

Examination Clarification Question

Grove Park Neighbourhood Plan

RECEIVED 4TH JANUARY 2021

RESPONDED 14TH JANUARY 2021

Please can the Neighbourhood Planning Forum confirm that all landowners affected by the proposed site allocations in the Grove Park Neighbourhood Plan have been formally consulted and provide copies of the letters of consultation including any responses received.

PLEASE NOTE – THIS EXAMINATION NOTE CONTAINS EMAIL ADDRESSES WHICH HAVE NOT BEEN REDACTED

- 1.1 This examination note responds to the Inspector's question, stated above, that was received on the 4th January 2021.
- 1.2 The Forum can confirm that all stakeholders known to the Forum, including land owners of proposed site allocations in Grove Park Neighbourhood Plan were consulted.
- 1.3 All landowners known to the Forum at the time of the Reg 14 consultation, were contacted by email, using the email of contacts the Forum were in liaison with at the time. The contents of the email is pasted in Appendix A.
- 1.4 Please note, all emails regarding the Reg 14 consultation were sent out via the Forum's previous email address info@groveparkneighbourhoodforum.com. Some follow-up emails were via the Chair's personal email address. Unfortunately, in 2019 an error occurred which meant the Forum's hosting server were lost and the Forum had to set up a new domain and email contact info@grovepark.org.uk.
- 1.5 The draft Pre-submission version of the Plan was put up on the Forum's website in June 2017 at <https://groveparkneighbourhoodforum.com>. Please note this has changed to <https://grovepark.org.uk/>.
- 1.6 Regulation 14 consultation formerly run from October 7th to November 20th 2017. On the 16th of October 2017, the Forum emailed all stakeholder contacts. In some cases several attempts were made to get a formal response, but not all land owners chose to formerly respond to the consultation. At the GPNF AMG held on the 29th November 2018, it was decided to extend the consultation deadline till the 11th of December to allow more responses to come through.
- 1.7 All responses received are attached to this note as appendices.

- 1.8 The below summary table lists all land owners in relation to the site allocations along with the date each were contacted for the Reg 14 Consultation, and the date any responses were received. Please note, this contact date relates to the correspondence in relation to Reg 14 consultation only, but the Forum has had various contacts with its stakeholders throughout the Neighbourhood Planning Process over time.
- 1.9 On 5th December 2019, in response to the Council's request, the Forum Chair responded to the Council with a list of landowners contacted at Reg 14, so that they may be contacted again for the Reg 16 consultation.

Site Allocation Ref	Allocation Type	Landowner Name & Contact	Date Contacted for Reg 14 Consultation	Date of Response
SA1 Vacant Land at Lions Close	Housing	L&Q Group	Emailed 16 th October 2017	Received 5 th December 2017 – See Appendix D
SA2 Cleared Site on Grove Park Road, , adjacent to Grove Park Youth Club	Mixed-Use, Housing-Led Please note, this site has now been given planning permission granted July 2020 and building is underway DC/19/114829	KMP Care Ltd appeared to be the applicants of lapsed planning application (DC/10/74995/x and DC/13/85/151) to build a care home. However, companies house search indicated that the company had dissolved in 2015. The Forum did not know who the new owners were. Ownership is now with Grove Park Road Land limited who have permission and construction is underway. Forum have been in touch with the new owners since 2019.	Owner at the time of Reg 14 was unknown; no contact made.	n/a
SA3 Bus Waiting Area and Vacant	Mixed-Use, Housing-Led	TfL - juliabray@tfl.gov.uk GLA - Andrew.jones@london.gov.uk	Emailed on the following Dates	See email string in Appendix B. As a key stakeholder and landowner of one of the

Land at Rear	NB: same sites have now also been put forward by Lewisham's emerging Local Plan		requesting a formal consultation response: 21 st September 2017 16 th October 2017 20 th March 2018 1 st June 2018 23 rd October 2018 13 th November 2018	key site allocations the Forum tried on a number of occasions to reach out and request a response. Despite the promise of a formal consultation response, one never came.
		Network Rail George.Christou@networkrail.co.uk Elliot.Stamp@networkrail.co.uk Rachel.Parker@networkrail.co.uk	Emailed on the following Dates requesting a formal consultation response: 16 th October 2017 20 March 2018 24 th April 2018 1 st June 2018 28 th October 2018	See Email string Appendix C. As a key stakeholder and landowner of one of the key site allocations the Forum tried on a number of occasions to reach out and request a response. Despite the promise of a formal consultation response, one never came.
SA4 Lewisham Adult Education Centre & Curtilage	Mixed-Use, Housing-Led	Lewisham Council	In constant contact with the Council who received drafts and the pre-submission draft	See Appendix E comments made by the Council
SA5 The Ringway Centre & Gardens	Community Use	Lewisham Council		
SA6 Grove Park Library	Community Use	Lewisham Council		
SA7 Grove Park Youth Club	Community/ Employment Use	Lewisham Council		
SA8 Baring Hall	Employment Use	Antic Pubs - Fi@anticlondon.com	16 th October 2017	No response received

Hotel Car Park				
SA9 Former Boxing Club Site	Housing Please note, planning application submitted DC/20/119336	Federation of London Youth Sold to SRG Capital Limited	16 th October 2017	No response received; ownership has since changed and a planning application has now been submitted.
SA10 W.G. Grace Site and Curtilage	Housing, Community Facilities	L&Q Group	16 th October 2017	Received 5 th December 2017 See Appendix D

1.10 The below table lists other sites where additional designations had been proposed

Site Name and Ref	Proposed Designation	Landowner	Date Contacted	Date Representation Received
Site 2: Lee Gardens Nature Reserve, Corona Road	Local Green Space Please note, this site has now been partially built on and is no longer in use, therefore it is proposed to be removed.	L&Q PNehra@lqgroup.org.uk	16 th October 2017	See Appendix D; no mention of the site was made
Site 4: Marvels Adventure Play/Sport Ground	Local Green Space	L&Q PNehra@lqgroup.org.uk	16 th October 2017	See Appendix D; no mention of the site was made
Site 6: The Ringway Centre Gardens	Local Green Space	Lewisham Council	16 th October 2017	See Appendix E

- 1.11 The railway cutting, which is designated as Metropolitan Open Land and a Site of Importance for Nature Conservation by existing Local Plan policies, was identified as Site 1 in the Neighbourhood Plan (Table 14).
- 1.12 While no allocations or any new or different designations were proposed, Policy requirements have been set out to bring this green corridor into beneficial use, in line with existing MOL and Green Belt policies. The cutting is made up of different ownerships and table indicates all known owners and the Forum's contact with them. Please note, the date relates to the Forum's contact in relation to Reg 14 Consultation specifically. The Forum has had numerous liaisons and interactions with the various land owners over time.

Landowner	Date Contacted	Date Representation Received
Oceanwave Estates Ltd / Austringer Estates Ltd / Austringer Capital Ltd	16 TH October 2017 Ms Bryony Jennings (director) bpj@austringer.im	None received
Network Rail	16 th October 2017 20 March 2018 24 th April 2018 1 st June 2018 28 th October 2018	See above table None received
Lewisham Council	Ongoing communication	See Appendix E
Taylor Wimpey Since 2018 '3242 Investments Ltd' bought the land off Taylor Wimpey (who is the same owner as TILCO Ltd, who was Taylor Wimpey's agent and responded to the consultation on their behalf)	17 th October 2017 Steve Thwaites (planning agent) newcos@virginmedia.com stuart oldroyd (Taylor Wimpey Agent) < stuart_oldroyd@btinternet.com > and soldroyd@tilco.co.uk	15 th November 2017 – See Appendix F
Phoenix Housing	17 th October 2017 jim.Ripley@phoenixch.org.uk	None received
Mathew John Hill	17 th October 2017 matthill96@hotmail.com	Received 20 th November 2017 See Appendix G

1.13 The below map sets out the indicative land ownerships. Where exact boundaries are not known, then the map gives an indicative view or knowledge about the the ownership boundaries.



1.14 The below map is an extract from Lewisham Council's Policies Map, found online here: <http://www.cartogold.co.uk/lewisham/map.htm>



Appendix A

Dear Grove Park Stakeholder

It has been a pleasure working along side you over the years. We have now published our Neighbourhood Plan and invite you to take a look. The plan and all supporting evidence documents can be downloaded from this link:

<https://groveparkneighbourhoodforum.com/2017/06/14/grove-park-pre-submission-draft-neighbourhood-plan-for-consultation/>

We are running a statutory consultation on this pre-submission version and would appreciate your comments to be returned to us by November 20th 2017.

We are really excited by our vision for Grove Park, which celebrates all of its key natural and heritage assets and look forward to working with you all to achieve the 'good growth' that Grove Park deserves.

Please send all comments to info@groveparkneighbourhoodforum.com

Appendices as attachments

Appendix B – Communication with TfL

Appendix C – Communication with Network Rail

Appendix D – Reg 14 Representation by L&Q

Appendix E – Reg 14 Comments by Lewisham Council

Appendix F – Reg 14 Representation by Taylor Wimpey

Appendix G – Reg 14 Representation by Mathew John Hill

