

Grove Park Neighbourhood Plan – Decision statement

1. Summary

- 1.1. Following an independent examination of the Grove Park Neighbourhood Plan (“the Plan”), Lewisham Council recommends that the Plan proceeds to referendum subject to the modifications outlined in Table 1 of this statement.
- 1.2. The Council agrees with the Examiners recommendation that the referendum area for the Grove Park Neighbourhood Plan (as modified) should be the designated neighbourhood area set out in (Figure 1) of the Plan.
- 1.3. The decision statement, Examiners Report and the Neighbourhood Plan (Regulation 16 version) have been submitted as supporting documents for the Mayor and Cabinet decision to be taken on the 14th July 2021.
- 1.4. Due to current restrictions relating to the Covid-19 pandemic these documents will not be made available for physical inspection.
- 1.5. If the Plan is approved at referendum, the Council will use it alongside the London Plan and Lewisham’s Local Development Framework when making decisions on planning applications in the Grove Park Neighbourhood Area.

2. Background

- 2.1. Lewisham Council formally designated the Grove Park Neighbourhood Area and approved the Grove Park Neighbourhood Forum (“the Forum”) on the 22 October 2014 in accordance with Section 61G of the Town and Country Planning Act 1990.
- 2.2. The designation of the Forum then lapsed after the 5 year term and was formally re-designated on the 7th October 2020 for a further 5 year term.
- 2.3. The Plan was formally submitted to the council at Regulation 15 on the 11th July 2019 where and internal assessment by council officers found the Plan complied with the specified criteria and a Regulation 16 public consultation could be held.
- 2.4. The Plan and its supporting documents went out to a Regulation 16 public consultation for the statutory six week period from the 1st November 2019 to 20th December 2019. There was then a significant delay in putting the Plan forward to examination due to the form designation lapsing and being unable to hold any consultations during the initial Covid-19 pandemic.
- 2.5. The Council, in agreement with the forum appointed Deborah McCann BSc MRICS MRTPI Dip Arch Dip LD as the independent examiner, to review whether or not the Plan met the basic conditions required by legislation and other legal requirements, and if it should proceed to referendum. The basic conditions are set out in Paragraph 8(2) of schedule 4B of the 1990 Act and provide that the Plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;
- Be compatible with and not breach European Union (EU) obligations and;
- Meet prescribed conditions and comply with prescribed matters

2.6. The examiner considered that a public hearing into the Plan was not required.

2.7. The Examiner's report was issued on the 20th April 2021. It concludes that subject to the modifications recommended in the Report, the Plan meets the basic conditions set out in legislation and should proceed to a local referendum.

3. Decision

3.1. The council has considered each of the recommendations in the Examiner's report and the reasons for them. The council has therefore decided to agree to the recommended modifications made by the examiner set out in Table 1 of this decision statement. The modifications are considered to be necessary to ensure that the plan meets the basic conditions and legal requirements

3.2. Lewisham Council agrees:

- a) That the recommendations of the Examiner and the subsequent amendments proposed in Table 1 be accepted
- b) That the Examiner's recommendations that the Grove Park Neighbourhood Plan, as modified, proceed to referendum on the basis that the Plan meets the basic conditions and complies with the statutory definition of a neighbourhood development plan.
- c) That the referendum area should be the Grove Park Neighbourhood Area as designated by Lewisham Council in October 2014.

Proposed modification number (PM)	Page no. of Plan/ other reference	Examiners recommended modifications New text shown as <u>underlined</u> Deletions shown as strikethrough	Lewisham Council response and reasons for change
PM 1	Pg. 61	<p>Policy name modified to:</p> <p>Policy HR1: Conservation and Enhancement of Heritage Assets and Buildings of Townscape Merit Designated and Non- Designated Heritage Assets</p> <p>Policy text modified/amended to:</p> <p>1. Development should conserve and enhance designated and non-designated heritage assets and buildings of townscape merit. Proposals that result in significant harm to a heritage asset or its setting will be refused.</p> <p>2. Development <u>1. Proposals affecting designated and non-designated heritage assets, or and their settings must be fully compliant with national policy and the Development plan.</u> should be accompanied by appropriate analysis and a heritage statement that is proportionate to the heritage significance, to demonstrate the following:</p> <p>i. Alterations are justified and contribute to the conservation,</p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>restoration or enhancement of the heritage asset.</p> <p>ii. Proposals sympathetically incorporate design features which enhance the building's climate adaptability and energy efficiency.</p> <p>iii. Proposals do not obscure views of the heritage asset or views which contribute to the building's significance within their setting.</p> <p>iv. Every opportunity has been taken to protect and preserve the principal building frontage of a heritage asset.</p> <p><u>2. Proposals that result in significant harm to a heritage asset or its setting will not be supported unless it can be demonstrated that the tests set out in Policy 195 and 196 (NPPF, Rev Feb 19) have been met;</u></p>	
PM 2	Pg. 62	<p>Policy name modified to:</p> <p>Policy HR2: Conservation of Areas of Special Local</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

		<p>Character (ASLC)</p> <p>Policy text modified/amended to:</p> <p>1. Development should conserve and enhance Areas of Special Local Character to ensure their character and appearance is not adversely affected by new development and to ensure new development is well integrated.</p> <p>2. In an <u>1. Areas of Special Local Character are identified on map (insert). Proposals for new development will be supported where:</u></p> <p>i. The design of all development will be required to protect and <u>it reflects and</u> where possible enhance the characteristics that contribute to the architectural and townscape character and distinctiveness of the ASLC and to complement its features, including its form, setting, period, architectural characteristics and detailing of the original buildings and landscape context.</p> <p>ii. Proposals should <u>it demonstrates</u> that where possible, opportunities have been taken to restore or reinstate significant features in the built form.</p>	
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		<p>iii. Development which disrupts the coherence of the existing vernacular will not be permitted unless it is of an exceptional biophilic design quality and it can be demonstrated that the design will not have a harmful impact on the existing vernacular by reason of its scale, materiality, detailing, craftsmanship, or symmetry and will contribute to the enhancement of the ASLC as a whole.</p> <p>iv. Demolition of a principal building frontage within an ASLC will be resisted where the frontage is of architectural and townscape merit and contributes to the character of the area.</p> <p>v. Proposals <u>iii.</u> for alterations or side or roof extensions to existing properties should be of <u>the proposal is a high, site specific and sympathetic quality design quality reflecting its' context and there is no detrimental impact on the visual amenity of the existing townscape.</u> Permission will be granted for schemes which will not have a detrimental impact on the visual amenity of the existing townscape. Design will be required to sensitively integrate the new development with the existing building and townscape. Proposals which do not meet this criterion will be refused unless criterion (iii) can be satisfied.</p>	
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		<p><u>iv. designs sensitively integrate the new development with the existing building and townscape.</u></p> <p><u>2. Development which disrupts the coherence of the existing vernacular will not be supported unless it is of an exceptional design quality and it can be demonstrated that the design will not have a harmful impact on the existing vernacular by reason of its scale, materiality, detailing, or symmetry and will contribute to the enhancement of the ASLC as a whole.</u></p> <p><u>3. Demolition of a principal building frontage within an ASLC will be resisted where the frontage is of architectural and townscape merit and contributes to the character of the area.</u></p>	
PM 3	Pg. 70	<p>Policy NC1: Enhancement of Grove Park Neighbourhood Centre and Shopping Parades</p> <p>Policy text modified/amended to:</p> <p>iii. Change use of retail units including where planning permission is required the change of use of <u>retail units including the change of use of</u> ground floor premises to residential will not be permitted <u>supported</u> if the change of use would result in a reduction of the percentage of units falling</p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>within Class A1, A2 and A3 <u>E</u> and adversely impact on the character of the centre's public realm frontage. Where it can be demonstrated that there is no viable retail use, proposals for a change of use of vacant units should prioritise appropriate B Class uses such as affordable (co)-working space and/or for small independent start-up businesses or D class uses to support thriving community activity <u>will be encouraged</u>.</p> <p>v. Curtailing business practices which may undermine the public's health, by restricting the proliferation of betting shops and fast food takeaways.</p> <p>2. Shopfront design should be of a high quality and respect heritage features and building proportions. Proposals should:</p> <p><u>The proliferation of betting shops and fast-food takeaways which may undermine the public's health will be discouraged.</u></p>	
PM 4	Pg. 71	<p>Policy NC2: Grove Park Neighbourhood Regeneration Area</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

		<p>Policy text modified as follows:</p> <p>1. Grove Park Neighbourhood Centre is designated as a Regeneration Area. Proposals for regeneration should be accompanied by a 'town centre' co-designed masterplan that takes into account the following design considerations:</p> <p>1. <u>Proposals for the redevelopment of Grove Park Neighbourhood Centre should be accompanied by a master plan and will be supported where they:</u></p> <p>i. Delivers a medium density intensification scheme as Form part of a mixed-use development in line with Policies BE1-CE22 and SA3, SA4 and SA8.</p> <p>ii. Delivers a scheme that integrates with existing heritage assets and buildings of townscape merit, (including the Baring Hall Hotel Public House) in terms of setting, built form and orientation.</p> <p>iv. Ensures the neighbourhood centre maintains a traditional mansion-block high street vernacular and structure, to create a walkable, vibrant centre which takes inspiration from the area's heritage.</p>	
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		<p>vi. Ensures retail units are of an appropriate size to maximise opportunities for small independent businesses.</p> <p>vii. Provides active town centre uses (Use Class A, D, and appropriate B uses) at ground floor level and residential units (use-class C3) or offices (use-class B1) on upper floors.</p> <p>viii. Creates a boulevard with trees, planting and a segregated cycleway, to help manage traffic flows and improve safety and, walkability and a sense of arrival.</p> <p>ix. Incorporates a 'gateway' entrance into the proposed wider Linear Natural Parkland Nature Trail (in line with Policy G12).</p> <p>xi. Incorporates biophilic design principles in line with Policy BE2.</p> <p>xii. Promotes sustainable travel options in line with Policies T1-T2, including, where possible, underground parking on medium density schemes.</p> <p>xiii. Incorporates a Green Infrastructure-led approach to achieve environmental and biodiversity net-gain to improve the public realm (incorporating street trees, rain gardens, shrub planting, green roofs, hedging, and flower meadows</p>	
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		<p>wherever possible) connecting the centre to the north and south green spaces in line with the community's Railway Children Urban National Park Linear Natural Parkland Nature Trial Vision and Policy GI2 and GI4. Incorporates a landscape scheme that also considers wider environmental net-gains such as permeable surfaces to alleviate surface water runoff and shading, in line with Policies SE1-SE3.</p> <p>xiv. Incorporates a landscape scheme that also considers wider environmental net-gains such as permeable surfaces to alleviate surface water runoff and shading, in line with Policies SE1-SE3.</p> <p>2. Development proposals should reflect the previous co-design efforts of the community and ensure the ongoing participation of the community in the preparation and production of a detailed masterplan and design guidance for the neighbourhood centre <u>is strongly considered</u>.</p>	
PM 5	Pg. 76	Policy BE1: Extensions and Alterations to Existing Buildings	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>Policy text modified as follows:</p> <p>1. Alterations and extensions to existing properties (including rear, side and roof extensions), will be <u>where planning permission is required</u> to should be of a high-quality design that does not impact on the coherence, scale, character and appearance of the townscape and public realm and contributes to the sustainability, resilience and visual harmony of the built environment. Proposals should incorporate, where appropriate</p> <p>v. Use of good quality and sustainable materials as reflected in their durability against climate conditions, <u>with good</u> life cycle performance, energy efficiency, which provide healthy and comfortable environments in terms of their low VOC content, acoustic and thermal comfort and aesthetic harmony.</p> <p>vi. Height of buildings proportionate to buildings in the vicinity. Any increase in height must be justified and will be required to follow <u>reflect</u> the same building form so that the development appears as part of the original structure and has a positive relationship to adjoining properties.</p> <p>ix. Additional guidance set out in the Lewisham Extensions</p>	
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		<p>and Alterations SPD41.</p> <p>2. Proposals which introduce design features which do not reflect the local vernacular and existing townscape character may be acceptable where they are of an exceptional biophilic design quality which will have environmental benefits and will contribute to the enhancement of the public realm as a whole provided that they do not result in unacceptable harm to the appearance of the local Neighbourhood Area.</p> <p><u>4. Additional guidance set out in the Lewisham Alterations and Extensions SPD41</u></p>	
PM 6	Pg. 77	<p>Policy name amended as follows:</p> <p>Policy BE2: Human-centric and Biophilic-led Design of New Development</p> <p>Policy text modified as follows:</p> <p>1. New development will be required to demonstrate how they have incorporated health-promoting, human-centric design principles including, where possible, Biophilic-led design, healthy-by-design, universal design, healthy street and active-</p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>by design development principles to promote healthier communities.</p> <p>2. In accordance with the thresholds stipulated by London Borough of Lewisham, new developments should be accompanied by a proportionate Health Impact Assessment (HIA) and be informed by a robust evidence base, ensuring that health considerations are firmly embedded in design proposals for both exteriors and interiors.</p> <p>3. Development proposals must demonstrate how co-design ideas that have emerged from community participation workshops have been incorporated to ensure they deliver local benefits.</p> <p>4. Development proposals should emphasise the biophilic design qualities of interior and exterior design features in line with best practice guidance and are required to:</p> <p><u>1. Proposals for new development should be of the highest quality which incorporate people-centred design principles which promote healthier communities and will be supported where they:</u></p>	
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		<p>iv. Use of good quality and sustainable materials as reflected in their durability against climate conditions, life cycle performance, energy efficiency which provide healthy and comfortable environments in terms of their low VOC content, acoustic and thermal comfort and aesthetic harmony.</p> <p><u>The development of co-design ideas that have emerged from community participation workshops are particularly encouraged.</u></p>	
PM 7	Pg. 85	<p>Policy name amended to:</p> <p>Policy CA1: Safeguarding and Enhancement of Key Cultural Community Assets <u>Facilities</u></p> <p>Policy text amended to:</p> <p><u>Proposals for the redevelopment or change of use of the important community facilities identified in Table 11 and Figure 5 will not be supported unless it can be demonstrated that:</u></p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p> <p>The examiner has also considered that all reference of the Willow Tree Nature reserve should be removed from supporting text as well as tables 11 on page 82 and Fig 5 of page 83. This site cannot be reasonably considered a community facility due to there being no public access to the site.</p>

		<p>1. Community spaces and assets identified as Key Cultural Destinations (as outlined in Table 11 and Figure 5 and linked to Policies SA5, SA6 and SA7), including those designated as Assets of Community Value are designated as Safeguarded Community Spaces. Proposals for redevelopment or change of use of Safeguarded Community Spaces will not be permitted, unless criteria in clause 2 can be demonstrated.</p> <p>2. Development which would result in the change of use/loss of community space and assets (whether land or premises) or premises currently or last in community use, will not be permitted unless it can be demonstrated that:</p> <p>iii. There is no net loss or deterioration in the overall space or service provision in the area to serve the current and future populations arising from new developments.</p> <p>3. Redevelopment or intensification of sites in existing community use may be permitted <u>supported</u>, subject to development proposals making equivalent provision for the on-site replacement of community facilities and where this would be in compliance with other policies in the GPNP. This policy should be read in conjunction with Site Allocations SA5,</p>	
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		<p>SA6 and SA7.</p> <p>4. The renewal and enhancement of community facilities will be supported, in line with Policies BE1-BE2, SE1-SE3 and CIL1.</p>	
PM 8	Pg. 86	<p>Policy CA2: Safeguarding Public Houses</p> <p>Policy text amended to:</p> <p>1. Applications that propose the loss of public houses with heritage, cultural, economic or social value will be refused unless there is authoritative marketing evidence that demonstrates that there is no realistic prospect of the building being used as a pub or as another form of community or workspace in the foreseeable future.</p> <p><u>1. The redevelopment or change of use of a public house will only be supported where the proposal is in accordance with national Policy and the requirements of policies within the Development Plan.</u></p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

		<p>2. Development pProposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of the public house as a community asset will be resisted.</p>	
PM 9	Pg. 86	<p>This policy has been removed at the request of the examiner</p> <p>Policy CIL1: Allocation of CIL Funding</p> <p>1. All eligible development will be required to make a Community Infrastructure Levy (CIL) payment and/or an agreed contribution through a Section 106 Agreement, to mitigate the impacts of development, meeting the needs of the growing population and to support the delivery of infrastructure, enhancement and spatial improvements.</p> <p>2. Allocation of CIL spending in Grove Park should as a minimum prioritise the infrastructure and improvement requirements identified in the area by the community in line</p>	<p>Agree with the deletion of this policy as required for clarity and to meet the basic conditions.</p>

		with the spatial vision for Grove Park.	
PM 10	Pg. 91	<p>Policy H1: Delivering a Healthy Mix of Housing and Quality Design</p> <p>Policy text amended to:</p> <p>1. Proposals will be required to deliver a range of dwelling sizes, including family housing to meet local needs and aspirations.</p> <p><u>Proposals for new housing development will be supported where:</u></p> <p><u>i. they include a range of dwelling sizes, including family housing to meet local needs.</u></p> <p>2. Medium density mansion block town-house approach, built around a traditional street layout will be supported <u>ii. In town centre locations, the design is for medium density mansion block townhouses, built around a traditional street layout</u></p> <p>3. Proposals are required to <u>iii. They</u> achieve the highest</p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>standards of accessible and universal design to cater for life-time adaptation, minimum space standards and exceptional design quality in line with Policy BE2.</p> <p>4. There will be a presumption against conversion of existing houses to flats to create smaller living units or the removal of existing bungalows which cater for the elderly and/or disabled residents.</p> <p>5. iv. Development proposals must also demonstrate that there will not be a detrimental <u>Their</u> impact on the provision for social infrastructure including education, health and community facilities, based on population projections from new developments; impacts should be <u>is</u> mitigated through appropriate mechanisms in line with Policy CIL1.</p> <p>6. v. <u>Deliver biodiversity net gains for major development</u> co-design approaches with the community to ensure the delivery of acceptable development proposals will be supported. Development proposals are required to <u>and the development of</u> holistic masterplans and design guides of sufficient detail to enable the scheme to be understood and supported locally <u>are encouraged</u></p>	
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		<p><u>The redevelopment of existing bungalows which cater for the elderly and/or disabled residents will be resisted.</u></p>	
PM 11	Pg. 92	<p>Policy H3: Windfall Sites</p> <p>Policy text amended to:</p> <p>1. In the event that development is proposed on sites which are not allocated in the GPNP, proposals will be expected to comply with all policies in the GPNP. Proposals will be required to:</p> <ul style="list-style-type: none"> i. Be of a high design quality in accordance with Policy BE2. ii. Respect the character of the local area and heritage assets in accordance with Policies HR1-HR2 iii. Deliver a mix of house types and tenure including affordable housing to meet local needs in accordance with Policy H1-H2 iv. Make a contribution towards the provision of community and education facilities to meet the needs of the new and 	<p>Agree with the modification of the text in this policy as required for clarity.</p>

		<p>existing residents.</p> <p>v. Ensure no net loss of green space and should deliver biodiversity net gains.</p>	
PM 12	Pg. 98	<p>Policy EM1: Protect Micro-Enterprise Employment Sites</p> <p>The following text has been deleted from this policy:</p> <p>3. There will be a presumption against change of use of employment sites to residential unless this comprises live-work units as part of an employment-led development.</p>	<p>Agree with the deletion of the text in paragraph 3 in this policy as required for clarity and to meet the basic conditions.</p>
PM 13	Pg. 105	<p>Policy T1: Enhancement of Key Active Travel Routes</p> <p>Policy text amended to:</p> <p>1. Active travel shall be promoted by implementing, where possible, and/or improving walking and cycling opportunities along identified key routes (main roads, nature trail and green infrastructure improvement routes) listed in Table 13 and</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p> <p>Agree with the deletion of the text in paragraph 1 of this policy as it contains a mixture of community project ideas and criteria.</p>

		<p>illustrated in Figure 14.</p> <p>2. Development proposals must <u>should, where appropriate</u> deliver schemes that encourage walking and cycling, by demonstrating their connectivity to key cultural destinations, the Town Centre and the proposed Linear Natural Parkland Nature Trail, through segregated and safe walking and cycling provision.</p> <p>3. <u>1.</u> The design of all active travel routes should aim to:</p>	
PM 14	Pg. 106	<p>Policy name amended to:</p> <p>Policy T2: Promote Prioritising the Use of Sustainable Vehicular Options</p> <p>Policy text amended to:</p> <p><u>Proposals for new development should:</u></p> <p>1. New development will be required to promote car-limiting development in order to alleviate i. <u>Prioritise alternatives to the private car to reduce</u> the dominance of car use and</p>	Agree with the modification of the text in this policy as required for clarity.

		<p>address peak traffic issues in Grove Park and to improve environmental quality, in line with Policies SE1-SE2.</p> <p>2. New development should <u>ii.</u> incorporate low emission vehicle refuelling infrastructure such as electric charging points or make a financial contribution to the provision of electric charging points in the area in appropriate locations that do not impact the use and accessibility of the public realm.</p> <p>3. <u>iii.</u> <u>Provide</u> at least 1 Electric Vehicle (EV) ‘rapid charge’ point should be provided per 10 residential dwellings and 1 point per 1000m² of commercial floorspace, or as appropriately evidenced through a robust Travel Plan.</p>	
PM 15	Pg. 114	<p>Policy title amended to:</p> <p>Policy G11: Protection and Enhancement of Grove Park’s Green Spaces</p> <p>Policy text amended to:</p> <p>1. Grove Park’s Green Spaces <u>identified in table 14</u> shall be</p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>protected and enhanced in accordance with <u>national policies and the development plan</u> their existing and proposed designation as well as their amenity and biodiversity value as defined in Table 3 (existing designations) and Table 14, illustrated by Figure 15 (additional designations). <u>specifically Lewisham Core Strategy Policy 12 (or any replacement policy) and enhanced where possible.</u></p> <p><u>These spaces should not be built on unless:</u></p> <p><u>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</u></p> <p><u>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</u></p> <p><u>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”</u></p> <p>2. Development <u>proposals affecting sites identified as having wildlife and biodiversity importance should:</u> that would result</p>	
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		<p>in the loss of any Green Spaces or Priority Habitats or cause harm to their character, setting, accessibility, connectivity, appearance, biodiversity or amenity value will not be permitted.</p> <p>i. Be in conformity with national policy and the Development Plan and:</p> <p>3. In the event of unavoidable loss, it must be demonstrated that this would be outweighed by the benefits of the development and proposals are required to:</p> <p><u>iii. If significant harm to biodiversity resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, an application will be refused.</u></p> <p>4. Development that results in a loss of tree canopy cover will not be permitted. Where development has to unavoidably remove tree canopy cover, replacement trees should be provided on a three to one ratio and should include a species that is of equal merit and maturity, or one that delivers enhanced habitat or, environmental benefits. All new tree</p>	
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		<p>planting should have an adequate root protection area to prevent future conflict with utility services and households.</p> <p>5. Sites of Importance for Nature Conservation (Sydenham Cottages, Grove Park Nature Reserve, Willow Tree Nature Reserve, Burnt Ash Nature Reserve) shall be designated as <u>are</u> Tranquil Spaces / Quiet Areas; development will not be permitted in the vicinity which would result in increased noise levels that would adversely impact these spaces <u>will be resisted</u>.</p> <p><u>Policy GI1a Local Green Space Designation</u></p> <p><u>The following sites, shown on ? are designated as Local Green Spaces:</u></p> <p><u>1.Natural Parkland Nature Trail (North Side)</u></p> <p><u>2.Sydenham Cottages</u></p> <p><u>3.Marvels Adventure Play/Sports Ground</u></p> <p><u>4.Ringway Gardens</u></p> <p><u>Inappropriate development will only be acceptable in very</u></p>	
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		<u>special circumstances.</u>	
PM 16	Pg. 115	<p>Following text removed from paragraph 2 of policy and would be more appropriately located in the justification/explanation of the policy:</p> <p>“This should achieve a continuous linear and connected ecological network that links together all the different green space / priority habitats and Sites of Importance for Nature Conservation, from the South Circular Road, through the Grove Park Neighbourhood Centre, and south towards Elmstead Woods through an improved town centre.”</p> <p>Policy GI2: Delivering the Linear Natural Parkland Nature Trail</p> <p>Policy text amended to:</p> <p>(Railway Children Urban National Park)</p> <p>1. Development proposals within the proposed Linear Natural Parkland Nature Trail and Sites of Importance for Nature Conservation will be refused. <u>should positively contribute to the development of as shown on figure 8. Proposals should:</u></p> <p>2. Development should positively contribute to the</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

		<p>development of the proposed Linear Natural Parkland Nature Trail (the Railway Children Urban National Park) as shown on Figure 8. This should achieve a continuous linear and connected ecological network that links together all the different green space / priority habitats and Sites of Importance for Nature Conservation, from the South Circular Road, through the Grove Park Neighbourhood Centre, and south towards Elmstead Woods through an improved town centre. Proposals will be required to demonstrate how the vision is being implemented, in particular to:</p>	
PM 17	Pg. 115	<p>Policy name amended to:</p> <p>Policy G13: Designation of Nature Conservation Improvement Areas</p> <p>Policy amended to:</p> <p>2. Major development within or near these areas are required to <u>should, where appropriate</u> contribute to the enhancement of these green spaces and missing Green Infrastructure links and the identified improvements as defined in Table 8.</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

PM 18	Pg. 117	<p>Policy name amended to:</p> <p>Policy G15: Protection of the Designated <u>Maintaining Dark Sky Status of <u>at the</u></u> Grove Park Nature Reserve</p> <p>Policy text removed and replaced with:</p> <p>1. The Dark Sky Protection Area around the Grove Park Nature Reserve will be maintained. Development adjacent to or in the vicinity of the site that impacts this Dark Sky designation will not be supported. Development will be required to mitigate any impacts. Proposals will be required to:</p> <p>i. Undertake a lighting study to demonstrate that the development will not impact on the Dark Sky Status.</p> <p>ii. Appropriate mitigation measures are incorporated in lighting design</p> <p><u>To maintain the dark skies of the Grove Park Nature Reserve proposals for development adjacent to or in the vicinity of should be supported by:</u></p> <p><u>i. a lighting study to demonstrate that the development will</u></p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>
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		<p><u>protect the night sky from light pollution.</u></p> <p><u>ii. lighting design which includes appropriate mitigation.</u></p>	
PM 19	Pg. 127	<p>Policy SE2: Improving Air Quality</p> <p>Policy text amended to:</p> <p>iv. In areas where pollution concentrations are high, and where particularly vulnerable members of the population are likely to be present, e.g. school buildings, development should be sited 100m or more away from busy roads or vehicular restriction zones should be implemented.</p> <p>vi. Demonstrate how proposals have incorporated a health-led interior design of to enhance indoor air quality through the provision of appropriate ventilation linked to corresponding measures for emission reductions, and use of materials (i.e., low in VOC content).</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

PM 20	Pg. 132 -133	<p>Policy SA1: Vacant land, Lions Close</p> <p>Policy text amended to:</p> <p>i. Prepare <u>Include</u> a masterplan to indicate best use of land and how it connects to the surrounding area.</p> <p>ii. Demonstrate collaborative working with the community to define a design code to ensure quality of design is in line with Policies BE2.</p> <p>iii. Meet the policy aims stated in Part 3 of this document.</p> <p>iv-ij. Make appropriate contributions towards necessary social infrastructure including education, health and community facilities.</p> <p>v. iii. <u>Include</u> Proposals for affordable housing and community-led/ self- build housing and the establishment of a Community Land Trust will be supported.</p> <p><u>Collaborative working with the community to define a design code to ensure quality of design in line with Policies BE2 is strongly encouraged.</u></p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>
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PM 21	Pg. 134 - 135	<p>Policy SA2: Cleared Land on Grove Park Road</p> <p>Policy text amended to:</p> <p>The cleared site on Grove Park Road is allocated for residential or mixed-use development. Development proposals will be required to <u>should</u>:</p> <p>i. Prepare <u>Include</u> a masterplan to <u>which</u> indicates best use of land and how it connects to the surrounding developments.</p> <p>ii. Demonstrate collaborative working with the community to <u>define a design code to ensure quality of design is in line with Policies BE2. <u>how the development will integrate with the wider area, including the restoration of the Youth Club heritage asset and enhancement of the adjacent green space where this would result in improved community facilities in line with policies GI1, CA1 and SA5.</u></u></p> <p>iii. Meet the policy aims stated in Part 3 of this document.</p> <p><u>iii. Make appropriate contributions towards necessary social infrastructure including education, health and community</u></p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>facilities.</p> <p>vii. Demonstrate how the development will integrate with the wider area, including the restoration of the Youth Club heritage asset and enhancement of the adjacent green space where this would result in improved community facilities in line with policies GI1, CA1 and SA5.</p>	
PM 22	Pg. 136 - 137	<p>Text in the introductory paragraph of the policy should be amended so the word permitted is replaced with <u>supported</u></p> <p>Policy SA3: Bus Waiting Area & Vacant Land at Rear</p> <p>Texted removed from policy:</p> <p>i. Meet the policy aims stated in Part 3 of this document.</p>	<p>Agree with the modification of the text in the introduction of the policy as neighbourhood plans do not have the power to approve or refuse planning applications.</p> <p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>
PM 23	Pg. 138 - 139	<p>Text in the introductory paragraph of the policy should be amended so the word permitted is replaced with <u>supported</u></p> <p>Policy SA4: Lewisham Adult Education Centre</p>	<p>Agree with the modification of the text in the introduction of the policy as neighbourhood plans do not have the power to approve or refuse planning applications.</p>

		<p>Texted removed from policy:</p> <p>i. Meet the policy aims stated in Part 3 of this document.</p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>
PM 24	Pg. 140 - 141	<p>Policy SA5: The Ringway Centre</p> <p>Policy text amended to:</p> <p>The Ringway Centre is allocated for community uses and redevelopment for alternative uses will not be permitted <u>supported</u>.</p>	<p>Agree with the modification of the text in the introduction of the policy as neighbourhood plans do not have the power to approve or refuse planning applications.</p> <p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>
PM 25	Pg. 142 - 143	<p>Text in the introductory paragraph of the policy should be amended so the word permitted is replaced with <u>supported</u></p> <p>Policy SA6: The Grove Park Library</p>	<p>Agree with the modification of the text in the introduction of the policy as neighbourhood plans do not have the power to approve or refuse planning applications.</p>
PM 26	Pg. 144 - 145	<p>Text in the introductory paragraph of the policy should be amended so the word permitted is replaced with</p>	<p>Agree with the modification of the text in the introduction of the policy as neighbourhood plans do not have the power to</p>

		<p><u>supported</u></p> <p>Policy SA7: Grove Park Youth Club, Marvels Lane</p>	<p>approve or refuse planning applications.</p>
PM 27	Pg 148 - 149	<p>Policy SA9: Former Boxing Club</p> <p>Policy text amended to:</p> <p>The former Boxing Club identified is allocated for residential or mixed-use development. Development proposals will be required to <u>supported where:</u></p> <p>i. Prepare <u>They include</u> a masterplan to indicate best use of land and how it connects to the surrounding residential areas, taking care not to impact their amenity.</p> <p>ii. Demonstrate collaborative working with the community to define a design code to ensure quality of design is in line with Policies BE2.</p> <p>iii.ii. Compensate for the loss of sporting amenity on by the closure of the boxing club. <u>on the site.</u></p>	<p>Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.</p>

		<p>iv.iii. Emphasis on family housing to be delivered at the site. <u>Any residential development prioritises family housing</u></p> <p><u>Collaborative working with the community to define a design code to ensure quality of design in line with Policies BE2 is strongly encouraged.</u></p>	
PM 28	Pg. 150 - 151	<p>Policy SA10: W.G. Grace Site and Curtilage.</p> <p>Policy text amended to:</p> <p><u>Redevelopment of the W.G GRACE site for housing will be supported</u> subject to the re-provision <u>replacement</u> and enhancement of community facilities on this site or on a suitably located alternative site within the neighbourhood area, in line with Policy CA1. redevelopment of the W.G. Grace site for housing will be supported. Development proposals will be required to demonstrate:</p> <p>i. The community Policies CA1 are met, demonstrating the re provisioning to meet local need.</p> <p>ii.i. Proposals are in accordance with Policies H1-H3.</p> <p>iii. Re-provision of community facilities on a suitable nearby</p>	Agree with the modification of the text in this policy as required for clarity and to meet the basic conditions.

		<p>site within the catchment zone or within the development itself.</p> <p>iv. <u>ii.</u> Incorporation of public realm improvements to assist access and movement within the estate.</p> <p>v. <u>iii.</u> A high design quality in accordance with Policies BE2.</p> <p>vi. A feasibility study and co-design exercise with the community to determine the ongoing needs that may be lost as a result of any proposals coming forward</p> <p><u>Collaborative working with the community on a feasibility study and co-design exercise with the community to determine the ongoing needs that may be lost as a result of any proposals coming forward is strongly encouraged.</u></p>	
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