



Your Future Neighbourhood

The Neighbourhood Plan For Crofton Park and Honor Oak Park (HopCroft Plan) 2017-2027

Adoption Version – May 2022

Acknowledgements

The Crofton Park and Honor Oak Park Neighbourhood Plan has been prepared with the assistance of the consultants Changing Cities and Urban Silence on behalf of the HopCroft Neighbourhood Forum. In particular we owe warm thanks to Joanna Chambers (of Changing Cities), who worked with dedication and patience on the drafting of the text, and on the necessary research for it, and then attended many meetings of the Forum and the Steering Group. Martina Juvara of Urban Silence drew the maps.

This draft plan has also been made possible by the dedication of the Neighbourhood Forum Steering Group who have devoted many hours of volunteer time in making it happen. We were fortunate to have our own resident planner: Kay Pallaris, as Secretary to the Forum from the start until 2018, made an invaluable and unique contribution to the preparation of the Plan, to piloting it through the complex processes of consultation and amendment, and to many other tasks. Other helpful contributions were made by Tony Rich and Ann Dunton.

After Kay's departure, Nicholas Taylor and Anna-Maria Cahalane-MacGuinness ensured that the final copy of this document could be published gremlin-free and typo-free.

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Foreword – Cllr Pauline Morrison – Forum Chair

I lived in Crofton Park between 1976 – 1982, when I ran a local pub – the General Napier. In 2010 I was elected as local councillor for the Crofton Park ward. I've seen it change in many ways through the years but the essence of the place remains. It is a vibrant, family-friendly local community with residents and businesses that care about their streets, facilities and green spaces. People are drawn to the area because of the variety of homes, the attractive Victorian and Edwardian streets, the parades of independent shops and eating places, the good transport connections, the local creative and cultural activities and the beautiful parks. We know the area will continue to change and many of the challenges that other areas of London face have not escaped us – congested roads, increasing housing costs and stretched local services. We want to protect and enhance Honor Oak & Crofton Park (HopCroft) through future changes. This Neighbourhood Plan is our response to some of these challenges and I am pleased to be able to present it to the residents of Crofton Park Ward.

The Plan has been developed by the HopCroft Neighbourhood Forum through its steering group of local residents, following detailed local research, analysis and comments from many local people and extensive consultation with the local community since October 2016. Various people have given their time and skills to prepare this excellent piece of work that demonstrates their pride in our area. The Acknowledgements on the previous page highlight the invaluable contributions of the local volunteers, in partnership with Kay Pallaris, and also the various consultants. The Plan has now been submitted to LB Lewisham to be prepared for examination by an external inspector and then submitted to a local referendum, which will give all residents the opportunity to vote on it.

The Neighbourhood Plan fits into a structure of documents that control changes to buildings and spaces – some set at a national government level, some set by the Greater London Authority and some set by the London Borough of Lewisham. Once adopted, it will become a statutory planning document that developers, the council, and others planning changes in HopCroft will need to take account of as they go through the planning process. It will also help us secure financial contributions and grants to undertake some of the brilliant community-led improvements that will help Crofton Park and Honor Oak Park remain attractive places to live, work and visit.

For our neighbourhood to thrive in the future, we need to work together. While this document focuses on our green spaces, local facilities, buildings, transport and economy, there is plenty you can do to help. Little things like greening your front garden and keeping hedges neat can make a real difference to our streets. If you or your landlord is planning changes to a building, please think about how those changes affect the existing local built and green environment. Supporting local businesses and using local facilities will keep them operating for others and if you support any of the specific projects we propose in this plan, then maybe you could help get them moving.

Thank you for your interest in the Neighbourhood Plan. I would encourage you to read the Plan and join the Neighbourhood Forum to contribute to updates in your local area over the next few years. We have come a long way in preparation of the plan and I would like to thank everyone involved.

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1 Introduction

1.1 Background

Like other parts of London, Crofton Park and Honor Oak Park are facing pressures for change and development. If this is to be addressed in a way which benefits the people who live and work here, it must respond to the existing character of the area and the future needs of the community. The Neighbourhood Plan provides the opportunity for the community to come together to shape development and growth of the area; protecting and enhancing what is good and improving those parts which need it.

The Crofton Park and Honor Oak Park Neighbourhood Plan (the HopCroft Neighbourhood Plan) has been prepared by the Crofton Park and Honor Oak Park Neighbourhood Forum (the HopCroft Forum), which was designated by the Mayor of Lewisham in July 2014 and is made up of people living and working within and in close proximity to the designated boundary. The area covered by the Plan corresponds to the boundary of the Crofton Park Ward and is shown on Figure 1.

The Plan covers the ten-year period 2017-2027 and is for the benefit of people who will live and work in the area. It must therefore reflect the aspirations and views of the local community and have broad support. The draft Neighbourhood Plan has been prepared following extensive analysis of the area and consultation with the local community by the HopCroft Forum. It has addressed the comments raised by the local community at the various engagement events which took place in the Spring/Summer of 2015 and the responses received during consultation on the draft Neighbourhood Plan between October 2016 and January 2017.

The pre-submission Neighbourhood Plan was the subject of formal consultation with the wider community of Crofton Park and Honor Oak Park in July 2017 prior to its submission to Lewisham Council for independent examination as part of the overall adoption process.

1.2 Scope of the Neighbourhood Plan

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and policies to direct sustainable development of the area. A Neighbourhood Plan enables residents to set detailed planning policies which enhance overall policies for the area set out in the London Borough of Lewisham's Local Development Plan¹ and to use these to determine planning applications.

The Neighbourhood Plan sets out an overall strategy for the future development, protection and enhancement of the area, which will benefit people who will live and work in the area in the years to come. The focus of the Plan is on the development and use of land, however, it also considers other actions and projects to improve the Neighbourhood. The Plan sets out:

- a shared vision for the Neighbourhood Area (Section 3)
- planning policies for determining future planning applications (Section 5)
- other actions required to deliver improvements (Section 5)
- priority projects for future funding and implementation (Section 6)
- Delivery Plan (Section 7)

Neighbourhood Plans must be prepared in accordance with the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended)². As a result, preparation of the Honor Oak and Crofton Park Neighbourhood Plan is required to satisfy a number of basic conditions. The Plan has had regard to and is in general conformity with strategic policies contained in the following documents:

- National Planning Policy Framework³ (March 2012)
- London Plan 2011⁴ (as amended)
- Lewisham Local Development Plan¹.

A more detailed explanation of how this draft plan conforms with strategic and local planning policies is outlined in the Basic Conditions Statement..

¹ Lewisham Local Development Plan - <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/Pages/default.aspx>

² Neighbourhood Planning Regulations 2012 (as amended) <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ The NPPF - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ The London Plan - <https://www.london.gov.uk/what-we-do/planning/london-plan>

The Neighbourhood Plan will attain the same legal status as Lewisham’s Local Development Plan once it has been agreed at a local referendum (public vote) and is brought into legal force by the London Borough of Lewisham. At this point it will become part of the statutory development plan and applications for planning permission must be determined in accordance with the Neighbourhood Plan, unless material considerations indicate otherwise⁵.

1.3 Preparation of the Neighbourhood Plan

Work on the draft Neighbourhood Plan started in 2014 and has involved engagement and consultation with the local community through surveys, meetings and workshops. Details of our approach are set out on the Forum’s website (<http://croftonhonorpark.neighbourhood.space/>). An extensive period of consultation on the draft Neighbourhood Plan took place between October 2016 and January 2017 and the comments received have been taken into account in the preparation of the pre-submission version of the Neighbourhood Plan. The key milestones are set out below.



Consultation with the local community has highlighted:

- a strong, cohesive community with a clear sense of identity and pride in their local area;
- support for the development and enforcement of specific planning policy guidance;
- the need for greater efforts to protect streets and buildings with heritage features and the general character of the area;
- the need for greater efforts to protect and enhance green spaces and areas of importance for nature conservation;
- A desire for better engagement with the community on planning decisions affecting the area.

A specific engagement website has been established for the local community to share ideas and raise key issues to be considered in the preparation of the Neighbourhood Plan: <https://HopCroftforum.stickyworld.com/home>.

⁵ 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

The draft Neighbourhood Plan is also based on the analysis of a wide range of data about the local area. The evidence which captures the background justification for the broad strategy and the detailed planning policies is set out in the following documents, which can all be found in the Publications section of the Forum website⁶:

- Evidence Base Part 1- Background Context⁷
- Evidence Base Part 2 - People⁸
- Evidence Base Part 3 - Environment⁹
- Site Assessment Report¹⁰
- Key Issues Survey Results December 2014-March 2015¹¹
- Proposal for a Conservation Area in Honor Oak Park¹²
- Draft Vision Workshop Outputs¹³

1.4 Delivery Timeframes

The Neighbourhood Plan covers a period of 10 years (2017-2027). However, the Neighbourhood Forum may wish to review their strategy and plan in the interim 5 years, to ensure that the general vision, policies and proposals remain aligned to any changing circumstances in the area.

Following public consultation and any subsequent amendments to the draft Plan to address comments received, the final Neighbourhood Plan will be submitted to the London Borough of Lewisham who will appoint an independent inspector to examine the Plan. If the Plan is approved by the examiner, the Neighbourhood Plan will be subject to a local referendum and if successful will be brought into legal force by Lewisham Council as the local planning authority. Following approval, the Neighbourhood Plan will have the same legal status as the council's Local Development Plan and become part of the statutory development plan. Any development that requires planning consent will need to comply with the Neighbourhood Plan along with local and national planning policies.

⁶ <https://hopcroftneighbourhood.org.uk/>

⁷ Evidence Base Part 1 – Background and Context - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/1-Evidence-Report_Nhood-Analysis_Part1-Background-v2.pdf

⁸ Evidence Base Part 2 – People - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/2-Evidence-Report_Nhood-Analysis_Part2-People.pdf

⁹ Evidence Base Part 3 – Environment - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/3-Evidence-Report_Nhood-Analysis_Part3-Environment.pdf

¹⁰ AECOM Site Assessment Report - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/150825_SiteAssessment_Hopcroft-Final-Report_reduced-file-size.pdf

¹¹ Key Issues Survey - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/11/Key-Issues-Survey_Priorities-Results_2015-04-02.pdf

¹² Proposal for Conservation Area in Honor Oak Park - <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/Proposal-for-a-Conservation-Area-in-Honor-Oak-Park.pdf>

¹³ Draft Vision Day Document - <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/Crofton-Park-and-Honor-Oak-Park-Vision-and-Objectives-Workshop-Debriefing-Report.pdf>

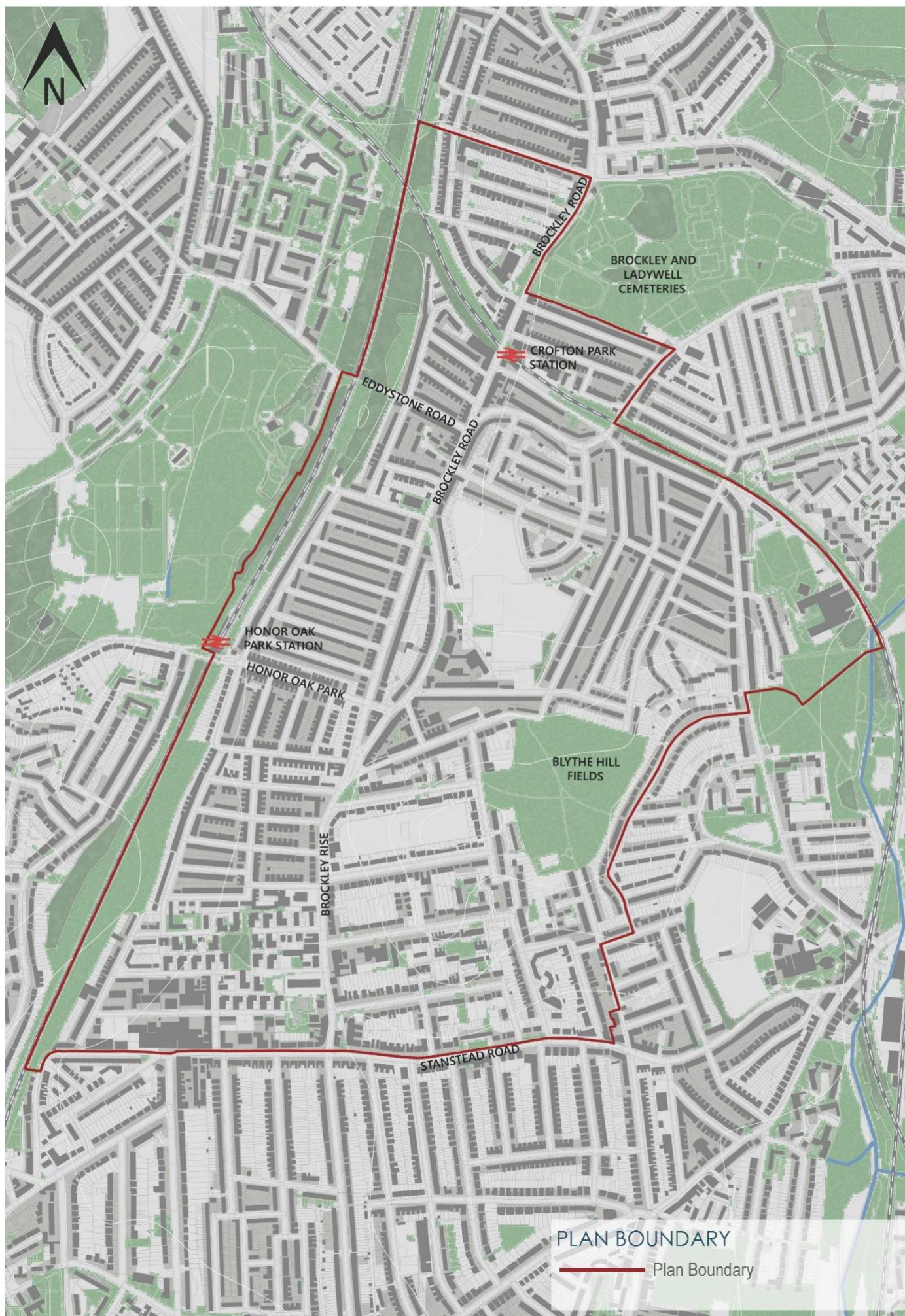


Figure 1: Boundary of area covered by Honor Oak Park and Crofton Park Neighbourhood Plan

2 The Area Today: Issues and Options

2.1 Introduction to Issues and Options

The Neighbourhood Plan area follows the boundaries of the Crofton Park Ward. It comprises a number of distinctive areas and important assets. It is largely residential in character with two mainline train stations, Crofton Park and Honor Oak Park, two local retail centres focused around the stations at Brockley Road and Honor Oak Park, a number of green spaces – Blythe Hill Fields, King’s College Sports Ground and Brockley Hill Park - four primary schools and several community buildings, including churches, a library, a health centre and community halls.

The Neighbourhood Plan area is often perceived by the residents as being made up of distinct micro-neighbourhoods. In particular, people identify with the area or parts of the area as Brockley, Crofton Park, Honor Oak Park, Blythe Hill, and Forest Hill. It has a wealth of built heritage and is a green, leafy neighbourhood characterised by its varied and hilly topography with attractive panoramic views of London’s skyline.

Work undertaken by the Neighbourhood Forum as part of the evidence base and through engagement and consultation with the local community has identified a number of issues and opportunities to improve the area to be addressed through the Neighbourhood Plan and other complementary actions. Some of these issues may be addressed through land use and planning policies and others will require a range of other related interventions outside the scope of the Neighbourhood Plan.

In 2014 a key issues survey identified that the top issues for the Neighbourhood Plan to address were transport, community facilities and the local economy. In addition, housing, the built environment, the natural environment and green infrastructure were also identified as important issues that the plan can address.¹⁴ The key issues and options for addressing these through the policies and actions in the Neighbourhood Plan are set out in this section.

2.2 Socio-economics

14,937 people live in Crofton Park Ward according to the 2011 Census. The area is predominately white (60.4%), with the second largest ethnic group being from Afro-Caribbean origins (22.2%) followed by those identifying as mixed race (7.8%). The population is fairly young with a median age of 35. 30.6% of residents fall between the ages of 30-44. Many are young families who have recently moved into the area. Ages 0-4 represent 8.2 % of the population which is higher than the Lewisham, London or England figures (8%, 7.2%, 6.3% respectively). One area within the ward (around the Ewart Road Estate) falls within the bottom 20% of most deprived areas in the UK. The southern end of the neighbourhood has a higher proportion of social housing and lower income demographics. On the whole educational attainment in the area is relatively good compared with Lewisham and London averages. A high proportion of the population have degree level qualifications or above (48.6%) but 10% of the population does not have any formal qualifications and this is largely concentrated in the southern part of the area. A high proportion (80.4%) is economically active, with 13.5% of the economically active population in self-employment. This is higher than the Lewisham (11.5%) and England and Wales (10.4%) averages. On the whole residents of Crofton Park Ward report having very good health (51.5% of resident population), with higher averages compared to Lewisham (49.1%) and London (50.5%). Access to doctors also appears to be adequate, with the majority of residents living within a 10 minute walk to the nearest surgery. Details of demographics, socio-economics, health and wellbeing, education and deprivation are contained in the Evidence Base Part 2 (People)¹⁵.

¹⁴ https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/Key-Issues-Survey_Priorities-Results_2015-04-02.pdf

¹⁵ https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/2-Evidence-Report_Nhood-Analysis_Part2-People.pdf

Socio-Economics: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ South-western part of the Neighbourhood area around the Ewart Road Estate falls within the bottom 20% of most deprived areas in the UK with a higher proportion of social housing, lower income demographics and lower educational attainment. ➤ A high proportion of the economically active population in self-employment. This is higher than the Lewisham and national averages ➤ South Circular end of Brockley Rise has higher proportion of closed shops and poor public realm 	<p>Ensure social infrastructure adequately serves the needs of the local population, in particular the large proportion of young children in the area by ensuring that new development is required to contribute towards appropriate new and improved provision to meet identified need</p> <p>Provision of affordable small work units or shared work space to encourage growth of small businesses</p>	<p>Measures to promote regeneration of southern part of the neighbourhood, e.g. investment in new businesses, enhancement of community facilities and measures to revive the local economy such as bringing back empty shops into use on Brockley Road</p> <p>Opportunities for improved access to training and skills</p>

2.3 Community Facilities

The area contains a number of multifunctional community spaces – including dedicated community centres, as well as schools and churches used and led by proactive local groups and staff. It has a strong underlying social infrastructure, with dedicated community groups in the area providing activities and outreach initiatives for local residents. However, concern has been expressed that the facilities are not sufficiently protected and there is a need to ensure adequate provision to meet the needs of all sections of the community. Nurseries and primary schools in the area are generally all within walking distance and access to general health practitioners also appears to be adequate.

The need for indoor sports facilities was raised during consultation with the local community, including the potential for improved community access to private facilities such as Kings College Sports Ground. People supported the expansion of community facilities and broadening the groups and services that use them, to cater for all residents, with greater collaboration and partnership working between providers and a stronger sense of local ownership and empowerment.

HopCroft is part of a wider creative community which also extends to New Cross and Peckham, with several annual festivals and local pubs often showcasing local musicians. This has been quoted by many residents as creating a great community spirit and is one of the reasons they like living here. Regular street parties and festivals are currently held on Blythe Hill Fields, Ackroyd Road, Courtrai Road and Brockley Hall Road. Ballina Street also used to be closed off for market events at Christmas, Easter and in July. A schedule of facilities which are considered to be of community value has been prepared by the Neighbourhood Forum in consultation with the local community¹⁶. Details of access to services are contained in the Evidence Base Part 2 (People). There are also many events held in the private Brockley Hill Park, although this is only accessible via the surrounding houses.

¹⁶ Assets of Community Value Draft List - <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/Assets-of-Community-Value.pdf>

Community Facilities: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Capacity of pre-school and education facilities in the area will need to be considered if new housing development is proposed ➤ Existing community facilities may be vulnerable unless they are afforded greater protection, particularly with Local Authority funding constraints and potential pressures for change of use/redevelopment. ➤ Need to ensure that all groups have adequate access to facilities ➤ Inadequate provision of some facilities, such as for indoor sport ➤ Arts and cultural facilities and activities have made a significant contribution to community identity and character and need to be supported 	<ul style="list-style-type: none"> Encourage early engagement of community in development proposals ➤ Protection of community facilities including Ewart Road Clubhouse and Ackroyd Community Centre from change of use or redevelopment without suitable re-provision ➤ Explore opportunities for shared use and improved community access to existing facilities 	<ul style="list-style-type: none"> Develop register of community facilities and community groups ➤ Promote greater collaboration between community groups to help achieve mutual aims and make best uses of existing community facilities, including for sports use ➤ Continue to develop and maintain a programme of local arts and cultural events

2.4 Housing

The area contains a mix of housing types and tenure. The dominant type of housing is Victorian and Edwardian terraced homes, often with large gardens which are attractive to families. As in other parts of London house prices have risen significantly and there are concerns about access to affordable housing.

The neighbourhood area is well established and largely residential in character. The existing urban form and development pattern limits major physical change. An assessment of potential development opportunities was undertaken by consultants funded by Locality to identify opportunities for development sites in the plan. The full range of sites considered is set out in the Site Assessment Report¹⁷. The lack of large sites available for redevelopment results in fewer opportunities for major development or physical change compared with other local areas within Lewisham.

Rapidly increasing house prices, partly as a result of recent transport improvements (particularly the London Overground), has made access to housing increasingly difficult for young adults with new families. Rental properties include an unusual amount of social housing in older terraced houses; private renting is also substantial, and generally of a reasonable quality, although expensive. New build social housing of the 1970s, low-rise and of good quality, is strongly evident in the southern part of the area (Ewart Road, Brockley Park and Montem Road).

¹⁷ Site Assessment Report by AECOM - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/150825_SiteAssessment_Hopcroft-Final-Report_reduced-file-size.pdf

Housing: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Affordability and rising house prices ➤ Lack of large sites available for development ➤ Pressures for conversion of employment, retail and community facilities to residential use ➤ Pressures for intensification of existing residential areas ➤ Increase in number of extensions and conversions giving rise to some concerns about impact on amenity (including paving of front gardens) 	<p>Protect the existing supply of family homes</p> <ul style="list-style-type: none"> ➤ Where appropriate, consider potential for mixed uses, including residential, in the redevelopment of sites in existing retail, community and employment use (with the exception of the Malham Road Industrial Estate) <p>Make best use of available development opportunities to provide a mix of housing to meet local needs, including affordability</p> <ul style="list-style-type: none"> ➤ Ensure high quality of design in new residential development and extensions and conversion of existing properties 	<p>Prepare a design guide as a framework for infill development and extensions, to ensure the coherence, heritage features and general appearance of the public realm are not damaged as a result</p>

2.5 Economy

The area contains a variety of workspaces including Malham Road Industrial Estate which is a designated Local Employment Location. Smaller creative workshops are also located within some of the shopping parades and also in private houses. The Malham Road Local Employment Location (LEL) is currently underused and relatively isolated from the surrounding area. Other workspaces, such as Beecroft Mews, are unprotected and may be vulnerable to pressures for change of use and redevelopment. There is limited provision of small co-working spaces at Crofton Park Library but capacity is very limited (approximately 6 workspaces available for laptops and 6 computers available for public use).

There is one designated Local Neighbourhood Centre (Crofton Park) and five Neighbourhood Parades, the most prominent being Honor Oak Park. The recession of 2008 hit the local economy hard with many of the main road shops closing and some subsequently converted to residential use, although most of these conversions occurred before 2008. Since 2014, new businesses have opened in the northern part of the area notably round Crofton Park Station, Honor Oak Park and Brockley Rise. The condition of the shops in Brockley Rise has been highlighted as a particular issue, with residents and traders stating that footfall to the parades needs improving. The southern end of Brockley Rise, towards the South Circular, contains a number of vacant retail units, together with a significant use for food takeaways.

Consultation responses highlighted the desire for an improved retail offer including fresh fruit and vegetables, fish-mongers, butchers and specialist shops. There were also concerns there are currently too many betting shops in the area. The view was expressed that local independent shops needed support in marketing and presentation to compete with multinationals. The neighbourhood does not have a market, which some felt would be a valuable addition and possible sites have been suggested.

Economy: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Malham Road Local Employment Location (LEL) is underutilised and relatively isolated from surrounding area ➤ Other workspaces are unprotected and potentially vulnerable to development ➤ Despite a large number of self-employed people there is a shortage of co-working or workshop spaces ➤ Some local parades (notably the southern end of Brockley Rise) have a number of vacancies, and retail units are being converted to other uses ➤ Concern that the divide between the quality of high streets in the north and south could increase ➤ Quality of the local retail offer needs to be improved with support required for independent shops 	<p>Enhancement of Malham Road Employment Area to make it more attractive to a range of businesses</p> <ul style="list-style-type: none"> ➤ Protection of Local Employment sites and measures to retain their affordability for local businesses <p>Make better use of existing employment areas through improvements to premises and new workspace</p> <p>Enable and encourage conversions of garages into workspace units</p> <ul style="list-style-type: none"> ➤ Provision of co-working/affordable workshop space for start-ups ➤ Protection of shopping parades and control of change of use of retail units to residential 	<p>Address issues of vacant units in Brockley Rise and Stanstead Road parades</p> <ul style="list-style-type: none"> ➤ Focus regeneration efforts in southern part of area to address issues of inequality ➤ Ensure shop units remain affordable to encourage local enterprise and independent businesses <p>Action to support development of business networks including a business forum</p>

2.6 Built Heritage and Townscape

The value of townscape and heritage, and also the quality of new design have been identified as issues of concern for the neighbourhood. The built heritage of the area, combined with its hilly landform, has a strong character that is much valued by residents and visitors. Whilst there are no designated conservation areas, there are a number of listed buildings. The area is particularly known for the Brockley Jack of Noakes family heritage, the Arts and Crafts Gothic style church of Saint Hilda's, an Edwardian Carnegie library and the only remaining operational 1950s ballroom in London, the Rivoli. The area also includes potential local heritage assets which help define positive aspects of local character. In some instances these are assets which have wider communal relevance, such as the Walter Segal community self-build development in Segal Close off Brockley Park, Crofton Park Library (now run as a social enterprise), and the public houses of gastro type.

The area contains some noteworthy Arts & Crafts housing in Wyleu and Lessing Streets as well as clusters of architecturally significant Victorian and Edwardian housing in Lowther Hill, Duncombe Hill, Ravensbourne Road, Blythe Hill, Brockley View, Stanstead Road, Brockley Rise, Stondon Park and Brockley Road. There is a significant amount of Victorian and Edwardian housing in the area, although bomb damage during the war resulted in post-war infill development in many of the streets. The rest of the housing is mostly from the early 1900s and the 1920s/30s with some 1960s/70s mid-rise estates, some of good design. The pioneering community self-build Walter Segal development in Segal Close off Brockley Park is also noteworthy

The route of the London to Lewes Roman Road passes through King's College Sports Ground and Blythe Hill Fields, and then parallel to Blythe Hill Lane, making it a site of archaeological importance.

The need for heritage and townscape assets to be safeguarded has been mentioned in community consultation, particularly highlighting the Brockley Jack, Crofton Park Library and the Rivoli Ballroom. Further protection of the townscape has been suggested, including Honor Oak Park, where the conversion of shops to residential units has impacted on the quality and appearance of the street, and improvements to Eddystone Road as a key gateway into the neighbourhood.

Residents have expressed concern that some new development has not been of a good quality, having a negative effect on the character and appearance of the area. Also, some building renovations or extensions have resulted in the loss of original architectural features or reduced the unified, coherent design of the terraced street frontages. While it is generally considered that high quality contemporary design should in principle be encouraged as long as it takes into account local context, residents will want to ensure that future developments respond positively to the character and quality of their surroundings and meet sustainable building standards.

In 2013 a study of the local architecture in Honor Oak Park, Lessing Street, Wyleu Street and Gabriel Street, among others, was undertaken by local residents to support a proposal to designate these streets as a Conservation Area. Following consultation with Lewisham Council, this proposal has not been progressed. Such streets, along with others, are much-loved older areas of the neighbourhood. While they may not meet the criteria for designation as Conservation Areas, they possess sufficient architectural, townscape and environmental quality to make them of significant local value; the Neighbourhood Forum believes they contribute significantly to the neighbourhood's sense of place and should be noted as Areas of Special Local Character.

It should also be noted that front boundary walls and railings are common and attractive features characteristic of many of the Hopcroft area's residential streets. Original brick walls, gate pillars and cast iron railings can be of historic interest in their own right. Further details on built heritage are provided in the Evidence Base Part 1 (Background)¹⁸, the Lewisham Borough-wide Character Study (October 2010)¹⁹ the Proposal for a Conservation Area in Honor Oak Park (October 2013)²⁰ and the subsequent Areas of Special Local Character Report (2017) – see page 56 and Appendix B for details.

Built Heritage & Townscape: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Absence of locally relevant design guidance ➤ Quality of new development ➤ Some new developments or renovations on existing streets have not taken into account local style and context and detailed features, creating an incoherent and poor quality relationship between buildings and the street in some locations ➤ Impact of conversions and extensions (specifically of lofts) on the overall street and local character ➤ Absence of sense of arrival to a residential area, especially from the South Circular road ➤ Clusters of architecturally significant housing are unprotected 	<ul style="list-style-type: none"> Enhance local character through reflecting and enhancing built and cultural heritage in new development ➤ Review proposals for protection of overall architectural character and recommend Areas of Special Local Character ➤ Promote a gateway enhancement project to create a sense of arrival and departure from the entrances to the Neighbourhood Area 	<ul style="list-style-type: none"> Establish local design guidelines to protect and enhance distinctive features of Victorian, Edwardian and Arts & Crafts heritage value in residential streets and shopping parades ➤ Identify buildings and features of architectural merit in specific areas, with a view to recommending them for inclusion in the borough Local List, where appropriate

2.7 Green Spaces

The HopCroft Neighbourhood Area is a hilly, leafy neighbourhood with a number of open spaces located on hill tops, including Blythe Hill Fields from which panoramic views of London's skyline can be enjoyed. Other natural heritage features include a former country pathway joining Eddystone Road Bridge with the Brockley Jack, linking with the Green Chain Walk and with habitats of nature conservation interest along the railway embankments.

The green character of the area is greatly valued by residents and needs to be carefully protected. However, whilst access to formal parks is generally accessible within a 5-25 minute walk, access to quality local level amenity space is poorer. The Lewisham Open Space Strategy 2012²¹ highlights pockets of deficiency of access to natural green spaces in the northern park of Crofton Park which are more than 10 mins walk from a formal park and evidence shows that residents living in the north-west and south-west of the ward have less access to open green space. In addition, the hilly nature of the formal green spaces makes these sites even less accessible to members

¹⁸ Evidence Base (Background) https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/1-Evidence-Report_Nhood-Analysis_Part1-Background-v2.pdf

¹⁹ Lewisham Borough Wide Character Study - <https://lewisham.gov.uk/myserVICES/planning/policy/Documents/LewishamBoroughWideCharacterStudyP2.pdf>

²⁰ Proposals for Conservation Area in part of Honor Oak <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/Proposal-for-a-Conservation-Area-in-Honor-Oak-Park.pdf>

²¹ Lewisham Open Space Strategy 2012 <https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/OpenSpaceStrategy2012.pdf>

of the community with restricted mobility. There is limited public access to private open spaces and sports provision (King's College Sports Ground and Brockley Hill Park). Another major asset is the continuous green corridor and site of nature conservation importance (SINC) along the railway cutting, formerly the route of the Croydon Canal. It has a distinct landscape character, offering an important visual green amenity to the area. Some locations along this stretch are accessible to the public as nature reserves (namely at Buckthorne Road, Garthorne Road and one just outside the boundary of the Neighbourhood Area at Devonshire Road), with the potential for greater access in other parts.

Consultation with the local community highlighted concerns about the deterioration in the quality of some green spaces and the public realm, for example many street trees have been cut down and not replaced. Many green spaces are inaccessible and hidden – including the natural habitats along the railway cutting. On the other hand, many examples of front garden planting can be observed in the area, which also provide great amenity value. It contributes to local context and character and also has significant biodiversity value as well as being valuable for natural drainage. Front gardens and forecourts provide a landscape setting to buildings and an important defensible semi-public space.

There is a lack of green links between open spaces; in particular there are poor links to the Green Chain Walk. This is signed from Crofton Park station and Eddystone Road but there is no clear route or information about what it is. Walking routes connecting the hilly parks of the neighbourhood lack trees or other green infrastructure. Improvements such as increased street planting would provide a visual guide to green space and realise the area's full potential as a destination for walking to see the views across London. Details of green infrastructure and open space are contained in the Evidence Base Part 3²².

Green Spaces: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Deficiencies in open space provision in north-west and south-west parts of the area ➤ Limited or no public access to private open spaces and sports provision (Kings College Sports Ground and Brockley Hill Park). Poor connections and lack of green routes between green spaces ➤ Poor connection to and signing of SE London Green Chain Walk ➤ Loss of street trees and lack of replacement tree planting ➤ Loss of front and rear garden trees and hedges, and random hard surfacing of front gardens 	<ul style="list-style-type: none"> Designate new local areas of green space ➤ Improve access to local public open space ➤ Increase the number of trees and general biodiversity in open spaces and new development Improve green infrastructure (e.g. tree planting, street planters, green walls) on routes that link key public open spaces and the Green Chain Walk ➤ Open up and protect views and enhance gateways into area ➤ Promote the multiple benefits of green infrastructure in relation to health and wellbeing, air quality, climate change and local economy ➤ Enhance SINC sites through the designation of Nature Improvement Areas ➤ Restrict hard surfacing of front gardens 	<ul style="list-style-type: none"> Encourage provision of sports activity in existing open space and increased public access to private provision ➤ Promote greening of area including street tree planting as well as front and rear garden planting ➤ Where possible, improve access to natural habitats along railway embankments

2.8 Environment

The neighbourhood was designated an Air Quality Management Area (ref AQMA 6) in 2013 due to the high levels of pollutants which regularly exceed the annual legal air quality limits for NO₂ (a pollutant linked to health conditions including respiratory diseases and heart conditions). There were also concerns that identified hotspots

²² Evidence Base Part 3 (Environment) - https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/1-Evidence-Report_Nhood-Analysis_Part1-Background-v2.pdf

are close to school playgrounds e.g. Dalmain Primary School and Beecroft Garden Primary School. With a major road going through the neighbourhood and the South Circular Road forming the southern boundary of the area, air pollution and the health impacts associated with it are a key concern. The 2016-21 Air Quality Action Plan applies to the area²³

The Neighbourhood Area is not deemed to be at risk from river flooding. However, according to the Environment Agency, Crofton Park Ward is at risk from surface water flooding and this risk will get worse under predicted climate change conditions as the drainage system can only cater for relatively small storms. There is evidence of extensive surface water flooding, specifically around the junction of Honor Oak Park with Brockley Rise.

Concern has been expressed through consultation that recent developments have failed to address environmental issues sufficiently. There are particular concerns about the impacts of noise, vibration and air pollution on Brockley Road and Stondon Park due to heavy traffic in the area.

Details of air quality, noise pollution, energy consumption and flood risk are contained in the Evidence Base Part 3 (Environment)²⁴.

Environment: Key issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Air pollution and identification of hotspots close to school playgrounds (Dalmain and Beecroft Garden Primary Schools). ➤ Health impacts of poor air quality ➤ Air pollution, noise and vibration due to heavy traffic on Brockley Road and Stondon Park ➤ Stanstead Road (South Circular) at southern end of the neighbourhood is the cause of significant air pollution ➤ Risk from surface water flooding and impacts of climate change. Increasing surface-level flooding, specifically around Honor Oak Park junction with Brockley Rise ➤ Concern that recent developments have failed to address environmental impacts including air quality, surface flooding and noise pollution 	<ul style="list-style-type: none"> • Brockley Road Corridor improvements to include measures to address air quality • Encourage green walls and street tree planting as part of new development schemes • Promote sustainable transport with improved cycling and walking routes, new electric charging points and car club bays • Ensure new development considers surface water flooding, with requirement for use of sustainable drainage systems 	<ul style="list-style-type: none"> • More action to monitor and mitigate air quality • Ensure proposals for streetscape works consider surface water drainage • Protect tranquil green spaces from noise pollution and disturbance

2.9 Transport and Movement

The neighbourhood is served by London Overground, train and bus. However, there are a number of issues relating to the quality of both train and bus travel and associated facilities. There is a limited rail service at Crofton Park Station, and the station and the surrounding area need improving. Bus services in the ward tend to focus on north-south movements into central London, while connections with neighbouring areas in south London take less direct routes or require multiple connections. While transport is a very important local issue, and one which local

²³ London Borough of Lewisham Air Quality Action Plan 2016-2021 - <https://www.lewisham.gov.uk/myservices/environment/air-pollution/Documents/LewishamAirQualityActionPlanDec2016.pdf>

²⁴ Evidence Base (Environment) https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/3-Evidence-Report_Nhood-Analysis_Part3-Environment.pdf

people feel strongly about, issues relating to public transport provision and services cannot be directly addressed by policies in the Neighbourhood Plan. However, necessary actions can be highlighted and the Plan can give greater weight to local views.

Brockley Road, Stondon Park, Brockley Rise and Stanstead Road have high levels of traffic and are perceived as dangerous for pedestrians and cyclists due to traffic speed. There is a need for safer and more convenient pedestrian crossings to encourage local people to walk more. There is local support for general traffic speed reduction and local people also raised parking issues around Stillness Junior and Infants Schools and Beecroft Garden School. The Brockley Corridor Improvement project (led by Lewisham Council) provides a significant opportunity to address issues relating to road traffic, improve infrastructure for pedestrians and cyclists and enhance the quality of the environment. There is a general requirement for improved signage and links with wider cycle and walking routes including the Green Chain, which is poorly signed. Eddystone Road footbridge is a key gateway to the neighbourhood (by bike and on foot), but is in need of improvements and better signage.

Transport & Movement: Issues	Options (Planning policy)	Options (Related actions)
<ul style="list-style-type: none"> ➤ Crofton Park Station is in poor condition and needs improvement, particularly to address access for those with reduced mobility, and to the station entrances ➤ Brockley Road, Stondon Park, Brockley Rise and Stanstead Road have high levels of traffic and are perceived as dangerous for pedestrians and cyclists due to traffic speed and inadequate safe and convenient pedestrian crossings ➤ Indirect bus routes to bordering neighbourhoods hinder east-west journeys to, from and through the neighbourhood ➤ Limited service at Crofton Park Station and indirect bus routes to neighbouring areas including Peckham and Deptford High Street ➤ Poor signage and linkage to established walking routes including the Green Chain ➤ Poor cycling infrastructure ➤ Poorly lit railway bridge crossings and concerns about safety and security, at Eddystone Road in particular, which is a key gateway on foot and bicycle to the area 	<p>Safe and convenient pedestrian crossings, provision for cyclists and traffic management measures to reduce speed both along Brockley Road Corridor and in other specific locations in the HopCroft area</p> <ul style="list-style-type: none"> ➤ Extend and improve walking and cycling routes with better signage and links with wider networks 	<p>Work with Thameslink to improve Crofton Park Station</p> <ul style="list-style-type: none"> ➤ Work with transport providers to improve services, infrastructure and routes ➤ Encourage walking by improving the pedestrian experience: removing unnecessary signage and ineffective bollards, installing additional street lighting and increasing street planting and trees ➤ 'Secure by Design' assessment of Eddystone Road link to address concerns of safety and security ➤ Public realm improvements and better lighting and signage at Eddystone Road footbridge.

2.10 Summary

The issues and options identified from our assessment of existing conditions and consultation with the local community have provided the basis for the preparation of the overall strategy and objectives for the Neighbourhood Plan area (Section 3) and the development of the planning policies and related actions set out in Sections 5 and 6 of this document. In particular, it has highlighted a number of key issues which the Neighbourhood Plan must address in promoting sustainable development:

- The need to ensure social infrastructure adequately serves the needs of the local population, in particular the large proportion of young children in the area;
- The importance of promoting regeneration of southern part of the neighbourhood, including investment in new businesses, enhancement of community facilities and measures to revive the local economy such as bringing back empty shops into use on Brockley Rise;
- The protection of existing community facilities including Ewart Road Clubhouse and Ackroyd Community Centre from change of use or redevelopment without suitable re-provision;
- The need to make best use of available development opportunities to provide a mix of housing to meet local needs, including affordable housing;
- The need to ensure a high quality of design in all new development;
- The protection of local employment sites and provision of affordable workspace;
- The protection and enhancement of local shopping parades;
- The need to protect and enhance local character and heritage;
- Deficiencies in open space provision and the need to designate new local areas of green space and to improve green infrastructure;
- The need to address issues of local air quality;
- Action to mitigate climate change;
- The promotion of sustainable transport and extended and improved walking and cycling routes.

3 HopCroft Neighbourhood Strategy

3.1 Introduction

The HopCroft Neighbourhood Plan has been developed within the context of national, strategic and local planning policy and the overriding objective of promoting sustainable development. It has been informed by community engagement, consultation and research undertaken by the Neighbourhood Forum and the evidence base documents.

The Neighbourhood Plan outlines a strategy for the Neighbourhood Area and sets out planning policies and other related actions to shape the neighbourhood in the period up to 2027 and contribute to the achievement of sustainable development.

Planning applications will be determined in line with the planning policies set out in the Neighbourhood Plan and other relevant local and strategic planning policies and national planning policy guidance.

The Plan sets out:

- a shared **vision** for the future of the neighbourhood;
- clear **objectives** which the policies, with related actions and priority projects, will seek to achieve; and
- an overall **strategy** for the protection and enhancement of the neighbourhood.

These key elements provide the basis for the policies, related actions and priority projects set out in Sections 5 and 6.

3.2 Neighbourhood Vision

THE VISION FOR HOPCROFT

An inclusive neighbourhood nestled between the attractive green peaks of Hilly Fields, One Tree Hill and Blythe Hill. A well-connected residential area which benefits from leafy Victorian and Edwardian streets. High quality, attractive neighbourhood parades with independent shops, eating places and businesses linked to excellent community spaces. Education and entertainment facilities supporting a diverse range of social, cultural and arts activities.

A place that actively encourages a healthy lifestyle, a sense of community and new businesses to thrive, where everyone benefits from its positive qualities, facilities and friendliness.

This Vision has emerged from comments made during consultation with the local community and analysis undertaken by the Neighbourhood Forum. The Vision was developed at a Vision Day Workshop and was the subject of wider consultation between November 2016 and January 2017. It seeks to encompass the aspects of the neighbourhood which are most valued by local people and the assets which they want to protect and enhance. It is based on a shared goal: to celebrate and enhance the area's cultural, built and natural heritage and to ensure that everyone in the area benefits in the future from its distinctive qualities and facilities.

3.3 Neighbourhood Objectives

The Vision is underpinned by a number of interrelated objectives which the Neighbourhood Plan seeks to achieve through policies, actions and projects. The objectives below were developed through a Vision Day Workshop held in June 2015²⁵ which identified the following key themes:

²⁵ Draft Vision Workshop Outputs <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/Crofton-Park-and-Honor-Oak-Park-Vision-and-Objectives-Workshop-Debriefing-Report.pdf>

- **Healthy environment** - new and improved green infrastructure, drainage of surface water, reduced flood risk and improved air quality
- **Local economy** - protection and enhancement of shopping streets and opportunities for small businesses
- **Regeneration** of southern part of Neighbourhood Plan Area - Brockley Rise (South) and Ewart Road Estate
- **Protection of built environment** - ensuring that new development is in keeping with and enhances the character of the area
- **Quality of design** - ensuring that new development is of a high design quality
- **Protection and enhancement of community facilities** - ensuring that existing community assets are protected and where possible enhanced

These objectives look to the future and have been further developed in the light of the evidence base and in response to the issues and options identified in Section 2. These are summarised in Table 1 under the following key themes:

- Sustainable Development (overarching theme)
- Housing
- Community Facilities
- Local Economy and Neighbourhood Centres
- Built Environment and Heritage
- Green Space
- Transport and Movement
- Health and Wellbeing

Table 1 signposts the relevant Neighbourhood Plan policies which address these objectives. Details of the policies are set out in Section 5. All of the policies in the plan contribute individually and collectively to the overarching objective of contributing to the achievement of sustainable development and are in conformity with national, strategic and local planning policies.

Theme	Objectives	Relevant Policies
Sustainable Development	1. To contribute to the achievement of sustainable development in the Neighbourhood Plan area	GE1, H1, H2, SA1, C1, C2, E1, E2, NC1, NC2, NC3, BE1, BE2, BE3, GS1, GS2, GS3, GS4, T1, T2, T3, T4, HW1, HW2, D1
Housing	2. To ensure a range of housing is provided to meet local needs 3. To make best use of development opportunities to meet local priorities	H1, BE1 H1, BE1
Community Facilities	4. To protect and where appropriate enhance community facilities in the neighbourhood for everyone to benefit from and enjoy	C1, C2
Local Economy and Neighbourhood Centres	5. To create a strong independent/home-grown local economy and to support local businesses, Small and Medium-sized Enterprises (SMEs) and creative enterprises to thrive in vibrant local centres, parades and employment hubs 6. To create vibrant neighbourhood local centres and local shopping parades which meet the needs of residents 7. To regenerate the area around Brockley Rise/Stanstead Road	E1, E2, NC1, NC2, NC3 NC1, NC2 NC3

Built Environment and Heritage	8. To protect and enhance the neighbourhood’s built heritage, particularly its Arts & Crafts, Victorian and Edwardian townscape character and buildings of architectural or historic merit. 9. To ensure new development responds positively to the character and quality of its surroundings and meets sustainable building standards. 10. To ensure future development creates streets that will be equally loved and cherished as the terraced streets of the past and will become heritage features of the future. 11. To protect the special character of the streets around Honor Oak Park and other parts of the neighbourhood area	BE1, BE2, BE3 BE1, BE2 BE1, BE2 BE3
Green Space	12. To protect, enhance and celebrate the unique hilly parklands and access to green spaces through improved Green Chain wayfinding, designation of local green spaces and green infrastructure provision along the connecting routes 13. To create a healthy, safe and attractive living environment through improvements to the streetscape and public realm along the key transport corridors, including street tree planting. 14. To contribute to conserving and enhancing the natural environment	GS1, GS2, GS3 GS2, T1 GS1, GS2, GS3, GS4, HW1, HW2
Transport and Movement	15. To seek and campaign for better transport links and facilities 16. To enhance the Brockley Road Corridor including public realm improvements 17. To ensure future proposals create safer opportunities for cycling and walking along the main streets.	T4 T1 T1, T2, T3
Health and Wellbeing	18. To create a healthier living environment and improve the wellbeing of residents through measures to improve air quality and address impacts of climate change	GS1, GS2, GS3, GS4, T1, T2, T3, T4, HW1, HW2

Table 1: Cross tabulation of Neighbourhood Objectives and Relevant Policies

3.4 Overall Neighbourhood Strategy

The overall Neighbourhood Strategy is illustrated in Figure 2. This provides the spatial framework for realising the vision and objectives in the period up to 2027. It provides the framework for the policies and actions set out in Section 5 and the Priority Projects detailed in Section 6. The key elements have been informed by the issues and options outlined in Section 2:

- **Priority area for regeneration and investment:** an area focused around the Brockley Road/ Stanstead Road frontages at the southern end of the Neighbourhood Plan area
- **Brockley Road Corridor:** a priority for public realm, public transport, cycling and pedestrian improvements and for street tree planting and other green infrastructure
- **Crofton Park Station:** a priority for improvement, particularly for services, accessibility and general building condition
- **Malham Road Local Employment Location:** an opportunity for regeneration and possible intensification to achieve employment growth and higher quality employment space
- **New Green Chain link:** improved connections between the public open spaces as a priority for greening and tree planting
- **Neighbourhood/local parades:** a priority for investment and bringing vacant retail space back into active use
- **Designation of Areas of Special Local Character (ASLC):** combining unique physical spaces of heritage value with vibrant social, cultural, economic activity.
- **Community Facilities:** identification of community assets to be protected from change of use or development
- **Green Spaces:** designation of new Local Green Spaces
- **Development sites:** designation of housing and employment sites

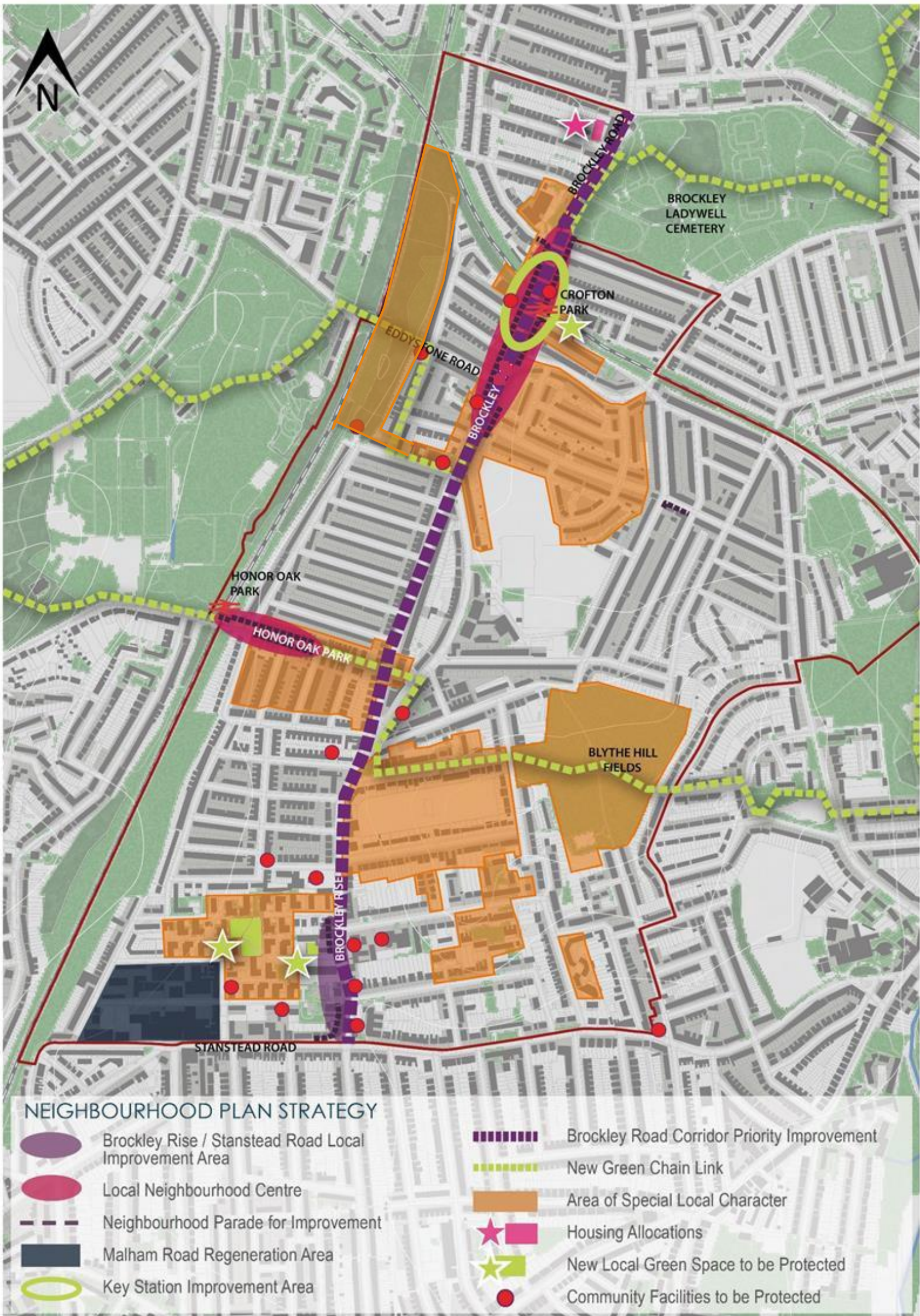


Figure 2: Neighbourhood Plan Strategy

4 Policy Framework

4.1 Introduction

This section sets out the national, strategic and local planning policy context for the Neighbourhood Plan. The Neighbourhood Plan will form part of the Local Development Plan and must conform with other national, regional and local planning policies. Together with other planning policy documents, it will provide the framework for the determination of planning applications and contribute to the achievement of sustainable development.

Development of the Neighbourhood Plan seeks to promote sustainable development in conformity with national, strategic and local planning policy objectives. The Neighbourhood Plan does not duplicate these policies but rather seeks to reinforce their application at the neighbourhood level. It supports and upholds the general principles that the strategic policies are concerned with and provides an additional level of detail and/or a distinct local approach to that set out in the strategic policies without undermining those policies.

Contributing to the achievement of sustainable development is the core principle underpinning this Neighbourhood Plan.

4.2 What is Sustainable Development?

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages
- moving from a net loss of bio-diversity to achieving net gains for nature
- replacing poor design with better design
- improving the conditions in which people live, work, travel and take leisure
- widening the choice of high quality homes

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – 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;
- **a social role** – 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 well-being;
- **an environmental role** – 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.

These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

The Neighbourhood Plan has taken local circumstances into account and has responded to the different opportunities for achieving sustainable development.

4.3 National Planning Policy and Advice

There is an obligation for any Neighbourhood Plan to take into account the National Planning Policy Framework (NPPF). Introduced in 2012 and revised in 2019, the NPPF sets out the Government's planning policies for England and how these are expected to be applied. Critically, it established a 'presumption in favour of sustainable development' unless there are policies which provide a specific reason for refusing development relating to areas or assets of particular importance. It provides a framework within which local authorities and local communities can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of the community. The NPPF also stipulates that, where appropriate, the plans must reflect and promote relevant EU obligations and statutory requirements. Principally, the NPPF stipulates that any planned development should be sustainable and achieve improvements in the environment, economy and wellbeing of people.

The draft revised National Planning Policy Framework was published for consultation in March 2018 and approved for implementation from 24th January 2019. It incorporates policy proposals previously consulted on in the [Housing White Paper](#) and the '[Planning for the Right Homes in the Right Places](#)' consultation. The presumption in favour of sustainable development remains at the heart of the Framework but there is a stronger focus on improving the supply of new homes.

The Hopcroft Plan promotes sustainable development in line with the NPPF, together with improvements to the environment, economy and wellbeing of people in the Neighbourhood Plan area. It has been prepared having regard to national policies and advice.

The NPPF sets out a set of core land-use planning principles which underpin this Neighbourhood Plan. These core principles are that planning should:

- Be plan-led, with local people empowered to shape their surroundings, through the development of neighbourhood plans setting out a positive vision for the future of the area. Plans should be based on joint working and co-operation and should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas and promote the vitality of urban centres;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

4.4 Strategic Policies

The London Plan 2011 (as amended) details the overarching development strategy for the whole of London. The London Plan has defined 'Regeneration Areas', being those with the highest deprivation as well as areas of 'Opportunity and Intensification'. In these areas, the London Plan outlines its strategies and policies for development that must be adhered to. The Neighbourhood Plan area for Crofton/Honor Oak Park falls outside those areas demarcated for Lewisham Council, which are the Catford and New Cross & Deptford Opportunity Areas.

A draft new London Plan was published by the Mayor for consultation in December 2017. The consultation period ended on Friday 2 March 2018. The draft new London Plan is underpinned 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. GLA officers are currently registering all representations received and preparing a report which will summarise the main issues. In accordance with section 338(3) of the GLA Act, the Secretary of State has appointed a Panel to conduct an examination in public ("EIP") of the London Plan. The Mayor may suggest changes to the draft London Plan in response to the representations received, issues and questions raised by the Panel, or discussions at the EIP.

The vision set out in the current London Plan over the years to 2036 and beyond is that London should:

excel among global cities – expanding opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life and leading the world in its approach to tackling the urban challenges of the 21st century, particularly that of climate change. Achieving this vision will mean making sure London makes the most of the benefits of the energy, dynamism and diversity that characterise the city and its people; embraces change while promoting its heritage, neighbourhoods and identity; and values responsibility, compassion and citizenship.

This high-level, overarching vision is supported by six detailed objectives which embody the concept of sustainable development. They give more detail about how the vision should be implemented, and link it to the detailed policies in the London Plan.

The aim is to ensure that London is:

- 1. A city that meets the challenges of economic and population growth** in ways that ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.
- 2. An internationally competitive and successful city** with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.
- 3. A city of diverse, strong, secure and accessible neighbourhoods** to which Londoners feel attached, and which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high quality environment for individuals to enjoy, live together and thrive.
- 4. A city that delights the senses** and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.
- 5. A city that becomes a world leader in improving the environment** locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.
- 6. A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities** with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.

London Plan Policy 1.1 *Delivering the strategic vision and objectives for London* is of particular relevance to the Neighbourhood Plan. The policy states that:

- Growth and change in London will be managed in order to realise the Mayor’s vision for London’s sustainable development to 2036 and his commitment to ensuring all Londoners enjoy a good and improving quality of life, sustainable over the life of this Plan and into the future.
- Growth will be supported and managed across all parts of London to ensure it takes place within the current boundaries of Greater London without:
 - a: encroaching on the Green Belt, or on London’s protected open spaces
 - b: having unacceptable impacts on the environment
- The development of east London will be a particular priority to address existing need for development, regeneration and promotion of social and economic convergence with other parts of London, and as the location of the largest opportunities for new homes and jobs.
- Other mayoral plans and strategies, decisions on development proposals and investment priorities, and borough Local Plan documents and development decisions should aim to realise the objectives set out in paragraph 1.53, so that London should be:
 - a: a city that meets the challenges of economic and population growth
 - b: an internationally competitive and successful city
 - c: a city of diverse, strong, secure and accessible neighbourhoods
 - d: a city that delights the senses
 - e: a city that becomes a world leader in improving the environment
 - f: a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities’.

The London Plan identifies a number of Opportunity Areas and Intensification Areas which have significant capacity for new housing, commercial and other development linked to existing or potential improvements to public transport access. The Neighbourhood Plan area is not located with or adjacent to any of these designated areas.

The Neighbourhood Plan is in conformity with the policies set out in the London Plan, in particular the creation of a city of diverse, strong, secure and accessible neighbourhoods.

4.5 Lewisham Council’s Local Development Plan

Lewisham Council’s current Local Development Plan is made up of the following documents:

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

Additional to these documents are a number of supplementary planning documents on detailed issues.

Lewisham Council is currently preparing a new Local Development Plan. It will be the key planning document for the borough and will set out how new homes and related infrastructure will be delivered from 2018–33. Stage 1 of the consultation closed on 20 November 2017; Stage 2, originally proposed for 2018, has now been delayed until April-June 2019. Submission to the Government is expected in October - December 2019, with public examination before an Inspector early in 2020 and Adoption of the Plan in the autumn of 2020.

The Lewisham Development Plan provides the planning policy framework for determining planning applications in the area. The Neighbourhood Plan area is defined as an Area of Stability and Managed Change. This means our area is not identified as somewhere for major development or regeneration, rather the scale and type of development is expected to be smaller and to respect the surrounding residential character. Figure 3 sets out the planning policy context for the Neighbourhood Plan area which is provided by the Borough Local Development Plan. This shows the designations in the Borough Local Plan and the areas that are protected from development, such as urban green space, Sites of Importance for Nature Conservation, the Defined Local Employment Location at Malham Road and an Area of Archaeological Priority (the Roman Road). In our Plan, these borough-wide aims are fully applied.

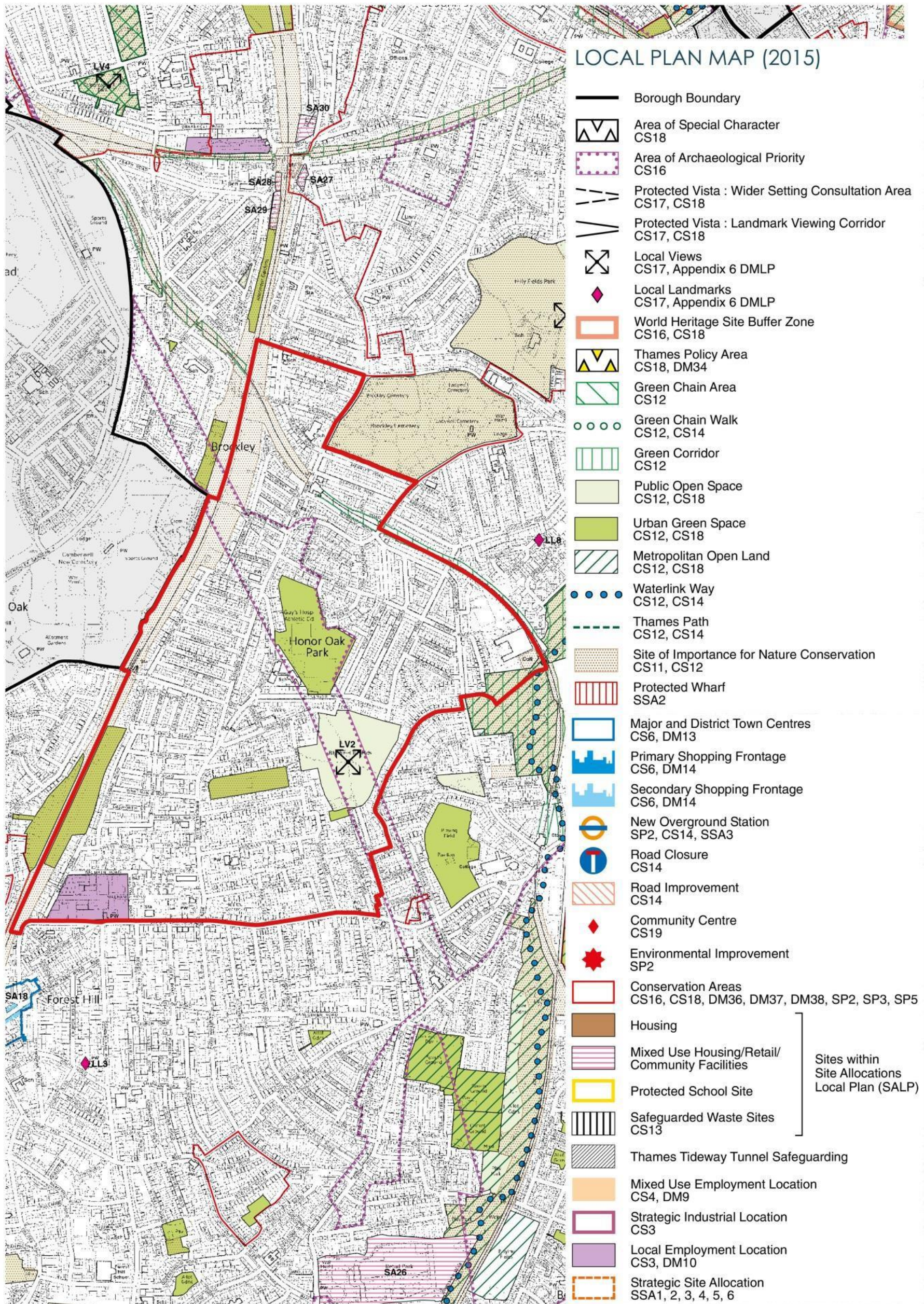


Figure 3: Extract from Lewisham Policies Map (2015). Source: <http://www.cartogold.co.uk/lewisham/map.htm>

Buckthorne Road Nature Reserve was designated in March 2018, so is not shown as Urban Green Space on this 2015 map.

4.5.1 Core Strategy

The Core Strategy is the overall development plan for the Borough and sets out the key decisions about how much development will happen in the borough and where, when, and how it will take place. The Neighbourhood Plan area is defined as an Area of Stability and Managed Change and subject to Spatial Policy 5. Whilst acknowledging the potential for growth and managed change, the scale and type of development will generally be smaller scale than other parts of the borough, respecting the surrounding residential character.

Spatial Policy 5 states that Areas of Stability and Managed Change will provide good quality living environments supported by a network of local services and facilities. The Council will:

- i. ensure that any new development protects or enhances the quality of Lewisham's character and historic significance, particularly within conservation areas
- ii. ensure the retention and protection of shopping areas that contribute to local day-to-day retail needs and employment by designating Crofton Park as a neighbourhood local shopping centre
- iii. protect and support smaller local parades scattered throughout the area
- iv. support locally significant employment areas scattered throughout the area including maintaining a Local Employment Location (LEL) at Malham Road
- v. seek improvements to the walking and cycling environment, in order to improve access to local services and public transport provision
- vi. contribute to improving deprivation issues through estate renewal.

The Core Strategy states that regeneration outcomes within the Areas of Stability and Managed Change will result from the collective benefits of development as well as the ongoing plans and programmes of various partners. This will include estate renewal, school improvements, health initiatives and local employment and training opportunities.

A number of other Core Strategy policies are also relevant to the Neighbourhood Plan area. The main provisions of these policies and their application to the Neighbourhood Plan area are summarised below:

CS Policy 1 Housing provision, mix and affordability

The policy states that:

- Development should result in no net loss of housing
- The Council will seek the maximum provision of affordable housing, with a strategic target for 50% affordable housing from all sources.
- Contributions to affordable housing will be sought on sites capable of providing 10 or more dwellings.
- To ensure a mixed tenure and promote mixed and balanced communities, the affordable housing component is to be provided as 70% social rented and 30% intermediate housing.
- The provision of family housing (3+ bedrooms) will be expected as part of any new development with 10 or more dwellings.
- All new housing is to be built to Lifetime Homes standards and 10% of all housing is to be wheelchair accessible or easily adapted for those using a wheelchair, in accordance with London Plan policy.
- The Council will seek an appropriate mix of dwellings within a development, having regard to the following criteria:
 - i. the physical character of the site or building and its setting
 - ii. the previous or existing use of the site or building
 - iii. access to private gardens or communal garden areas for family dwellings
 - iv. the likely effect on demand for car parking within the area
 - v. the surrounding housing mix and density of population
 - vi. the location of schools, shops, open space and other infrastructure requirements

CS Policy 3 Strategic Industrial Locations and Local Employment Locations

The Neighbourhood Plan area contains a designated Local Employment Location (LEL) at Malham Road. The policy states that the Council will protect the LELs for a range of uses within the B Use Class (B1, B8 and where appropriate B2 industry), and also appropriate one-off uses (described in the Plan as 'sui generis uses'), all of which are intended to support the functioning of the local economy.

CS Policy 5 Other employment locations

The policy states that:

- The Council will protect employment locations outside Strategic Industrial Locations, Local Employment Locations and Mixed Use Employment Locations.
- Employment land within town centres should be recommended for retention in employment use.
- Other uses including retail, community and residential will be supported if it can be demonstrated that site specific conditions, including site accessibility, restrictions from adjacent land uses, building age, business viability, and viability of redevelopment, show that the site should no longer be retained in employment use.

CS Policy 6 Retail hierarchy and location of retail development

The Neighbourhood Plan area contains a Neighbourhood Local Centre (Crofton Park) and a number of designated retail parades. The policy states that the Council will:

- 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 parades, consider change of use and contraction of the shopping facilities only if evidence is established that there is no economic prospect of such uses continuing;
- support the retail hierarchy through farmers' and street markets within the town centres, local centres and parades.

CS Policy 12 Open space and environment

The Neighbourhood Plan area contains a number of open spaces. Blythe Hill Fields is designated as Public Open Space; the King's College Sports Ground, Garthorne Road Nature Reserve, Buckthorne Road Nature Reserve and the private Brockley Hill Park are designated as Urban Green Space; the railway line area between Crofton Park and Ladywell Fields as a Green Corridor; and the railway embankment area alongside the Croydon line as a Site of Importance for Nature Conservation (SINC).

The policy states that the Council will conserve nature, green the public realm and provide opportunities for sport, recreation, leisure and wellbeing by:

- protecting the character, historic interest and amenity of, and within, open spaces, as well as controlling the effects of development outside their boundaries;
- protecting Metropolitan Open Land, open space, urban green space and green corridors from inappropriate built development to ensure there is no adverse effect on their use, management, amenity or enjoyment;
- maintaining and improving the publicly accessible open space network, such as the South East London Green Chain, the East London Green Grid, parks and gardens, playing fields, nature reserves, allotments, community gardens, amenity green space, cemeteries and churchyards as well as smaller open spaces that have townscape quality;
- improving the quality of accessibility to existing open space by public transport, cycle and foot
- preserving and enhancing local biodiversity and geological conservation, in accordance with national and regional policy as set out in PPS9 and the London Plan, by designating Sites of Importance for Nature Conservation;
- protecting trees, including street trees, and preventing the loss of trees of amenity value, and replacing trees where loss does occur;
- seeking new on-site provision of public and private open space as part of new development;
- improving accessibility to existing areas of public open space in identified areas of open space deficiency;
- seeking exemplary design for new, and improvements to existing, open space, in the context of the local character and its distinctive historic qualities;
- maximising opportunities for sport and recreation through well-designed and managed spaces, which take into account the Mayor's Children and Young People's play space requirements in a safe environment;
- promoting living roofs and walls;
- promoting and supporting local food growing and urban agriculture.

CS Policy 14 Sustainable movement and transport

This policy states that the access and safety of pedestrians and cyclists throughout the borough will be promoted and prioritised through the improvement of a network of high quality, connected and accessible walking and cycling routes, including Waterlink Way and the South-East London Green Chain, to enable more effective management of traffic and improve the environment for all users, including pedestrians, cyclists and public transport users.

CS Policy 15 High quality design for Lewisham

The policy states that for all development, the Council will:

- ensure highest quality design and the protection and enhancement of the historic and natural environment, in a way which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character;
- ensure design acts to reduce crime and the fear of crime;
- apply the housing densities as outlined in the London Plan;
- ensure development is flexible and adaptable to change;
- ensure any development conserves and enhances the borough's heritage assets, and the significance of their settings.

In Areas of Stability and Managed Change, the policy states that development should achieve the following design aims:

- The scale and type of development will generally be smaller scale than other parts of the borough, respecting conservation areas, listed buildings and the scale of surrounding residential character.
- Small-scale development, including infill development, will need to be designed and laid out to complement the character of surrounding development, provide suitable residential accommodation with a high level of amenity, and provide for garden and amenity space. Any adverse impact on neighbouring amenity, conservation areas and designated and non-designated heritage assets, biodiversity or open space will need to be addressed.
- Redevelopment opportunities near stations may provide scope for higher density redevelopment. The primary considerations will be accessibility to public transport, local character and urban design principles which aim to establish place-making as part of any redevelopment.
- Small household extensions and adaptations to existing housing will need to be designed to enhance the street scene, protect neighbour amenity and ensure that the living conditions proposed are satisfactory.

CS Policy 19 Provision and maintenance of community and recreational facilities

The policy states that the Council will work with its partners to ensure a range of health, education, policing, community, leisure, arts, cultural, entertainment, sports and recreational facilities and services are provided, protected and enhanced across the borough. The work of the Lewisham Infrastructure Delivery Plan and the relevant corporate plans and strategies of partners will be used to inform provision. The Council will ensure:

- there is no net loss of facilities;
- the needs of current and future populations arising from development are sufficiently provided for;
- the preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres;
- co-location of services and multi-use facilities are encouraged and supported;
- a safe and secure environment is created and maintained.

CS Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles

The policy states that the Council will support the Primary Capital programmes to rebuild or improve all schools within the borough and the broad range of education and training opportunities provided by local groups to strengthen local skill levels. The Council will also work with its partners to:

- support the implementation of the NHS Lewisham Commissioning Strategy Plan;
- improve health and promote healthy lifestyles across the borough by:
 - i. exploring new ways to improve opportunities for healthy and active lifestyles;
 - ii. ensuring that the potential health impacts of development are identified and addressed at an early stage in the planning process;
 - iii. supporting Lewisham University Hospital, health centres and GP surgeries;
 - iv. reducing health inequalities across the borough.

Development Management Local Plan

The Development Management Local Plan includes policies which positively promote sustainable development and help implement the Core Strategy. It essentially provides further detail to support the Core Strategy. Relevant policies are cross-referenced in the subsequent sections as part of the neighbourhood analysis. The Development Management Local Plan sets out additional policies to guide decision on planning applications where locational or site-specific provision has not been outlined in the Core Strategy or the London Plan. The following policies are particularly relevant to dealing with planning applications in the Neighbourhood Plan area:

DM Policy 10 Local Employment Locations (LEL)

Malham Road is designated as an LEL and subject to this policy.

The policy states that:

- The Council will support uses in a Local Employment Location which fall within the B Use Class, together with appropriate one-off (*sui generis*) uses.
- Permission for self-storage facilities, and larger scale storage facilities and warehouses (Use Class B8), will not be granted unless part of the development re-provides the floorspace for Small and Medium Enterprises in line with Core Strategy Policy 3 which protects Local Employment Locations for a range of business uses.
- New build premises in these locations will be required to be flexibly specified and provided with an internal fit-out to an appropriate level to ensure the deliverability of the units and the long term sustainability of the employment uses. The provision of lower cost accommodation suitable for starter businesses should form part of any new scheme.
- Planning permission for the change of use of a building from business use to residential use, or other uses such as day nurseries, churches and other community facilities, will not be granted due to the effect the proposal would have on the continued commercial functioning of the area as a whole and its incompatibility with the uses in the LEL.

DM Policy 15 Neighbourhood local centres

Crofton Park is designated as a neighbourhood local centre and subject to this policy. The Policy states that within designated 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.
- A change of use to non-A1 uses will be considered only if the following criteria are satisfied:
 - i. a high standard of design and appropriate layout is achieved, including high quality shopfronts
 - ii. an attractive window display is provided
 - iii. reasonable attempts have been made to market vacant shop units, for more than 12 months, at an appropriate rent
 - iv. similar alternative shopping facilities are available within a comfortable walking distance (approximately 400 metres or less)
 - v. there is a balance to the number and type of units within the centre (where at least 40% of A1 uses are maintained)
 - vi. there is no harm to the amenity of adjoining properties, including that created by noise, smell, litter, and incompatible opening hours
 - vii. there is provision of adequate delivery arrangements and no adverse effects arising from traffic generation
 - viii. adequate provision for access for people with disabilities is made, and
 - ix. the use would not result in adverse effects caused by crime, disorder and anti-social behaviour.
- x. A change of use to residential at ground floor level will be supported only:
 - i. at the end of a row of a retail parade, but not in corner shops, in order to preserve the continuity of retail frontage, and
 - ii. where the design and materials of the residential frontage are of the highest quality and relate well to the proportion, scale and detailing of the entire host building and adjoining buildings, and make a positive contribution to the streetscape.

DM Policy 16 Local shopping parades and corner shops

Honor Oak Park, Brockley Road, Ewhurst Road & Crofton Park Road, Brockley Rise and Wastdale Road are designated as local shopping parades. The policy states that:

The Council will require the retention of Class A1 shops located in a local shopping parade or operated as a corner shop in order to preserve or enhance the local character and support the provision of essential daily goods and services, unless an applicant can demonstrate a number of factors:

- i. the availability of similar alternative shopping facilities within a comfortable walking distance (approximately 400 metres or less)
- ii. a balance to the number and type of units within the parade
- iii. that reasonable attempts have been made to market vacant shop units, for more than 12 months, at an appropriate rent
- iv. the replacement use will result in no harm to the amenity of adjoining properties.

A change of use to residential at ground floor level will only be supported:

- a. at the end of a row of a retail parade, but not in corner shops, in order to preserve the continuity of retail frontage, and
- b. where the design and materials of the residential frontage are of the highest quality and relate well to the proportion, scale and detailing of the entire host building and adjoining buildings, and make a positive contribution to the streetscape.

Other relevant policies in the Council's Development Management Local Plan include:

DM policy 25 Landscaping and Trees states that all major development and where appropriate non-major development must retain existing trees for the most part and in the event of tree removal, replacement planting will normally be required. New and replacement tree planting must use an appropriate species that reflects the existing biodiversity in the borough.

DM policy 30 Urban Design and Local Character states that the Council will require all development proposals to attain a high standard of design. This applies to new buildings and to alterations and extensions to existing buildings. Development proposals will need to be compatible with and/or complement the urban typologies in the area. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and the development of a sense of place. The policy requires a site-specific design response in terms of scale, height and massing and relationship to the scale and alignment of the existing street including its building frontages.

DM policy 31 Alterations and extensions to existing buildings including residential extensions states that development proposals for alterations and extensions, including roof extensions, will be required to be of a high, site-specific and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, and detailing of the original buildings, including external features such as chimneys and porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.

DM policy 33 Infill sites, backland gardens and amenity areas. The policy states that if a site is considered suitable for development, planning permission will not be granted unless the proposed development is of the highest design quality and relates successfully and is sensitive to the existing design quality of the streetscape, and is sensitive to the setting of heritage assets. Development within street frontages and on street corners will only be permitted where it makes a high quality positive contribution to an area and provides a site-specific creative response to the character and issues of the street frontage typology and to the special distinctiveness of any relevant conservation area.

DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character states that the Council will protect the local distinctiveness of the borough,, and development proposals affecting non-designated heritage assets should be accompanied by a heritage statement proportionate to the significance of the asset and which justifies the changes to the asset. The policy states that non-designated heritage assets may be identified during the development management process. Development in areas of special local character should sustain and enhance the characteristics that contribute to the special local spatial, architectural, townscape, landscape or archaeological distinctiveness of these areas.

Site Allocations Document

Another key document included in the Local Plan is the Site Allocations Document. This identifies and allocates specific sites for future development in the Borough. There is one site allocation within the Neighbourhood Plan area: the Malham Road industrial estate, reference SA50. The site is bounded by Stanstead Road, Wastdale Road, Beadnell Road and Dalmain Road SE23. The allocation is for a Local Employment Location (LEL) to enable protection for B Use Class Employment Uses.

The Local Planning Authority has not identified any opportunities for development in the Neighbourhood Plan area and no sites have been identified in the most recent Greater London Authority Strategic Housing Land Availability Assessment (SHLAA).

4.6 Summary

National, strategic and local planning policies set a clear context for the Neighbourhood Plan area and an overriding priority on the promotion of sustainable development.

The Neighbourhood Strategy set out in the following section, and the policies and related actions set out in Section 5 of this Neighbourhood Plan, complement and reinforce national, strategic and local policies and contribute individually and collectively to the achievement of sustainable development by:

- Contributing to building a strong, responsive and competitive economy;
- Supporting a strong, vibrant and healthy community;
- Creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- Contributing to protecting and enhancing our natural, built and historic environment;
- 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.

5 Neighbourhood Plan Policies and Actions

5.1 Introduction

This section sets out the Neighbourhood Plan planning policies and actions under the key themes identified in Section 3. The policies relate directly to the development and use of land and the actions set out alternative ways to realise the overall Neighbourhood Strategy.

5.2 Relevant Policy Context

As detailed in Section 4, the Neighbourhood Plan area is defined in the Lewisham Development Plan as an Area of Stability and Managed Change. This means our area is not identified as somewhere for major development or regeneration; rather the scale and type of development is expected to be smaller and to respect the surrounding residential character. The overall objective is to promote sustainable development in the Neighbourhood Plan area.

However, whilst the planning policies set out in the adopted Lewisham Development Plan go some way towards delivering the Neighbourhood Strategy, additional local policies are required to ensure the special characteristics of the area are taken into account when Lewisham Council determines planning applications.

How our Plan conforms with the relevant policies and legal frameworks is summarised in the accompanying Basic Conditions Statement.

5.3 Scope of Policies

The policies are arranged under the key themes identified in Section 3:

Sustainable Development

- G1 Promoting Sustainable Development

Housing

- H1 Housing
- H2 Windfall Sites
- SA1 Land at Whitbread Road

Community Facilities

- C1 Protection and Enhancement of Community Facilities
- C2 Redevelopment of Sites in Existing Community Use

Local Economy and Neighbourhood Centres

- E1 Local Employment Sites and Enterprise
- E2 Malham Road Regeneration Area
- NC1 Protection and Enhancement of Crofton Park and Honor Oak Local Neighbourhood Centres
- NC2 Protection and Enhancement of Local Neighbourhood Parades
- NC3 Brockley Rise/ Stanstead Road Local Improvement Area

Built Environment and Heritage

- BE1 Design of New Development
- BE2 Extensions and Alterations to Existing Buildings
- BE3 Areas of Special Local Character

Green Space

- GS1 Protecting Green Space
- GS2 Greening the Neighbourhood
- GS3 Designation of Three Peaks Green Walk

- GS4 Protection of Sites of Importance for Nature Conservation and Local Nature Reserves

Transport and Movement

- T1 Enhancement of Brockley Corridor
- T2 Pedestrians
- T3 Cyclists
- T4 Public Transport

Health and Well-being

- HW1 Managing Flood Risk
- HW2 Improving Air Quality

Delivery

- D1 Community Infrastructure Levy Priorities

5.4 Sustainable Development

G1 Promoting Sustainable Development

The scale and type of development in the Honor Oak Park and Crofton Park Neighbourhood Plan area will respect the residential character of the area and provide living and working environments of good quality, supported by a network of local services and facilities. New development will be required to:

- i. protect and enhance existing assets;
- ii. protect and enhance the character of the built and natural heritage of the area;
- iii. protect and enhance open spaces and contribute to the greening of the Neighbourhood Area;
- iv. ensure the retention and protection of shopping areas and smaller local parades that contribute to local day-to-day retail needs and employment;
- v. support the retention of locally significant employment, including maintaining a Local Employment Location (LEL) at Malham Road;
- vi. seek to improve the walking and cycling environment to improve access to local services and public transport provision;
- vii. where possible contribute to the regeneration of the southern end of the Neighbourhood Plan area.

5.4.1 G1 Delivering Sustainable Development

The policies contained in the Lewisham Development Plan will apply when determining applications and we do not replicate them here; this General Policy applies to all development and seeks to highlight the key policy considerations particular relevant to the Neighbourhood Area. It supplements policies in the Lewisham Development Plan, in particular Spatial Policy 5 Areas of Stability and Managed Change, and will ensure that local character and distinctiveness will be taken into account in the determination of planning applications.

The policy will enable planning applications to be determined in the context of the overall objective of promoting sustainable development and will avoid proposals being considered in isolation.

5.5 Housing

H1 Housing

- 1. Residential development which provides a range of housing types to meet local housing needs, as appropriate will be supported where it:**
 - a. provides affordable housing in line with the 50% target as set out in the Local Development Plan;**
 - b. provides social and intermediate housing in line with the Development Plan;**
 - c. provides a range of different sized units, including family housing (3+ bedrooms);**
 - d. makes an appropriate provision of homes for the elderly and disabled, which promote accessibility;**
 - e. makes an appropriate provision for necessary social infrastructure including education, health and community facilities.**
- 2. All new residential development should reflect the character of the Neighbourhood Plan area and will be required to be of a high design quality in accordance with Policies BE1 and BE2.**
- 3. Proposals for community-led self-build housing on appropriate sites will be supported.**

5.5.1 H1 Housing

This policy highlights the need to make best use of available land to deliver a range of homes whilst ensuring that this does not conflict with other policies in the Plan.

The Lewisham Housing Strategy 2015-2020 highlights the urgent need to increase the supply of housing and the growing importance of affordability. It estimates that between 1,385 and 1,600 new homes are required each year in the borough to cope with increasing demand. The Strategic Housing Market Assessment (SHMA) estimates that 1,144 will need to be 'affordable'.²⁶

The issue of affordable housing is extremely important in any new development. The Council seeks the maximum provision of affordable housing with a target of 50% affordable housing on eligible sites to include intermediate housing such as shared ownership. Contributions to affordable housing will be sought on sites capable of providing 10 or more dwellings. These borough-wide aims shall be fully applied in the Neighbourhood Area.

Family housing (3+ bedrooms) will be expected as part of any new development with 10 or more dwellings. An appropriate mix of dwellings will be sought taking into account the physical character of the site or building and its setting, the surrounding housing mix and density of population and the location of schools, shops, open space and other infrastructure. The area has a history of self-build starting with the Walter Segal housing, and the Government and Lewisham Council are supportive of self-build projects.

H2 Windfall Sites

The development of sites which are not allocated for housing will be supported where the proposals satisfy the criteria set out in Policy H1 and provided that the proposed development is in accordance with other policies in the Neighbourhood Plan.

Residential development will not be supported where:

- a. the site is located within the Malham Road LEL;**
- b. the site is in existing employment use and development would be contrary to Policy E2;**
- c. development would result in the loss of existing community facilities contrary to Policies C1 and C2;**
- d. the site is located within a local centre and development would adversely impact on the character and vitality of that centre contrary to Policies NC1 and NC2;**
- e. development would result in the loss of green space;**
- f. development would have an adverse impact on the biodiversity and ecological value of a Site of Importance for Nature**

Conservation (SINC), on the integrity of the SINC alongside the railway or on an existing or proposed Local Nature Reserve which is not capable of satisfactory mitigation.

Residential development within Neighbourhood Centres or Neighbourhood Parades should form part of mixed use development schemes in accordance with Policies NC1 and NC2.

Development proposals will be required to include a mix of housing, including family housing, and contribute towards the provision of necessary social infrastructure including health, education and community facilities, and of wider environmental improvements such as tree planting.

Proposals for affordable housing and community-led self-build housing implemented by a Community Land Trust will be supported.

Development will be required to be of a high design quality in accordance with Policies BE1 and BE2 and to contribute to the greening of the Neighbourhood Area in accordance with Policy GS2.

²⁶ Lewisham Housing Strategy 2015-2020 (March 2015)
<https://lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/HousingStrategy2015.pdf>

5.5.2 H2 Windfall Sites

There is a shortage of larger sites and the scale and type of development will generally be smaller in scale than in other parts of the borough. Much of the development that will occur is therefore expected to be:

- smaller scale residential development;
- the conversion of houses to flats, where appropriate;
- change of use of shops or new business (employment/light industrial) premises, where this is in accordance with other policies in the Plan;
- the use of space above shops for residential purposes;
- small alterations and extensions to buildings to form additional housing units.

However, it is possible that larger sites may come forward as 'windfalls' during the plan period in response to the demand for housing in the area. This is likely to involve the proposed redevelopment of sites which are currently in other uses or subject to existing planning designations or require the intensification of land in existing residential use. Policy H2 encourages residential development on suitable sites and provides an appropriate policy framework for dealing with proposals which may come forward on unallocated sites.

A mix of uses is essential to the promotion of sustainable development and many existing uses are susceptible to pressures for redevelopment. The Neighbourhood Plan seeks the retention and enhancement of existing community facilities and the protection and enhancement of neighbourhood centres and local neighbourhood parades, and of employment sites.

Redevelopment of sites currently in community, retail and/or employment use will not therefore be **supported** unless the proposals are in accordance with Policies E1, E2, C1, C2, NC1 and NC2.

5.5.3 Housing Site Allocation (SA)

One site has been allocated for residential development. Other sites may come forward for redevelopment during the Plan period and these will be considered taking into account Policies H1 and H2 and other relevant planning policies.

SA1 Land at Whitbread Road

Land at Whitbread Road is allocated for residential development.

- a. Development proposals will be required to be of a high design quality in accordance with Policy BE1 and to make appropriate contributions towards necessary social infrastructure including education, health and community facilities.
- b. Proposals will be developed in consultation with local residents and it will be necessary to demonstrate that the proposed development will not have an unacceptable impact on existing residential amenity and on parking or public open space provision.
- c. Development will be required to provide a measure of biodiversity and an overall 'net gain' in biodiversity for the site.

Proposals for affordable housing and community-led self-build housing implemented by a Community Land Trust will be supported.

5.5.4 SA1 Land at Whitbread Road

The site at Whitbread Road extends to 0.1 ha and is owned by the London Borough of Lewisham. It is in a residential area and is suitable for infill development. As the site is owned by Lewisham Council, it provides the opportunity to provide a small scale community-led affordable or social housing scheme for the benefit of the community. It is estimated that it has the capacity for up to 8 dwellings.

The site is close to adjoining residential properties and proposals will be developed in consultation with local residents. It will be necessary to demonstrate that the proposed development will not have an unacceptable impact on existing residential amenity and on parking or public open space provision; and a high quality of design and landscape treatment will be required.

SA1 Land at Whitbread Road



Allocation	Residential
Size	0.1 ha
Ownership	LB Lewisham

Aerial Source: Google Maps



Figure 4: Housing Site Allocations

5.5.5 Housing: Complementary Actions

The following recommendations set out a range of actions which seek to complement and support the objectives of Policy H1. The Neighbourhood Forum will seek to take forward these recommendations in collaboration with other relevant organisations and agencies.

Recommendations in Support of Policies H1 and H2

- i. Explore with Lewisham Council, local community and other organisations such as RUSS Community Land Trust the opportunity for community-led self-build housing.
- ii. Encourage developers to form a consultation group with local residents and groups to discuss the implementation of larger developments between planning approval and completion.
- iii. Work with the community to prepare a planning brief and co-design a masterplan for site SA1, taking into consideration the layout and need for integration with the surrounding residential area.

5.6 Community Facilities

C1 Protection and Enhancement of Community Facilities

The following sites and buildings are identified as community facilities:

1. Jenner Health Centre, Stanstead Road
2. Crofton Park Library, Brockley Road
3. Ackroyd Community Centre, Ackroyd Road
4. Royal British Legion Club, Eddystone Road
5. Ewart Road Clubroom, Wastdale Road
6. St Hilda's Church and Church Hall, Courtrai Road
7. St Saviour's Church and Church Hall, Brockley Rise
8. Scout Hut building and adjoining land, Courtrai Road
9. St William of York Catholic Church and Church Hall, Brockley Park
10. Malham Christian Centre, Malham Road
12. Rivoli Ballroom, Brockley Road
13. Brockley Adult Education Learning Centre, Brockley Rise
14. Brockley Jack PH and Studio Theatre, Brockley Road
15. Honor Oak PH, St German's Road
16. General Napier PH, Bovill Road
17. Chandos PH, Brockley Rise
18. Blythe Hill Tavern, Stanstead Road

Development proposing the change of use/loss of an existing community facility, whether land or premises, currently or last used as a community facility, will not be supported unless it can be demonstrated that:

- i. The use no longer serves the needs of the community in which it is located;
- ii. There is adequate alternative provision within the Neighbourhood Area which has the capacity to meet the needs of the community which the facility previously served; and
- iii. The applicant has been unable to secure in consultation with the local community an appropriate alternative community use and it can be demonstrated that the use of the building or land as a community facility is no longer viable.

Proposals for the shared use of community facilities will be supported.

5.6.1 C1 Protection and Enhancement of Community Facilities

Community facilities act as the focus of community activity, contribute to the social wellbeing or social interests of the local community and help community cohesion. The facilities identified in Policy C1 have been identified as being of value to the community through consultation on the Neighbourhood Plan.

The Honor Oak PH was designated as an Asset of Community Value (ACV) under Section 88 of the Localism Act 2011 in November 2013 and nominations can be made for inclusion of other buildings on the Council's ACV list. However, people have expressed concerns through the consultation process that community facilities are not sufficiently protected.

Policy C1 is in accordance with London Plan paragraph 3.87a which supports the protection and continued delivery of community facilities and related services and states: 'Loss of social infrastructure in areas of defined need may be acceptable if it can be demonstrated that the disposal of assets is part of an agreed programme of social infrastructure re-provision (in health and community safety, for example) to ensure continued delivery of social infrastructure and related services'.

Whilst Lewisham Core Strategy Policy 19 seeks to ensure that there will be no loss of community facilities and promotes the co-location and shared use of facilities, this is not detailed enough for important existing community facilities to be protected in the Neighbourhood Plan area. Policy C1 seeks to ensure that our community assets are protected from future development or change of use and remain available for the benefit of the community.

The policy addresses priorities identified through the analysis of existing conditions and consultation with the local community, notably:

- Greater collaboration and partnership working and the potential for shared use of community assets
- Adequate provision to meet the needs of all sections of the community
- Demographic trends in the area. The population is fairly young and many are young families who have recently moved into the area with a higher proportion of young children aged 0-4
- The need to balance pressures for residential and other development against the requirement for community and social facilities and to make best use of existing facilities
- Local concerns about the funding of community facilities and their vulnerability to changes of use

C2 Redevelopment of Sites in Existing Community Use

Redevelopment or intensification of sites in existing community use will be supported subject to development proposals making appropriate on-site provision for community facilities and where this would be in compliance with other policies. The following criteria will be applied:

- i. In exceptional circumstances, off-site provision of community facilities within the vicinity of the existing site may be acceptable where it can be demonstrated that consultation has been undertaken with the local community and this would result in improved facilities which would be accessible to and meet the needs of the community served.
- ii. Development will be required to be of a high design quality in accordance with Policies BE1 and BE2.
- iii. In the event of proposals coming forward within the plan period for redevelopment of the Jenner Health Centre site, a Development Brief will be agreed with the local planning authority prior to the submission of any planning application which includes the re-provision of existing health and community facilities.
- iv. Proposals will be required to satisfy the criteria set out in Policy C1.

5.6.2 C2 Redevelopment of Sites in Existing Community Use

A number of existing community facilities are in poor physical condition or are under-utilised and need revitalising. Given the lack of other potential development sites within the Neighbourhood Area, redevelopment or intensification of sites in existing community use may be permitted provided that this would not result in the loss of existing community facilities or the quality and level of local service provision.

The Jenner Health Centre is a vital facility for the local community but it is recognised that it occupies a large site with potential for intensification subject to design, layout and development mix. It will be important to ensure that should proposals come forward for redevelopment of the site, provision is made for existing health and community facilities as part of any future scheme. The NHS and Clinical Commissioning Group (CCG) will be expected to work with the local planning authority and to consult with the local community in preparing a Development Brief for the site and for this to provide the framework for the preparation of any subsequent planning application.

5.6.3 Community Facilities: Complementary Actions

The following recommendations set out a range of actions which seek to complement and support the objectives of Policies C1 and C2. The Neighbourhood Forum will seek to take forward these recommendations in collaboration with other relevant organisations and agencies.

Recommendations in Support of Policies C1 and C2

- i. Seek designation of important community facilities as Assets of Community Value (ACV) and inclusion in Lewisham Council's ACV List in accordance with Section 88 of the Localism Act 2011
- ii. Local organisations to work together to make most efficient use of community facilities and to explore the opportunities for shared use of facilities where this will be in the social interests of the local community
- iii. Continue to develop the programme of community events.

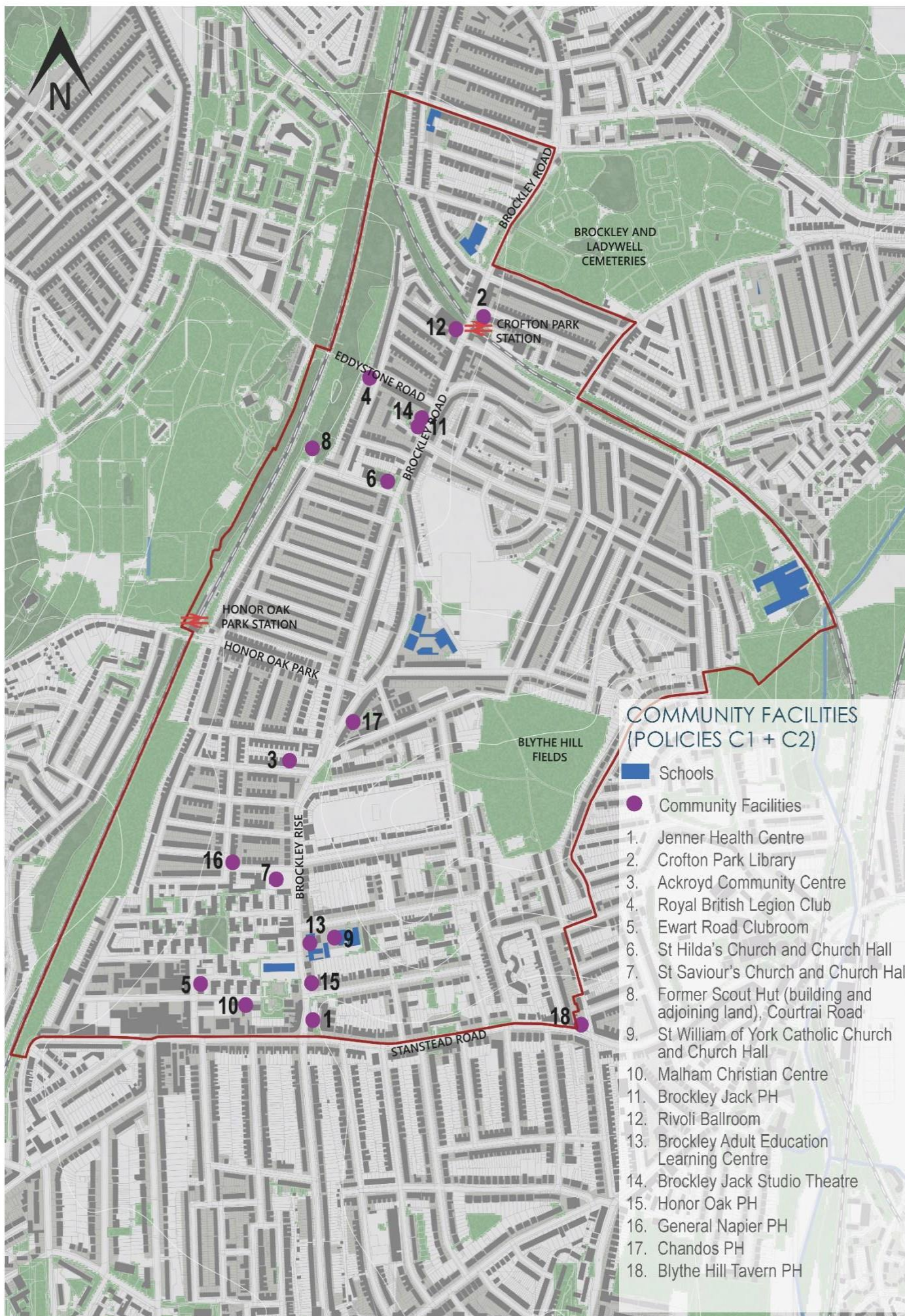


Figure 5: Location of Community Facilities

5.7 Local Economy and Neighbourhood Centres

E1 Employment Sites and Enterprise

- 1.** The Malham Road Local Employment Location (LEL) will be protected for employment uses within Classes E(g), B2 and B8, and complementary uses and development proposals will be supported which enhance employment opportunities and provide a range of accommodation including smaller units for micro-businesses and studio space until such time it is considered that there is no reasonable prospect of an applications coming forward for the use allocated in a plan . Where the redevelopment of existing employment space is proposed within the Malham Road LEL, development proposals will be required to demonstrate that:
 - i. The level of employment floorspace will be maintained or increased;
 - ii. Opportunities for local employment will be promoted;
 - iii. Measures will be taken to mitigate any impacts arising from the development in terms of traffic, parking, servicing, air quality, noise and residential amenity. Residential uses will not be supported within the Malham Road LEL.
- 2.** Where the redevelopment of other land or buildings in existing employment use is proposed outside the Malham Road LEL, development proposals will be required to demonstrate that:
 - i. The existing level and types of employment floorspace will be maintained;
 - ii. There would be no unacceptable impact on residential amenity and measures will be taken to address any impacts arising from the development in terms of traffic, parking, servicing, air quality and noise.
- 3.** Residential use may be supported where this comprises live-work units with ground floor workspace as part of an employment-led development scheme. There will be a presumption against the change of use to non- employment uses unless it can be demonstrated that the site has been unsuccessfully marketed for employment use and its continued use for employment is no longer viable.
- 4.** Proposals for the conversion of vacant lock-up garages to employment uses within Class B1 will be supported where this would not impact on residential amenity and subject to an appropriate design and layout, parking provision and access arrangements.
- 5.** Proposals for redevelopment of employment sites will be required to be in accordance with Policies BE1 and BE2.

5.7.1 E1 Employment Sites and Enterprise

Policy E1 provides greater protection for employment uses in the area and promotes the provision of smaller business space to meet the needs for small businesses in the area. It is important to support the local economy and to ensure the needs of existing and new businesses can be accommodated in the local area. To achieve this we need space for a range of different uses. Planning policy classifies the type of business that can use a particular space or building. The ones we need to include are:

- B1 offices, research and development, light industry
- B2 general industry
- B8 distribution and storage

The change of use from certain categories of B1 floorspace to residential is now classified as permitted development under the General Development Order. This highlights the importance of protecting existing employment sites in the Neighbourhood area in order to maintain a mix of uses, support the local economy and promote sustainable development objectives.

The Neighbourhood Area contains a Lewisham Council designated Local Employment Location (LEL) at Malham Road. The LEL is a policy designation which has been put in place to protect employment sites and industrial and warehousing land across the Borough and LELs will be protected for a range of employment uses to support the local economy. This allocation has been reviewed by a recent Employment Land Study (2015) and it was found to be appropriate to maintain the designation in its entirety. LELs are safeguarded areas for uses which may not be immediately compatible with residential uses, and residential uses would not be supported under Policy DM10, due to the effect this would have on the continued commercial functioning of the area and their incompatibility with the

uses in the LEL. However, the Development Plan policy in relation to other non-designated employment sites is more permissive and other uses including retail, community and residential may be permitted if it can be

demonstrated that the site should no longer be retained in employment use. Our policy seeks to provide greater protection to existing local employment sites.

There is a shortage of affordable workshop spaces for light industrial use for small local businesses. It will be important to protect this and to encourage a range of unit types and sizes in new employment development to meet the needs of new and expanding local businesses.

A high proportion of the local population (80.4%) is economically active, with 13.5% of this population in self-employment. This is higher than both the Lewisham and national averages. Given the large number of small businesses and self-employed people in the area, it is essential to retain a range of employment space in the Neighbourhood Plan area. Lewisham Council is considering supporting small business incubator units elsewhere in the Borough and if this were to be extended to the Neighbourhood Plan area, this could help to support small business start-ups.

Given the rising number of self-employed people working from home, new residential development should consider incorporating work/office space. Work space could be incorporated in existing residential properties, and facilities in the area for such people to use shared office and meeting space will be supported. New business development should also seek to secure apprenticeships for local residents in order to improve the Area's skills base, reduce unemployment and provide for future economic development.

Reference should be made to the Lewisham Employment Land Study for further information:

<https://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Pages/LDF->

E2 Malham Road Employment Regeneration Area

The Malham Road LEL is identified as an Employment Regeneration Area and the location for an enterprise hub.

Proposals for the regeneration of the Malham Road Local Employment Location (LEL) for employment uses in Classes E (g) and B2 to provide a range of employment space (Office/ Research and Development/Light Industry) will be supported subject to compliance with policies BE1 and BE2 and:

- i.** Appropriate design and layout, including access arrangements and streetscape improvements and
- ii.** Measures to mitigate any impacts arising from the development in terms of traffic, parking, servicing, air quality, noise and residential amenity, access arrangements and streetscape improvements and management.
- iii.** Any proposals involving the intensification of employment uses will be required to include measures to mitigate impacts on residential amenity and to improve the environmental quality of the area.

The development of a masterplan is strongly encouraged for any proposals for the redevelopment of the Malham Road LEL.

5.7.2 E2 Malham Road Regeneration Area

The Malham Road LEL is an important employment area but many uses are low density and buildings are of low quality design that could be improved. Regeneration of the area and provision of high quality employment premises would assist in attracting new businesses to the area and in meeting the wider regeneration objectives for the southern part of the neighbourhood. There may be potential for intensification of employment uses such as two-storey buildings of good quality which could accommodate B1b/c and B2 uses (Office/Research and Development/light industry). Due to the proximity of surrounding residential uses, in the event of intensification of employment uses, particular attention should be paid to the boundary between employment uses and the adjoining residential areas and the impact on residential amenity. Employment uses on the edges of the LEL (e.g. Beadnell Road) should be compatible with adjoining residential uses.

It will be important to ensure that new development improves the appearance and diversity of employment areas. This will be dependent on the promotion of good quality design in accordance with policies BE1 and BE2.

5.7.3 Employment Site Allocations

SA2 Beecroft Mews Neighbourhood Employment Site

Beecroft Mews is allocated as a Neighbourhood Employment Site. Development proposals affecting Beecroft Mews will be subject to Policies E1, BE1 and BE2.

5.7.4 SA2 Beecroft Mews Neighbourhood Employment Site

Beecroft Mews provides a range of business accommodation and makes an important contribution to the availability of business space in the area, in particular for small and medium sized enterprises (SMEs). The site is particularly suitable for smaller sized business units/workspace within Classes B1(b) and B1(c) given the proximity to adjoining residential properties and the need to protect residential amenity. Development of the site will be required to meet the requirements of Policy E1 and to be of a high design quality in accordance with Policies BE1 and BE2.

SA2 Beecroft Mews	
	
Allocation	Neighbourhood Employment Site
Size	0.12 ha
Ownership	Private

Aerial Source: Google Maps

5.7.5 Employment: Complementary Actions

The following recommendations set out a range of actions which seek to complement and support the objectives of Policies E1 and E2. The Neighbourhood Forum will seek to take forward these recommendations in collaboration with other relevant organisations and agencies.

Recommendations in Support of Policies E1 and E2	
i.	Promote local enterprise and independent business by improving the croftonpark.com brand and website, to include an online directory of local businesses.
ii.	Explore opportunities for establishment of a Business Forum, Town Team and/or Business Improvement District.
iii.	The London Borough of Lewisham to work with local businesses and other organisations to identify a site and develop proposals for an enterprise hub for creative, business and social enterprise sectors in the Malham Road LEL.
iv.	Work with local businesses to secure apprenticeships for local people.
v.	Work with businesses and landowners in Malham Road LEL to develop a site development brief setting out a framework for future intensification and improvements.
vi.	Establish a database of business premises in the area.

5.8 Neighbourhood Centres and Parades

NC1 Protection and Enhancement of Crofton Park and Honor Oak Park Neighbourhood Centres

- 1.** The change of use of retail units within Crofton Park and Honor Oak Park Neighbourhood Centres (as defined in Figure 6) will not be supported unless it can be demonstrated that the unit has been unsuccessfully marketed for a period of 12 months, and a use within Class E (a), E(b) or E(c) is unviable.
- 2.** Where it can be demonstrated that continued use within Class E (a), (b), (c) is unviable, proposals for the change of use of vacant retail units to provide co-working space for small start-up businesses will be supported subject to an appropriate shop front design and the retention of an active building frontage. Where planning permission is required the change of use of ground floor retail premises to residential use will not normally be supported.
- 3.** The redevelopment of inappropriate uses in the neighbourhood centres which are not identified as main town centre uses in the NPPF (annex 2) and have a negative impact on amenity will be supported. Development should include an active town centre use at ground floor with residential or office use on upper floors.
- 4.** Development proposals should preserve or enhance the character of the Local Neighbourhood Centres as mixed retail areas with a diverse range of shops and businesses and will be supported where:
 - i.** signage, adverts and forecourt developments respect and are sympathetic to the character of the area;
 - ii.** they increase the range of retail outlets, food/drink outlets and commercial premises;
 - iii.** they include public realm improvements which enhance the character of the Centre.

Development proposals should be of high-quality design in accordance with Policies BE1, BE2 and BE3 and improve the appearance of the neighbourhood centres. Shop fronts, shutters and signs for shop fronts should be well designed and at a suitable scale, taking into account the Lewisham Shopfront Design Guide.

5.8.1 NC1 Protection and Enhancement of Crofton Park and Honor Oak Park Neighbourhood Centres

The area contains one designated Local Neighbourhood Centre (Crofton Park) and five Local Neighbourhood Parades (Ewhurst Road, Honor Oak Park, Brockley Rise, Brockley Road and Wastdale Road). Given its size, proximity to public transport and importance in providing a range of retail and other local services, it is considered that Honor Oak Park performs the role of a local neighbourhood centre.

Work undertaken to prepare the Neighbourhood Plan has highlighted a number of important issues relating to the neighbourhood centres, including concerns about their decline and pressures for conversion of premises from appropriate high street uses in Classes A1 (shops), A2 (financial and professional services) and A3 (restaurants and cafes)²⁷ to residential use, which affects local services and the character of the area. Key priorities include support for local businesses, improvement of street frontages and public realm, improved signage and removal of street clutter.

Lewisham Core Strategy Policy CS 6 states that local shopping facilities will be protected from change of use or redevelopment where there is an economic demand for such services and change of use and contraction of the shopping facilities will only be considered if there is evidence that there is no prospect of such uses continuing. We are proposing the policy is strengthened to protect the local neighbourhood centres and to promote the regeneration of these centres as hubs of the community. Crofton Park and Honor Oak Park demonstrate the potential to bring new life and vitality to local centres by promoting new commercial and business activities.

It will be important to ensure the character of the neighbourhood centres is maintained and enhanced. This will be dependent on the promotion of good quality design in accordance with policies BE1 and BE2. Applicants are encouraged to take opportunities to enhance the appearance of the neighbourhood centres by:

²⁷ The Town and Country Planning (Use Classes) Order 1987 (as amended)

- Ensuring that the essential shop front character is retained and the street frontage is vibrant. This will require attention to the strong sense of order in ground floor shop fronts and reinstating vertically proportioned window panes, well proportioned timber fascias, pilasters, console brackets and finials to shop units.
- Improving the greening of the shop frontages and reducing unnecessary clutter in order to reinforce the distinct character and create a harmonious townscape on shopping streets,
- Actively promoting and coordinating tree planting, pedestrian-friendly and cycling initiatives (pedestrian crossings, cycle parking, signage, etc)

NC2 Protection and Enhancement of Local Neighbourhood Parades

Planning permission for change use of retail units within Local Neighbourhood Parades (as defined in Figure 6) will not be supported if the change of use would result in a reduction in the percentage of units falling within Class E(a), E(b) and E(c) across the whole parade, unless the unit is vacant and has been unsuccessfully marketed for retail use.

Proposals for a change of use of a vacant retail unit to provide co-working space for small start-up businesses within Class E (g) (i) or community uses within Class F2 (b) may be supported.

Where planning permission is required, the change of use of ground floor premises to residential use will only be supported in exceptional circumstances where it is not possible to find a suitable commercial or business use for the retail unit and it has been demonstrated that the preferred uses are unviable, and where the development will be of a high design quality which will not adversely impact on the character of the frontage.

The amalgamation of adjacent units to form larger retail units will generally be discouraged unless it can be demonstrated that the proposed use will meet local priorities and add to the vitality of the local parade.

The redevelopment of sites in inappropriate uses along shopping parades which are not identified as main town centre uses in the NPPF (annex 2) and have a negative impact on amenity will be supported. Mixed use development comprising retail, business, and community uses at the ground floor and residential uses on the upper floors will be supported. Development will be required to incorporate active frontages and improvements to the public realm on Stondon Park and Brockley Rise.

Development proposals should be of a high quality design in accordance with Policies BE1 and BE2 and improve the appearance of the Local Neighbourhood Parades. Shop fronts, shutters and signs for shop fronts should be well designed and at a suitable scale taking into account the Lewisham Shopfront Design Guide.

5.8.2 NC2 Protection and Enhancement of Local Neighbourhood Parades

Local Neighbourhood Parades provide important community hubs and access to local services. The Local Parades Retail Survey 2011 provides evidence of the loss of retail uses in local neighbourhood parades in the area and the prevalence of empty shop units, particularly at the southern end of the Plan area.

Through this policy we aim to enhance the Local Neighbourhood Centres and to extend their commercial and service role. Consultation responses highlighted the desire for an improved retail offer and support for local independent shops in marketing and presentation to compete with multi-nationals. Changes of use to business space or community uses such as nurseries to meet local needs may be acceptable where this would bring vacant premises back into use and add to the vitality of a Local Neighbourhood Parade.

The amalgamation of adjacent units to form larger retail units may conflict with the local priority to support local independent shops. Sites could come forward for development within local neighbourhood parades, such as Brockley Rise / Wastdale Road / Brockley Road, during the plan period, and mixed use development will be supported to enhance the vitality and viability of these centres and to maintain access to local services. This will enhance the appearance of the centre, deliver new housing and improve access to local services.

There are sites in inappropriate commercial uses in the area's shopping parades which have a negative impact on the amenity and appearance of the area. Mixed use development to include appropriate town centre uses at ground floor level will help to revitalise the neighbourhood parades and will be supported.

It will be important to ensure the character of the neighbourhood parades is maintained and enhanced. This will be dependent on the promotion of good quality design in accordance with policies BE1 and BE2. Applicants are encouraged to take opportunities to enhance the appearance of the neighbourhood parades by:

- Ensuring that the essential shop front character is retained and the street frontage is vibrant. This will require attention to the strong sense of order in ground floor shop fronts and reinstating vertically proportioned window panes, well proportioned timber fascias, pilasters, console brackets and finials to shop units.
- Improving the greening of the shop frontages and reducing unnecessary clutter, to reinforce the distinct character and create a harmonious townscape on shopping streets.
- Actively promoting and coordinating tree planting, pedestrian-friendly and cycling initiatives (pedestrian crossings, cycle parking, signage, etc).

NC3 Brockley Rise/Stanstead Road Local Improvement Area

Brockley Rise/ Stanstead Road is identified as a Local Improvement Area. Development proposals will be supported which promote the regeneration and improvement of the Brockley Rise/Stanstead Road Local Neighbourhood Parade including the use of vacant premises for appropriate 'meanwhile' or temporary uses and improvements to shopfronts, shutters, signage and fascias.

Development proposals will be subject to Policy NC2. Development proposals should be of a high quality design in accordance with Policies BE1 and BE2 and improve the appearance of the Local Improvement Area. Shop fronts, shutters and signs for shop fronts should be well designed and at a suitable scale taking into account the Lewisham Shopfront Design Guide.

5.8.3 NC3 Brockley Rise/Stanstead Road Local Improvement Area

The Brockley Rise/Stanstead Road Parade contains a large number of vacant retail units and a significant number of takeaways. Residents have stated that traders need assistance to rejuvenate the parade. Designating this parade as a Local Improvement Area will enable the businesses to benefit from local regeneration initiatives which would bring the vacant units back into use and help improve the quality of the frontages and street environment. This will assist in the regeneration of the southern end of the Neighbourhood Area in accordance with the overall Neighbourhood Strategy. Appropriate 'meanwhile' uses will be supported and actively promoted in collaboration with the London Borough of Lewisham, property owners and the local community. 'Meanwhile use' is the temporary use of vacant buildings or land for a socially beneficial purpose until such a time that they can be brought back into commercial use again. 'Meanwhile' uses are generally for the benefit of the local community: for example, meeting spaces, informal training and learning spaces, temporary rehearsal spaces, pop-up shops and exhibitions. They can offer a breeding ground for innovative ideas and empower the local community. They can last just a few days, or several years.

5.8.4 Neighbourhood Centres and Parades: Complementary Actions

The following recommendations set out a range of actions to support Policies NC1-NC3. The Neighbourhood Forum will seek to take forward these recommendations in collaboration with other relevant organisations and agencies.

Recommendations in Support of Policies NC1-NC3

- i. The London Borough of Lewisham to review re-designation of Honor Oak Park as a Local Neighbourhood Centre in Local Plan and to consider possible extension of boundary to include Brockley Rise Triangle.
- ii. Work with stakeholders to develop an Action Plan to revitalise Brockley Rise/Stanstead Road Local Parade, including temporary façade improvements, pop-up and 'meanwhile' uses in vacant premises, and business support for existing shop owners.
- iii. Work with GLA, the London Borough of Lewisham, local businesses and community to access funding and other incentives for enhancement of Neighbourhood Centres and Parades.
- iv. Setting up crowd-funding initiatives to support Brockley Rise Local Parade and other shopping streets.
- v. Prepare a strategy for attracting street markets to area and identify appropriate sites.
- vi. Work with TfL and the London Borough of Lewisham to address the issues related to the location of the Brockley Rise bus terminal.
- vii. Explore opportunities for establishment of local business group and provide support for small and independent shops.
- viii. Explore opportunities with the London Borough of Lewisham for the establishment of co-working spaces (such as the Dek spaces set up by Lewisham Council at Catford, Ladywell, and Deptford).
- ix. Setting up a community group aimed at attracting pop-ups and 'meanwhile uses' in vacant premises.

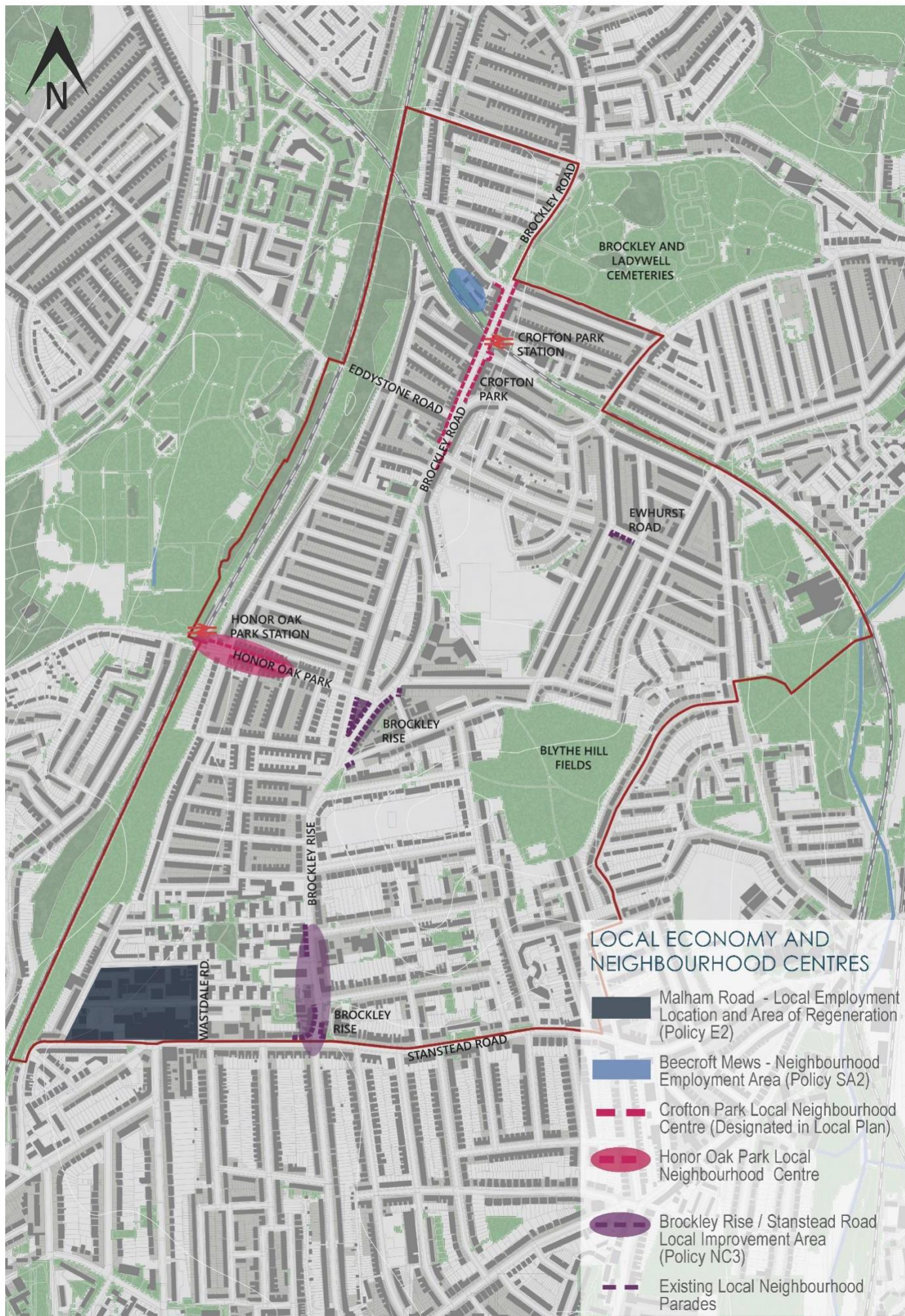


Figure 6: Local Economy and Neighbourhood Centres

5.9 Built Environment

Policy BE1 Design of New Development

All new development will be required to be of a high quality of design which complements and enhances the local character and identity of the Neighbourhood Area.

This shall be achieved by:

- a. Development which positively interfaces with the street and streetscape in which it is located;
- b. Development which reinforces local distinctiveness and enhances local social, cultural and heritage assets;
- c. Development which may include high quality contemporary architectural design should have regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces;
- d. Development which promotes principles of healthy and sustainable design with a high level of resource efficiency and resilience to climate change. Consideration should be given to the incorporation of features such as Electric Vehicle charging points, living roofs, green walls, rainwater harvesting, passive solar design and zero carbon buildings;
- e. A presumption in favour of a colour and material palate which is in harmony with the materials characteristic of its context;
- f. Incorporation of internal and external spaces that are adaptable and flexible and which function well;
- g. The use of attractive, durable, high quality materials and high standards of craftsmanship;
- h. New buildings that respect and are sensitive to the height and proportions of existing buildings in their vicinity and setting;
- i. Protection and enhancement of significant views as defined in the Neighbourhood Plan as well as the provision of associated high quality public realm, landscaping and tree planting and where appropriate, public art;
- j. Design of lighting in new development that limits the impact of light pollution from artificial light on nature conservation and local amenity and avoids sky wash.

Where a development proposal is accompanied by a Design and Access Statement, this should demonstrate how it will contribute to sustainable development, including preserving and enhancing high quality local character.

Where development is proposed adjacent to designated and non-designated heritage assets or within Areas of Special Local Character, any new building should be sensitively designed in accordance with the principles set out in Policy BE3 to ensure that it restores and reinforces the regularity of the street form and the unity and coherence of townscape with historic or architectural features of merit.

5.9.1 BE1 Design of New Development

The NPPF places design at the heart of sustainable development. Securing high quality design is one of its core principles. The London Plan also states that London should be a 'city of strong, diverse neighbourhoods to which Londoners feel attached' and a 'city that delights the senses'.

Preparation of the Neighbourhood Plan has highlighted the importance of enhancing the character of the area and concerns about the impact of recent new development, particularly in relation to design quality.

Planning policy seeks to ensure that any new development protects or enhances the character and historic significance of an area and ensures the highest quality of design. It also seeks to protect or enhance the historic and natural environment. 'Protecting or enhancing' means development which is sustainable, accessible to all, optimises the potential of a site and is sensitive to the local context and responds to local character. However, the national and borough development management policies set out generic principles for the assessment of new development and do not reflect area-specific requirements. Our policy seeks to ensure these development principles are more specific to the Neighbourhood Plan area.

Sustainable design seeks to reduce the negative impacts of development on the environment, and on the health and comfort of building occupants, thereby improving building performance. The main objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste and create healthy, productive environments for people to live and work in.

The lack of large sites available for redevelopment in the Neighbourhood Plan area and the fact that much of future development will be in the form of infill, redevelopment, conversion or extension to existing buildings highlights the need to protect local character and provide guidance on the appropriate design of such

development. The need for stronger policies is further accentuated by the lack of any designated Conservation Areas in the Neighbourhood Plan area.

Design guidelines can be used to encourage good practice in relation to the treatment of townscape and built form, shopping streets and employment areas and the public realm. Applicants will be encouraged to refer to the Honor Oak and Crofton Park Design Guide²⁸ which provides advice on how to promote good design quality in the area. It is proposed that the Design Guide will be developed further over the plan period.

National, regional and local policy and guidance state that good design will function well, be fit for purpose, built to last and good to look at, creating spaces and places that people can enjoy with ease and which are responsive to their surroundings. Design excellence is not just about creating buildings which are beautiful to look at and sit comfortably with their neighbours, but also about ensuring they are functional and adaptable, have a high standard of environmental performance and will contribute to the safety and wellbeing of our community. This in turn will ensure that the Neighbourhood Area remains a high quality location for residents, businesses and visitors alike.

The Neighbourhood Plan seeks to promote exemplary design standards across all scales and types of development. Exemplary design must be rooted in context, use high quality durable materials, be resource efficient and resilient to climate change and incorporate flexible and adaptable spaces which will be accessible to a wide range of users. It must also be carried through into the detail, through use of attractive and durable materials and high standards of craftsmanship.

The requirement to ensure design excellence in new development that responds to and enhances local character is not intended to discourage high quality contemporary design. The development of larger sites in particular will present opportunities for innovative design solutions which will maximise site potential and create healthy and sustainable living environments. The design of new development will, however, be required to take into account its context and the character and scale of the surrounding area, to be well integrated with existing development and to have a positive impact on the characteristic pattern of the street. The successful integration of new development into the wider Neighbourhood Plan area is fundamental to the maintenance and reinforcement of a high quality public realm and this in turn will contribute to its social, cultural and economic success.

Policy BE2 Extensions and Alterations to Existing Buildings

Development proposals for alterations and extensions to existing residential and commercial properties, including roof extensions, should be of a high, site-specific and sensitive design quality, complementing the form, setting, period, architectural characteristics, and detailing of the original buildings and context, including external features such as chimneys and porches.

This shall be achieved by:

- i. A presumption in favour of a colour and material palette which is in harmony with the materials of its context;
- ii. The use of good quality materials;
- iii. The original built fabric, particularly Victorian, Edwardian and Arts & Crafts buildings and their boundary features being repaired or restored rather than replaced, wherever feasible, where this would protect and enhance local character;
- iv. Extensions, infill development and alterations that respect and are sensitive to the height, form and proportions of adjoining properties and existing buildings in their vicinity and setting;
- v. Sensitive design and location of bin enclosures within front gardens. Stores in front gardens should be avoided and if required they should be less than 1.2 metres tall and screened from the street;
- vi. Extensions, alterations and infill development being encouraged to remedy previous alterations to existing buildings which have weakened the coherence of the urban form through inappropriate boundary treatments, loss of front gardens, the introduction of inappropriate doors and window patterns, and poorly designed additions and alterations.

5.9.2 BE2 Extensions and Alterations to Existing Buildings

The need to safeguard heritage and townscape assets has been highlighted in community consultation. Further protection of the townscape has also been suggested, including the Honor Oak Park parades where the conversion of shops to residential units has impacted on the quality and appearance of the townscape. The Neighbourhood

²⁸ https://hopcroftneighbourhood.org.uk/wp-content/uploads/2016/10/HopCroft-Design-Guidelines_Apr16_Draft-for-Consultation.pdf

Plan seeks to ensure that adequate consideration is given to the protection and enhancement of local character when planning applications are determined.

The Lewisham Borough Wide Character Study²⁹ identifies the principal residential building typology of the area as Urban Terrace and highlights the importance of ensuring that new development should not disrupt the regularity of the street form and the unity of the architecture.

Much of the appeal and quality of the area is created by the consistency and coherence of streets and the repetition of original features and elements including their frontages and greenery. Property owners can have a strong positive influence on the neighbourhood by enhancing their own frontages to coordinate with the character of the street as a whole.

Over the years, changes to properties have sometimes adversely affected the overall character and coherence of a street; for example, mixed boundary treatments, loss of front gardens, the introduction of inappropriate doors and window patterns and poor quality infill development. Such changes added together significantly weaken the coherence and original character of the prevailing built form and the Neighbourhood Plan seeks to minimise this by encouraging all changes to buildings to refer carefully to the distinctive forms and details of their setting.

The Honor Oak Park and Crofton Park Design Guide is being developed to assist applicants in bringing forward plans in compliance with the Neighbourhood Plan design policy BE2. The Design Guide will apply to renovation, extension and refurbishment of existing properties.

Policy BE3 Areas of Special Local Character

Nine areas are identified as Areas of Special Character (ASLC): Honor Oak Park, Crofton Park, Brockley Hill, Blythe Hill Fields, Brockley Hall Estate, Ewart Road Estate, Brockley Park Estate, Montem Road Estate, Segal Close (as shown in Figure 7 on page 57 and described in detail in Appendix B).

Development within an ASLC will be required to protect and enhance the characteristics that contribute to its special local landscape, architectural and townscape distinctiveness.

This shall be achieved by the following requirements:

- i. Development should respect and creatively respond to the features and context of the ASLC, based on an understanding of each site including its context and the surrounding townscape and landform;
- ii. The design of all new development should respond creatively to, and enhance, its context. Development will be required to incorporate exemplary standards of high quality design befitting each ASLC's diverse and locally distinctive built and landscape setting and its public realm context;
- iii. New development should protect and enhance important local social, cultural and heritage assets, including the distinctive landscape character of Buckthorne Cutting, and significant local views as defined in Figure 7;
- iv. Demolition of a principal building frontage facing the public realm will be resisted where the frontage is of architectural and townscape merit and contributes to the distinctiveness of the area;
- v. The existing built fabric and building features should be carefully repaired/restored with matching materials, details and workmanship. Where this is not feasible, these should be carefully replaced with matching features. Materials should be reused on site wherever possible;
- vi. Development will be required to demonstrate that opportunities have been taken to improve the character and quality of the ASLC and the way it functions.
- vii. **Development proposals within the Areas of Special Local Character should demonstrate how the proposed development will protect the area's character and distinctiveness.**

5.9.3 BE3 Areas of Special Local Character

The need to safeguard heritage and townscape assets has been highlighted in community consultation. A number of areas of social, cultural, economic and heritage value have been identified as meriting ASLC status. Within these areas there may be social facilities, cultural resources and economic activity which, together with its heritage and landscape qualities, mutually reinforce an area's special character. In these situations, change of use combined with poor quality design can adversely impact each area's value and significance.

The Lewisham Local Development Plan allows for the designation of Areas of Special Local Character (ASLC). In the Neighbourhood Plan area, ASLCs are not just places with historic interest, but those places that the community and visitors value for their social, cultural, economic, and environmental and landscape qualities. Areas of social, cultural, economic and heritage value contribute greatly to the quality of life for all, the economic success of its

²⁹ Lewisham Borough Wide Character Study - <https://www.lewisham.gov.uk/myservices/planning/policy/Documents/LewishamBoroughWideCharacterStudyP1.pdf>

businesses and to the social and cultural enjoyment of its facilities. We believe that these qualities add to the local value of the area and should be protected for future generations. The following criteria have been adopted for designation of an Area of Special Local Character which were first used in the Croydon Local Plan. The criteria are designed to recognise particularly good examples of familiar types of development as opposed to the more outstanding or preserved quality required for Conservation Area designation:

- The area or group of buildings possess an overall character with identifiable or distinctive architectural features which are worthy of preservation;
- The area or group of buildings is considered to be a good and well preserved example of a particular style of architecture;
- The area or group of buildings of particular character was built as a single development over a short period of time;
- The area or group of buildings is representative of a good example of a particular style or age of housing;
- It is distinguished from the surrounding neighbourhood or other parts of the Borough by the quality or extent of its landscape;
- It is distinguished from the surrounding area by the planned layout of its road pattern combined with a consistent style of architecture

Taking into account these criteria, the proposed areas in Policy BE3 have been identified as ASLCs (shown in Figure 7) in order to ensure that the value and significance of the townscape and landscape in these areas is protected. These areas also contain places of special local social, cultural, economic, natural and heritage value.

The first Area of Special Local Character (ASLC) to be considered was Honor Oak Park (identified as 1 in Figure 7), a coherent and impressive combination of 1890s shopping parades to a single design, with a matching grid of residential streets immediately to the south. It was initially put forward by residents as a potential Conservation Area³⁰, but the Local Authority did not approve it as such. However the Neighbourhood Forum believes that this is a good example of the kind of area which might not qualify for the statutory protections of a Conservation Area but is certainly special enough, and coherent enough, to meet the criteria for ASLC status. Designation of the area as an ASLC was also informed by the Heritage and Character Study undertaken by AECOM (June 2017)³¹. Further analysis has since been carried out by members of the Neighbourhood Forum, who have identified and analysed eight other areas (2017)³² which have now been agreed to be included as ASLCs in the Neighbourhood Plan (2-9 in Fig 7). These include the Edwardian 'village centre' of Crofton Park, with a cluster of interesting public buildings and the non-designated heritage landscape of Buckthorne Cutting as a scenic wooded landscape backdrop providing significant visual amenity value. This linear urban woodland with ancient hedgerows, reedbeds and other structures has an interesting historic evolution, which can be read online at <https://www.fourthreserve.org.uk/background-1>. Also included, the unusual private development of Brockley Hill Park, with houses on all four sides of a wooded private park, and the early Wates development of the Brockley Hall Estate on garden suburb lines; the attractive and varied series of low-rise housing of the 1970s and 1980s, including Walter Segal's pioneering self-build housing (Segal Close), the Greater London Council's tenant management co-operative at Ewart Road, and Lewisham Council's imaginative low-rise clusters at Brockley Park and Montem Road. See also Appendix B for further information.

Development within an ASLC will be required to incorporate high standards of sustainable and inclusive design and to satisfy the criteria set out in Policies BE1 and BE2 relating to the design of new development and alterations and extensions to existing buildings. In order to raise design standards in line with the NPPF, development within an ASLC will be expected to make a positive contribution to its context.

5.9.4 Built Environment: Complementary Actions

The recommendations which follow set out a range of actions to complement and support Policies BE1 and BE2 to be taken forward in collaboration with other relevant organisations and agencies.

Recommendations in Support of Policies BE1, BE2 and BE3

- i. Monitoring and enforcement to be carried out by Lewisham Council of approved policies for planning applications and design quality.
- ii. Lewisham Council to designate Areas of Special Local Character in accordance with Policy BE3.
- iii. Positive and proactive engagement with the community by those bringing forward plans for development.
- iv. Further develop and encourage use of Honor Oak Park and Crofton Park Design Guide to promote good design practice, particularly for use by homeowners and for the routine improvement of street frontages.

³⁰ Proposals for Conservation Area in part of Honor Oak <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2015/10/Proposal-for-a-Conservation-Area-in-Honor-Oak-Park.pdf>

³¹ Crofton Park and Honor Oak Park Heritage and Character Assessment <https://hopcroftneighbourhood.org.uk/wp-content/uploads/2017/07/NP-Crofton-Park-HCA-DRAFT-LR-170609.pdf>

³² Areas of Special Local Character Report 2017 https://hopcroftneighbourhood.org.uk/wp-content/uploads/2018/03/HopCroft-Large-20180307_1929_FINAL.pdf

v. Support for community-led initiatives, including the improvement of front gardens and planting weekends.

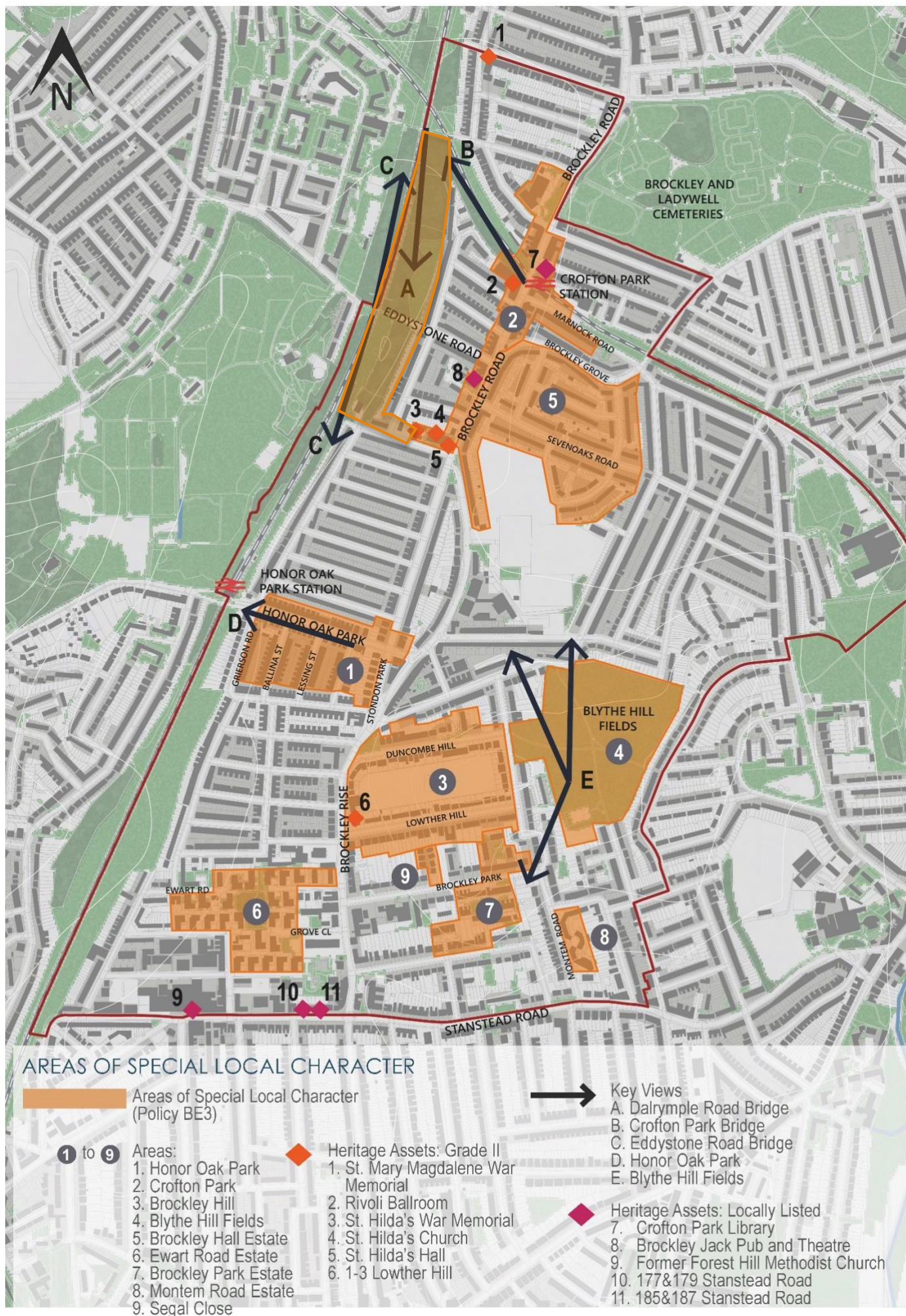


Figure 7: Areas of Special Local Character (ASLC)

5.10 Green Infrastructure

Policy GS1 Protecting Green Space and Local Green Space

The following existing sites are designated as Local Green Spaces (see Figure 10):

- a. Crofton Park Station Community Garden
- b. Ewart Road Estate Green
- c. Dalmain Wildlife Garden, Grove Close
- d. Duncombe Hill Green

Inappropriate development on any of the Local Green Spaces designated in this policy will only be supported in very special circumstances.

5.10.1 GS1 Protecting Green Space

The green character of the area is greatly valued by residents and needs to be carefully protected. The Neighbourhood Area contains a number of open spaces, with a variety of statutory planning policies protecting them. Blythe Hill Fields is designated as Public Open Space; the Kings College Sports Ground, Garthorne Road Nature Reserve and Brockley Hill Park (Private) are designated as Urban Green Space; the railway line area between Crofton Park and Ladywell Fields as a Green Corridor; the railway embankment area alongside the London Bridge - Croydon line as a Site of Importance for Nature Conservation (SINC) of metropolitan importance. The application of Lewisham's Core Strategy policy 12 (on 'Open Space and Environmental Assets') in the determination of planning applications and other complementary actions will protect these areas, but there are some green spaces within the Neighbourhood Plan area that are important but are not currently protected.

Whilst people living in the HopCroft area can generally access a district level park within 25 mins walking distance, access to more local level amenity of good quality is relatively poor. Evidence shows that residents living in the north-west and in particular, the south-west of the ward have less access to open green space. Lewisham's Open Space Strategy 2012³³ highlights pockets of deficiency of access to natural green spaces in the northern part of Crofton Park which are more than 10 mins walk from a formal park. In addition, the south west of the area is deficient in district parks and amenity green space and is also deficient in access to nature. The hilly character of the area makes the green spaces even less accessible to members of the community with restricted mobility. There is currently limited or no public access to private open spaces at Kings College Sports Ground and Brockley Hill Park.

Deficiencies in open space provision in the north-east and south-east of the area will be addressed through the designation of new Local Green Spaces and improving signs to the green space network through a local green chain walk (the Three Peaks Walk).

The Government's NPPF (paragraph 101) 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 such 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.

The sites allocated as Local Green Space in Policy GS1 are not designated as open space in the Local Development Plan but have a value to the community as local amenity space and to nature conservation. The NPPF (paragraph 102) sets out the criteria which need to be met if a site is to be designated as a Local Green Space. The sites have been assessed against these criteria and the assessment is summarised in Table 2. In each case, the Local Green Space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and of particular local significance, for example because of its recreational and amenity value, contribution to the character of the area, tranquility or biodiversity value; is local in character and not an extensive tract of land.

Table 2 Assessment of Local Green Spaces against NPPF Criteria

³³ Lewisham Open Space Strategy 2012-2017 - <https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/OpenSpaceStrategy2012.pdf>

NPPF Criteria	Crofton Park Station Community Garden	Ewart Road Estate Green	Dalmain Wildlife Garden	Duncombe Hill Green
Close proximity to Community	✓	✓	✓	✓
Demonstrably special to Local Community	Community involved in securing site for community use from the Railway and in carrying out planting and regular maintenance (flowers, vegetables)	The green space, laid out by the GLC in 1978, provides an important amenity for the community in the centre of ASLC, with profusion of trees in area of nature deficiency	The green space has been cultivated by local children from Dalmain Primary School and is used for educational purposes.	The green space, part of ASLC, provides an important amenity of the local community as evidenced by responses to public consultation on the Neighbourhood Plan
Local significance	Amenity, biodiversity, tranquility and use as community garden	Amenity, biodiversity, contribution to local character and tranquility	Amenity, bio-diversity and educational	Amenity, biodiversity, trees making contribution to streetscape and dispersing main road pollution in the Brockley Corridor
Local in character	✓	✓	✓	✓

The potential to designate the land adjacent to Crofton Park Station and the Ewart Road Estate Green as Local Green Spaces was identified in the Site Identification and Assessment prepared by AECOM (August 2015); and in August 2015 the community gardeners signed a new partnership agreement with Govia Thameslink Railway (GTR) to secure the station site for community use for the foreseeable future. The Dalmain Wildlife Garden forms part of the outdoor area of Dalmain School. Pupils help parents, staff and members of the neighbouring Ewart Road Housing Management Cooperative in clearing and maintaining this area. By introducing water and wildlife-friendly plants the garden attracts foxes, frogs, newts and a variety of birds. The garden contains a covered outdoor classroom, which is used to develop children's understanding of nature and science. The green space at the main road junction of Duncombe Hill and Brockley Rise makes a significant contribution to the character and amenity of the area and has been designated as a Local Green Space in response to representations made during public consultation on the Neighbourhood Plan.

Policy GS2 Greening the Neighbourhood

New development should seek to ensure the quantity of open space is sufficient to meet local needs and contribute, where possible, to the network of green infrastructure, with particular emphasis on improving the linkages between identified sites and the overall greening of the environment. Open space should be designed to anticipate future climate change. Development will be required to provide a measure of biodiversity and an overall 'net gain' in biodiversity for the site.

Development shall make provision for new tree planting and landscaping and protect trees in good health that contribute to the character of the Area, individual streetscapes and green spaces. This shall be achieved by development that:

- i. Makes provision for the appropriate planting of additional trees and landscaping, relative to the size of the development;
- ii. Protects existing trees, including their roots, groundwater and canopies, and provides for their maintenance, especially during construction;
- iii. Makes provision for the planting, establishment and maintenance of equivalent numbers and species of new trees where trees are removed from any location within the HopCroft Area, within the period of this plan;
- iv. Makes appropriate provision for the planting and maintenance of new street trees particularly along the main road connections of the Brockley Corridor and Honor Oak Park and along the local Three Peaks Green Chain Walk (as shown on Figure 8 page 61);
- v. Gives consideration to the incorporation of features such as living roofs and green walls in new developments in accordance with policy BE1. The paving over of front gardens with impermeable materials will be discouraged and will not be supported where planning permission is required under policy HW1.

5.10.2 GS2 Greening the Neighbourhood

Green infrastructure, including street trees, makes a key contribution to the unique green, hilly, park-like character of the area. The Lewisham Core Strategy (CS policy 12) states that development proposals will be required to green the public realm, protect trees, including street trees, and prevent the loss of trees of amenity value. Green infrastructure also has significant biodiversity value, providing important habitats and green corridors for plants and wildlife, and is valuable for providing natural drainage. However, consultation with the local community has highlighted concerns about deterioration in the quality of green spaces and the public realm, with many street trees having been cut down and not replaced. Our policy is stronger than the Council's and recognises the importance of trees to the detailed character of a smaller area and to the green infrastructure network. Trees can be used to enhance development whilst offering environmental and social benefits.

Some local green spaces are inaccessible and hidden – including the natural habitats along the railway cuttings. Walking routes connecting the hilly parks of the neighbourhood and their surrounds are largely devoid of trees or notable green infrastructure, and need improvements to realise their full potential as a destination for walking to see the views across London. Tree planting along key routes will create green links between open spaces both in the Neighbourhood Area and surrounding communities. Initiatives should protect and reinforce the identity of the natural environment and contribute towards new green open public space, biodiversity and nature conservation, and allow for the planting of new trees. The Design Guidelines encourage applicants to take opportunities for greening the Neighbourhood Plan area. New development should, where appropriate:

- Promote the Three Peaks Green Walk (as designated by the Neighbourhood Plan) as a unifying feature for the area and strengthen its links to the wider green network including the Green Chain Walk and Waterlink Way. New green corridors and pocket parks will build on the existing green space network and open up vistas. Enhance the links between these spaces and increase accessibility and awareness.
- Improve the quality of routes to promote cycling and walking in the area
- Promote new opportunities for greening the neighbourhood, such as green roofs and green walls

Policy GS3 The Three Peaks Green Walk

A local green walk (the Three Peaks Green Walk) (as shown on Figure 8 on page 61) has been identified to create a green link between the hilly parks of One Tree Hill, Blythe Hill Fields and Hilly Fields, which all sit within or just outside the boundary of the HopCroft area, and improve links with the South East London Green Chain Walk.

Streetscape and public realm improvements will be promoted along connecting streets with improved pedestrian crossings, wayfinding, tree planting and the promotion of the features of interest and views. Opportunities should be taken to improve access to green spaces and key places on the route, such as Eddystone Road footbridge.

The Three Peaks Green Walk will improve accessibility to green spaces and connect features of interest.

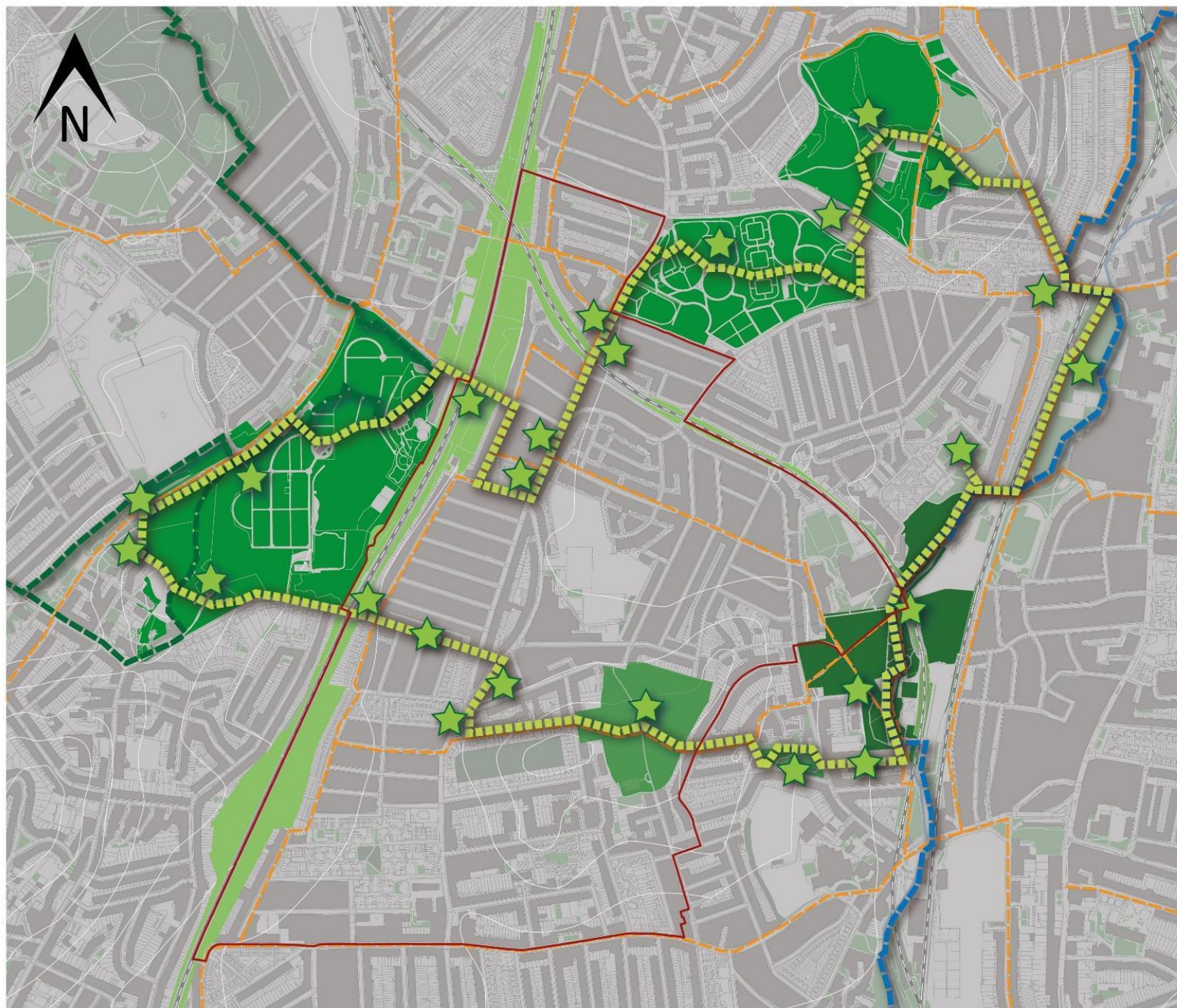
5.10.3 GS3 Designation of the Three Peaks Walk

There is a lack of green links between open spaces which means these local parks are underused. Of particular note are the poor links with the regionally recognised SE London Green Chain Walk, which actually lies beyond the railway cutting and in Southwark. Despite it being sign-posted from Crofton Park Station and Eddystone Road, there is no clear route or information about what it is or how to join it once outside the station at street level.

The designation of a local green chain walk (the Three Peaks Walk) will create a unifying and distinctive feature in the neighbourhood and help to address deficiencies in open space provision in the north-east and south-east of the area. This has the potential to form a key destination walking route and to meet objectives of the plan by:

- promoting health and wellbeing
- improving access to local public open space provision
- addressing pollution issues such as air quality, noise and surface water flood risk
- promoting the local economy

There is an opportunity to improve access to green spaces such as the Honor Oak Recreation Ground and Camberwell New Cemetery in Southwark. The footbridge link to Eddystone Road requires improvement and a more open design will be encouraged, with views to the railway corridor and green spaces.



WALKING NETWORKS

-  Local Green Chain Walk (Policy GS3)
-  Features of interest along the route
-  Green Chain Walk
-  Waterlink Way
-  Cycle routes
-  Public Open Space and Nature Reserves

Figure 8: Walking and Cycling Networks

Policy GS4 Protection of Sites of Importance for Nature Conservation

Development proposals that would result in significant harm to biodiversity on a designated or proposed Site of Importance for Nature Conservation (SINC), Nature Reserve or Wildlife Garden (as shown on Figure 9 page 63) which cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will be refused.

The 'New Cross to Forest Hill' Metropolitan SINC is identified as a Nature Improvement Area and development will not be supported which would damage the integrity of the corridor or impact on its nature conservation designation. Measures will be supported which would protect and enhance the distinct landscape character it affords and deliver a biodiversity 'net gain', improved public access to nature and better ecological management.

In line with the policies in the NPPF, GS1-GS4 identify existing local ecological networks and Nature Improvement Areas, which together form a network of special landscape character that gives this neighbourhood its unique sense of place.

The 'New Cross to Forest Hill' green corridor, along the railway cutting of the London to Croydon railway (which in turn replaced the New Cross-Croydon canal), is designated as a SINC of Metropolitan Importance. It incorporates Garthorne Road and Buckthorne Road Nature Reserves as well as the Devonshire Road Nature Reserve, which is just outside the Neighbourhood boundary. Parts of the designated area are in need of enhancement. This area provides a corridor of connected green space and varied habitats. The green corridor also provides the opportunity for improved public access to natural green space and enhancement of its biodiversity and ecological value. This could help to address existing deficiencies in access to open space in the Neighbourhood Plan area. The Neighbourhood Forum has a long-term vision for the creation of a walking route alongside the railway and will work with the London Borough of Lewisham, landowners, other stakeholders and the local community to implement this.

Further protection is required to the SINC in the vicinity of Eddystone Road due to the some degradation of the habitat in recent years. This is despite its relevance and significance in terms of its environmental and historic context, as well as its rich biodiversity, with part of the site appearing to be covered with woodland at least since the early 18th Century. The line of the London-Lewes Roman Road crosses the cutting diagonally where the Eddystone Road footbridge now stands. This area would benefit from designation as a Local Nature Reserve. Natural England guidance on nature reserves highlights how they not only support and protect habitats and species, but also provide opportunities to allow people to get close to nature and appreciate the contribution it makes to their quality of life. Access to the site will need to follow a robust management plan to balance access to nature versus conservation of the habitats and wildlife.

5.10.5 Green Infrastructure: Complementary Actions

The following recommendations set out a range of actions which seek to complement and support the objectives of Policies GS1-4 and can be taken forward in collaboration with local groups.

Recommendations in support of Policies GS1-GS4

- i. Recommend that Lewisham Council, in conjunction with the GLA, consider a Metropolitan Open Land designation for Forest Hill to New Cross SINC corridor, given the corridor's significance.
- ii. Recommend that Lewisham Council consider a local landscape designation for the Forest Hill to New Cross SINC due to its heritage significance and as a landscape of significant visual amenity that is locally valued.
- iii. Identify the Forest Hill to New Cross SINC as a locally determined Nature Improvement Area; and establish a Local Nature Partnership (LNP) of local organisations, businesses and residents.
- iv. Work with Lewisham Council, Network Rail and other landowners, and the local community, to promote the designation and management of the part of the SINC site either side of Eddystone Road Bridge (parallel to Buckthorne Road) as a Local Nature Reserve, with an ecological survey and site management. Work with other Friends groups such as Garthorne Road Nature Reserve to implement a programme of management and improvement of the Forest Hill to New Cross SINC railway cuttings corridor.
- v. Develop an Action Plan for Three Peaks Walk including a Green Chain Walk design programme and signage.
- vi. Redesign the Crofton Park Railway Garden into an edible, sensory and pocket park retreat.
- vii. Work with the Friends of Blythe Hill Fields to develop a masterplan and implement a programme of management and improvements to the park; and to work with the London Borough of Lewisham to increase its designation given its prominence and recent improvements to its biodiversity and wildlife habitats.
- viii. Work with other stakeholders to increase street tree planting by 10% per year within the Neighbourhood Plan area. Work with Brockley Society tree team to develop guidance on appropriateness of certain trees on residential streets, especially those with narrow footpaths.
- ix. Work with King's College London to secure improved community access to King's College Sports Ground.
- x. Maximise opportunities for street tree planting, green roofs, green walls and green landscaping to minimise pollution and assist urban cooling in a changing climate. Funding from private companies and other sources should also be used to provide additional trees.
- xi. Prepare a strategy to prevent fly-tipping and improve appearance of the Neighbourhood.

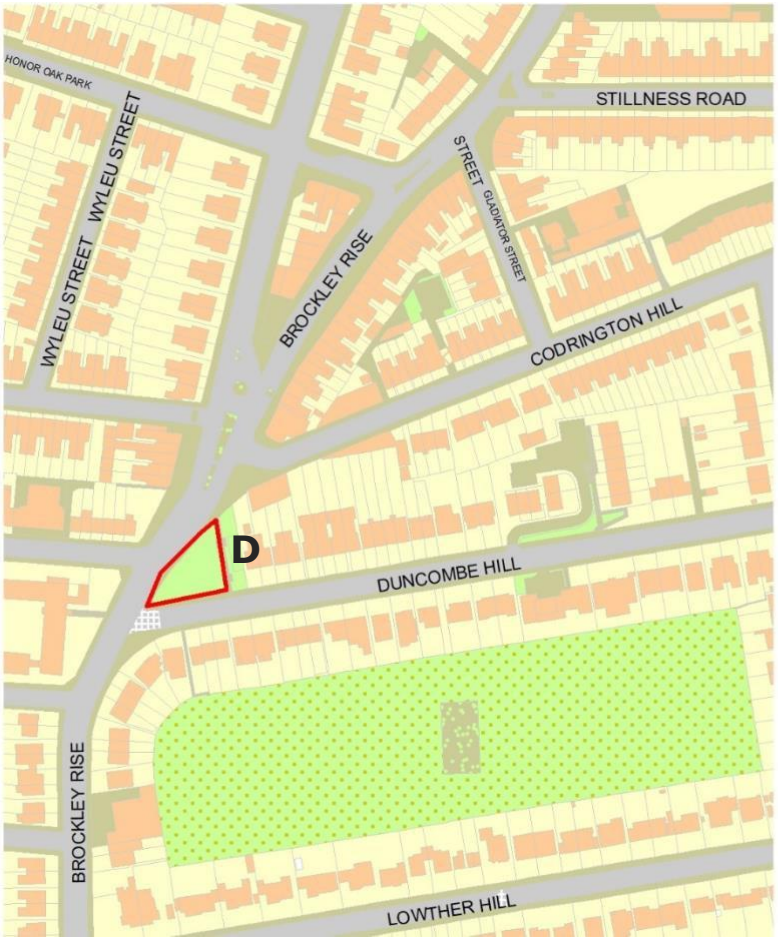
³⁴ National Planning Policy Framework (NPPF) - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf



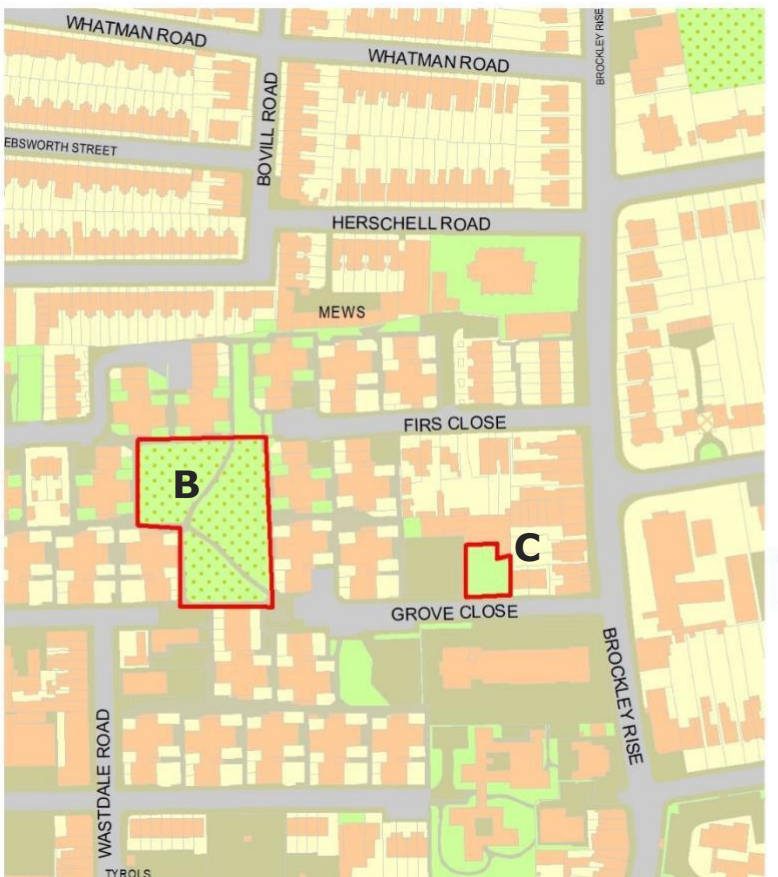
Figure 9: Local Green Spaces



 Local Green Space



 Local Green Space




 Local Green Space

Figure 10: Local Green Spaces- Inset Maps

5.11 Transport & Movement

Policy T1 Enhancement of Brockley Corridor

Proposals to improve the Brockley Corridor will be supported where they:

- i.** Create a sense of place throughout the corridor;
- ii.** Improve pedestrian/cycling safety and movement;
- iii.** Improve connections with nearby cycle routes;
- iv.** Enhance public realm through green infrastructure-led improvements;
- v.** Improve air quality along the Corridor;
- vi.** Reduce the dominance of motor vehicles;
- vii.** Encourage use of sustainable public transport;
- viii.** Reduce traffic speeds through the creative planting and placement of green infrastructure, speed cameras and raised plateaux to create a sense of arrival in the higher footfall areas. Ease bus movements and simplify road layouts;
- ix.** Ease traffic congestion;
- x.** Provide new and safer pedestrian crossings;
- xi.** Achieve improvements to the pedestrian environment, including increasing the amount of space for pedestrians around public transport facilities and in local neighbourhood centres and parades;
- xii.** would result in a substantial greening of the corridor, including where possible boulevard planting at 7-10m intervals of medium to large street trees which are in keeping with the scale of the roadway and pavement between buildings;
- xiii.** Create attractive 'gateways' into the Neighbourhood Plan area at Crofton Park and Brockley Rise/Stanstead Road;
- xiv.** Provide parking bays in appropriate locations, with provision for car clubs and electric charging points;

The Involvement of Transport for London and the London Borough of Lewisham together with the local community in developing proposals is encouraged.

5.11.1 T1 Enhancement of Brockley Corridor

Transport was a key issue raised during consultation on the Neighbourhood Plan. Central to the achievement of the vision and objectives in the Neighbourhood Plan is the improvement of the Brockley Corridor (Brockley Road/Stondon Park/Brockley Rise – the B218). The Brockley Corridor dominates the neighbourhood, divides the community and needs to be better integrated with the wider pedestrian and cycle network to create a healthier and safer corridor which links neighbourhoods. Improvements should be in line with TfL's Healthy Streets guide.³⁵

Localised improvements within the Brockley Corridor have been identified as a key Borough-led project within the Neighbourhood Plan area. Improvements will be required to create a better pedestrian environment and facilities for cyclists, safe pedestrian crossings at key locations and enhanced 'gateways' into the Neighbourhood Plan area; and to address issues of air quality through street tree planting and other greening measures.

A study has been undertaken by the London Borough of Lewisham to look at the transport issues in the Brockley Corridor and a number of potential projects have been identified. However, proposals remain at an early stage of development and, given the importance of the Brockley Corridor to the Neighbourhood Plan area, the London Borough of Lewisham and Transport for London should work with the local community to develop a coordinated scheme which meets the vision and objectives set out in this Plan. The scheme should prioritise provision for pedestrians and cyclists, the provision of new pedestrian crossings linked into the network of walking routes, tree planting and greening of the route to address issues of air quality, and improvements to the gateways into the Neighbourhood Plan area at Crofton Park and Brockley Rise/ Stanstead Road.

In developing proposals for the Brockley Corridor, consideration should also be given on how to reduce traffic and traffic speeds in adjoining residential streets to improve residential amenity and increase road safety. Details of emerging proposals are provided under Project 5 (Appendix A, page 86).

³⁵ Healthy Streets for London, TfL. <http://content.tfl.gov.uk/healthy-streets-for-london.pdf>

Policy T2 Pedestrians

Where appropriate, development will be required to improve pedestrian access in the Neighbourhood Plan area. Proposals will be supported where they:

- i. Provide safe pavements, giving the maximum possible space to pedestrians. This may require buildings to be set back from the back edge of pavement to allow for pavement widening in appropriate locations;
- ii. Contribute to new and improved pedestrian crossings on the Brockley Corridor and other principal roads, with safer sightlines at junctions;
- iii. Improve accessibility for disabled people and those with push chairs;
- iv. Increase the amount of space for pedestrians around public transport facilities;
- v. Improve the existing network of footpaths in the area and wayfinding signs;
- vi. Contribute to the provision of new walking routes such as the Three Peaks Green Walk.

Policy T3 Cyclists

Where appropriate, development will be required to promote improved provision for cycling throughout the Neighbourhood Area and to encourage cycling. In order to achieve this, new development proposals will be supported where they:

- i. Contribute to the improvement of existing cycle lanes and paths, including the Brockley Corridor, with safer surfaces and sightlines;
- ii. Contribute to the provision of safe and well-designated cycle routes and signage;
- iii. Contribute to the provision of new bicycle stands in the local neighbourhood centres and parades and at stations;
- iv. Provide appropriate bicycle storage and facilities for cyclists in residential and commercial development.

5.11.2 T2 and T3 Pedestrians and Cyclists

Lewisham Core Strategy (CS policy 14) states that the access and safety of pedestrians and cyclists throughout the borough will be promoted and prioritised through the improvement of a network of high quality, connected and accessible walking and cycling routes. This includes the Waterlink Way and the South-East London Green Chain. The policy aims to enable more effective management of traffic and improve the environment for all users, including pedestrians, cyclists and public transport users.

Our Plan seeks to amplify this policy and to address local issues relating to the safety and movement of pedestrians and cyclists, access to public transport, facilities for cyclists and better air quality. This will assist in providing sustainable transport and improving health and wellbeing in accordance with Policy HW2. Particular attention needs to be given to the safety of pedestrians, particularly the elderly, on pathways shared with cyclists; the use of bicycle bells, though no longer enforced, is essential in such shared routes and should be discussed by the Council with relevant Government departments.

Concerns have been raised about the restricted pavement widths around the stations and within the neighbourhood centres and parades. Improved provision for cyclists is required on main roads such as Honor Oak Park, Brockley Rise, Stondon Park and Brockley Road. This is reflected in the proposed improvements to the Brockley Corridor (Project 5, Appendix A, page 86) and the Three Peaks Local Green Chain Walk (Policy GS3 and Project 1 (Appendix A, page 81).

There is a general requirement for improved signs and links to wider walking and cycling routes, including the Green Chain Walk which is currently poorly signed. The Eddystone Road Footbridge over the railway line provides a key gateway to the neighbourhood (by foot and bike), but is in need of improvements and better signage. This is addressed in Project 1 (Appendix A, page 81) and also Project 10 Improving the Gateways into the Area (Appendix A, page 89).

Where appropriate, financial contributions should be sought from new development for improvements to pedestrian access and cycling in the area.

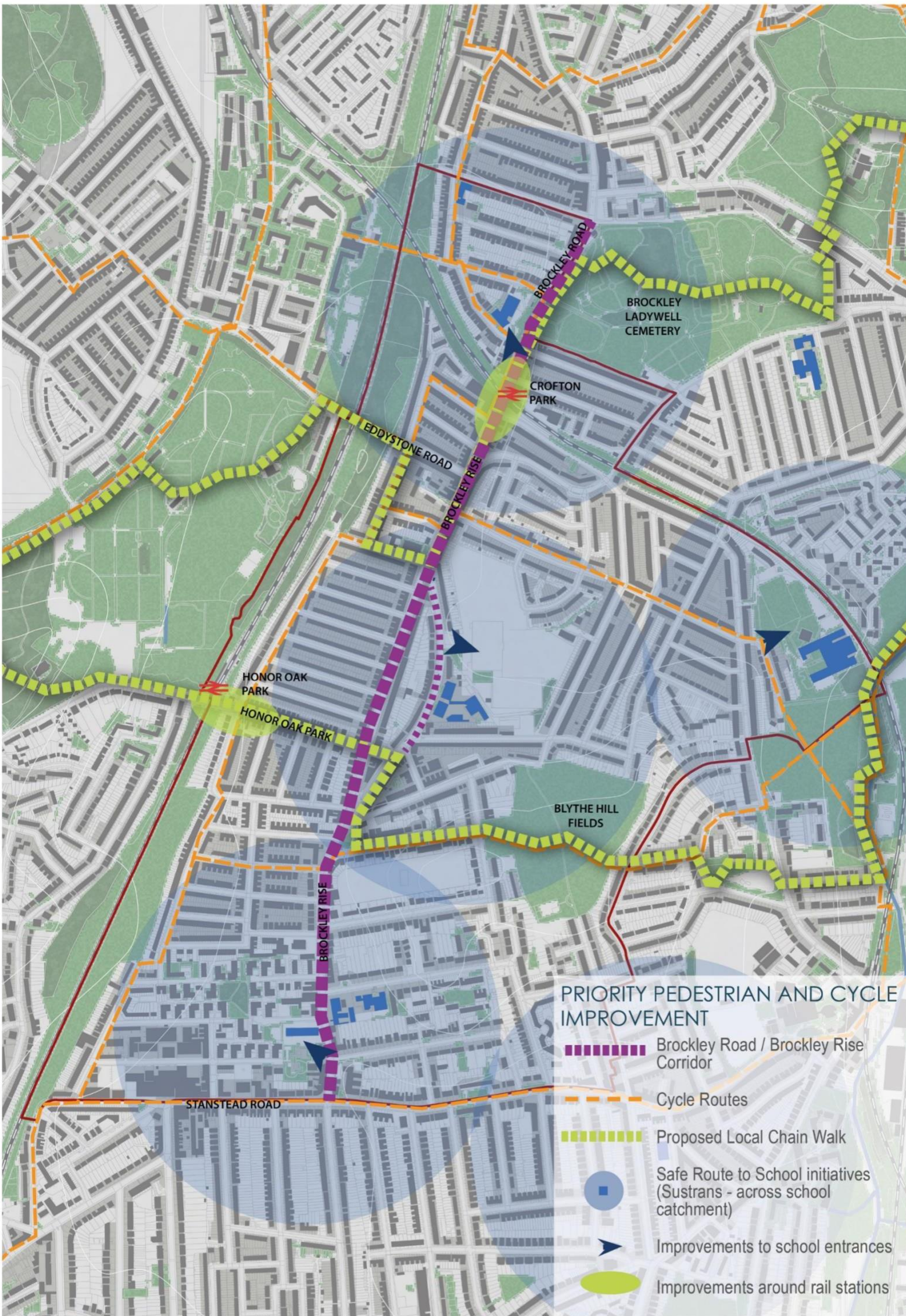


Figure 11: Priority Pedestrian and Cycle Improvements

Policy T4 Public Transport

Proposals to improve the capacity, quality and accessibility of public transport facilities in the Plan area will be supported at the following locations:

- i. Crofton Park Station, including improvements to entrances, information boards, accessibility and signage;
- ii. Honor Oak Park Station, including improvements to access and signage;
- iii. Brockley Rise/ Honor Oak Park bus stands;
- iv. Brockley Corridor bus stops.

5.11.3 T4 Public Transport

The neighbourhood is easily accessed by London Overground, train and bus. However, there are a number of issues relating to the quality of both train and bus travel and associated facilities. There is a limited rail service at Crofton Park Station and the station is in urgent need of improvements, particularly to facilitate cleaning and sanitation, access and safety and security for station users. Bus services in the ward tend to focus on north-south movements into central London with less direct connections with neighbouring areas in south London.

Improvements to the quality and availability of bus and train services and the quality of the passenger experience are required to reduce car use and promote sustainable transport. This will also benefit health and wellbeing and improve air quality in accordance with Policy HW2.

5.11.4 Transport and Movement: Complementary Actions

The following recommendations set out a range of actions which seek to complement and support the objectives of Policies T1-T4. The Neighbourhood Forum will seek to take forward these recommendations in collaboration with other relevant organisations and agencies.

A group has recently been formed to lobby for improvements to Crofton Park Station and the rail service.

<http://brockleycentral.blogspot.com/2016/01/crofton-park-commuters-launch-campaign.html>.

Recommendations in support of Policies T1-T4

- i. The London Borough of Lewisham and Transport for London (TfL) to work with local community to develop proposals for Brockley Road Corridor, including improved pedestrian environment, safe crossings and environmental enhancements.
- ii. Work with existing local group to lobby for improvements to services for Crofton Park Station and the Catford Loop line.
- iii. Lewisham Council and TfL to work with the local community to deliver better quality walking and cycling routes linked with the wider network.
- iv. Work with stakeholders and TfL to increase cycle parking in shopping streets, replacing car parking as necessary.
- v. Lewisham Council to define priorities for funding through the Local Implementation Plan (LIP), including maintenance and facility improvements.
- vi. Prioritise improvements and crossings which contribute to the Three Peaks Walk.
- vii. Work with Network Rail to improve station facilities and environment at Crofton Park Station.

5.12 Health and Wellbeing

Policy HW1 Managing Flood Risk

Proposals should demonstrate that they will not worsen flood risk on or off site. Where required a site-specific Flood Risk Assessment (FRA) should be provided in accordance with national policy which demonstrates that the proposal is protected from flooding and that there is no increase in risk for any third parties over the lifetime of the development (include an allowance for climate change).

Where required, new developments should incorporate sustainable urban drainage systems (SuDs) unless there are practical or viability reasons for not doing so. SuDs will be required to provide habitat, amenity and water quality benefits in addition to attenuation of flow, and information will be required to be submitted in outline and full planning applications to demonstrate that SuDs can be accommodated within the proposed development. Parking spaces and driveways associated with new development will be required to have permeable surfaces. The paving over of front gardens with impermeable materials will be discouraged and will not be supported where planning permission is required.

5.12.1 HW1 Managing Flood Risk

The National Planning Policy Framework (NPPF) states that opportunities offered by new development should be used to reduce the causes and impacts of flooding³⁶. Whilst the Neighbourhood Area is not at risk from river flooding, part of the area is at potential risk of flooding from surface water flooding as a result of heavy rainfall and/or blocked gullies. Risk from surface water flooding will worsen under predicted climate change conditions as the drainage system can only cater for relatively small storms. There is evidence of extensive surface water flooding, specifically around the Honor Oak Park junction with Brockley Rise. Concern has been expressed through consultation that recent developments have failed to address these issues sufficiently.

It will be essential that SuDs are properly planned at the onset of planning for development. Developers and their design teams need to take into account different factors including the layout of the site, topography and geology when planning and positioning the different SuDs elements. This information will be required for both outline and full applications, so it is clearly demonstrated that the SuDs can be accommodated within the development that is proposed. It is not acceptable to leave the design of SuDs to a later stage to be dealt with by planning conditions. It is vitally important that planning decisions recognise the potential risk that increased surface water run-off poses to properties and plan development accordingly, so that future sustainability can be assured.

Policy HW2 Improving Air Quality

Any proposals for works or development on the Brockley Corridor or Stanstead Road will be required to incorporate measures to improve air quality, such as green walls and tree planting. Larger developments will be required to make provision for air quality monitoring.

Measures will be supported to promote walking, cycling and use of public transport, in order to reduce car journeys in the area in accordance with Policies T1-T4.

Provision for car clubs and electric vehicle charging points will be encouraged in new developments.

5.12.2 HW2 Improving Air Quality

Air pollution, and the health impacts associated with it have been identified as a key concern. The whole of the Neighbourhood Plan area was designated an Air Quality Management Area (ref AQMA 6) in 2013 due to the high levels of pollutants which regularly exceed the annual legal air quality limits for nitrogen oxide (a pollutant linked to health conditions including respiratory diseases and heart conditions). The main source identified in the detailed assessment is motor vehicles, particularly those with diesel engines, and associated congestion along Brockley Rise/Brockley Road (B218) and Honor Oak Park (B238) where the levels of nitrogen dioxide do not meet EU objectives. Where an AQMA is declared, the local authority is then required to develop an Air Quality Action Plan detailing the measures that will be employed to help meet the air quality objectives within that area. An Air Quality Action Plan was prepared and approved for the existing five AQMAs in the Borough in January 2008. Relevant measures from this Action Plan will be employed in the newly designated AQMA6 together with any measures identified as being specific to the particular problems experienced in this area.

Concerns have been expressed that there are identified hotspots close to school playgrounds (Dalmain Primary School and Beecroft Garden Primary School). There are particular concerns about the impacts of noise, vibration and air pollution in Brockley Road and in Stondon Park due to heavy traffic in the area. An attempt has been made

³⁶ National Planning Policy Framework 2012 (para 100) (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

to screen Dalmain Primary School with a 'green wall' and further projects of this kind should be planned. The Mayor of London's proposed expansion of the Ultra Low Emissions Zone to the South Circular should be supported and integrated into the neighbourhood strategy.

5.12.3 Health and Wellbeing: Complementary Actions

The following recommendations set out a range of actions which seek to complement and support the objectives of Policies HW1 and HW2. The Neighbourhood Forum will seek to take forward these recommendations in collaboration with other relevant organisations and agencies.

Recommendations in support of Policies HW1-HW2

- i. The London Borough of Lewisham to work with TfL to manage and improve air quality along transport corridors and traffic congestion points.
- ii. Stakeholders to work with the London Borough of Lewisham on the extension of low emission zones, supporting the GLA consultation on this.
- iii. Work with the London Borough of Lewisham and TfL to ensure that designs for Brockley Corridor address issues of air quality, through greater greening, and of surface water flooding, through better drainage.
- iv. Work with Lewisham Council to implement more localised monitoring of air quality and seek funding for a citizen science project.
- v. Work with the London Borough of Lewisham and TfL to reduce vehicle speeds in the Neighbourhood Plan area as a key contributor to air quality.
- vi. Lobby for charging points to be provided in suitable locations to serve existing development.
- vii. Remodel the public realm opposite St Hilda's Church to create a Brockley Green pocket park to improve local amenity and address issues of air quality and local flood risk by the replacement of hard surfaces with soft landscaping and tree planting.
- viii. Promote proposals to address air quality and seek further funding for green walls.
- ix. The London Borough of Lewisham to prepare drainage management plan for the area and to work with other stakeholders to manage existing flood risks.
- x. Consider how the Mayor of London's proposed expansion of the Ultra Low Emissions Zone to the South Circular might be integrated into the neighbourhood strategy.

6 Projects

6.1 Introduction

During the engagement events between our launch in November 2014 and the end of Summer 2015, a number of ideas for improving the neighbourhood were raised by residents. Some of these cannot be delivered via development planning policies, but the Neighbourhood Plan can add weight to these projects.

6.2 Delivery of Neighbourhood Projects

The delivery of all projects (those already identified or any new ones that might arise in future) will largely depend on the will and drive of residents to take them forward, as they are unlikely to become a reality if local residents do not back them and give some time to making them happen. Their delivery will therefore depend on:

- Local leadership to drive their development and delivery
- Funding becoming available.
- Their transformational effect on the neighbourhood and how well they deliver on the neighbourhood objectives set out in this Plan

A number of projects have already been started by local members of the community. For this reason, and to ensure their success, the Neighbourhood Forum Steering Group recommend that they are prioritised; these are set out in Section 6.4 below.

The projects included in 6.3 below relate to the neighbourhood's physical environment. Numerous other projects are being initiated in the area all the time, by dedicated groups and organisations, and many of these organisations present reports to the Local Ward Assembly. Those presented here relate to those that could potentially be funded by Community Infrastructure Levy (CIL) contributions from developments within the Neighbourhood Area boundary. It must be noted that our neighbourhood has very little opportunity for development, so the amount is unlikely to be very much. Hence our approach to prioritisation must be pragmatic and prove that it will result in the widest benefit to all in the neighbourhood.

Additional non-priority project ideas and aspirations for the neighbourhood are included in section 6.6 below. These require further scoping to understand their feasibility.

More detailed Project Profiles are contained in Appendix A. Project updates will be provided online at: <http://croftonhonor oakpark.neighbourhood.space/projects/>.

6.3 Funding Priorities

The Neighbourhood Plan identifies the following main priority areas for the use of Community Infrastructure Levy and if applicable Section 106 funding in the Neighbourhood Area:

- i. Enhancement of community facilities
- ii. Improved educational facilities in the area, including nurseries
- iii. Support for local businesses and enterprise
- iv. Improvements to the Neighbourhood Local Centres and Parades including street furniture, signs and pavements
- v. Schemes providing improved facilities for pedestrians and cyclists
- vi. Improvements to existing pedestrian and cycle routes including improvement to bridges over railway lines
- vii. Improvements to existing parks and green spaces and provision of new public green spaces and nature reserves
- viii. Additional tree planting and measures to green the area

6.3.1 Community Infrastructure Levy Projects

The NPPF says the Community Infrastructure Levy (CIL) should “place control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place”. In areas with approved Neighbourhood Plans, a minimum of 25% of CIL money will be spent in the Area. Whilst the scale and type of development will generally be smaller scale than other parts of the borough, the Plan provides the basis for allocating any CIL money in this Area. The Plan’s policies and recommendations contain a series of measures which would benefit from CIL funding in addition to other sources of public and private sector funding. The list below sets out the main priority areas for such spending which have been identified through community consultation;

- Contributions to the enhancement of community facilities in the Area
- Contributions to improve educational facilities in the area, including nurseries
- Support for local businesses and enterprise
- Improvements to the Neighbourhood Local Centres and Parades including street furniture, signs and pavements
- Contributions to schemes providing improved facilities for pedestrians and cyclists
- Improvements to existing pedestrian and cycle routes including improvement to bridges over railway lines
- Improvements to existing parks and green spaces and provision of new public green spaces and nature reserves
- Additional tree planting and measures to green the area

The implementation of projects will be kept under review and other projects may be identified by the local community during the plan period.

6.4 Priority Community-Led Projects

The projects to be prioritised for funding when this becomes available will be:

- **Project 1: Three Peaks Green Walk Route Improvements:** project to promote the natural heritage and existing green space of the neighbourhood in accordance with Policy GS3. This project has already commenced and therefore is a top priority for completion. Actions still to be delivered include streetscape/public realm improvements along connecting streets with improved pedestrian crossings; tree planting; signage; and the promotion of features of interest and views.
- **Project 2: Crofton Park Railway Garden:** pocket park amenity space to improve the provision of community gardening, outdoor learning and biodiversity. This project has already commenced and therefore is a top priority for completion. Actions still to be delivered include promotion of outdoor natural learning and provision of an outdoor community space
- **Project 3: Honor Oak Park:** realisation of the Neighbourhood Plan Vision to strengthen the green and hilly park-like character of the B238 road:
 - greening of the Honor Oak Park shopping parades and the railway bridge with medium and large trees to link them better with the greenery of One Tree Hill and the SINC area of the railway cutting.
 - improvements to the public realm with street furniture that responds to the demand for pavement seating, eating and work spaces in the Honor Oak Park parades.
 - re-establishing the popular former Festive Street Market at Ballina Street/Honor Oak Park.
 - improvements to shop fronts.
- **Project 4: Enhancement of the Railway Cutting Green Corridor:** increase the nature conservation and preservation of the Green Corridor and of the designated SINC either side of Eddystone Road bridge. This is unique in character to the neighbourhood, in terms of its biodiversity, its historic context (former Croydon Canal) and its archaeological significance. This will include measures to secure designation of part of the area as an additional Local Nature Reserve.

6.5 Priority Borough-Led Projects

- **Project 5: Brockley Corridor Improvements:** identification of localised improvements and priorities on B218 road. Work on this project has already commenced, led by Lewisham Council, with a second round of consultation on the design issued June 2017.

6.6 Other Project Ideas

The following projects need funds to allow scoping and feasibility work to be undertaken:

- **Project 6: Brockley Green Pocket Park opposite St Hilda's Church:** historically the area opposite St Hilda's was a village green and is now a paved area with potential for improvement. This project has not commenced and has not yet been scoped, but is a priority for further exploration and scoping.
- **Project 7: Ewart Road Estate Green:** an existing open space in a proposed Area of Special Local Character (see pages 55 and 99 and figure 7, page 57), designated as a Local Green Space under Policy GS3. Improvements to the area including planting, seating and new boundary treatment will contribute to the regeneration of the southern part of the Neighbourhood Plan area and improve amenities for local residents. This project has not commenced and has not yet been scoped.
- **Project 8: Bringing underutilised space back into active use:** in Brockley Road/ Stanstead Road – This project is being promoted under Policy NC3 to promote investment and regeneration in the southern part of the area. The project has not commenced and has not yet been scoped, but is a priority for further exploration.
- **Project 9: Community Street Market, Crofton Park:** this project has not commenced and has not yet been scoped, but is a priority for further exploration.
- **Project 10: Improvements to Gateways into the Area:** the neighbourhood is bounded by the railway cutting, and the railway bridges currently form unattractive gateways into the neighbourhood. With small interventions these gateways could be improved to enhance views of the green corridors alongside the railway. Dalrymple Road bridge already provides a good view through the existing bridge, but Eddystone Road bridge is perceived as intimidating by many who use it regularly, particularly after dark. Upgrading of these could create a safer environment for pedestrians and cyclists and help to address problems of anti-social behaviour.

7 Delivery Plan

7.1 Introduction

In order for the Vision, Objectives and Recommendations of this Plan to be delivered, a range of organisations and groups will need to work in close collaboration. The Delivery Plan sets out the mechanism for this to happen during the lifetime of this Neighbourhood Plan.

Table 3 sets out timescales for each Policy and Objective. The suggested process for the delivery of the Recommendations and Projects is set out in Table 4. While the recommendations and projects do not form part of the policies of the Plan, they play an important and significant part in delivering the Plan.

The recommended actions should guide Lewisham Council, developers, and other relevant agencies as to how the community wants development to be shaped in the area. The recommendations should inform Lewisham Council policy, in particular the spending of Community Infrastructure Levy (CIL) and s106 monies in the area.

The timescales for the actions set out in Table 3 and Table 4 are defined as follows:

- Immediate - upon approval of the Neighbourhood Plan
- Short - within one year of the approval of the Plan
- Medium - between one and five years of the Plan being approved
- Long - between five years of the Plan being approved and the end period of the Plan
- Ongoing - throughout the lifetime of the Plan

One of the key aims of this Plan is to ensure that development in the Area brings clear benefits to it. During consultations, concern was expressed by the local community about the poor enforcement of planning policies in the determination of planning applications and inadequate enforcement and monitoring of planning consents. Support was expressed for early engagement by developers in the planning application process.

7.2 Monitoring and Review

The Neighbourhood Plan will be monitored by the Neighbourhood Forum in partnership with LB Lewisham to determine the progress being made in relation to the objectives and actions set out in Tables 3 and 4.

The frequency with which monitoring takes place will depend upon available resources, although an annual monitoring report will be published on the Neighbourhood Forum's website with a comprehensive report published at least every five years.

If necessary, a formal review of the Neighbourhood Plan or parts of the Plan will be undertaken prior to 2027 to reflect changes in national, strategic or local policies affecting the Neighbourhood Plan area and to ensure the general vision, policies and proposals remain aligned to any changing circumstances in the area.

Table 3: Neighbourhood Plan Policies and Objectives

Policy	Objective	Actions	Timescale	By Whom
G1	1-13	Provision of Sustainable Development	Immediate and ongoing	Lewisham Council; developers; property owners; local groups and residents
H1	1& 2	Housing: provision of a range of housing types related to scale of development, character of the local area and capacity of social infrastructure.	Short-Medium	Lewisham Council; developers; land owners
C1	3	Protection and Enhancement of Community Facilities to meet local needs	Ongoing	Lewisham Council; property owners; service providers; voluntary organisations; local groups
C2	2& 3	Redevelopment of Sites in Existing Community Use to ensure adequate reprovision of facilities	Ongoing	Lewisham Council; NHS London; service providers; voluntary groups; developers
E1	4	Employment Sites and Enterprise	Ongoing	Lewisham Council; businesses; property owners; developers
E2	4	Malham Road Employment Regeneration Area	Medium-Long	Lewisham Council; businesses; property owners; developers
NC1	4	Protection and Enhancement of Local Neighbourhood Centres	Ongoing	Lewisham Council; property owners; businesses
NC2	4& 5	Protection and Enhancement of Local Neighbourhood Parades	Ongoing	Lewisham Council; property owners; businesses
NC3	4,5& 6	Brockley Rise/ Stanstead Road Local Improvement Area	Short-Medium	Lewisham Council; developers; local residents/ owners/occupiers
BE1	7,8& 9	Design of New Development	Ongoing	Lewisham Council; developers; local residents/ owners/occupiers
BE2	7,8,9& 10	Extensions and Alterations to Existing Buildings	Ongoing	Lewisham Council; local residents/ owners/occupiers
BE3	10	Designation of Areas of Special Character	Short-Medium	Lewisham Council; developers; local residents/owners/occupiers
GS1	11& 12	Protecting Green Spaces	Ongoing	Lewisham Council; local groups
GS2	11& 12	Greening the Neighbourhood	Ongoing	Lewisham Council; developers; TfL; local groups
GS3	11& 12	Designation of the Three Peaks Walk	Short-Medium	Lewisham Council; SE Green Chain; local groups
T1	12,14& 15	Enhancement of Brockley Corridor	Medium-Long	Lewisham Council; developers; TfL; Network Rail; train operating companies
T2	12,14& 15	Improving facilities for Pedestrians	Ongoing	Lewisham Council; developers; TfL; pedestrian groups; Network Rail; train operating companies
T3	12,14& 15	Improving facilities for Cyclists	Ongoing	Lewisham Council; developers; TfL; cycling groups
T4	13	Improving Public Transport	Ongoing	Lewisham Council; developers; TfL; Network Rail; train operating companies
HW1	12& 16	Managing Flood Risk	Ongoing	Lewisham Council; developers
HW2	12,14& 16	Improving Air Quality	Ongoing	Lewisham Council; TfL; property owners

Table 4: Neighbourhood Plan Actions

Recommendation	Actions	Timescale	By Whom
Housing	Explore opportunity for community-led self-build housing	Short-Medium	Lewisham Council, developers and landowners, local groups/residents
	Consultation groups established for larger developments	Short-Medium	Lewisham Council, Neighbourhood Forum & local groups
	Work with Network Rail in bringing forward development of land adjacent to Honor Oak Park to deliver local priorities.	Short-Medium	Lewisham Council, Southwark Council, Network Rail, Neighbourhood Forum local groups
Community Facilities	Seek formal designation of Community Assets	Short-Medium	Lewisham Council, service providers, voluntary sector, property owners, Neighbourhood Forum, local groups
	Local organisations to work together to make most efficient use of community assets and to explore the opportunities for shared use	Ongoing	
	Continue to develop programme of community events	Ongoing	
Local Economy	Promote local enterprise and independent business by improving the croftonpark.com brand	Short-Medium	Lewisham Council, London Enterprise Panel, local businesses
	Establishment of Business Forum and/or Business Improvement District	Medium-Long	Lewisham Council, local businesses
	Develop proposals for an enterprise hub	Medium-Long	Lewisham Council, , local businesses
	Work with local businesses to secure apprenticeships for local people	Short-Medium	Lewisham Council, local businesses, schools, National Apprenticeship Forum
	Development brief for Malham Road LEL	Medium-Long	Lewisham Council, land owners, businesses, Neighbourhood Forum
	Establish a database of business premises in the area	Short-Medium	Businesses, Neighbourhood Forum
Neighbourhood Centres	Action Plan to revitalise Brockley Rise/Stanstead Road Local Parades	Short-Medium	Lewisham Council, businesses, property owners, Neighbourhood Forum, local groups
	Crowdfunding initiative to support Brockley Rise Local Parade and other shopping streets.	Short-Medium	Businesses, local groups, Neighbourhood Forum
	Strategy for attracting street markets to area	Short-Medium	Businesses, Neighbourhood Forum

	Community group to facilitate pop-ups and meanwhile uses in vacant premises	Short-Medium	Local groups, property owners, Neighbourhood Forum
Built Environment	Monitoring and enforcement	Ongoing	Lewisham Council
	Positive and proactive engagement with the community	Ongoing	Lewisham Council, developers, Neighbourhood Forum, local groups and residents
	Promotion of Areas of Special Character	Ongoing	Lewisham Council, Neighbourhood Forum, local groups and residents
	Promotion of Design Guidelines	Ongoing	
	Support for community led initiatives aimed at the improvement of front gardens or planting week-ends	Short-Medium	
Green infrastructure	Development of Action Plan for Three Peaks Walk	Ongoing	Neighbourhood Forum, Community Garden Group and residents
	Redesign the Crofton Park Railway Garden into an edible, sensory and pocket park retreat	Ongoing	Neighbourhood Forum, local groups and residents
	Develop and implement a programme of management and improvements to Blythe Hill Fields	Ongoing	Friends of Blythe Hill Fields, Lewisham Council, Neighbourhood Forum, local residents and groups
	Programme of management and improvement work to Garthorne Road Nature Reserve	Ongoing	Friends of Garthorne Road Nature Reserve, Neighbourhood Forum
	Secure improved community access to King's College Sports Ground	Short-Medium	King's College, Neighbourhood Forum, local schools, local groups
	Maximise opportunities for street tree planting, green roofs, green walls and green landscaping	Short-Medium	Lewisham Council, Neighbourhood Forum, developers, property owners, advertisers, TfL, residents
	Preparation of fly-tipping strategy	Short-Medium	Lewisham Council, Neighbourhood Forum

Transport & Movement	Develop proposals for Brockley Road Corridor	Ongoing	Lewisham Council, TfL, Neighbourhood Forum, community
	Lobby for improvements to services for Crofton Park Station and Catford Loop line	Ongoing	Lewisham Council, train operators, local campaign group, Neighbourhood Forum
	Better quality walking and cycling routes linked with wider network. Increased cycle parking in shopping streets	Short-Medium	Lewisham Council, TfL, Neighbourhood Forum, cycle groups, community groups, Lewisham Council, businesses
	Prioritise maintenance and facility improvements through Local Implementation Plan, including improvements and crossings which contribute to Three Peaks Walk	Short-Medium	Lewisham Council, TfL, Crofton Park Assembly, Neighbourhood Forum, community
	Improve station facilities and environment at Crofton Park	Short-Medium	Network Rail, TfL, Lewisham Council, Neighbourhood Forum, community
Health & Wellbeing	Manage and improve air quality along transport corridors and traffic congestion points	Ongoing	Lewisham Council, TfL, GLA, Neighbourhood Forum
	Address issues of air quality through greater greening	Ongoing	Lewisham Council, TfL, GLA, Neighbourhood Forum
	Implement localised capture and monitoring of air quality and seek funding for citizen science project.	Short-Medium	Lewisham Council, Neighbourhood Forum, citizen science project funding
	Remodel the public realm outside St Hilda's to create a Brockley Green pocket park	Medium-Long	Lewisham Council, Neighbourhood Forum, local businesses and groups
	Promote proposals to address air quality and further funding for green walls	Medium	Lewisham Council, TfL, GLA, Neighbourhood Forum
	Drainage management plan to alleviate surface water flooding in Brockley Corridor	Ongoing	Lewisham Council, Neighbourhood Forum, property owners

Glossary of Terms and Abbreviations

ACV	Asset of Community Value: land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011.
Affordable Housing	Housing for sale or rent for those whose needs are not met by the market: affordable housing for rent, starter homes, discounted market sale housing or other affordable routes to home ownership
AQMA	Air Quality Management Area: area designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
ASLC	Area of Special Local Character: locally designated area containing elements of local character and identity which should be preserved and enhanced.
CIL	Community Infrastructure Levy: a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.
FRA	Flood Risk Assessment: an assessment of the risk of flooding from all flooding mechanisms, with identification of flood mitigation measures and advice on actions to be taken before and during a flood.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities and local ecology.
HopCroft	Crofton Park and Honor Oak Park Neighbourhood Forum
LEL	Local Employment Location (as designated in the Local Development Plan)
LIP	Local Implementation Plan: a statutory document, required by the Greater London Authority Act 1999, which sets out how the Mayor's Transport Strategy will be implemented within the borough.
LNP	Local Nature Partnership: a body designated by the Secretary of State for Environment, Food and Rural Affairs for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
LNR	Local Nature Reserve: a designated natural green area. The local authority must control the LNR land - either through ownership, a lease or an agreement with the owner.
NPPF	National Planning Policy Framework: sets out the government's planning policies for England and how these are expected to be applied.
S106	Section 106 of Town and Country Planning Act: a section 106 agreement is an agreement between a developer and a local planning authority on measures that the developer must take to reduce their impact on the community. This may include financial contributions towards new infrastructure provision and the provision of affordable housing.
SA	Site Allocation: land allocated for a specified land use in the Plan
SINC	Site of Importance for Nature Conservation: a designated site of substantive local nature conservation value.
SMEs	Small and Medium Sized Enterprises: non-subsidiary, independent firms which employ fewer than a given number of employees.
SuDS	Sustainable Urban Drainage Systems: a natural approach to managing drainage in and around properties and other developments. SuDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants.
TfL	Transport for London: the local government body responsible for the transport system in Greater London with responsibility for principal road routes, the London Underground, London Overground, Docklands Light Railway and TfL Rail.

Useful links

Lewisham Local Development Framework - <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/Pages/default.aspx>

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

National Planning Policy documents - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Government guidance on Neighbourhood Planning - <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/>

A1 Appendix A - Project Profiles

A1.1 Project 1 Three Peaks Green Walk Route Improvements

Project Description

The Three Peaks challenge for walkers in Brockley and Crofton Park was initiated in 2015 by promoting events and producing a specially designed map to promote the neighbourhood’s natural heritage.

The neighbourhood is bounded by distinctive open green spaces: the three hilly parks of Blythe Hill Fields, Hilly Fields and One Tree Hill, as well as the valley of Ladywell Fields, form distinguished pockets of green space that are unique to Lewisham, all within walking distance of each other. While many of these fall just outside the designated neighbourhood boundary, residents feel them to be part of their neighbourhood and embrace their relevance to the natural heritage of the Plan area.

This community initiative should be acknowledged and celebrated. Currently the existing designated SE London Green Chain route completely bypasses these green spaces. At the exit of the station at Crofton Park, a sign points to the existence of the Green Chain Walk but there is little indication of where it is or how to get to it, nor of the proximity of the abundant green spaces; and no public realm design cues as to the availability of these hidden open spaces and the attractive streetscapes that link them.

A number of residents are now working together to designate formally a Neighbourhood Green Walk.



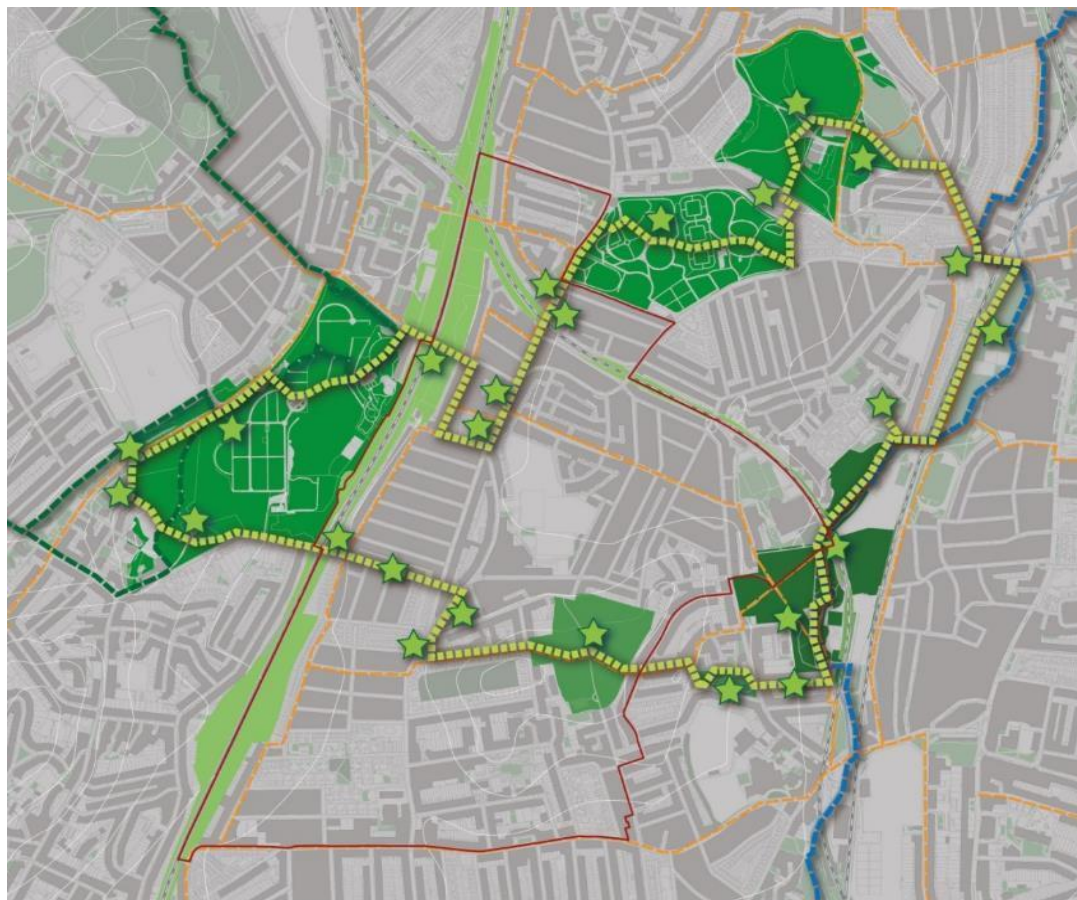
View from Blythe Hill Fields



SE London Green Chain Walk



Potential Green Chain Walk to incorporate wider Brockley area



- WALKING NETWORKS**
- - - - - Local Green Chain Walk (Policy GS3)
 - ★ Features of interest along the route
 - - - - - Green Chain Walk
 - - - - - Waterlink Way
 - - - - - Cycle routes
 - Public Open Space and Nature Reserves

Objectives

The objectives of this project are to:

1. Promote the area's natural heritage by signing and improving the Three Peaks Green Walk.
2. Get more people exploring their local area, parks and lanes.
3. Foster a stronger community identity within the 'green ring'.
4. Raise awareness of local history, culture and natural scenic beauty.
5. Create opportunities to meet people and make friends.
6. Encourage greater discovery, appreciation and use of neglected parts of the local area, and highlight significant local history and culture.
7. Get people walking and discovering their neighbourhood, thus promoting health and wellbeing in the area as well as heritage value.
8. Promoting local shopping promenades along the way, boosting the local economy and local businesses and attracting more people to use local parks, shops, cafes and businesses.
9. Strengthen connections between green space and urban and retail space, encouraging greater use of both.

Delivery and Funding Strategy

Funding has been provided for the design of the map through the Crofton Park Forum. The map will be put online to encourage new people to visit the area and further funding for the publication of the map will be sought from the Heritage Lottery Fund (HLF) Sharing Heritage Fund. At present it is envisaged that the map will be on sale in local stores and all proceeds will help fund other local initiatives.

A1.2 Project 2: Crofton Park Railway Garden

Project Description

The community garden at the rear of the station, along Marnock Road, has been active since 2012, but there is now a renewed emphasis on transforming it to create an exemplar multi-purpose outdoor public space to be enjoyed by everyone in the neighbourhood.

With many of the open spaces in and around the area being up steep hills, this flatter space is a more accessible alternative for those less able to make the journey to the top of the other spaces.

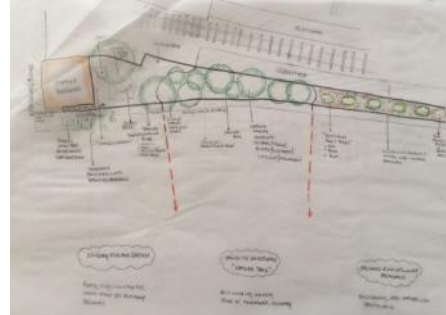
The wider vision of the space is set out in a design vision document found here:

http://croftonhonoroakpark.neighbourhood.space/wp-content/uploads/2015/10/CroftonParkRailwayGardenVisionProposals_FundingBid-2015-10-08.pdf.

In summary, the aim is to create a sensory edible garden for outdoor recreation, learning, social interaction, food growing and biodiversity.



Existing Community Garden



Proposed Layout



Artists Impression

Objectives

Key objectives are to:

1. Emphasise importance of, and promote, health and wellbeing in the community. It will aim to:
 - a. Create a sensory garden to provide a truly multisensory and healing experience filled with colour, textures and scents.
 - b. Provide an outdoor 'tranquil' space acting as a refuge from the traffic noise of Brockley Road. This will be in line with Lewisham's Development Management Policy 26 (on Noise and Vibration) which seeks 'to protect and enhance tranquil havens for the benefit of the local community and biodiversity'.
 - c. Promote healthy eating by growing fresh, organic fruit and vegetables. This is also in line with Lewisham's Open Space Strategy.
2. Promote outdoor natural learning. It will aim to:
 - a. Provide a space for local schools to use for outdoor classroom events to learn about local nature, food varieties, cultivation, natural habitats and biodiversity through events and hands-on activities.
 - b. Have varieties of herbs and plants with info on their origin, medicinal uses etc, as a way of improving knowledge of their health benefits.
3. Provide an outdoor community social space. It will aim to:
 - a. Provide seating space throughout the site for the different views of the garden to be enjoyed.
 - b. Provide an accessible 'pocket park' for those who find it harder to reach the peaks of Blythe Hill Fields or One Tree Hill.
 - c. Investigate bringing the building alongside the garden back into use and incorporated into the garden design scheme.

Delivery and Funding

In 2012, Southeastern Railway agreed to the community's proposals to use the site as a community garden. With some initial funding from the Crofton Park Local Assembly, the site was cleared of the dumped rubbish and two planters were built. The initial site clearance and preparation was led by a local social enterprise called London Community Building CIC (LCB). In August 2015 the community gardeners met with Govia Thameslink Railway (GTR) and agreed to sign a new partnership agreement to secure the use of the site for community use for the foreseeable future. An Action Plan has been prepared and funding will be sought through the Crofton Park Local Assembly to implement the scheme. The design can be delivered in phases, so that if funding cannot cover the whole scheme, improvements can be made to smaller sections at a time.

A1.3 Project 3: Honor Oak Park

Project Description
Realisation of the Neighbourhood Plan Vision to strengthen the green and hilly park-like character of the area through greening of the Honor Oak Park parades and the railway bridge with medium and large trees in order to link the streets better with the greenery of One Tree Hill. Provision of spot lighting will accent architectural features and trees; and improvements to the public realm will provide street furniture that responds to the demand for pavement seating, eating and work spaces. The re-establishment of a popular former Festive Street Market at Ballina Street/Honor Oak Park will also be supported.
Objectives
The objectives of this project are to: <ol style="list-style-type: none"> 1. Green the Honor Oak Park parades and railway bridge. 2. Make Honor Oak Park parades a more vibrant Local Neighbourhood Centre, boosting the local economy and persuading more people to use local shops, cafes and businesses. 3. Foster a stronger community identity. 4. Raise awareness of local heritage and culture. 5. Create opportunities to meet people and make friends. 6. Strengthen connections between green space and urban and retail space, encouraging greater use of both.
Delivery and Funding Strategy
Proposals to be phased in relation to funding availability. Funding to be sought from a range of sources. Lewisham Council to work with local community and local businesses to deliver localised improvements through the Local Infrastructure Programme. Promote partnership working and involvement of TfL and local businesses and investigate possible external partners such as Living Streets and Sustrans.

A1.4 Project 4: Protection and Enhancement of Forest Hill to New Cross Railway Cutting Corridor

Project Description
<p>The New Cross to Forest Hill Cutting is a Metropolitan Site of Importance for Nature Conservation (SINC) and a Green Corridor. The centre of the SINC is within Crofton Park Ward and is the widest part of the SINC; it stretches between Stanstead Road and Dalrymple Road, and beyond the boundary. It is a site of historic significance as the Croydon Canal ran through it, and it is an Area of Archaeological Priority as it is crossed by the London-Lewes Roman Road. Despite heritage value, part of the stretch in the Plan area from Courtrai Road to Dalrymple Road is extremely vulnerable. This stretch of the corridor is now showing clear signs of woodland degradation after years of mis-management and neglect through sale into private ownership and the threat to its environmental value is significant.</p> <p>Until 2005 the site was accessible by the community at the Courtrai Road end. The local church scout group used the space as far back as 1912, patrolling the old Courtrai Road bridge (since demolished) during the First World War and learning about the natural environment around the scout hut which was erected for them. The land around the former scout hut, which is currently subject to the most damage, has mature trees of species which are rarely found so near to central London, such as old sweet chestnut trees and a mature field maple in addition to a number of oak trees. Birds recorded on this stretch include greater spotted woodpecker, long-tailed tit, jay, great tit, blue tit, song thrush, blackbird, dunnock, blackcap, tawny owl, carrion crow and cuckoo. There are also regular sightings of UK protected species including slow worms, hedgehogs and stag beetles. The community would like this site preserved and protected in perpetuity as a Nature Reserve for the benefit of all. Residents have now come together to form the Fourth Reserve Friends Group to safeguard this unique site in Crofton Park, before it is degraded further. The objective is to create a Local Nature Reserve; and by doing so, to create a unique Railway Cutting Nature Reserve chain along the entire SINC, something that is available nowhere else in London.</p>

Objectives

1. Amenity

Meets Objective to provide amenity for children, young people and older people:

- Local residents particularly local children, many of whom do not have a garden, will be able to see, smell, hear, touch and learn about protected trees and wildlife rare to London and all within walking distance of their homes and schools.
- Residents who live in the neighbourhood will be able to look to the future without having to worry about fighting planning applications - exhausting and time consuming.
- Schools will have an opportunity to develop environmental projects through visiting the space and researching about the canal, the woodland and the mini-beasts that children seek and find.
- People in the local area who have difficulties with accessing larger and more widely known green spaces because of transport barriers or anxieties around crowds, such as the elderly or young people with autism, would have a quieter and calmer space within walking distance.
- Local people with an interest in conservation, heritage and local history will benefit from walking through an important part of Brockley's history. The stretch covers the old Croydon Canal where the ravine can still be seen, by walking up to where the Courtrai Road bridge used to stand.
- The local church group based across the road will be able to earn their badges in this woodland, as older residents remember the scouts used to do before the land was sold by the railway.

2. The Environment

Meets Objective to improve the environment:

- The ward is identified as being an area in Lewisham Borough deficient in green space. This Nature Reserve in the heart of Brockley and behind landmarks such as St. Hilda's Church and the Brockley Jack would provide a richly varied green space to enjoy.
- The Nature Reserve would secure the future of this essential green corridor for all woodland species but in particular those under threat due to declining numbers, such as slow worms, woodpeckers and stag beetles, all of which have been seen in this unique space.
- The woodland comprises mature oaks and sweet chestnut trees, all of which would have a positive impact on air quality, in particular by absorbing pollutants in a dense suburban area.
- The woodland would be considerably cheaper to manage and less resource-intensive than mown grassland, yet would provide a more interesting landscape for the local community to enjoy.

3. Health and wellbeing

Meets Objective to improve health and wellbeing:

- The health and wellbeing of local communities can be dramatically improved by providing opportunities to exercise outdoors and access green spaces including woodlands, but less than 10% of the population have access to local woodland within 500m of their home. This nature reserve will provide an ideal woodland space just a stone's-throw away from the local shops, community centre and GP surgery.
- St.Hilda's Church currently hosts exercise classes such as yoga and pilates as well as Brownies/Beavers/Cubs groups and pre-school nursery. This nature reserve would provide a much needed outdoor space for gentle exercise just next door to the church hall.
- Stress recovery and reduced symptoms of mental ill-health are linked closely to participation in green activities, and a woodland space with mature trees and wildlife in the heart of the neighbourhood would certainly contribute to this healing experience.

3. Improving Community Facilities


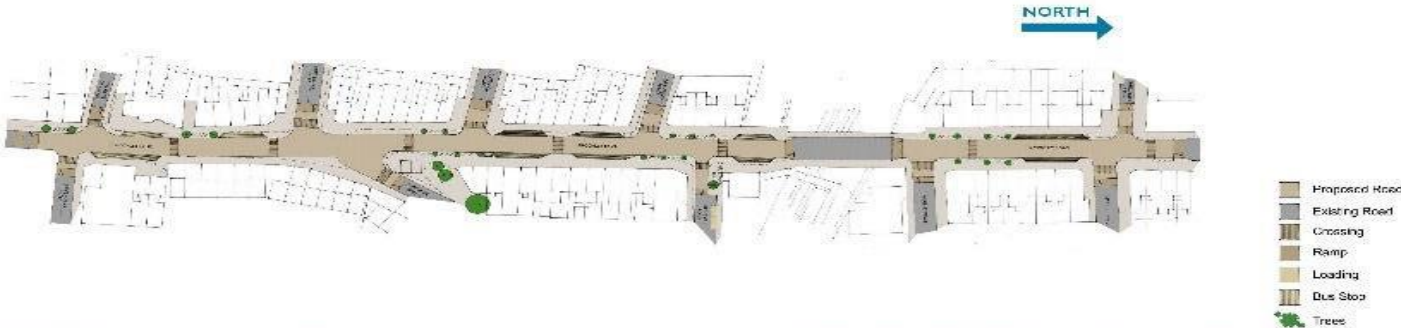
Meets Objective to improve facilities:

- The site already has a large former scout hut which would enable a Nature Reserve to have an indoor space in which children/interested visitors can learn about the reserve, the environment and the history of the Croydon Canal and the Roman Road.
- Crofton Park Ward would have its own protected haven for wildlife that the community could enjoy, learning more about nature conservation.
- Would provide links and partnerships with current community groups that are largely child and exercise focused, who would value such a facility.


Delivery and Funding Strategy

Funding is currently being sourced to progress the application for Nature Reserve status. Several steps are needed, including obtaining an official ecology survey and a management plan, which will ensure the right balance of access versus non-access to ensure wildlife flourishes.

A1.5 Project 5: Brockley Corridor Improvements

<p>Project Description</p>
<p>Localised improvements within the Brockley Road corridor to create an improved pedestrian environment and facilities for cyclists, safe pedestrian crossings at key locations and enhanced gateways into the Neighbourhood Area and to address issues of air quality through street tree planting.</p> <p>Lewisham Council have just published (June 2017) the next round of consultation on the detailed design.</p> <p>While this project was initiated by Lewisham Council Highways Department, the residents of Crofton Park and Honor Oak Park have been actively engaged to ensure they receive the public realm improvements that are in keeping with the aims and objectives of the Neighbourhood Plan.</p> <p>The original feasibility study and proposals are up on the Forum’s online portal here: https://HopCroftforum.stickyworld.com/room/presentation?roomid=4#page/about.</p> <p>The consultation feedback is captured here: http://croftonhonoroakpark.neighbourhood.space/wp-content/uploads/2015/10/HopCroftForum_ResponseToBrockleyCorridorProposals_Issued2015-06-16.pdf.</p>
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 30%;"> <h3 style="color: #0070C0;">Crofton Park</h3>  </div> <div style="width: 65%; text-align: center;">  </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>DESIGN SUMMARY</p> <ul style="list-style-type: none"> • 20mph Zone announced at raised street entry points • Additional Brockley Road pedestrian crossing (between Holdenby Road and Hazeldon Road) • No pedestrian refuges at crossings • Provides no physical restriction to vehicle manoeuvres across carriageway • No street marking in the of the carriageway • Potential to adjust cross-section of road to provide more footway width on either side of the road in front of commercial premises, or allow for advisory cycle lanes within each running lane. • New street trees • New cycle stands • New bus shelters </div> <div style="width: 45%;"> <p>CONSULTATION COMMENTS</p> <ul style="list-style-type: none"> • Improve the area outside the station – widen pavement, remove railings • Provide sense of arrival • General improvements to urban realm – improve footways and public areas • Provide a cycle link between Howson Rd and Buckthorne Rd • Improvements to Brockley Grove junction for both vehicles and pedestrians </div> </div> <div style="text-align: center; margin-top: 20px;"> <p style="color: #0070C0;">We want you to help us make the right choices.</p> <div style="border: 1px solid #0070C0; display: inline-block; padding: 2px 10px; font-weight: bold; color: white;">4</div> </div>
<p>Project Objectives</p>
<p>Proposals for the Brockley Corridor are at an early stage of development and Lewisham Council and Transport for London should work with the local community to develop a coordinated scheme which meets the vision and objectives set out in the Neighbourhood Plan. The scheme should prioritise provision for pedestrians and cyclists, the provision of new pedestrian crossings linked into the network of walking routes, tree planting and greening of the route to address issues of air quality and improvements to the gateways into the Neighbourhood Area at Crofton Park and Brockley Rise/Stanstead Road.</p>
<p>Delivery and Funding</p>
<p>Project Centre, a highways design consultancy, has recently been appointed to take the original proposals forward and has met key stakeholders to discuss next steps. This process extended beyond 2018, and the Neighbourhood Forum actively encourages everyone to be vocal in feeding back comments on forthcoming proposals.</p> <p>TfL and Lewisham Council to work with local community to deliver localised improvements through the Local Infrastructure Programme. Investigate possible external partners such as Living Streets and Sustrans</p>

A1.6 Project 6: Brockley Green Pocket Park

Project Description
<p>Creation of Brockley Green pocket park and greening of wider space.</p> <p>The area opposite St Hilda’s church was one of the sites which residents raised as needing improvement. Currently the area is hardscaped with a flower bed that looks dead and uninspiring, especially in Winter. There is the opportunity to create an improved pocket park. Historical maps of the neighbourhood show how the area now known as Crofton Park (renamed by the railway company in 1892) was actually the heart of the hamlet of “Brockley Green”. The ‘Brockley’ name is now generally used to describe the wider SE4 post code area and/or the ward of Brockley itself, but still provides a strong identity for the area as a whole. With this in mind, this pocket park could reinstate elements of this heritage, giving the name of “Brockley Green” to the space once more.</p> <p>Project scope to be developed and feasibility study to be undertaken.</p>

<p>Existing space opposite St Hilda’s to be converted into a pocket park</p>
Project Objectives
<p>The area is currently surrounded by a large area of hardscaped paving and a poorly maintained flower bed. It has the potential to provide local amenity space and to improve the street scene in Brockley Road around St Hilda’s Church. It will also benefit surface water drainage in the area.</p>
Delivery and Funding
<p>This could form part of the Brockley Corridor Improvement works. Funding to be sought through TfL/Lewisham Council.</p>

A1.7 Project 7: Ewart Road Estate Green

Project Description
Designation as Local Green Space, forming an improvement of existing attractive green area, to serve the local community with landscaping, tree planting and seating. Project scope and feasibility study to be undertaken in consultation with the local community, in particular Ewart Road Tenants Management Cooperative.
Project Objectives
Creation of a tranquil place for relaxation and an attractive focus for the Ewart Road Estate linked to community activities in the Ewart Road Clubroom. This will contribute to regeneration of the southern part of the Neighbourhood Plan area in accordance with the overall Plan.
Delivery and Funding
Funding to be sought from the Crofton Park Local Assembly and through CIL charges.

A1.8 Project 8: Bringing underutilised space back into active use

Project Description
Identify underused space in Neighbourhood Local Centres and Shopping Parades, and promote a programme to bring space back into use for small businesses and creative industries, including pop-ups and temporary uses. The Brockley Road/Stanstead Road Local Neighbourhood Parades have been identified as a priority and proposals would be in accordance with Policy NC3. Project scope to be developed and feasibility study to be undertaken.
Project Objectives
To create more attractive and vibrant local centres and retail parades, and meet space requirements for small business space and community activities.
Delivery and Funding
Work with property owners and Lewisham Council to bring spaces back into use. The Small and Faith Fund through Lewisham Council and crowd-funding platforms like Spacehive could help fund new and existing organisations to develop projects such as pop-up shops.

A1.9 Project 9: Community Market

Project Description
A number of residents have pointed out how Crofton Park Ward needs its own weekend market. A study will be undertaken to identify the most appropriate location for the market and to develop a strategy for delivery. Project scope to be developed and feasibility study to be undertaken.
Project Objectives
A community market will enhance and add to the vitality of the local neighbourhood centre. It will create a place for the community to meet and children to play and a showcase for local entrepreneurs and artists. It will add to the community spirit in the neighbourhood and create a sense of belonging. The market will encourage the growth of new businesses by providing a showcase for products and benefit other businesses by attracting visitors to the area.
Delivery and Funding
Work with Lewisham Council and local organisations. Potential funding through Crofton Park Local Assembly and sponsorship.

A1.10 Project 10: Improvements to Gateways into the Area

Project Description
<p>The Neighbourhood Plan area is bounded on the west by a corridor of railway cuttings which are designated as either Sites of Importance for Nature Conservation or as green spaces.</p> <p>The cuttings are generally hidden from view, with little evidence or knowledge that they exist, and the railway bridges currently form unattractive gateways into the neighbourhood. With small interventions these gateways could be improved to enhance views of the natural landscape alongside the railway. Dalrymple Road footbridge already provides a good view through the existing bridge, but Eddystone Road footbridge and the Crofton Park road bridges could be upgraded to expose attractive views. This project could also create a safer environment for pedestrians and cyclists and help to address problems of anti-social behaviour, especially at Eddystone Road footbridge.</p> <p>The project scope requires development and a feasibility study undertaken.</p>
Project Objectives
<p>The key objectives are to create enhanced gateways into the area; improve views of areas of nature conservation interest, and improve cycle and pedestrian routes to promote healthier lifestyles.</p>
Delivery and Funding
<p>Funding to be sought from the Crofton Park Local Assembly, from CIL charges and from TfL/ Lewisham Council. Discussions to take place with Network Rail.</p>

Neighbourhood Forum Contact

Crofton Park and Honor Oak Park Neighbourhood Forum
(HopCroft Forum)

Web: <https://hopcroftneighbourhood.org.uk/>

Consultation Portal:

<https://HopCroftforum.stickyworld.com/home>

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