



## BELL GREEN NEIGHBOURHOOD FORUM & AREA

Chair: Cllr Liam Curran    Secretary: Julia Webb    Treasurer: Chris Carlisle  
[bellgreennf@gmail.com](mailto:bellgreennf@gmail.com)    [bellgreenneighbourhoodforum.co.uk](http://bellgreenneighbourhoodforum.co.uk)

Application to Lewisham Council for the designation of

# Bell Green

as a

Neighbourhood Area and Neighbourhood Forum

7th April 2022

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7th April 2022

Dear Emma Talbot,

Bell Green Neighbourhood Area and Neighbourhood Forum Designation  
Town and Country Planning Act 1990 (as amended); The Neighbourhood Planning (General)  
Regulations 2012 (as amended)

Designation of Bell Green Neighbourhood Area  
Designation of Bell Green Neighbourhood Forum

I am writing to request the designation of a neighbourhood area and neighbourhood forum,  
under Section 61 of the above Act.

- The application is made by the prospective Bell Green Neighbourhood Forum, capable of being a qualifying body within the terms of Section 61.
- The Forum is established to bring together the local communities, and work to improve our local environment, housing provision, and protect social and community assets.
- Membership is open to all people living, working, or acting as elected members in the Forum area.
- The prospective neighbourhood forum comprises 21 or more people living, working or acting as elected members in the area. The membership is drawn from across the area, and from different sections of the community (Document 6).
- The neighbourhood forum has agreed a written constitution (Document 7), expressing its purpose of promoting or improving the social, economic and environmental wellbeing of an area that consists of or includes the neighbourhood area.

We look forward to meeting officers to discuss next stages.

Kind Regard

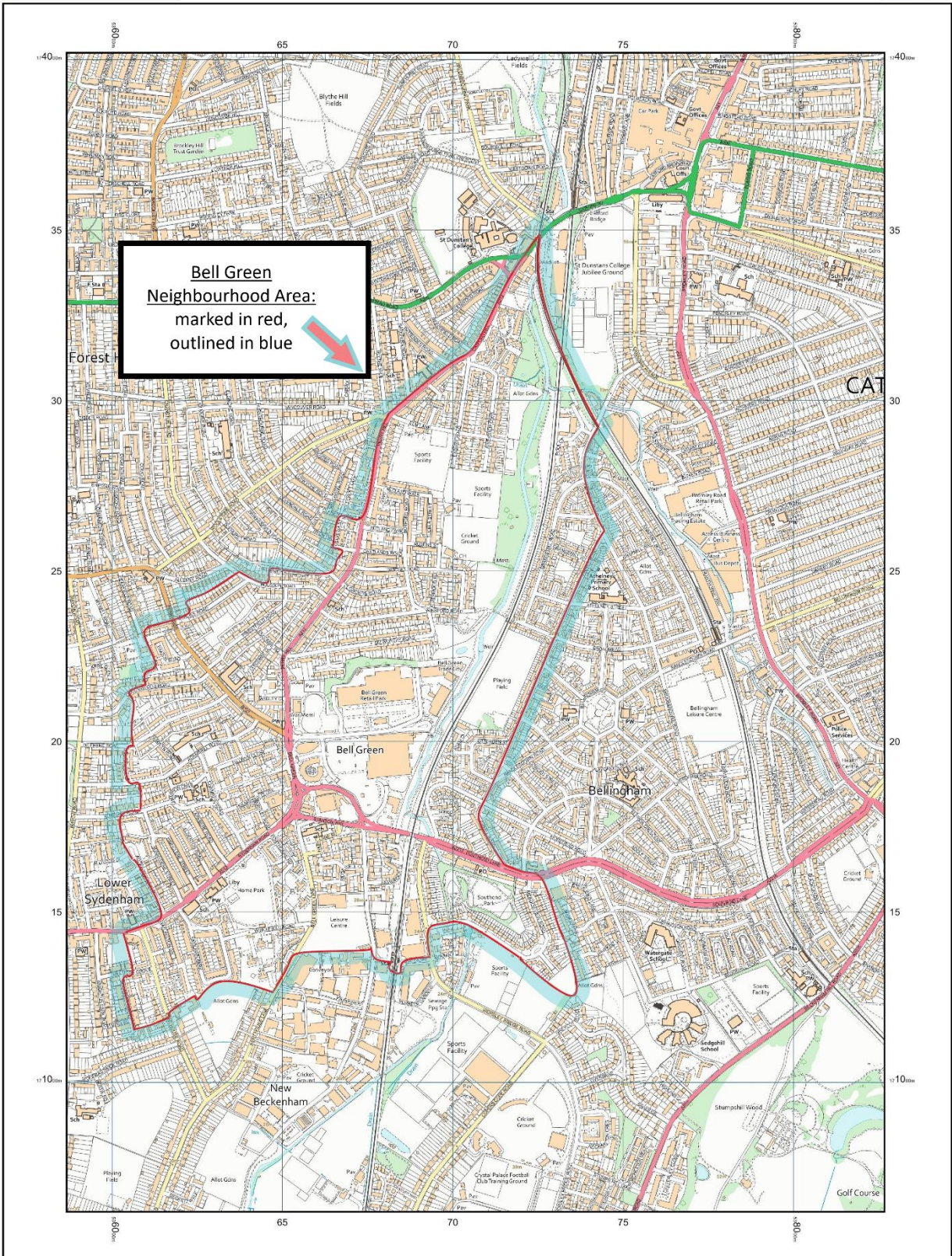
Cllr Liam Curran

Cc: David Ahlqvist, David Chetwyn, Locality; David Syme, Chris Frazer, LB Lewisham

# Bell Green Neighbourhood Forum & Area Draft application 7/4/22



## Bell Green Neighbourhood Area



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0m 1cm = 100m 500m  
Scale 1:10000



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### BGNF Document 3:

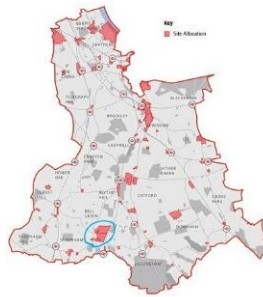
#### Statement proposing Bell Green as an appropriate neighbourhood area.

#### Introduction

The proposed Bell Green Neighbourhood Area (hereafter 'BGNA') is centred on Bell Green's retail park and surrounding ex-industrial land, identified in Lewisham's draft Local Plan as a potential London Plan Opportunity Area. The BGNA is entirely located within the London Borough of Lewisham (LBL) and falls largely within the Lewisham draft Local Plan's Southern Area, with minor sections falling in Western and Central Areas. The BGNA includes parts of three of Lewisham's wards, Bellingham, Perry Vale, and Sydenham; a fourth ward, Rushey Green, will be included shortly, due to Boundary Commission changes.

#### **Potential development sites**

We carried out an assessment of land available for housing and other uses, and have also asked the public to help us identify sites.



The BGNF is approximately 1.4 miles north to south, 1.6 miles from SW corner to the northern tip. It is 0.8 miles east to west at the widest part, near the southern boundary.

*Illustration from the draft Lewisham Local Plan*

The extent of the BGNA has been defined by:

- A review of the local transport network, primarily the main roads which feed into the Bell Green gyratory system;
- The coherent series of localised neighbourhood areas with their own facilities, set around the ex-industrial, commercial and retail parks, currently identified for potential major redevelopment within the London Plan.
- Local Authority boundaries, the BGNF is entirely located within the LBL and does not extend into the London Borough of Bromley (LBB);
- Shifting ward boundaries, which have historically made it difficult to tackle local issues, which are inevitably cross-ward;
- Infrastructure and amenities and assets such as Lower Sydenham railway station ('LS'), the railway line and River Pool Linear Park between LS and Catford Bridge, which form a north-south spine through the BGNA, plus retail areas, public houses, library, schools and nursery schools;
- The necessity to maintain and enhance the existing 15 minute neighbourhood, improving quality of life for local residents, both current and future.

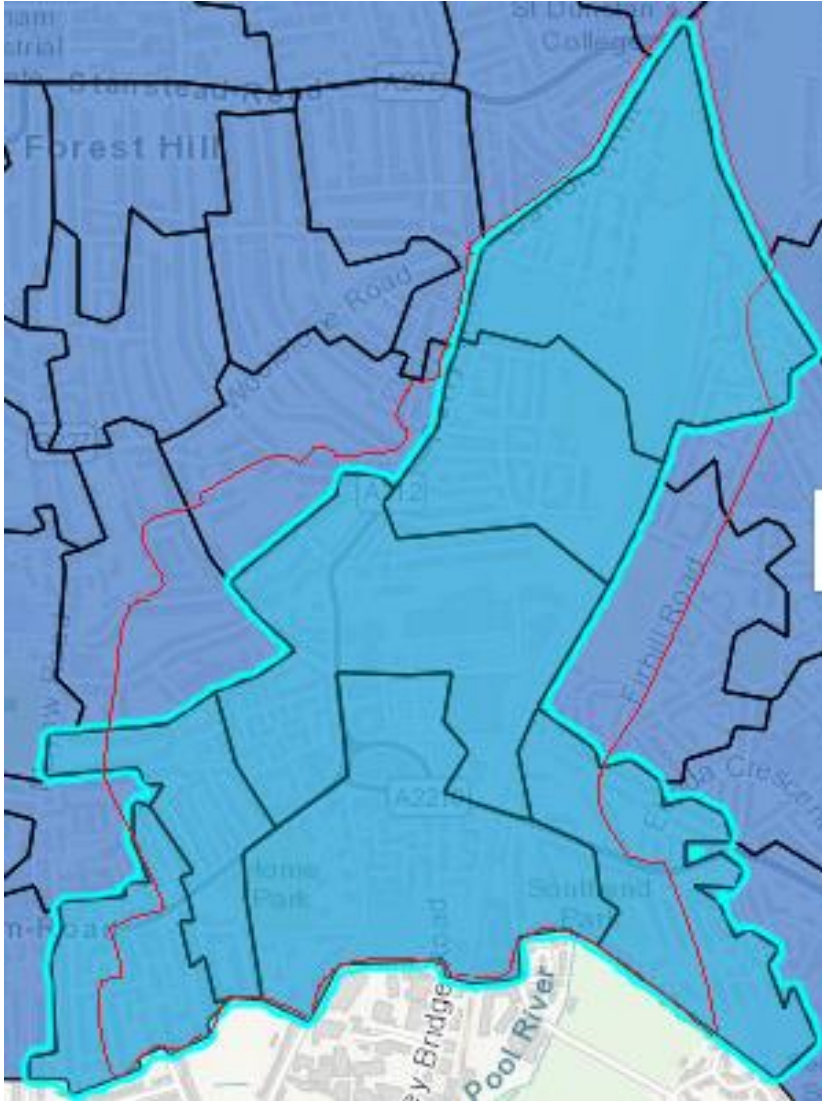
## **Description of BGNA**

The BGNA is centred around the old Sydenham Gasworks, sitting on the ancient common land of Sydenham Green, which was redeveloped as a retail park. After the arrival of the gasworks in the early 1850s, the local great houses were sold up and redeveloped for housing; the last farms, fields, and extensive nursery grounds were redeveloped in the 1920s. This piecemeal development has produced a number of individual local areas with their own facilities, feeding into the Bell Green centre for larger retail outlets and services, the Sydenham Green health centre, five schools, including RC and C of E primary schools and a SEN senior school, and public transport links. Around the gasworks / retail area is a substantial amount of ex-industrial land, much of it derelict, which, along with the retail park, is listed as a development opportunity area in the draft Lewisham and London Plans.

The area is still classed as being in need of green space, and has poor tree coverage, especially compared to neighbouring areas. Home Park was established by London County Council in about 1900, as a 'recreation ground' type playground for children from the surrounding deprived area. Southend Park was added in the course of local development in the 1920s, and more recently, the banks of the Pool River and small green spaces have been linked and developed into the Linear Park. The River Pool has been heavily canalised, and runs under Southend Park, in a conduit. The area is classified as being a flood risk zone, with a history of serious flooding events. Improvements to the parks could act as an emergency floodwater storage scheme, preventing flooding both locally, and further upstream in Lewisham and Deptford.

Large social housing estates have been built throughout the BGNA in the 20<sup>th</sup> and 21<sup>st</sup> centuries, as great houses and their estates were redeveloped, and with post-war slum-clearance schemes in the south eastern area. The area is mixed use, residential and post-industrial alongside each other, with a shortage of flexible workspaces.

## Socio-Economic Characteristics of BGNA



On the Lewisham Observatory website, OHMS data is broken down into areas, the smallest unit of which is the Lower Layer Super Output Area (LSOA).

The Bell Green Neighbourhood Area encompasses the whole of LSOAs *029A, 029B, 029C, 034B, and 034C.*

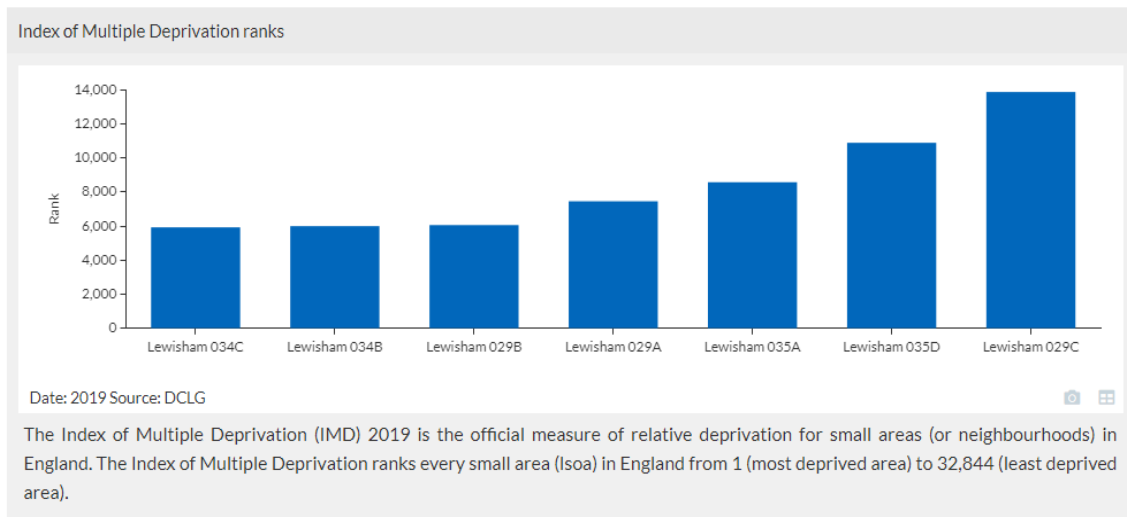
The data for these LSOA can be aggregated, but it is not possible to present figures for the whole Neighbourhood Area, which includes sections of LSOAs *027C, 027D, 029D, 035A and 035E.*

This map shows, highlighted in blue, Lewisham LSOAs 029A, 029B, 029C, 034B, 034C, 035A, 035D, with the BGNA is outlined in red. Pending LPA advice as to a more accurate, representative data gathering method, I am using these LSOAs for my data.

The Lewisham Observatory Deprivation report for this area is available at

<https://reports.instantatlas.com/view-report/f1b153471a0a4b3caf00a3dc306be920/aggregate?features=E01003193,E01003194,E01003195,E01003190,E01003191,E01003326,E01003333>

The report shows that the official measure of relative deprivation shows the Area to be weighted towards deprivation, and the number of children in low income families is above the Lewisham average. Data retrieved 2/4/22.



### **BGNF Area Vision**

Setting out a vision for the BGNF Area, it is clear that a 15-minute neighbourhood exists, and has potential for upgrading and enhancement. Extensive public consultation has produced very positive feedback on its potential; the existing, necessary community assets are ready to support a walkable, liveable 15-minute neighbourhood, a mixed use area with substantial areas of new homes. In all, Bell Green has the potential to form a new 15-minute neighbourhood as a focus for community-building.

### **Enhancing the 15 minute Neighbourhood**

The focal point of the BGNF Area is the Bell Green retail park and surrounding ex-industrial land, surrounded by a cluster of small neighbourhoods with their own local resources, which feed into Bell Green and the River Pool Linear Park. These neighbourhoods are united by the need to positively develop, diversify and improve the BGNF Area to:

- Create a coherent central commercial centre for shopping and activities at the centre of Bell Green, with new housing incorporated above and around retail units.
- Improving connectivity for pedestrians and cyclists across the whole Neighbourhood Area.
- Improving the traffic flow, while enhancing pedestrian safety and convenience.
- Improve the extremely poor air quality, and implement other environmental improvements;
- Review, assess, and protect the surviving shopfronts in the parades which serve local communities between Bell Green and Catford, and Sydenham Road / Southend Lane.
- Set design standards to ensure that future developments have a coherent style and format, with an emphasis on sustainability, and enhancing connectivity throughout the Neighbourhood Area.
- Protect and enhance the existing community assets; Southend Park, Home Park and the Linear Park, the five schools, a health centre, shops, pubs, and community social clubs at the Grade II listed Livesey Memorial Hall, & the Champion Hall Community Centre.
- Improving public transport connectivity between rail and the six bus routes currently serving the area.





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### BGNF Document 4:

#### BGNF as a 'relevant body' under T&CP (1990, as amended), & The Neighbourhood Planning (General) Regulations 2012 (as amended)

The proposal for the Bell Green Neighbourhood Forum has been in progress for two years, but delayed by Covid-19 lockdown. Over the last year we have publicised it on local forums, social media, at ward assemblies, with posters on lampposts, and two rounds of leafleting the whole area. Our first meeting attracted about forty people, and subsequent monthly meetings, and steering committee meetings, both virtual and real-life, have maintained good attendance and enthusiasm. The BGNF has secured funding for a network of eight air quality monitors from Lewisham's Clean Air Fund. It has placed an order for 15 street trees to shelter Haseltine School, and will fundraise for these shortly. We are conducting a survey of pedestrians in Bell Green, asking for people to raise issues, positive and negative, for walking around Bell Green, and for people with accessibility issues.

For administrative purposes, the area has been divided into six zones, each of which has a balance of houses and flats, social housing and owner occupiers. This has enabled us to ensure that our membership is representative of the whole area, and it appears that a neighbourhood Forum would be welcomed across the area, right up to Elm Lane and Pool Court. The proposed area has been posted on local online forums for over six months and has been met with very positive reactions. At the first public meeting, a vote approved it almost unanimously and it has been endorsed at each subsequent meeting.

Membership is open to all residents of the area, those who work or run a business there, and councillors representing residents in the relevant wards. Our membership of over 50 members is drawn from right across the neighbourhood area, a sample of which are listed in Document 5. All three categories are well represented, and building up the small business membership is ongoing.

We are working in association with two schools, Haseltine Primary School and Brent Knoll, a SEN senior school, and Our Lady and St Philip Neri (RC) primary has just agreed to take part. Both schools have provided coordinators, and are planning to embed the BGNF campaigns in their own curriculum, particularly in the fields of pedestrian safety, air pollution, planting street trees, and green spaces. We hope to include all five of our schools in the project, and the Haseltine teacher-coordinator is going to liaise with them.

The emerging Forum is well underway, and official recognition of its status would allow us to move forward with developing our consultations.



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## DRAFT CONSTITUTION

[April 2022]

### 1 Purpose and Objectives

1.1 The Bell Green Neighbourhood Forum ('BGNF') is a neighbourhood forum as defined in the Town & Country Planning Act 1990 as amended by the Localism Act 2011 ('the Act').

1.2 The purpose of BGNF is to further social, economic and environmental well-being of the designated area, as defined in section 2 below ('the Area'), by acting for the 'Area' under the provisions of the Act.

1.3 BGNF will monitor development management policy and its application in the 'Area' and will produce and maintain a Neighbourhood Development Plan as defined in section 4 below.

1.4 BGNF may identify Assets of Community Value appropriate for nomination, and carry out any other permitted actions.

1.5 BGNF will ensure that the NP undergoes the correct statutory process, and meets the Basic Conditions and other legal requirements.

## 2. The Bell Green Neighbourhood Area ('the Area')

2.1 The 'Area' is detailed in Appendix 1, as approved by the LPA on -/-/ 2022.

2.2 As defined, the 'Area' falls within the boundaries of the London Borough of Lewisham.

## 3. Membership and Affiliated Organisations

BGNF will aim for as wide a representation of communities in the area as possible. Membership and organisation of BGNF are set out in section 3 below.

3.1 Membership of BGNF is open to:

- Residents living within the 'Area' boundary.
- Individuals working or carrying on business within the 'Area' boundary.
- Councillors of Bellingham, Perry Vale, Rushey Green, and Sydenham wards (11 persons).

3.2 BGNF Supporters (non-voting): delegates coordinators will be invited from

- Representative Residents' Associations.
- Friends Groups.
- Amenity Societies or Associations; collectively described herein as 'Organisations'.
- Individuals with specialist or professional expertise to bring to the forum's work.

#### 4. Committee

4.1 A Committee comprising up to 12 members will be elected at each AGM to carry out the day-to-day work of the Forum. The quorum for the Committee will be 5 members.

4.2 Becoming a Forum Committee Member: Applications for membership can be made in writing. Potential candidates will be required to attend two (steering) committee meetings prior to a vote on their application being taken.

4.3 Rescinding Membership: Notice to give up membership of the forum committee must be given in writing to the Chair of the Forum.

4.4 The Committee will elect the following officers of the Forum from its number: Chair, Vice Chair, Secretary and Treasurer. Officers will serve for one year and be subject to re-election, The Chair (or the Vice Chair when acting as Chair) will have a casting vote at any Committee or General Meeting.

4.5 The Committee will direct and oversee the work of the Forum and will meet at least quarterly for this purpose.

4.6 Subcommittees or working parties may be appointed by the Committee to carry out specific tasks, to consider policies and to advise the Committee. Such bodies may be appointed from within or outside the membership of the Forum but will be responsible to the Committee.

4.7 The Committee may co-opt up to three additional members to the Committee in any year. Co-opted members will have the same voting rights as other Committee members. Committee members and co-opted members may be elected as officers once they have been on the committee for a minimum period of one year.

4.8 Councillors representing Bellingham, Perry Vale, Rushey Green, and Sydenham wards are invited to all committee meetings, as non-voting attendees.

4.9 The Secretary will make minutes of General and Committee Meetings available to the members of the Forum within three weeks of the meeting unless impracticable. Organisations, which are affiliated to BGNF, will be expected to keep their own membership

fully informed about the BGNF's progress. be transparent about that affiliation to their membership .

4.10 The Secretary will keep a Register of Committee Members' Interests, detailing any financial interests in the 'Area' or any other interests which could be deemed to have an influence on decisions likely to come before the Committee. Members will abstain from voting on any matter in which they have a financial interest.

4.11 Committee members must declare any interests that could be deemed prejudicial or inappropriate.

## 5. Meetings

5.1 Annual General Meetings will be held in December or as close to such date as practicable. An Extraordinary General Meeting may be called by decision of the Committee, or by 21 members of the Forum, applying to the Secretary. For all General Meetings, a notice of the meeting and details of any resolutions to be put to it will be sent to all Forum members at least 14 days before the meeting. Votes will be taken on the Regulation 14 version of the Plan, and again on the submission version of the plan and the Consultation Statement and Basic Conditions Statement.

5.2 At any General Meeting each member present will have one vote. Where practicable, arrangements will be made to enable members unable to attend to appoint a proxy. Decisions of General Meetings will be by simple majority except in the cases set out in section 6 below. The quorum for a General Meeting shall be 6 members.

5.3 Any committee member absent from more than three meetings without prior notification given to the committee will be asked if they wish to continue their membership.

## 6. Notices

Notices to members will be deemed delivered if sent to the member's last notified email address, or (where no email address is given) sent by post to the last notified address.

## 7. Finance

7.1 The Forum will have the power to raise funds as necessary for its activities, by grant, donation or any other legal means.

7.2 The Committee will open one or more bank accounts, as necessary, in the name of the Forum. All funds raised for the Forum will be held in such accounts. The Committee will nominate bank signatories.

7.3 The Committee will, where necessary, insure any assets it holds, and, by insurance or otherwise, indemnify its officers against liabilities arising from their work for the Forum.

7.4 Subject to funding, the Committee may commission advisory services, surveys or any other legal activity in support of their objectives.

## 8. Neighbourhood Development Plan

8.1 The BGNF Neighbourhood Development Plan (NDP) will set out policies for the use and development of land within the Area. It will be subject to informal engagement, and the statutory requirements for screening and consultation (Reg 14).

8.2 The NDP will include, where appropriate, specific policies for identified parts of the 'Area', including conservation policies.

## 9. General Policies and Principles

9.1 BGNF will meet all the Basic Conditions and other statutory requirements for Neighbourhood Plans.

9.2 BGNF will operate whilst respecting all differences including gender, age, ethnicity, religion, sexual orientation, disability and income, as per the Equality Act 2010.

9.3 BGNF will undertake stakeholder mapping to identify key stakeholders in the area, as part of its engagement strategy.

## 10. Amendments and Dissolution

10.1 Amendments to the body of this Constitution will be made by decision of a General Meeting carried out in accordance with 3.10 and 3.11 above, with the exception that such a vote will only be carried if supported by 60% or more of those voting, and by reference to the LPA.

10.2 BGNF may be dissolved by decision of a General Meeting specifically called for this purpose and carried out in accordance with 3.10 and 3.11 above, with the exception that such a vote will only be carried if supported by 60% or more of those voting.

10.3 In the event of dissolution, any property or funds held by BGNF will be (subject to the agreement of the Members at General Meeting), allocated to one or more nominated organisations set up to continue the work of BGNF, or, in the absence of any such organisation and subject to any statutory regulations, distributed equally to the constituent local organisations that are its members (but not to individual members).

10.4 In accordance with the Act, a formal review of the functions and achievements of BGNF will be carried out five years after its formation. Following such review, and consultation with its members, BGNF will decide to either morph into a new body, concerned with the delivery of the approved BGNP, or dissolve itself, as considered appropriate.

11. Duration. The duration of the Bell Green Neighbourhood Forum is 5 years from the designation date.



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### BGNF Document 5: Membership list

The membership of the emerging BGNF fully represents local demographics. It includes a diverse range of ages, gender, ethnicity and LGBTI+ status, and members are evenly spread across the Neighbourhood Area. It includes residents, councillors, business owners, and people working in the BGNA. Work is ongoing to recruit more business and local worker members.

Members include:

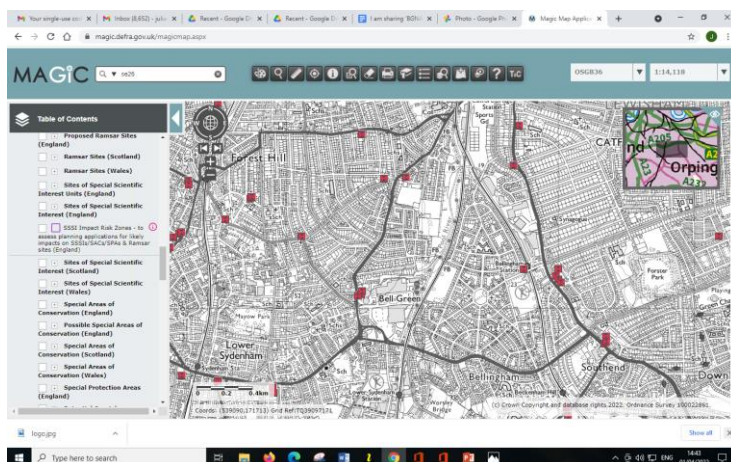
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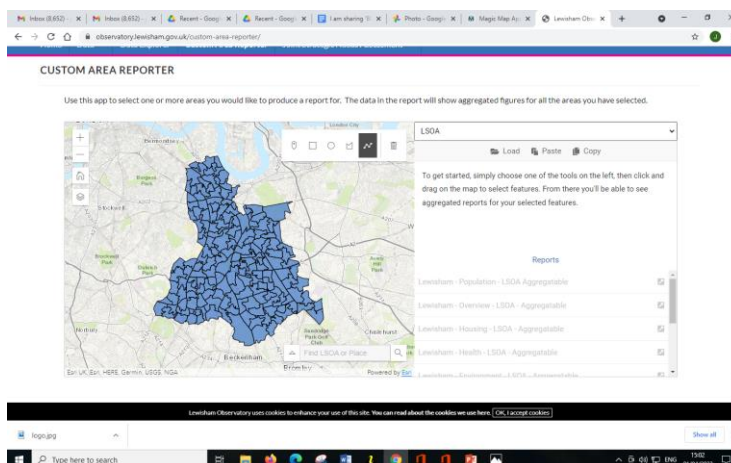
Cllr Chris Best (Sydenham Ward)  
Cllr Alan Hall (Bellingham Ward)  
Cllr Jack Lavery (Sydenham Ward)  
Cllr Rachel Onikosi (Bellingham Ward)  
Cllr Jacq Paschoud (Bellingham Ward)  
Cllr John Paschoud (Perry Vale Ward)  
Cllr Sakina Sheikh (Perry Vale Ward)  
Cllr Susan Wise (Perry Vale Ward)  
All councillors correspondence c/o Lewisham Council, Lawrence House, Catford, SE6.

The above list of councillor members is as of April 2022. The local elections and boundary changes of May 2022 is likely to change this section of the membership list.

Resources used:



<https://magic.defra.gov.uk/magicmap.aspx>



<https://www.observatory.lewisham.gov.uk/custom-area-reporter/>