.

Lewisham Council have started to prepare a new Local Plan for the period 2018 to 2033. The process may provide an opportunity to incorporate a number of aspects of the GPNP into strategic Local Plan policies to aid their delivery. Ongoing discussions will continue to ensure the GPNP remains relevant and in line with community aspirations.

### 16.4 Monitoring Framework

Table 19 outlines how the GPNP will be monitored to ensure successful implementation. The aim is to not make the process onerous on any one party and will ultimately form part of Lewisham Council's Annual Monitoring Report (AMR) as it delivers similar targets through its own Local Plan.

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<sup>72</sup> Champ, H (2019). 'Think of local communities', Brokenshire tells housing developers. Building Magazine. 22 February 2019. [online]. Accessed at: <https://www.building.co.uk/news/think-of-local-communities-brokenshire-tells-housing-developers/5098016.article>. Last accessed 02-04-2019.

Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
<b>Policy HR1: Conservation and enhancement of Heritage Assets and Buildings of Townscape Merit</b>	To ensure Heritage assets (designated and non-designated) are not removed or degraded through development proposals.	LBL	BT GPCG GPYCBPT	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	No net loss in number of heritage assets in the Neighbourhood Plan Area.	LBL locally list identified heritage assets, with article 4 directions
<b>Policy HR2: Conservation of Areas of Special Local Character (ASLC)</b>	To ensure ASLC are not degraded through development proposals.	LBL	BT GPCG GPYCBPT Housing Associations (if applicable)	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	All permissions granted for new development are in accordance with the Policy	Lewisham Council's Heritage Strategy considers how it will safeguard and conserve ASLC
<b>Policy HR3: Enhancement of Chinbrook Estate ASLC</b>	To encourage the physical Enhancement of Chinbrook Estate	LBL with L&Q	L&Q GPYCBPT	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Through estate renewal programmes</li> <li>▪ Through local action and interventions</li> <li>▪ Throughout Plan Period</li> </ul>	All permissions granted for new development are in accordance with the Policy	Working with L&Q to devise an estate improvement strategy
<b>Policy NC1: Enhancement of Grove Park Local Neighbourhood Centre and Shopping Parades</b>	To encourage the physical improvements especially shop front improvements	LBL	Shop Owners	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Through local projects and interventions</li> <li>▪ Throughout Plan Period</li> </ul>	No of applications resulting in shop front improvements	Promotion of Shopfront guidance to local businesses through social media and a leaflet drop
<b>Policy NC2: Grove Park Neighbourhood Centre Regeneration Area</b>	To deliver renewal of the Town Centre for improved local economic growth.	LBL	BT GPCG	<ul style="list-style-type: none"> <li>▪ Through a Masterplan Framework or Supplementary</li> </ul>	% area improved through redevelopment % of housing delivered	Collaborative masterplan framework to be produced in partnership with the local community and/or a

Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
			Private Developers Network Rail TfL Shop Owners	<ul style="list-style-type: none"> <li>Planning Document (SPD)</li> <li>▪ Through Planning Applications</li> <li>▪ Through CIL</li> <li>▪ Throughout Plan Period and beyond</li> </ul>	All permissions granted for new development are in accordance with the Policy	Supplementary Planning Document (SPD)
<b>Policy BE1: Extensions and Alterations to Existing Buildings</b>	To deliver quality design of infill development	LBL	BT GPCG Private Developers	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	All permissions granted for new development are in accordance with the Policy	Promotion of Lewisham SPD on Extensions and Infill
<b>Policy BE2: Human-centric and Biophilic-led Design of New Development</b>	Quality of design that adheres to biophilic principles	LBL	BT GPCG Private Developers	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period and beyond</li> </ul>	<p>All permissions granted for new development are in accordance with the Policy</p> <p>Ensure development proposals adhere to an approved design code / guide.</p>	<p>CDP on biophilic and urban design quality</p> <p>LBL to produce a SDP that focuses on Healthy Design Guide which incorporates biophilic design principles</p>
<b>Policy CA1: Safeguarding and Enhancement of Key Cultural Community Assets</b>	To ensure no net loss and the improvement of community spaces	LBL	BT GPCG	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Through ACV procedures</li> <li>▪ Throughout Plan Period and beyond</li> </ul>	No net loss of community spaces	Ensure LBL cultural strategy recognises community assets and plans positively for their enhancement
<b>Policy CA2: Safeguarding Public Houses</b>	To ensure no net loss of public houses	LBL	BT GPCG	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period and beyond</li> </ul>	No net loss of PH	

Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
<b>Policy H1: Delivering a Healthy Mix of Housing and Quality Design</b>	To ensure the quality and right type of housing provision	LBL	Housing Associations	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	% housing mix delivered in accordance with LBL evidence base	
<b>Policy H2: Promoting Local Affordable Ownership</b>	To ensure affordable housing provision is maximised	LBL	Housing Associations	<ul style="list-style-type: none"> <li>▪ Through Planning Applications, planning obligations and S106 agreements</li> <li>▪ Throughout Plan Period</li> </ul>	% affordable housing delivered in the GPNP area	
<b>Policy H3: Windfall Sites</b>		LBL	Private Developers	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	All permissions granted for new development are in accordance with the Policy	
<b>Policy EM1: Protect Micro-Enterprise Employment Sites</b>	To ensure a thriving local economy by safeguarding micro-employment sites	LBL	LEP	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	No net loss of micro-employment units Increase no of SME start-ups in the Neighbourhood Area	LBL to consider how it will encourage micro-enterprise as part of its economic development strategy
<b>Policy EM2: Conversion of Unused Garages To Promote Micro-Enterprise</b>	To encourage the increase in micro-employment provision to improve local economy	LBL	LEP	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	Increase no of micro-employment units Increase no of SME start-ups in the Neighbourhood Area	LBL to consider how it will encourage micro-enterprise as part of its economic development strategy
<b>Policy T1: Enhancement of Key Active Travel Routes</b>	To encourage the improvement of key routes through healthy streetscape enhancements	LBL	Lewisham Cyclists Living Street Lewisham TfL – Healthy Streets Initiatives	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Through CIL</li> <li>▪ Throughout Plan Period</li> </ul>	Linear metres improved for walking and cycling	LBL to consider updating its cycling and air quality strategies to consider how such measures could complement wider initiatives



Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
<b>Policy T2: Promote the Use of Sustainable Vehicular Options</b>	To encourage healthier vehicular alternatives	LBL	Lewisham Cyclists  Living Street Lewisham  TfL – Healthy Streets Initiatives	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	No of new developments proposing sustainable vehicular options as part of the travel plans	
<b>Policy GI1: Protection and Enhancement of Grove Park's Green Spaces</b>	To ensure natural heritage assets are safeguarded for prosperity	LBL	BT  GPNR  GPCG  RCW  WTNR	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	No net loss of green space  % area enhanced for biodiversity net gain	LBL to determine existing biodiversity measures as part of its Green Infrastructure Strategy as a baseline against which it could measure net gain. GI strategy to consider a natural capital accounting approach so that wider benefits are measurable
<b>Policy GI2: Delivering the Linear Parkland Nature Trail (Railway Children Urban National Park)</b>	To ensure natural heritage assets are safeguarded for prosperity and turned into a local and regional heritage destination	LBL	BT  GPNR  GPCG  RCW  WTNR  National Trust  Natural England	<ul style="list-style-type: none"> <li>▪ Through a Masterplan Framework or Supplementary Planning Document (SPD)</li> <li>▪ Through Planning Applications</li> <li>▪ Through CIL</li> <li>▪ Throughout Plan Period and beyond</li> </ul>	No net loss of SINC  All permissions granted for new development are in accordance with the Policy	Collaborative masterplan framework to be produced in partnership with the local community and or a Supplementary Planning Document (SPD)
<b>Policy GI3: Designation of Nature Conservation Improvement Areas</b>	To ensure degraded natural heritage assets are enhanced through the development process.	LBL	BT  GPNR  GPCG  RCW  WTNR	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Through CIL</li> <li>▪ Throughout Plan Period</li> </ul>	No net loss of green space  % area of enhancements	LBL to consider implementing the London Plan Green Space Score to encourage the natural improvement of missing Green Infrastructure links

Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
<b>Policy GI4: Green Infrastructure-led Development</b>	To ensure the built environment is developed sensitively to consider key ecosystem services, including 'healthy, living streets'	LBL	BT GPNR GPCG RCW WTNR	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Through CIL</li> <li>▪ Throughout Plan Period</li> </ul>	No net loss of green space % area of enhancements	LBL to consider implementing the London Plan Green Space Score to encourage the natural improvement of missing Green Infrastructure links
<b>Policy GI5: Protection of the Designated Dark Sky Status of Grove Park Nature Reserve</b>	To ensure the quality of the nature reserve and nocturnal wildlife is not degraded by inappropriate lighting schemes. To safeguard this unique 'dark sky' designation.	LBL	NR	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	All permissions granted for new development are in accordance with the Policy.	LBL and the community to address any inappropriate lighting within or adjacent to the nature trail and mitigate any impacts.
<b>Policy SE1: Incorporation of Climate Adaptation Measures</b>	To ensure future proofing of development in line with climate adaptation best practice	LBL		<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	All permissions granted for new development are in accordance with the Policy	LBL to consider subsuming policy principles into main strategy policies of local plan
<b>Policy SE2: Improving Air Quality</b>	To ensure air quality is improved	LBL		<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	% of neighbourhood area with improved air quality thresholds	LBL to consider subsuming policy principles into main strategy policies of local plan
<b>Policy SE3: Alleviating Flood Risk</b>	To ensure flood risk is alleviated	LBL	Environment Agency	<ul style="list-style-type: none"> <li>▪ Through Planning Applications</li> <li>▪ Throughout Plan Period</li> </ul>	% of neighbourhood area with improved sustainable drainage.	LBL to consider subsuming policy principles into main strategy policies of local plan

**TABLE 18. MONITORING FRAMEWORK**

Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
<b>Policy SA1: Vacant land, Lions Close</b>	To bring forward the site allocation in accordance with design principles	LBL	Landowners (L&Q) Developers Local Community	Through a locally-led masterplanning design process Through Planning Applications Throughout Plan Period	To deliver between 10-40 dwellings (subject to feasibility and final masterplan layout)	For all site allocations work with LBL to carry through site allocations to the Local Plan and with developers to encourage a co-design approach to development, in line with Government guidance to raise housing quality and delivery – delivering robust  Developers to respect the community-led regeneration efforts and to work with the community to deliver robust masterplans for their proposals
<b>Policy SA2: Cleared Land on Grove Park Road</b>	To bring forward the site allocation in accordance with design principles	LBL	LBL Developers Local Community	Through a locally-led masterplanning design process	To deliver between 12-40 dwellings (subject to feasibility and final)	
<b>Policy SA3: Bus Waiting Area &amp; Vacant Land at Rear</b>	To bring forward the site allocation in accordance with design principles	LBL	Developers Local Community	Through a locally-led masterplanning design process	To deliver between 100-200 dwellings (subject to feasibility and final)	
<b>Policy SA4: Lewisham Adult Education Centre</b>	To bring forward the site allocation in accordance with design principles	LBL	Developers Local Community	Through a locally-led masterplanning design process	To deliver between 20-30 dwellings (subject to feasibility and final)	
<b>Policy SA5: The Ringway Centre</b>	To safeguard and improve the site for community space and deliver a renewed facility in line with policy aspirations	LBL	Local Community	Through a locally-led masterplanning design process Through CIL	All permissions granted for development are in accordance with the Policy	
<b>Policy SA6: The Grove Park Library</b>	To safeguard and improve the site for community space and deliver a renewed facility in line with policy aspirations	LBL	Local Community	Through a locally-led masterplanning design process Through CIL		
<b>Policy SA7: Grove Park Youth Club, Marvels Lane</b>	To safeguard and improve the site for community space and deliver a renewed facility in line with policy aspirations	LBL	Local Community	Through a locally-led masterplanning design process Through CIL	All permissions granted for new development are in accordance with the Policy	

Policy	Key Policy Objectives / Indicators	Monitoring Lead(s)	Other Partners	Delivery Mechanism and Timescales	Measurable Targets	Complementary Actions
<b>Policy SA8: Land to rear of Baring Hall Hotel</b>	To safeguard the site for employment/commercial uses in line with the town centre retail offer	LBL	Local Community	Through a locally-led masterplanning design process	All permissions granted for new development are in accordance with the Policy	
<b>Policy SA9: Former Boxing Club</b>	To bring forward the site allocation in accordance with design principles	LBL	Developers Local Community	Through a locally-led masterplanning design process	To deliver between 30 - 45 dwellings (subject to feasibility and final masterplan).	
<b>Policy SA10: W.G. Grace Site and Curtilage</b>	To bring forward the site allocation in accordance with design principles as well as mitigate for the loss of community facilities	LBL	L&Q Developers Local Community	Through a locally-led masterplanning design process	To deliver between 30 - 45 dwellings (subject to feasibility and final	

**TABLE 19. MONITORING FRAMEWORK OF SITE ALLOCATIONS**

## 16.5 Making the Vision Happen Through Projects

The plan has highlighted a number of complementary projects. Some of these can be delivered as part of the proposed redevelopment plans, through development proposals and planning agreements with developers, while others are community-led and will be developed and funded through other funding sources. Table 20 outlines all the projects identified in the GPNP by the community, and summarises:

- A brief project overview description, stating the general aspirations of the community.
- Key objectives to be delivered by the proposed project.
- Indicative timeframes.
- Indicative delivery lead and partners.
- Potential funding sources.
- Actions to help guide Lewisham Council, developers, and other relevant agencies on how the community wants development to be shaped in the Area. The recommendations should inform Lewisham Council policy - in particular the allocation of Community Infrastructure Levy (CIL) and s106 monies in the Area.

The delivery of all projects (those already identified or additional projects that may arise in future) will largely depend on:

- Local leadership to drive their development and delivery.
- Funding becoming available.
- The willingness and co-operation of stakeholders and delivery partners.

Project Description	Objectives	Timeframe (Years)	Delivery Lead / Partners	Funding Source	Delivery Actions
<b>Grove Park Centre Public Realm Improvements</b>					
<p>This project is already underway and is seeking to implement a number of public realm improvements to the high street along Baring Road and Downham Way. This is seen as a short term solution to address the run down high street and dangerous junction. Other public realm improvements to be introduced in the longer-term, in accordance with Policies NC1-NC4.</p>	<ul style="list-style-type: none"> <li>To Introduce traffic calming and management measures To install wayfinding markers for the heritage trail and heritage information plaques</li> </ul>	Phase1: 1-2	Lewisham Highways Team TfL -- Developers Businesses	<ul style="list-style-type: none"> <li>LIP</li> </ul>	<ul style="list-style-type: none"> <li>Work with TfL, NR and LBL to look at other measures that can also complement the public realm works for a 'healthy street' approach as well as looking at the timings of the traffic lights, which may be the cause of the traffic building up.</li> <li>Work with local businesses to instil pride and investment through improving of shop fronts. Consider the establishment of Town Centre Investment management or Business Improvement District.</li> </ul>
<b>Reinstating the Youth Club into a Youth Enterprise Hub (Arts &amp; Media Lab)</b>					
<p>To reinstate the former youth club building (and non-designated heritage asset) and restore its architectural features and bring back the building into active use. An alternative plan for this non-designated heritage asset has already been drawn up; residents see huge potential in the site as an Enterprise Hub and Arts &amp; Media Lab. Work is underway, with the recent establishment of the building preservation Trust - <a href="http://www.groveparkyouthclub.co.uk/">http://www.groveparkyouthclub.co.uk/</a></p>	<ul style="list-style-type: none"> <li>To protect and restore this non-designated heritage asset protecting its heritage value. To bring back into use as a hub that will generate local employment and cultural and learning opportunities, for all to benefit. To instil a sense of pride in the area, and to offer opportunities to reverse the high deprivation levels found here. Reactivating the space into a centre for enterprise, arts and culture in this neglected south-eastern end of Lewisham Converting the garage space into workspaces / creative hubs. Greater provision for outdoor sporting and recreation uses of the adjacent green space site in conjunction with hub.</li> </ul>	2-5	GPYC BPT LBL	<ul style="list-style-type: none"> <li>HLF Heritage Funding The Worshipful Companies L&amp;Q (funding they had to invest in area on community schemes) Potentially CHART Funding CIL</li> </ul>	<ul style="list-style-type: none"> <li>GPYC BPT to continue to work with potential delivery partners and set up the social enterprise delivery organisation to develop the business model. Work with LBL to deliver a wider culture and recreation strategy for Grove Park that incorporates all key destination sites identified, and in particular the Youth Enterprise Hub (Arts &amp; Media Lab).</li> </ul>

Project Description	Objectives	Timeframe (Years)	Delivery Lead / Partners	Funding Source	Delivery Actions
<b>A Network of Cycle Paths</b>					
To take advantage of the wide roads that Grove Park has, to deliver a network of segregated cycle routes that will link the existing green chain walk to Grove Park's own network of public open space, along improved nature conservation areas.	<ul style="list-style-type: none"> <li>Connect Grove Park's open spaces with surrounding prestigious destination sites, thereby integrating these natural assets into the Capital's wider green corridors and SE London Green Chain Route. To create a continuous cycle trail from Crystal Palace through to Eltham Palace – A palace to palace heritage cycle trail. To connect South Circular Road with Elmstead Woods through a new urban park.</li> </ul>	1-2	Lewisham Cyclists	<ul style="list-style-type: none"> <li>LIP GLA Healthy Streets initiatives CIL Ward Assembly</li> </ul>	<ul style="list-style-type: none"> <li>Work with Lewisham Cyclists and Lewisham Living Streets on a detailed design of the routes. Work with TfL and LBL to approve designs and get routes implemented. Work with all stakeholders to design a walking and cycling and public realm strategy and implementation plan for the whole neighbourhood. Improve the heritage signage along the routes already marked out as part of the Green Chain Link.</li> </ul>
<b>Implement a Forest Garden Along Railway Children Walk</b>					
This project looks to improve the designated Nature Improvement Area along Railway Children Walk, turning it into a Forest Garden, leading to Downham Woodland walk and onto Beckenham Place Park.	<ul style="list-style-type: none"> <li>To improve amenity and nature conservation value of the site To provide a resource for outdoor learning activities To promote youth engagement in the area as well as recreational activities during school holidays</li> </ul>	1-2	Downham and Whitefoot Councillors Local Community	<ul style="list-style-type: none"> <li>Ward Assembly</li> </ul>	<ul style="list-style-type: none"> <li>Work is underway with a small grant from the ward assembly to implement this project. Currently seeking professional assistance with the design of the forest garden.</li> </ul>
<b>The Ringway Community Hub / Health and Wellbeing Centre and Outdoor Learning Centre</b>					
The Ringway Centre is already a much loved community centre which has been in existence since 1981. Proposals include making this space a permanent community hub / health and wellbeing centre and promoting its outdoor spaces as a centre for outdoor 'fresh air nature-based earning', enhancing what it can offer to the wider	<ul style="list-style-type: none"> <li>Safeguard the Ringway Centre as a community space indefinitely. Invest in making the centre's building permanent, with increased facilities for outdoor learning and recreation for all ages. In conjunction with the nature improvement area objectives, ensure the entrances to the nature reserve are better signposted and made accessible to improve perceptions of safety and accessibility. The Ringway Centre itself, is the gateway to the nature reserve and the</li> </ul>	2-5	LBL GPCG	<ul style="list-style-type: none"> <li>CIL</li> </ul>	<ul style="list-style-type: none"> <li>Work with LBL to ensure this is a priority CIL project and detail the information for a CIL schedule or planning agreement. Work with developers to deliver permanent structures, designed to cater for the needs of the community, including the incorporation of a potential Railway Children Museum.</li> </ul>

Project Description	Objectives	Timeframe (Years)	Delivery Lead / Partners	Funding Source	Delivery Actions
community. The gardens (Camp Nesbit, within Cox's Woods) of the Ringway Community centre have, for a few years now, offered a space for outdoor learning. This proposal is to make this all permanent through investment in better provision of buildings and facilities.	proposed continuous linear nature trail (Urban National Park). Given its proximity to the nature reserve, consider environmental design in the construction of the buildings, such as ramped earth structures, green roofs, renewal energy etc.				
<b>Neighbourhood Centre Renewal</b>					
The neighbourhood centre of Grove Park designated for renewal to create a new community focal meeting place and local convenience shopping facilities.	<ul style="list-style-type: none"> <li>▪ To meet the objectives outlined in Policies NC1 to NC4 and SA1, SA2 and SA3 to take forward the plan with immediate effect through to the next stage to deliver a detailed masterplan of the demarcated area.</li> </ul>	5-10	LBL GPNF TfL NR	<ul style="list-style-type: none"> <li>▪ Developer</li> </ul>	<ul style="list-style-type: none"> <li>▪ To work with LBL to find funding so that a detailed masterplan can be drawn up (which is beyond the remit of the Neighbourhood Plan). To engage with potential developers early. To continue to engage with the different landowners about the deliverability of the allocated sites. To incorporate the area's literary heritage links through pavement heritage plaques and other signage indicating key aspects such as 'home of the Railway Children'. Consider a Community Development Corporation setup as a body to oversee the implementation of this development proposal, working with the Local Planning Authority; such a vehicle may help create a long term confidence, both for the community and for investors, especially considering the effort the residents have already put in working with partners, designers and their neighbourhood plan.</li> </ul>
<b>Learning Hub</b>					
Provide a new building on the footprint of the Grove Park Library site to deliver a community learning hub and diversify its offer	<ul style="list-style-type: none"> <li>▪ Intensify the building footprint to provide a better building and a local landmark. Incorporate adult learning, better library facilities and quiet space for study, work and</li> </ul>	5-10	LBL GPCG	<ul style="list-style-type: none"> <li>▪ CIIL Receipts from sale of existing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Work with LBL to develop initial proposals and details for a CIL schedule and future planning agreement.</li> </ul>



Project Description	Objectives	Timeframe (Years)	Delivery Lead / Partners	Funding Source	Delivery Actions
to incorporate broader learning opportunities (e.g. Ideas Stores, Maker Spaces, etc.) by consolidating the adult education services offered elsewhere in the neighbourhood.	other cultural and learning activities. In conjunction with nature improvement area objectives, improve the gardens to offer extended outdoor learning and recreation space.			facilities to be relocated	
<b>Create an Urban National Park Connecting Grove Park's Nature Areas</b>					
<p>Deliver a coherent, accessible, walkable public realm to encourage physical activity and cycling route options between key destination points, as well as improving the nature conservation value of the identified sites, through restoration of habitats. By improving the proposed 7 key routes and 7 access nodes, through green infrastructure-led design, Grove Park will be transformed into a connected, healthy neighbourhood that will enhance wellbeing opportunities through active exercise and connection to nature. As well as helping to promote physical health, the wider ecosystem services offered by the green infrastructure will have additional health and wellbeing benefits (including improved air quality, urban drainage, noise abatement, visual aesthetic harmony).</p>	<ul style="list-style-type: none"> <li>▪ To improve wayfinding and where necessary signage across the whole green route network. To achieve a continuous walking (and if possible cycling) route. To improve lateral routes to allow getting on and off the nature trail to improve or to incorporate permeable pathways, and where possible, include provision for cycling routes alongside walking paths. To raise awareness of the history of the route, through the current Heritage Map and any future updates to incorporate the wider network identified. To instil and promote the nature trail as a unique London-wide destination. Capitalising on its Metropolitan Open Land status, make this asset an Urban National Park. Restore key habitats including Wet Meadow, Willow Woodland, Wild Flower Meadow, Chalk grassland, Pond and Riparian habitats</li> </ul>	3-5	Community LBL NR LWT NT	<ul style="list-style-type: none"> <li>▪ CIL HLF Parks for People Sponsorship Donations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Work with LBL to devise the detail to support a CIL schedule and/or future planning agreements. Work with LBL to fund a detailed nature space strategy and detailed design to make the Urban National Park a reality. Continue to engage with partners to develop ideas and define a delivery strategy, including National Trust, Wildlife Trust, as well as the owners with land interests. Promote the unique qualities of the route including 'home of The Railway Children'; route to 'Garden of England' Kent; the heritage cycle path; etc.</li> </ul>

Project Description	Objectives	Timeframe (Years)	Delivery Lead / Partners	Funding Source	Delivery Actions
<b>Improve Green Infrastructure Along Strategic Walking Routes</b>					
Improved green infrastructure-led public realm improvements will be delivered to create healthier, tranquil active travel options	<ul style="list-style-type: none"> <li>To connect Grove Park’s key destinations and public nature areas to deliver a healthy and sustainable neighbourhood To promote sustainable transport option along improved routes To design a green infrastructure-led town centre, providing the missing green corridor link between the natural parklands to the north, and the formal parklands of Chinbrook Meadows.</li> </ul>	5-10	LBL Developers	<ul style="list-style-type: none"> <li>CIL</li> </ul>	<ul style="list-style-type: none"> <li>To design a wayfinding strategy and plan to incorporate better heritage signage along all identified routes indicating all key features (gateways, historic information, route names,</li> </ul>

Table 20: Project Schedule and Recommended Delivery Vehicles

# Glossary

<b>Biophilic Design</b>	<p>Biophilic Design responds to the well documented knowledge that humans have an innate connection to nature and natural processes. It offers an approach to creating buildings and spaces that respond to our human needs – thereby making design ‘human-scale’. Incorporating biophilic design principles to the design of places and buildings not only means integrating nature (green infrastructure) into design proposals, but also incorporating natural analogues into the design of the built elements; these can include using elements that use references to, representations of, or mimic aspects of nature such as natural materials, colours, textures, natural geometries (fractals and curves), organic forms and patterns.</p>
<b>Harmonic Design</b>	<p>Refers to composition of design elements such as balance, pattern, repetition, proportion, scale, rhythm, right amount of variety and detail, unity, etc, that come together to create a space that affords healthy functional qualities; different combinations will create spaces that are calming, versus spaces that afford social interaction and activity, without being overpowering and jarring.</p>
<b>Natural Play</b>	<p>Natural Play Areas are outdoor spaces designated for adventure play that are made of natural materials and incorporate natural components such as plants, logs, water, sand, mud, boulders, hills and trees. Natural Play does not just mean leaving a few logs on the ground, but is a combination of integrating quality structured play equipment in a natural context as well as interweaving nature and natural elements to create spaces where children can use their imagination to play thereby giving a wide range of play and learning experiences. Refer to guides by the National Trust, Woodland Trust as well as Play England.</p>
<b>Multi-Functional Green Space</b>	<p>Multi-functional refers to the ecosystem services that Green Infrastructure provides to tackle impacts of climate change, flood risk, water management, heat risk, food supply, providing efficient and renewable energy and creating comfortable, attractive places in which to live.</p>
<b>Green Infrastructure</b>	<p>Green Infrastructure (GI) can be summarised as a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. Green Infrastructure also encompasses river systems and coastal environments (these are sometimes also refer to as Blue Infrastructure). The Local Plan uses Green-Blue Infrastructure (GBI) and Green Infrastructure (GI) interchangeably). Component elements of green infrastructure include natural and semi-natural green spaces such as parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size. GI in the widest sense will be accepted in line with key institutional definitions including Natural England, Landscape Institute, Green Infrastructure Partnership, Ecosystems Knowledge Network.</p>
<b>Universal Design</b>	<p>Universal Design is the design of buildings, products or environments to be aesthetic and usable to the greatest extent possible by everyone and therefore accessible to all people, regardless of age, disability or other factors. It also ensures that design responses are not only addressing extreme physical impairments but also more common sensory impairments especially in designing for older people. Detailed guidance can be found on the website for Centre for Excellence in Universal Design (CEUD), by the National Disability Authority (NDA) Ireland.</p>

<b>Design and Build with Nature</b>	Sometimes also referred to as ‘nature-based solutions’ it calls on design and building approaches to account for natural systems and ecosystem services, and to harness these natural processes to create smart and sustainable infrastructure to manage resources and climate impacts (such as sustainable urban drainage, passive heating and cooling, energy efficiency and waste management, etc). The approach is gaining traction with a number of guides starting to emerge
<b>Healthy-by-Design</b>	Healthy by Design promotes the ethos of incorporating healthier design considerations into masterplanning and place-making decisions. It is a process which ensures that all elements known to promote health and wellbeing are given due consideration when designing places and buildings to avoid adverse health impacts. There are numerous guides on how to delivery healthy environments, including a selection promoted by Public Health England.
<b>Wider Determinants of Health</b>	Wider Determinants of Health draws attention to the broad range of individual, social, economic and environmental factors which influence our health. An understanding of the wider determinants of health ensures we take a holistic approach to planning and designing places. It acknowledges that healthy, cohesive communities are the result of not just places with accessible health care and green spaces, but also where the social, cultural and economic wellbeing factors are also in place to allow individuals to achieve their full potential, thereby bringing about the total wellbeing of their community. Therefore, it is important to ensure access to facilities like jobs and community spaces is fundamental to place-making. For more details, view Government guidance.
<b>Heritage Asset</b>	All assets including both designated and non-designated that the community deem significant in terms of the cultural, architectural, and natural historic relevance.

# Policy Framework Cross-Reference

Applicants should refer back to original policy documents to satisfy themselves that they have taken into account all applicable policies.

Theme	GPNP Policy	Local Plan	London Plan	NPPF
Heritage	<ul style="list-style-type: none"> <li>▪ <b>Policy HR1:</b> Protection of Heritage Assets and Buildings of Townscape Merit</li> <li>▪ <b>Policy HR2:</b> Protection of Areas of Special Local Character (ASLC)</li> <li>▪ <b>Policy HR3:</b> Enhancement of Chinbrook Estate ASLC</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 16:</b> Conservation Areas, Heritage Assets And The Historic Environment</li> <li>▪ <b>DM Policy 37:</b> Non-Designated Heritage Assets Including Locally Listed Buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 7.8:</b> Heritage assets and archaeology</li> </ul> <p><u>New London Plan</u></p> <ul style="list-style-type: none"> <li>▪ <b>Policy HC7:</b> Protecting public houses</li> <li>▪ <b>Policy HC1:</b> Heritage conservation and growth</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 15:</b> Conserving and enhancing the natural environment</li> </ul>
Neighbourhood Centres	<ul style="list-style-type: none"> <li>▪ <b>Policy NC1:</b> Enhancement of Grove Park Local Neighbourhood Centre and Shopping Parades</li> <li>▪ <b>Policy NC2:</b> Designation of Grove Park Neighbourhood Centre as a Regeneration Area</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 6:</b> Retail Hierarchy And Location Of Retail Development</li> <li>▪ <b>DM Policy 15:</b> Neighbourhood Local Centres</li> <li>▪ <b>DM Policy 16:</b> Local Shopping Parades And Corner Shops</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 4.7:</b> Retail and town centre development</li> </ul> <p><u>New London Plan</u></p> <ul style="list-style-type: none"> <li>▪ Policy SD10 Strategic and local regeneration</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 6:</b> Building a Strong, Competitive Economy (para 80 -84 )</li> <li>▪ <b>Section 7:</b> Ensuring the Vitality of Town Centres (para 85 – 90)</li> </ul>

Theme	GPNP Policy	Local Plan	London Plan	NPPF
Built Environment	<ul style="list-style-type: none"> <li>▪ <b>Policy BE1:</b> Design of Extensions and Alterations to Existing Buildings</li> <li>▪ <b>Policy BE2:</b> Human-centric and Biophilic-led Design of New Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 8:</b> Sustainable Design And Construction And Energy Efficiency</li> <li>▪ <b>Core Strategy Policy 15:</b> High Quality Design For Lewisham</li> <li>▪ <b>DM Policy 30:</b> Urban Design and Local Character.</li> <li>▪ <b>DM Policy 31:</b> Alterations and Extensions To Existing Buildings Including Residential Extensions</li> <li>▪ <b>DM Policy 33:</b> Infill Sites, Backland Gardens and Amenity Areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 5.3:</b> Sustainable design and construction</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy D2:</b> Delivering good design</li> <li>▪ <b>Policy D3:</b> Inclusive design</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 7:</b> Achieving Well-designed Places (para 124 – 132)</li> </ul>
Community Spaces	<p><b>Policy CA2:</b> Safeguarding and Enhancement of Key Cultural Community Spaces</p> <p><b>Policy CA3:</b> Safeguarding of Public Houses</p>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 19:</b> Provision And Maintenance Of Community And Recreational Facilities</li> <li>▪ <b>Core Strategy Policy 19:</b> Provision And Maintenance Of Community And Recreational Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 3.16:</b> Protection and enhancement of social infrastructure</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy S1:</b> Developing London's social infrastructure</li> <li>▪ <b>Policy HC7:</b> Protecting public houses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 8:</b> Promoting Healthy and Safe Communities (para 91 –101)</li> </ul>

Theme	GPNP Policy	Local Plan	London Plan	NPPF
Housing	<ul style="list-style-type: none"> <li>▪ <b>Policy H1:</b> Delivering a Healthy Mix of Housing Typologies and Design</li> <li>▪ <b>Policy H2:</b> Promoting Affordable Ownership</li> <li>▪ <b>Policy H4:</b> Windfall Sites</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 1:</b> Housing Provision, Mix And Affordability</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policies 3.3-3.15:</b> Housing, Affordable Housing and London’s Housing Stock Policies</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy H1:</b> Increasing housing supply</li> <li>▪ <b>Policy H5:</b> Delivering affordable housing,</li> <li>▪ <b>Policy H12:</b> Housing size mix</li> <li>▪ <b>Policy D4:</b> Housing quality and standards.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 5:</b> Delivering a sufficient supply of homes</li> </ul>
Local Employment	<ul style="list-style-type: none"> <li>▪ <b>Policy EM1:</b> Protect Micro-Enterprise Employment Sites</li> <li>▪ <b>Policy EM2:</b> Conversion of Unused Garages To Promote Micro-Enterprise</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 3:</b> Strategic Industrial Locations And Local Employment Locations</li> <li>▪ <b>Core Strategy Policy 5:</b> Other Employment Locations</li> <li>▪ <b>DM Policy 16:</b> Local Shopping Parades And Corner Shops</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 4.12:</b> Improving opportunities for all</li> <li>▪ <b>Policy 4.9:</b> Small shops</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy E2:</b> Low-cost business space</li> <li>▪ <b>Policy E3:</b> Affordable workspace</li> <li>▪ <b>Policy E8:</b> Sector growth opportunities and clusters</li> </ul>	<ul style="list-style-type: none"> <li>▪ Section 61: Building a Strong, Competitive Economy (para 18-22 80 - 84)</li> </ul>
Sustainable Transport	<ul style="list-style-type: none"> <li>▪ <b>Policy T1:</b> Enhancement of Key Active Travel Routes</li> <li>▪ <b>Policy T2:</b> Promote the Use of Sustainable Vehicular Options</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 14:</b> Sustainable Movement and Transport</li> <li>▪ <b>DM policy 29:</b> Car Parking</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 6.9:</b> Cycling</li> <li>▪ <b>Policy 6.10:</b> Walking</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy T2:</b> Healthy streets</li> <li>▪ <b>Policy T5:</b> Cycling</li> <li>▪ <b>Policy T6.1:</b> Residential parking</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 9:</b> Promoting Sustainable Transport (para 102 – 111)</li> </ul>

Theme	GPNP Policy	Local Plan	London Plan	NPPF
Natural Environment	<ul style="list-style-type: none"> <li>▪ <b>Policy GI1:</b> Protection and Enhancement of Grove Park’s Green Spaces</li> <li>▪ <b>Policy GI2:</b> Delivering the Linear Parkland Nature Trail (Railway Children Urban National Park Concept Masterplan)</li> <li>▪ <b>Policy GI3:</b> Designation of Nature Conservation Improvement Areas</li> <li>▪ <b>Policy GI4:</b> Green Infrastructure-led Development</li> <li>▪ <b>Policy GI5:</b> Protection of the Designated Dark Sky Status of Grove Park Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 12:</b> Open Space and Environmental Assets</li> <li>▪ <b>DM Policy 25:</b> Landscaping and Trees.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 7.18:</b> Protecting open space and addressing deficiency;</li> <li>▪ <b>Policy 7.5:</b> Public realm</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy G1:</b> Green infrastructure</li> <li>▪ <b>Policy G3:</b> Metropolitan Open Land</li> <li>▪ <b>Policy G4:</b> Local green and open space</li> <li>▪ <b>Policy G5:</b> Urban greening</li> <li>▪ <b>Policy G6:</b> Biodiversity and access to nature;</li> <li>▪ <b>Policy D7:</b> Public realm;</li> <li>▪ <b>Policy D13:</b> Noise</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 15:</b> Conserving and Enhancing the Natural Environment (para 170 - 183)</li> <li>▪ <b>Section 8:</b> Promoting Healthy and Safe Communities (para 91 –101)</li> </ul>
Sustainable Environment	<ul style="list-style-type: none"> <li>▪ <b>Policy SE1:</b> Incorporation of Climate Adaptation Measures</li> <li>▪ <b>Policy SE2:</b> Improving Air Quality</li> <li>▪ <b>Policy SE3:</b> Alleviating Flood Risk</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Core Strategy Policy 9:</b> Improving Local Air Quality</li> <li>▪ <b>DM Policy 23:</b> Air Quality</li> <li>▪ <b>Core Strategy Policy 10:</b> Managing And Reducing The Risk Of Flooding</li> <li>▪ <b>Core Strategy Policy 11:</b> River And Waterways Network</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Policy 5.3:</b> Sustainable design and construction;</li> <li>▪ <b>Policy 5.13:</b> Sustainable Drainage</li> </ul> <p><b><u>New London Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Policy SI13:</b> Sustainable drainage</li> <li>▪ <b>Policy SI12:</b> Flood risk management</li> <li>▪ <b>Policy SI1:</b> Improving air quality</li> <li>▪ <b>Policy SI4:</b> Managing heat risk</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Section 8:</b> Promoting Healthy and Safe Communities (para 91 –101)</li> <li>▪ <b>Section 14:</b> Meeting the Challenge of Climate Change, Flooding and Coastal Change (para 148 – 108)</li> </ul>

**TABLE 21: POLICY FRAMEWORK CROSS REFERENCE**





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