



Consultation Statement

Grove Park Neighbourhood Plan

2018-2033

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The Grove Park Neighbourhood Plan (Pre-submission version) has been prepared with the help of Mapping Futures with Changing Cities, and with contributions by associate colleagues James Hulme and Imogen Humphris. It is, however, a collective effort, involving much input and text from the residents themselves.

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For more information contact:

Mapping Futures

E info@mappingfutures.org
M +44 (0) 7834915165
W <https://mappingfutures.org/>
T @MappingFutures

Changing Cities

E joanna@changingcities.co.uk
M +44 (0) 7889 392 786
W <http://changingcities.co.uk/>

Grove Park Neighbourhood Forum

E info@grovepark.org.uk
W <https://grovepark.org.uk/>
T <https://twitter.com/groveparknforum>

Contents

1	Introduction	4
1.1	Background Context	4
1.2	Compliance with Consultation Regulations	4
1.3	GPNP Revision History	5
1.4	Document Structure.....	5
2	Stakeholders	6
3	Engagement and Consultation Approach	7
3.1	Communication Channels	7
3.2	Engagement Activities	7
4	Key Engagement Events	8
5	Regulation 14 Consultation.....	13
5.1	Consultation Timeframes.....	13
5.2	Consultation Approach	13
5.3	Key Comments from Statutory Consultees.....	14
5.3.1	Environment Agency	14
5.3.2	Natural England	14
5.3.3	Historic England	14
5.4	Key Comments from Other Consultees.....	15
5.5	Other Updates Made.....	15
6	Appendices	18
A1	Assembly Meetings – Neighbourhood Plan on the Agenda.....	18
A2	Grove Park Engagement Events.....	19
A2.1	Vision Day Workshop	19
A2.2	A Wish for Grove Park Workshop.....	20
A2.3	Policy Development Workshop	21
A2.4	Alternative Vision for Youth Club Workshop	22
A2.5	Archaeological ‘Nesbit’ Dig	23
A2.6	Consultation on Draft Plan at Ward Assembly	24
A3	Town Centre Workshop.....	25
A4	Regulation 14 Consultation.....	26
A5	Selection of Communication Media for Engagement Events.....	28
A6	Statutory Consultee Letters	31

List of Tables

Table 1: GPNP Revision History.....	5
Table 2: List of Consultees	6
Table 3: Summary of Engagement Events, Purpose and Key Outcomes.....	12
Table 4: Regulation 14 Consultation Responses by Land Owners.....	17

1 Introduction

1.1 Background Context

Neighbourhood Planning in Grove Park began in late 2011 when the Grove Park Community Group were supported by the Prince's Foundation via the 'Communities and Neighbourhoods in Planning' Programme. The residents continued to engage on several planning issues in the area and eventually established the neighbourhood forum in accordance with Part 3 of the Neighbourhood Planning Regulations (NPR 2012)¹. On Wednesday 22nd October 2014 the Mayor and Cabinet of Lewisham approved the application and the Grove Park Neighbourhood Forum and designated area were constituted.

1.2 Compliance with Consultation Regulations

In accordance with the NPR (2012) this document constitutes the Consultation Statement to comply with the requirements of Regulation 15. As well as capturing a record of all key engagement / consultation events, it also provides the response to the Pre-Submission Statutory Consultation required under Regulation 14 of the NPR (2012) – see Section 5.

This statement has been completed largely by the Grove Park Steering Group (GPSG) who have been responsible for organising each event on behalf of the wider Grove Park Neighbourhood Forum (GPNF), with support from Mapping Futures Ltd.

¹ Neighbourhood Planning Regulations (2012) - <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

1.3 GPNP Revision History

Table 1 documents the revision history for each Neighbourhood Plan update.

Date of Issue	Revision No	Summary of Change
June 2016	0.1	First Draft – incorporating all the evidence gathered at various engagement events to date.
December 2016	0.2	Revisions following further desktop analysis and neighbourhood walks with the neighbourhood Steering committee to spatialise the issues that arose from the previous community workshops. Draft version 0.2 issued to Neighbourhood Steering Committee for feedback and approval before wider circulation.
May 2017	0.3	Pre-submission draft report issued for soft launch consultation and Reg14 Consultation.
December 2018	0.4	Draft Submission version with revisions from Reg 14 consultation submitted for a ‘health check’ and to Lewisham Council for final comments
June 2019	1.0	Final Grove Park Neighbourhood Plan – taken on board health check and LBL comments.

TABLE 1: GPNP REVISION HISTORY

1.4 Document Structure

The structure of this Consultation Statement is set out to meet Part 5, Section 15(2) of the NPR (2012, as amended):

- **Section 1 – Introduction:** details background information.
- **Section 2 – Stakeholders:** Details the key persons and organisations who were consulted about the proposed Grove Park Neighbourhood Plan (GPNP) throughout its development.
- **Section 3 – Engagement and Consultation Approach:** Explains how residents and stakeholders were consulted.
- **Section 4 – Key Engagement Events:** Details the key events that took place to gather local views, aspirations and design ideas as part of developing the plan. Evidence for these events is provided in Appendices A2 – A3 and the tables that follow. Summaries include:
 - The event name and broad methodology.
 - Evidence such as notes, summaries of outcomes, photos collated on the day, and summaries of key outcomes.
 - The main issues and concerns raised by the persons consulted, and where relevant, how these were addressed in the proposed NDP.
- **Section 5 – Regulation 14 Consultation:** Summarises the outcomes of the statutory consultation

2 Stakeholders

Table 2 below lists the consultees for the pre-submission draft GPNP.

Name
Statutory Consultees
Natural England
Historic England
Environment Agency
Government Organisations
GLA
Lewisham Council – Planning Department
Lewisham Council – Green Scene Team
Lewisham Council – Highways and Transport
Local Community Groups/ Organisations
Grove Park Community Group
Grove Park Neighbourhood Forum Members
Lewisham Cycling Campaign Group
Friends of Grove Park Nature Reserve
Friends of Chinbrook Meadows
Friends of Hither Green Wilderness
Friends of Railway Children Walk
Northbrook Park Community Group
The Baring Trust
The GPYC BPT
CHART Residents
All Residents
Other Local Stakeholders
TfL (Landowner)
Network Rail (Landowner)
South Eastern Railways
Thames Water
Taylor Wimpey (Landowner)
L&Q Housing Association (Asset Manager / landowner)
Phoenix Housing (Asset Managers)
106 (Yeomanry) Regiment Royal Artillery (landowner)
Antic London (Local Business/landowner)
Local Shop Business Owners

TABLE 2: LIST OF CONSULTEES

3 Engagement and Consultation Approach

Engagement and consultation has been carried out in accordance with the aims and objectives of the Neighbourhood Forum Constitution².

3.1 Communication Channels

- The main approach to disseminating information has been via the neighbourhood forum's social media sites:
 - Website: <http://www.groveparkneighbourhoodforum.com/>³ / <https://grovepark.org.uk/>
 - Twitter: @GroveParkNForum <https://twitter.com/groveparknforum>
- Additionally, the forum has a mailing list of 300 plus residents, who receive news of events, information, inviting them to participate and contribute their feedback.
- Before each event, volunteers also dropped off flyers to key locations, through letter boxes, and speaking to people on the street (see Annex A1 for examples).
- The ward assemblies were a key medium for disseminating information to residents. Meeting minutes noting neighbourhood plan issues are listed and linked to in Annex A1.
- The GPNF have also attended meetings with the Chinbrook residents (CHART Big Local group) to ensure they have been briefed on the process and outcomes along the way.

3.2 Engagement Activities

Various methods have been employed to carry out the engagement and consultation events, including:

- Community co-design events (see Prince's Foundation report and Annex A2.4).
- Community workshops and consultations (see Appendices A2.1 to A2.3 and A3).
- Surveys (both online and physical displays) (see Annex A2.6).
- Community briefings, especially at ward assembly meetings and CHART meetings.
- Engagement activities and events, celebrating Grove Park's heritage, where the plan was always discussed and communicated (see Annex A2.5).

² GPNF Constitution - <https://lewisham.gov.uk/my services/planning/policy/ldf/neighbourhood-plans/grove-park-neighbourhood-forum-and-area>

³ Previous website (changed to domain Grovepark.org.uk after problems with site)

4 Key Engagement Events



Table 3 summarises the key events that took place to gather input from residents on the development of Grove Park's Neighbourhood Plan. It details the key objectives of each event, and the main outcomes.

The appendices provide further imagery to evidence the events.



Event Date	Event Name	Purpose	Key Outcomes
9 th February 2012	Community Engagement Event on Grove Park Town Centre with Prince's Foundation	<ul style="list-style-type: none"> A public event to gather input on the master planning of the town centre with Prince's Foundation. 	<ul style="list-style-type: none"> Led into briefing the key stakeholders on the 10th of February 2012.
10 th February 2012	Stakeholder Design Charrette and Workshop with Prince's Foundation	<ul style="list-style-type: none"> The Prince's Foundation facilitated a community planning and design event, co-designed and co-delivered with the GPCG. The purpose was to develop a shared vision for the improvement of Grove Park's centre around the station area. The event was funded through a grant provided by the Department for Communities and Local Government as part of the 'Communities and Neighbourhoods in Planning' programme. 	<ul style="list-style-type: none"> 30 key stakeholders attended. Outcomes presented to the community and the Mayor of Lewisham Steve Bullock, Heidi Alexander MP and local Councillors at an event on the 13th February 2013.
13 th February 2012	Public Feedback Session at The Ringway Centre	<ul style="list-style-type: none"> Purpose was to garner support and gather feedback on the outcomes of the Prince's Foundation charrette and workshop. 	<ul style="list-style-type: none"> Over 100 people attended to hear about the plans for the neighbourhood centre. All of the suggested actions on how to improve Grove Park, both collated during the initial gathering and the workshop day itself, were grouped into short-term to longer-term strategic proposals, across six categories, into the final publication. This triggered the funding application and eventual commissioning of the public realm design work for the neighbourhood centre undertaken by Project Centre, by Lewisham Council's Transport team. Local Investment Plan (LIP) Grant funding of £1.2 million obtained in autumn 2014 to commence works; now delayed.
24 th April 2013	Grove Park Public Realm Consultation	<ul style="list-style-type: none"> CPCG held a workshop to discuss the public realm project consultation. 	<ul style="list-style-type: none"> Outputs fed into public realm strategy.
25 th April 2013	Public Realm Design Consultation	<ul style="list-style-type: none"> Project Centre facilitated a detailed public realm design workshop for Grove Park's Neighbourhood Centre with key stakeholders in the area. 	<ul style="list-style-type: none"> Outputs fed into public realm strategy.
6 th July 2013	'Wish Stall' at The Ringway Centre Fair	<ul style="list-style-type: none"> Neighbourhood planning information and 'Wish Stall' at The Ringway Centre Fair to gather ideas and aspirations from local residents. 	<ul style="list-style-type: none"> Outcomes incorporated into the 'Vision Day – Emerging Plan' report.
19 th October 2013	The Railway Children Film Screening	<ul style="list-style-type: none"> Part of a series of community cultural events delivered to promote pride in planning for their neighbourhood (along with an archaeological dig and design of heritage map). 	<ul style="list-style-type: none"> Strengthening community spirit and support for Neighbourhood Development Plan. These events served as a vehicle to continuously publicise the plan and collect ideas and inputs, as well as building up a database of local resident contacts for continuous active engagement.

Event Date	Event Name	Purpose	Key Outcomes
29th November 2013	Grove Park Vision Day Workshop	<ul style="list-style-type: none"> Facilitated by Imagine Places, the workshop gathered input from local residents on the priorities to be addressed. 	<ul style="list-style-type: none"> Outcomes incorporated into the 'Vision Day – Emerging Plan' report.
2nd December 2013	Grove Park Neighbourhood Forum AGM	<ul style="list-style-type: none"> The first AGM of the Neighbourhood Forum. 	<ul style="list-style-type: none"> Over 70 people participated. Approved Constitution. Voted in chair, vice chair and treasurer.
3rd December 2013	Vision Day Feedback Session	<ul style="list-style-type: none"> A session at the Baring Hall Hotel Pub to validate the outputs of the Vision Day Event. 	<ul style="list-style-type: none"> The final 'Vision Day – Emerging Plan' document.
5th February 2014	Public Realm Design Proposals Launch	<ul style="list-style-type: none"> Project Centre respond with their final design proposals. The GPCG take lead in distributing 100 copies to local stakeholders to coordinate feedback, via a form directly back to Lewisham Council Transport team. 	<ul style="list-style-type: none"> Led into the finalisation of the public realm design projects; implementation now delayed.
24th July 2014	Launch of Grove Park Heritage Trail	<ul style="list-style-type: none"> Production of a map funded by sharing heritage HLF fund; the map went to every primary school child in the area. 	<ul style="list-style-type: none"> Instilling pride in the neighbourhood and advocacy for the Neighbourhood Plan.
8th – 14th July 2013	Archaeological Dig	<ul style="list-style-type: none"> Taking place in the gardens of The Ringway Centre, local schools Marvels Lane, Baring and Coopers Lane School all participated in the dig, taking place over the 5 days. The event was also attended by the Mayor. https://blogs.ucl.ac.uk/dig-where-we-stand/2013/08/02/digging-grove-park-east-finchley/ 	<ul style="list-style-type: none"> Objectives to raise awareness of Grove Park's heritage with local schools was successful. Three schools took part. The kids learnt about processing and drawing the excavated artefacts. The Heritage Map was subsequently produced.
18th February 2015	Forum AGM 2015	<ul style="list-style-type: none"> An annual general meeting of the forum taking place at the Crown Public House, 117 Burnt Ash Hill. 	<ul style="list-style-type: none"> Routine actions in taking the plan forward.
28th November 2015	Youth Club Engagement Workshop	<ul style="list-style-type: none"> Facilitated by Mapping Futures, UCL and Just Space Network, the workshop explored an alternative solution for the abandoned Youth Club SE12 9PH on the corner of Marvels Lane and Grove Park Road and L&Q playgrounds to meet the communities aspirations for bringing it back into use. 	<ul style="list-style-type: none"> Production of the report 'An Alternative Plan for the Grove Park Youth Club Site: A Community-Led Plan to Regenerate Grove Park'.
30th October 2015	Site Assessment Visit with AECOM	<ul style="list-style-type: none"> Committee members join AECOM on a walk around the neighbourhood to explore opportunity areas. 	<ul style="list-style-type: none"> Site Assessment Report was produced.

Event Date	Event Name	Purpose	Key Outcomes
27th December 2015	Site Assessment Report Meeting	<ul style="list-style-type: none"> ● Circulation of the Site Assessment Report (by AECOM) to the Neighbourhood Forum Committee, meeting held to review and issue comments. 	<ul style="list-style-type: none"> ● Feedback to AECOM to finalise the Site Assessment Report.
8th February 2016	Online Survey	<ul style="list-style-type: none"> ● Survey circulated to validate emerging draft plan. The aim was to engage with as many local people as possible to get feedback the proposals. Survey was accessed via: https://www.surveymonkey.co.uk/r/GroveParkNPlan. 	<ul style="list-style-type: none"> ● Outcomes consolidated into a draft Neighbourhood Plan (June 2016 version). ● The survey results captured as Annex 6 – Draft Plan Online Survey Results.
8th March 2016	Forum AGM 2016	<ul style="list-style-type: none"> ● An annual general meeting of the forum taking place at the Crown Public House, 117 Burnt Ash Hill. 	<ul style="list-style-type: none"> ● Routine actions in taking the plan forward.
22nd March 2016	‘Making Neighbourhood Planning Policy Together’ Workshop	<ul style="list-style-type: none"> ● Facilitated by Imagine Places, this workshop took place at The Ringway Centre with the purpose of reviewing the draft policies and discussing the appropriate uses of identified sites to date and recommended actions to take the draft plan and its policies forward. 	<ul style="list-style-type: none"> ● Attended by over 30 people.
2nd September 2016	Neighbourhood Walkabout with Steering Committee	<ul style="list-style-type: none"> ● To spatially ground some of the emerging policy themes so that the detailed policies could be written up. 	<ul style="list-style-type: none"> ● Consolidated into version 0.2 December 2016 draft of the plan, issued to the Steering Committee for comment.
6th October 2016	Master Planning Meeting with AECOM	<ul style="list-style-type: none"> ● To discuss the emerging ideas for the key areas identified as ‘opportunity areas’ by the emerging plan policies. 	<ul style="list-style-type: none"> ● The final Grove Park Masterplan issued – see Annex 13.
9th October 2016	Neighbourhood Walkabout with Steering Committee	<ul style="list-style-type: none"> ● The meeting and walkabout went through each of the emerging issues in the previous drafts, to try and consolidate the ideas into actual spatial policies, this time visiting parts of the neighbourhood not covered by previous engagement events, addressing any gaps 	<ul style="list-style-type: none"> ● Consolidated into version 0.1 – December 2016 draft of the pre-submission plan.
19th October 2016	Neighbourhood Plan Briefing with CHART	<ul style="list-style-type: none"> ● To update CHART on the latest developments with the NDP and to ask to arrange a future consultation day to give them an opportunity to respond to the emerging plan. 	<ul style="list-style-type: none"> ● Strengthening ties with CHART.
29th November 2016	Youth Engagement Workshop with Bonus Pastor Secondary School	<ul style="list-style-type: none"> ● A workshop run by DPU-UCL involving young adults in Grove Park, exploring their aspirations for their neighbourhood. 	<ul style="list-style-type: none"> ● A recommendations report.
5th December 2016	What if? An Enterprise Hub for Grove Park	<ul style="list-style-type: none"> ● A workshop run by DPU-UCL looking at opportunities for local economic development such as small enterprise start-ups, mentoring access and workspace potential. A Grove Park Entrepreneur survey ran in parallel. 	<ul style="list-style-type: none"> ● A recommendations report.

Event Date	Event Name	Purpose	Key Outcomes
30 th April 2017	Town Centre Regeneration Options	<ul style="list-style-type: none"> A workshop was run with Create Streets and HTA Design to look further at the Town Centre Opportunity Area to come up with options for a reimagined healthy town centre with an emphasis on 'Healthy Streets' with trees and boulevards concept to calm traffic and create a sense of arrival. This was part of the 'Create Boulevards' Architecture Festival 2017. 	<ul style="list-style-type: none"> Graphics illustrating potential for the town centre, to further support the Town Centre Policy NC3. The proposals also helped secure Good Growth Funding to undertake a feasibility work, as a starting point to town centre strategic regeneration to provide housing and renewed facilities.
7 th October 2017	Pre-submission Reg 14 Consultation Event	<ul style="list-style-type: none"> Launch of the neighbourhood plan at the Grove Park Assembly 	<ul style="list-style-type: none"> Start of Reg 14 Consultation Event
29 th November 2017	AGM	<ul style="list-style-type: none"> To discuss next steps 	<ul style="list-style-type: none"> Agreed an extension to the consultation deadline
13 th April 2018	Consultation about the Railway Children Walk 'forest garden' Open Space	<ul style="list-style-type: none"> Resident engagement event and tree planting, bringing to life the plan's projects 	<ul style="list-style-type: none"> Community involvement in making one of the neighbourhood plan projects come to life.
7 th July 2018	Grove Park Community Group Summer Fayre	<ul style="list-style-type: none"> Using the event to communicate the plan's vision and aspirations; guided tours of the Nature Reserve and the Ringway being the gateway to the nature trail 	<ul style="list-style-type: none"> Community Communications
22 nd July 2018	Grove Park Carnival & Dog Show at Chinbrook Meadows	<ul style="list-style-type: none"> Using the event to further communicate the plan. 	<ul style="list-style-type: none"> Community Communications
31 st July 2018	Reigate Road Railway Children Walk Open Space Engagement Event	<ul style="list-style-type: none"> 'Railway Children Urban National Park' Engagement Event 	<ul style="list-style-type: none"> Feedback on the Concept Masterplan that was produced to further support the Neighbourhood Plan Policy

TABLE 3: SUMMARY OF ENGAGEMENT EVENTS, PURPOSE AND KEY OUTCOMES

5 Regulation 14 Consultation

5.1 Consultation Timeframes

A soft launch of the final GPNP took place at the Big Lunch summer event at Grove Park Youth Club.

The formal Regulation 14 Consultation was kicked-off on October 7th and ran to November 20th 2017.

At the GPNF AMG held on the 29th November 2018 at The Ringway, it was decided to extend the deadline till the 11th of December in light of the slight delay in booking in the letter drop and to allow for key stakeholders to respond and for any other comments raised at the open meeting to be put to the forum by residents.

5.2 Consultation Approach

All key stakeholders outlined in Table 2: List of Consultees Table 2 received email correspondence advising them of the consultation process for the draft (pre-submission) neighbourhood plan.

Prior to the launch, a special open committee meeting was held on the 21st October 2017 inviting local residents to attend to discuss the final draft.

All forum members and wider mailing list were emailed on the 6th October 2017 to inform them about the launch of the draft GPNP.

All residents in the designated area were also notified via a postal drop of the flyer inviting comments to be sent to the GPNF. A copy of the flyer is found in Annex A4 **Error! Reference source not found.**

A poster about the consultation for the draft (pre-submission) GPNP went up in all key locations and destinations in the neighbourhood (e.g. Baring Hall Hotel, Chinbrook Meadows, Grove Park Library, The Ringway Centre, L&Q residents' notice boards, local shops and cafes, etc.

The draft GPNP (pre-submission version) was officially launched at the Grove Park ward assembly meeting of the 7th of October 2017.

A further invite went out to inform residents of the AGM on the 29th of November 2017, where a special presentation was also tabled to summarise the key contents of the

neighbourhood plan. The draft pre-submission version was also issued to the London Borough of Lewisham for their comments in May 2017.

5.3 Key Comments from Statutory Consultees

A link to the statutory consultees can be found in Annex A6. Below is only a summary extract of key points raised and how amendments have addressed these.

5.3.1 Environment Agency

There was general overall support for the plan by the Environment Agency (EA) which welcome proposals to improve and link green spaces to local residents and wider population and visitors. *“Providing new and attractive green grid style development, improving entrance ways and knowledge of parks, enhancing and possible extension of the existing green spaces, would be welcome development”*. The Environment Agency also welcome the Policy to introduce natural attenuation and settlement in the catchment, such as wetlands, implementation of Sustainable Urban Drainage Systems (SuDS) and the restoration of parks and woodlands.

EA recognise that a key challenge to the plan is private spaces interrupting the connectivity of the public access links along the river corridors in the London Borough of Lewisham. Where the key public access links along the river corridors are interrupted by land in private ownership, the Council can use its powers to make changes to the Public Rights of Way network within the Borough.

A number of policy tweaks were made in line with suggestions, as well as the addition of complementary actions such as addressing PROW and Clean-Clean-Dry campaign.

5.3.2 Natural England

There was general overall support for the plan by Natural England (NE), especially welcoming the initiative to take forward a linear park connecting existing green spaces, creating additional habitat and recreational routes providing a significant asset for the community and visitors. The proposed Park could also contribute to the vision of London as a National Park City. Minor adjustments to the policies were made to align with NE comments

5.3.3 Historic England

There was general overall support for the plan by Historic England (HE) stating that the plan is *“well presented and proposes a bold and ambitious vision for a character-led, sustainable, neighbourhood with a clear set of aims to address local problems and revitalise both community and local economic infrastructure”*. HE note the recognition of the importance of heritage and character within the proposed plan and consider that *“the policy approach taken by the neighbourhood forum to be generally pragmatic and compliant to other policies,*

and to have potential synergy to the themes emerging in the new London Plan, including 'healthy streets' and 'good growth'".

Adjustments were made to the plan's built environment policies, in line with HE recommendations, in order to better explain and or simplify design aspirations and include some of the additional recommendations made.

HE also welcome the initiative to take forward a linear park connecting existing green spaces, creating additional habitat and recreational routes providing a significant asset for the community and visitors. The proposed Park could also contribute to the vision of London as a National Park City.

5.4 Key Comments from Other Consultees

Around 25 representations were received as part of the Reg 14 consultation, mostly from local residents, who all provided positive comments in support of the vision and policies of the plan. While written representations were few, the comments received verbally at the consultation events were all positively in favour of the GPNP

Three representations came from landowners impacted by site allocations. While there was a general recognition for the community's aspirations, a number of objections were raised. These are summarised in Table 4, along with a response and/or amendment made if applicable.

5.5 Other Updates Made

It is important to note that the GPNF have continued to be active in implementing some of the aspirations and projects identified in the GPNP. All engagement since the consultation launch in October 2017 have continued to speak of the neighbourhood plan and there continues to be huge support for the proposals and the plan's vision. As a result of continued activity, the following updates have also been made:

- The Baring Hall Hotel public house was designated Grade II listing⁴ building in June 2018. Amendments have been made to reflect this national listing.
- Additional work also took place to evolve ideas for the 'Town Centre Regeneration' and the 'Railway Children Urban National Park' concept. This further work and co-design workshops have also since informed slight revisions to the draft policies.

⁴ The Baring Hall Hotel and Associated Stable Block National Listing Grade II - <https://historicengland.org.uk/listing/the-list/list-entry/1456451>

Representation Received from Organisation	Summary of Main Points Raised	Amendments Made in Response
<p>L&Q (via Planning Agents PDA) – Re Policies SA1, SA10.</p>	<p>L&Q supports in principle the overarching vision for the Grove Park Neighbourhood Plan. Four objections were raised:</p> <p>Raise concern about the balance between delivery of additional housing and safeguarding and enhancing the environmental quality of the area</p> <p>Objecting to the principle of leaving the existing footpath and access through SA1 Lions Close.</p> <p>Policy SA9: the at the rear of Castleton Road and Charminster Road was granted planning permission in June 2017 for 5 x 3 bed houses (Planning permission reference: 16/098887).</p> <p>Objecting to the incorporation of some community facilities as part of SA10, stating that need has not been established. It would also assist in determining the development potential of this site if it could be subject to a feasibility study to the same level of detail as that provided for SA1. L&Q are prepared to assist in such an exercise.</p>	<ol style="list-style-type: none"> 1. The plan is already strongly supporting and balancing the promotion of housing, economic growth and protection of its natural and heritage assets. Six sites are being promoted for housing, compared to 3 sites protected due to their significance as community assets. 2. The principle of leaving the path was the result of local consultation. Safety issues were not raised and in any case, development of the site will improve overlooking, access and safety. The masterplanning process and further consultation will determine if this principle needs to change and so for now it has been left in. 3. The site allocation for the abandoned Lock-up Garages at Castleton Road has now been removed 4. The evidence from residents for site SA10 presents an opposing view. Therefore, the policy will not be amended, but additional wording included to ensure further co-design and feasibility with the community needed to look at options. The current community centre hosts yoga classes, acts as a polling station, hosts the under 5's pre-school, has youth facilities run by Elevating Success, and hosts an elderly people's meeting space, given the dedicated elder people's club nearby was demolished for housing. Therefore these local services need to be re-provided.
<p>TILCO on behalf of Taylor Wimpey [UK] Ltd – Land currently a SINC and MOL</p>	<p>The letter sets out a proposal for a land-swap to allow Taylor Wimpey to develop on the Ringway Centre, given the land in their ownership is landlocked and subject to existing restrictive planning policies, due to the site's Nature Conservation Importance and MOL status. Two objections:</p> <ol style="list-style-type: none"> 1. Objection 1: We consider that the proposed wording - 'The Ringway Centre is allocated for community uses and redevelopment for alternative purposes will not be permitted' is unduly restrictive, short-sighted and would prevent alternative proposals for the site which could lead to a greater set of community benefits. 	<ol style="list-style-type: none"> 1. Consultation with the community resulted in an opposing view, with the Ringway Centre being one of the major assets in the neighbourhood. Its need has been proven through the evidence. The Ringway Centre is also already designated as a 'community centre' on the Lewisham Local Plan Proposals Map and therefore the objection is incongruous with existing policy as well as the community vision which sees the GPNP policy as resulting in a greater value and community benefit in the long-term. 2. Objection 2 is incorrect in that the plan very much balances the need for good growth and projection of the neighbourhood's assets and it has methodologically and systematically proven this in all its evidence. The GPNP allocates 6 sites for housing/mixed-use development, including the regeneration of the town centre which will also bring about increase in employment space. The mere 3 community assets are a significant community spaces all of which have potential for wider pursuits and enterprise. An early conversation with the land owner Taylor Wimpey did point this position out and in any case pointed out that it is not up to

Representation Received from Organisation	Summary of Main Points Raised	Amendments Made in Response
	<p>2. Objection 2: We consider that the balance of the NP is heavily weighted towards the provision of community and environmental facilities. This places a duty on the NP team at a time of scarce resources and public expenditure restraint to explore all forms of finance to implement the plan proposals and policies and not just overly rely on unknown sources of CIL and s106 funding.</p>	<p>the neighbourhood plan to negotiate a land swap. The GPNP can only represent the evidence, the community need and the community vision in shaping their own neighbourhood, in line with the NPPF invitation to do so. For this reason the policy remains as written.</p> <p>3. It should also be further noted that the existing land is designated as a SINC and MOL.</p>
<p>Land Owner of Land SW of Bramdean Crescent – Land currently a SINC and MOL</p>	<p>The letter essentially repeatedly objects to the proposed vision for a linear natural parkland nature trail and suggests there are a number of inaccuracies.</p>	<p>1. In response to the objection regarding the boundary error on the map, it should be clarified that the boundary in question represents the wider SINC boundary on Lewisham proposals map, and therefore the annotations have been amended to reflect this fact.</p> <p>2. In response to the objection that the ‘vision day document’ does not mention the aspiration, it should be noted that the vision document dates back to January 2015. The neighbourhood plan vision can, and has evolved based on the numerous subsequent meetings and workshops that the residents have had to develop their neighbourhood plan over time. Furthermore, this original map in the vision day document is not 100% accurate; it erroneously colours the allotments as the Nature Reserve and erroneously represents the MOL area. Residents had many meetings about how these spaces worked together, and therefore, what is represented in the current GPNP very much represents the corrections, intentions and vision for the neighbourhood.</p> <p>3. The vision for a continuous ecological corridor of the entire stretch of land does not contradict the current environmental designations of the land. The land is both Metropolitan Open Land (MOL) with the same ‘Green Belt’ restrictions; a Site of Importance for Nature Conservation; and has a Woodland TPO. Therefore, the policy is not contradicting existing policy and is in fact in conformity with it.</p>

TABLE 4: REGULATION 14 CONSULTATION RESPONSES BY LAND OWNERS

6 Appendices

A1 Assembly Meetings – Neighbourhood Plan on the Agenda

Assembly Date	Key Info	Link
25 th Feb 2012 10.30 am	● Informing assembly of the Prince's Foundation work.	http://www.lewisham.gov.uk/getinvolved/localassemblies/local-assemblies-archive/Documents/GroveParkAssembly25February2012.doc
5 th June, 2013 7.00 pm	● Informing assembly of intention to form a Neighbourhood Forum inviting membership to develop a neighbourhood plan.	http://councilmeetings.lewisham.gov.uk/documents/g2806/Printed%20minutes%2005th-Jun-2013%2019.00%20Grove%20Park%20Assembly.pdf?T=1
23 rd January 2014 7pm	● To communicate updates and encourage residents to get involved in developing the Neighbourhood Plan.	http://councilmeetings.lewisham.gov.uk/documents/g3125/Printed%20minutes%2023rd-Jan-2014%2019.00%20Grove%20Park%20Assembly.pdf?T=1
29 th November 2014 10.00 am	● Informing assembly of latest developments and encouraging residents to attend the forthcoming Forum meeting.	http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=297&MId=3546&Ver=4
7 th July, 2015 7.00 pm	● General update on developments.	http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=297&MId=3966&Ver=4
10 th October, 2015 10.00 am	● General update about the site assessment work being undertaken by AECOM.	http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=297&MId=3967&Ver=4
6 th February 2015	● General update on developments.	http://councilmeetings.lewisham.gov.uk/documents/g3969/Agenda%20frontsheet%2006th-Feb-2016%2011.30%20Grove%20Park%20Assembly.pdf?T=0
6 th February, 2016 11.30 am	● Encouraged residents to complete the online survey: www.surveymonkey.co.uk/r/GroveParkNPlan	http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?MId=3968&EVT=101&DT=M
3 rd October 2016	● The green spaces (woodland walk, railway children walk, Reigate road playground, etc) along the proposed nature trail (Policy GI2) were discussed at the Whitefoot Assembly.	http://councilmeetings.lewisham.gov.uk/documents/g4506/Printed%20minutes%2003rd-Oct-2016%2019.00%20Whitefoot%20Assembly.pdf?T=1
4 th October, 2016 7.00 pm	● General update on developments and to communicate the emerging core neighbourhood plan strategy (item 3 on agenda).	http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?MId=4384&EVT=105
7 th October 2017	● Official launch event to publicise the finalised draft (pre-submission version) Neighbourhood Plan.	http://councilmeetings.lewisham.gov.uk/documents/g4825/Printed%20minutes%2007th-Oct-2017%2011.00%20Grove%20Park%20Assembly.pdf?T=1

A2 Grove Park Engagement Events

A2.1 Vision Day Workshop



A2.1.1 Purpose

- To map out the aspirations and wishes of Grove Park residents.

A2.1.2 Approach

- Facilitated workshop by Imagine Places.
- Open discussion about what's good/bad about the neighbourhood.
- Residents asked to map their community assets; those assets brought into policy about community facilities and buildings of townscape merit.

A2.1.3 Outcomes

- Vision Day – Emerging Plan document.

A2.2 A Wish for Grove Park Workshop



A2.2.1 Purpose

- To capture the wishes and aspirations of residents for Grove Park. Part of a July festival at The Ringway Centre.

A2.2.2 Approach

- Facilitated workshop by Imagine Places.
- Residents asked to write up their aspirations for a better Grove Park.

A2.2.3 Outcomes

- Vision Day – Emerging Plan document.



A2.3 Policy Development Workshop



A2.3.1 Purpose

- Workshop taking the broad aspirations and objectives to define policy themes.

A2.3.2 Approach

- Facilitated workshop by Imagine Places.

A2.3.3 Outcomes

- The draft neighbourhood plan policies document (June 2016 version).



A2.4 Alternative Vision for Youth Club Workshop



A2.4.1 Purpose

- Workshop taking the broad aspirations and objectives to define policy themes, specific to GPYC.

A2.4.2 Approach

- Facilitated workshop by Just Space, with UCL, Mapping Futures and Imogen Humphris.

A2.4.3 Outcomes

- The Alternative Vision for Grove Park Youth Club. A Community-Led Plan to Regenerate Grove Park report.

A2.5 Archaeological 'Nesbit' Dig



A2.5.1 Purpose

- Community event organised to celebrate Nesbit's literary heritage trail, to get young people involved in knowing their area. The dig took place in the area under Nesbit's 19th century scullery.

A2.5.2 Approach

- Facilitated By UCL, part of the AHRC-funded 'Researching Community Heritage' (see links below).

A2.5.3 Outcomes

- Over 70 primary school children took part and a number of local residents and teachers.
- Unearthed various finds including a piece of 11th century pottery, various 20th century artefacts including jars, bottles, marbles and children's toys.

Links: Researching Community Heritage – A Connected Communities project <http://careforthefuture.exeter.ac.uk/2014/11/researching-community-heritage-a-connected-communities-project/>

Digging Grove Park & East Finchley. Tina Paphitis, 2 August 2013: <https://blogs.ucl.ac.uk/dig-where-we-stand/2013/08/02/digging-grove-park-east-finchley/> and <https://blogs.ucl.ac.uk/dig-where-we-stand/2013/04/26/a-stroll-in-grove-park>

A2.6 Consultation on Draft Plan at Ward Assembly



A2.6.1 Purpose

- To gather feedback on the draft policy themes.

A2.6.2 Approach

- Feedback survey both physical and online, via Survey Monkey.

A2.6.3 Outcomes

- Comments feeding into subsequent version of the draft plan (June 2016 version).

GROVE PARK

NEIGHBOURHOOD FORUM

To what extent can you support the following objectives for your Neighbourhood Plan?

NOT AT ALL
 SOME OF IT
 STRONGLY SUPPORT

<p>Conserving the Neighbourhood Objective: To provide a safe and attractive (in terms of walking and cycling routes) LAD in well equipped and serviced areas for sports and recreation (eg allotments, for people of all abilities) and the elderly.</p>
<p>Making our neighbourhood shopping centres more attractive Objective: To provide a pleasant and quality of services, products, facilities and exciting activities of our network of local shops and food premises.</p>
<p>Being in the great outdoors Objective: To provide services and make the most of all the open spaces for people of all ages and needs.</p>
<p>Being involved in the neighbourhood Objective: To provide the best possible range of activities and opportunities to community groups, schools, clubs etc.</p>
<p>Working local Objective: To accommodate local jobs, business and skills development by providing a mix of uses in new buildings and extensions of existing buildings and spaces.</p>
<p>Imaging our - Our heritage Objective: To care, enhance and conserve our heritage assets to the benefit of local people and visitors.</p>
<p>Being and sleeping at home in Grove Park Objective: To provide the most suitable (in quality, location, energy efficiency) homes in our neighbourhood better than in local shopping centres, retail and general.</p>

Your Comments:

Join your Forum
www.graveparkneighbourhoodforum.com
 Follow us on twitter: @GroveParkNhdForum

A3 Town Centre Workshop



A3.1.1 Purpose

- To discuss the Town Centre renewal proposals and come up with options and visuals for how it could potentially be envisaged, to support Policy NC3 - Designation of Grove Park Neighbourhood Centre as a Local Opportunity Area.

A3.1.2 Approach

- Co-design workshop held at The Ringway to define issues and constraints and design principles.

A3.1.3 Outcomes

- Town Centre Renewal Options as visuals

A4 Regulation 14 Consultation

Introducing our urban national park
 Nature trail—Bridle path—Footpath—Cycle path



Grove Park Neighbourhood Plan
 Consultation 7th Oct 2017—11th December 2017

We have published our pre-submission version of the neighbourhood plan. From Oct 7th 2017 we launch a six-week statutory consultation on the pre-submission version of our neighbourhood plan. We would love to hear your thoughts by December 11th 2017. The documents can be downloaded from the website. A hard copy is available at Grove Park Library. Please write to us with your comments.

W: <https://groveparkneighbourhoodforum.com/>
 T: @GroveParkNForum
 E: info@groveparkneighbourhoodforum.com
 A: Grove Park Library 268 Baring Road SE12 0DS



a) Documents on display at Grove Park Assembly Launch Event

Grove Park NhdForum · 07/10/2017

Neighbourhood plan launched today at assembly. Consultation runs till 20 November. Please send comments by email:
groveparkneighbourhoodforum.com/publications/



Grove Park Neighbourhood Plan
 Consultation 7th Oct 2017 - 11th November 2017

We have published our pre-submission version of the neighbourhood plan. From Oct 7th 2017 we launch a six-week statutory consultation on the pre-submission version of our neighbourhood plan. We would love to hear your thoughts by December 11th 2017. The documents can be downloaded from the website. A hard copy is available at Grove Park Library. Please write to us with your comments.

1 comment, 21 shares, 11 likes



b) Poster up on residents board



c). Poster up at Chinbrook Meadows



d). Poster at The Ringway Centre



e). Poster up in local shops and cafes



d). Chart Apple Day at Chinbrook Meadows Oct 7 2017 - Neighbourhood Plan Consultation table



e) Reigate Road 'Urban National Park' Engagement Event – 31st July 2018

A5 Selection of Communication Media for Engagement Events

Grove Park Community Group and The Railway Club and the Railway Film Society present for your enjoyment a special screening of the famous 1930 film

The Railway Children

Starring Jenny Agutter and Bernard Cribbins
Based on the book by Eve Nester

6.15pm Saturday 19th October 2012
Doors open for refreshments at 6pm
The Railway Centre, 388 Baring Road,
Grove Park, SE12 8DU

Entry Adults £5.00 Children Nil
Special availability for older children aged 10-16pm only
Booking and all 16+ tickets available
(Monday, adults and 16+ tickets children nil)

Edith Nesbit author of *The Railway Children*, lived where the Railway Centre stands today, in a house similar to that described in the book. *Railway* was not only a prolific writer of children's books, but also a radical social activist and friend with H.G. Wells, author of *War of the Worlds*, George Bernard Shaw, whose *Joan Pygmalion* was transformed into *My Fair Lady* for the screen, *Rudyard Kipling* whose *Jungle Book* tales are loved by children all over the world and Noel Coward who starred in the film *Jail*!

We have shop on opposite to us which stock books you would like to get your children!

Edith Nesbit's House
Three Gables, Baring Road,
Grove Park, where
The Railway Centre stands
today.





Grove Park Neighbourhood Forum invite you to...

WHAT'S MISSING IN GROVE PARK?

A (CO-DESIGN WORKSHOP
FOR THE GROVE PARK NEIGHBOURHOOD

R&DP 2012 enb@grovespknghbourhoodforum.com

Come and join us on:
Saturday 26th November
11am-3pm
W G Grace Community Centre
1 Lions Close
Grove Park
SE12 4HG



what if? an enterprise hub!

Join us!

Are you an Ed? About the idea of setting up your own business in Grove Park? Come share your thoughts and suggestions about working locally and improving your community!

Monday, 5th of December at 7pm
Bingway Community Center
266-Baring Road
SE12 8DU

The Eds collaborate online to create the Grove Park Neighbourhood Forum and Masters students from University College London.



Join our big lunch



The Big Lunch is an event that brings neighbours together to sit at a table and share their food. It's a chance to meet your neighbours, share your stories and build up a sense of community. It's a chance to share your food, your stories and your lives.

This year the Big Lunch is coming to Grove Park!

Join us on Sunday 14th June 11am - 1pm
Bring your favourite dish to share with others!

PLEASE HELP US!
To book your space
www.grovespknghbourhoodforum.com
or call Roger on 0203 448031

Grove Park Community Group
The Railway Centre
388 Baring Road, London SE12 8DU

The Big Lunch
www.thebiglunch.com



YOU ARE CORDIALLY INVITED TO ATTEND THE LAUNCH OF THE

GROVE PARK HERITAGE TRAIL

WITH INVITED GUESTS HEIDI ALEXANDER MP
AND CLER IMI ADEFRANJE

THURSDAY JULY 24TH AT 11.30am
At The Baring Hall Hotel
368 Baring Road, London SE12 8DU

Refreshments available

(Free of Railway Centre and Edith Nesbit's house wheelchair back gates available afterwards)

Please RSVP to Stephen Kenny via info@spc.org.uk

"GROVE PARK - HOME OF THE RAILWAY CHILDREN"

Fancy being an ANGEL to your neighbours?
YOU have the power to set the cash for your community by voting for **SHED HEAVEN** - a local business vote!



SHED HEAVEN in Grove Park, Levensham, will join in to local younger and experienced people real volunteering and practical skills. And **SHED HEAVEN** will teach residents how to run community music workshops, radio plays etc.

We have the people. We have the space. All we ask is that you vote for us, so we can get the tools and the shed to train the job!

PLEASE VOTE FOR SHED HEAVEN in the People's Millions 2013
ON WEDNESDAY, 27th NOVEMBER, FROM 8AM TO 10PM

The number will be available at www.peoplesmillions.org.uk and on The Daily Mirror, as well as on ITV Regional and Early Evening News on the day.

You can vote up to **TEN TIMES** by mobile or online. (You can no more than 10 per cent have 10 votes. You can also vote by text or by post, but you can't vote more than 10 times each.)

We can **REWARD YOU** when to vote. Let your local MP know. Or your local MP. And we'll list our local MP's name to call on the morning of the 27th November.

For more info, find us on Facebook (www.facebook.com/shedheavenofgrovepark), email info@shedheavenofgrovepark.co.uk or visit www.shedheavenofgrovepark.co.uk. Alternatively, visit **THE GROVE PARK COMMUNITY GROUP**, 268 Grove Centre, 268 Grove Road, GROVE PARK, LONDON SE12 8ED.

DO OR BE AN ANGEL. VOTE FOR SHED HEAVEN ON NOVEMBER 27th




Your Neighbourhood Forum
 Living Streets, Green Spaces, Local History



Play a Part in Neighbourhood Planning

Hi! I'm
Pamela Patel

And I Support my Neighbourhood Forum!

Following The Prince's Foundation Design Workshop in February

Neighbourhood Forum Meeting

Wednesday 24th April 2013 7 pm-9pm



Vision - Engage - Enable - Empower

- Come along to give us your views
- Develop your Neighbourhood Plan
- Choose how you want to live
- Make a change to your local area

Where:
 The Ringway Centre
 268 Grove Road
 SE12 8ED

Join us for a meeting on the 24th April 2013 from 7pm to 9pm. The meeting will be held in the Ringway Centre, 268 Grove Road, SE12 8ED. The meeting will be held in the Ringway Centre, 268 Grove Road, SE12 8ED.

Join us for a meeting on the 24th April 2013 from 7pm to 9pm. The meeting will be held in the Ringway Centre, 268 Grove Road, SE12 8ED.

The Prince's Foundation FOR THE BUILT ENVIRONMENT

THE PRINCE'S FOUNDATION FOR THE BUILT ENVIRONMENT

HAVE YOUR SAY!
 Tell us how the area around Grove Park Station can be improved...

JOIN US FOR TWO MEETINGS

When? 24th February 2013 (7pm to 9pm) (at meeting)
 14th February 2013 (7pm to 9pm) (at meeting)

At the 14th meeting you will see what you would like to see suggested.

At the 24th meeting you will see what the design team has developed based on what you suggested.

Where? The Ringway Centre, 268 Grove Road, London, SE12 8ED.

HOW TO ATTEND!

Please send an email to the Grove Park Community Group using groveparkcommunitygroup@bt.com please see the meeting details for more information on what you can do to attend.

The Prince's Foundation has been invited by Grove Park Community Group to facilitate a community planning process for the area around Grove Park Station to improve the quality of the area.

The Prince's Foundation will be working with the community to develop a vision for the area around Grove Park Station and to help the community to realise this vision. The community planning process is being organised by the Prince's Foundation for the Built Environment and is being supported by the Grove Park Community Group. The Prince's Foundation will be working with the community to develop a vision for the area around Grove Park Station and to help the community to realise this vision.

For more information on how to attend, please visit www.prfoundation.org.uk

Lewisham

Grove Park public realm improvements
Proposed enhancement of the public realm along Baring Road and Downham Way

Lewisham Planning
Lewisham Borough of Lewisham
Planning Services Unit
Baring Road
Lewisham
SE13 5LQ
0203 291 2000
0203 291 2000 ext 2000
www.lewisham.gov.uk

Full consultation programme of the SP-11 (2016) and SP-11 (2017) will be available to all Council members, and the subject of all appropriate and necessary future offers.

GROVE PARK NEIGHBOURHOOD FORUM

Dear Neighbours,

As you may be aware of a Grove Park Neighbourhood Forum has been established by local people to develop together with local residents, organisations and businesses as well as landowners a Neighbourhood Plan for Grove Park.

About a year ago, we invited widely to Grove Park 2030 Vision Day. Since then, we have received some more funding from Central Government and can now make further progress on our plan. In the spring, we would like to start writing up some of our key planning policies and local projects. Before we do that though, we would like to check with as many local people as possible to what extent our work to date on objectives and vision is hitting the mark and if we perhaps have forgotten something. We will send out invitations to the next Community Planning Workshop and AGM soon.

We really need you to help us making the plan!

Many thanks in advance,

Mr. S. F. Kenny, Chair of Grove Park Neighbourhood Forum

PS: We are always looking for new members to sign up to get involved in making our Neighbourhood Plan. If you leave us your email or postal address we will contact you shortly with the link to our website and sign-up form. Everyone who lives or works in the Neighbourhood Forum area is invited to become a member and we want as many people as possible to join in our activities, as we try to shape Grove Park's future.

THIS SURVEY IS ALSO ON-LINE! Please visit
www.surveymonkey.co.uk/v/GroveParkNPlan

Join your Forum
www.grovecparkneighbourhoodforum.com
Follow us on twitter: @GroveParkNhdForum

The Petition to save the Baring Hall Hotel, from Demolition has the support of:

The Royal Institute of British Architects (RIBA)
Lord Northbrook
Stephen Fry
Lewisham Local History Society
SAVE
Heritage of Lewisham Trust,
Ancient Monument Society
New cross Federation
Lewisham Environment Trust



History

The Baring Hall Hotel (formerly The Lord Northbrook Hotel) was commissioned by Thomas George Saring, the first Earl of Northbrook in 1870, as part of his design for the artistic suburb of Grove Park. The Baring hall Hotel remains the last surviving part of the rural village of Grove Park.

Designed by Ernest Newton (1866-1922) Founder of The Art Workers Guild the most important and enduring groups of the Art and Crafts Movement instigated by William Morris. Elected president of the Royal Institute of British Architects 1914 to 1917 Awarded the royal gold medal of the RIBA, 1918 Elected an associate of the Royal Academy 1911 Royal Academician 1919 Created CBE, 1920

The SP-11 is a rare Ernest Newton commercial building, its work being mostly residential. The SP-11 has both Archaeological and architectural merits, showing timelines of progression and Lord's best public house to be licensed in the 19th century and holds social and ceremonial value.

A6 Statutory Consultee Letters

Link to statutory consultee response letter to Reg 14 Consultation

Environment Agency	https://grovepark.org.uk/wp-content/uploads/2019/06/EnvironmentAgency_GPNP_Reg14-Reponse.pdf
Historic England	https://grovepark.org.uk/wp-content/uploads/2019/06/HistoricEngland_GPNP_Reg14-Reponse.pdf
Natural England	https://grovepark.org.uk/wp-content/uploads/2019/06/NaturalEngland_GPNP_Reg14-Reponse.pdf

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GROVE PARK NEIGHBOURHOOD FORUM

EMAIL: info@grovepark.org.uk

WEB: <https://grovepark.org.uk/>

TWITTER: <https://twitter.com/groveparknforum>