



# OPEN SPACES ASSESSMENT

## London Borough of Lewisham

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# List of Abbreviations

|       |   |
|-------|---|
| ANGSt | Accessible Natural Greenspace Standard                  |
| ALGG  | All London Green Grid                                   |
| CO2e  | Carbon equivalent                                       |
| CNCA  | Corporate Natural Capital Account                       |
| GIS   | Geographic information systems                          |
| MENE  | Monitor of Engagement with the Natural Environment      |
| NICE  | National institute for Health and Care Excellence       |
| ONS   | Office for National Statistics                          |
| ORVal | Outdoor Recreation Valuation Tool                       |
| OSA   | Open Space Assessment                                   |
| SEG   | Socio-Economic Group                                    |
| SINC  | Site of Importance for Nature Conservation              |
| SMINC | Site of Metropolitan Importance for Nature Conservation |
| SBINC | Site of Borough Importance for Nature Conservation      |
| MOL   | Metropolitan Open Land                                  |



Fig.0.1 - Ladywell Fields





## EXECUTIVE SUMMARY

### 1.0 EXECUTIVE SUMMARY

This Open Space Assessment report has been commissioned by the London Borough of Lewisham as part its Local Plan review process.

The council recognises the importance of good quality public parks and open spaces to residents of the borough, to the economic success of Lewisham and to the quality of its environment. The council also recognises that it needs to develop a clear strategy for the provision of new open space, the protection of existing open spaces and the preservation of greenspace quality across the borough in the face of an expected increase in population over the next twenty years. This study has addressed these issues through:

- The assessment of the quality of 349 public parks and green spaces across the borough.
- A Needs Assessment of current levels of provision of greenspace and proposal of a future level of provision.

The report sets the provision of parks and open spaces across Lewisham in a local, regional and national context.

Section 3 of the report sets out the strategic policy context for the development of new policies and open space standards for Lewisham. Strategic points of reference include Lewisham's own adopted policies and strategies, those adopted by neighbouring boroughs and policies adopted by the Greater London Authority and specifically, the London Plan (2016)<sup>1</sup>. The revised NPPF (2018)<sup>2</sup> provides national planning policy context.

Section 4 of the report presents a range of recent empirical evidence of the economic, social and environmental benefits accruing to cities, councils, communities and individuals from the provision of high quality public green space. This section also references the findings in respect of Lewisham of the Natural Capital Account for Public Greenspace in London which quantifies a high level, the economic value of benefits accruing to the borough from its green infrastructure.

The study team has assessed the quality of 349 public parks and open spaces across Lewisham. Section 5 sets out the methodologies deployed to assess quality and accessibility of greenspace and analyses the provision of different typologies of open space across the borough using accepted accessibility thresholds. This section also considers in detail, issues and opportunities in respect of open space provision across the five sub-areas identified for the borough's emerging Local Plan, including an assessment of the accessibility of different typologies of open space in different parts of the Borough.

Key findings from the quality and accessibility assessment, as well as analysis of the results can be found in Section 6.

Section 7 of the report proposes a set of thematically-defined policies for open space that will protect existing greenspace assets and sustain future quality of provision. These policies reflect factors influencing the provision of green space and the benefits that greenspace provides to residents of the borough. Open space policies unique characteristics of 'place' in different parts of the borough will describe how greenspaces can adapt to population growth, how they can support health and well-being, and adaptation to climate change. Policies will also propose how biodiversity and nature conservation can be supported across greenspace and how open spaces can be managed to sustain the delivery of these positive outcomes. Section 8 also proposes a new provision standard for the borough that reflects both the current provision standard and a new standard that shows a 7% increase in Lewisham's population between 2018 and 2030.

In developing the Open Space Assessment report, the study team has consulted local key stakeholders through the use of an on-line questionnaire and at a public meeting. Section 9 of the report sets out the methodologies deployed and the feedback received from residents and key stakeholders, which displays the general positive opinion of the conditions of the borough's parks.

# 1.1 KEY FINDINGS, OUTCOMES AND RECOMMENDATIONS

- 28.35% of the 777.56 hectares of the greenspace assessed in Lewisham has been characterised as being of 'Good' quality. 61.90% as being of 'Fair' quality and 9.75% as being of 'Poor' quality.
- The Natural Capital Account for London proposes that Lewisham accrues benefits from green infrastructure with a value of £2.1 billion, equating to an annual value per resident of £393.
- The borough enjoys good levels of provision of metropolitan parks but there is a dearth of provision in respect of district parks. There are deficits of provision of local parks in some areas of the borough.
- To maintain the current level of greenspace provision, the growth in the borough's population over the next twenty years implies the need for the provision of approximately 50 hectares of new public open space by 2030. The benefits that could accrue from additional open space could be delivered by improving the quality of existing provision.

Figure 1.1 - Overall Quality Assessment Scores - All Sites Surveyed

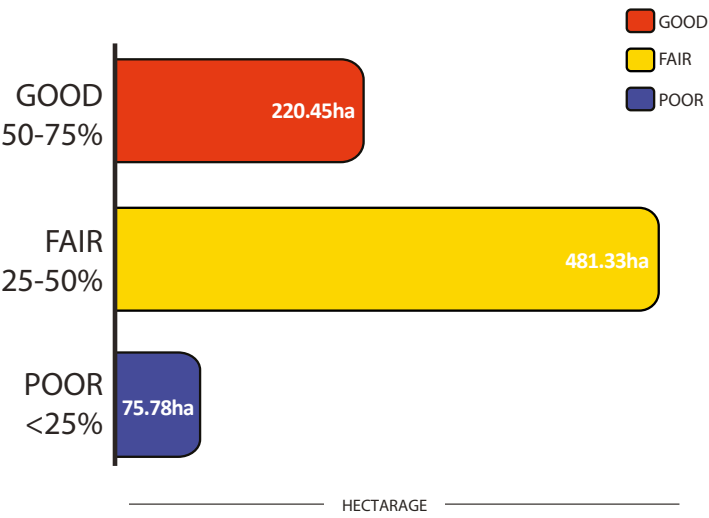


Table 1.1 - Overall Quality Assessment Scores - All Sites Surveyed

|       | Number of Sites | % of Number of Sites | Area(ha) | % of Total Area |
|-------|-----------------|----------------------|----------|-----------------|
| GOOD  | 35              | 10.03%               | 220.45   | 28.35%          |
| FAIR  | 207             | 59.61%               | 481.33   | 61.90%          |
| POOR  | 107             | 30.66%               | 75.78    | 9.75%           |
| TOTAL | 349             | 100%                 | 777.56   | 100%            |

## REFERENCES

<sup>1</sup> London Plan (2016) <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf>

<sup>2</sup> NPPF 2018, see: <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>





Fig.1.2 - Horniman Triangle Play Park



# 2

## THE PURPOSE OF THIS STUDY

The London Borough of Lewisham has commissioned Jon Sheaff and Associates to undertake a Local Green and Open Space Audit and Needs Assessment for the borough.

The study assesses the current condition of parks and open spaces across Lewisham and makes recommendations in respect of the future provision of open space across the borough. Future provision proposals reflect an increase in the population of the borough from approximately 310,000 (2018) to approximately 330,000 (2030); an increase in the region of 7%<sup>1</sup>. A significant amount of the projected population growth will be concentrated in housing zones and opportunity areas for development and regeneration. These areas will have finite opportunities to provide new public open spaces, placing further pressure on existing open spaces within these specific areas of the borough.

This Local Green & Open Space Audit and Needs Assessment provides the council with robust and up-to-date evidence in respect of the quantity and quality of open space across the borough, enabling the council to:

- devise effective planning policies and strategies to manage the protection and enhancement of green and open space provision in the borough in response to projected increase in population; and
- ensure that future needs for all types local green and open space are planned for positively and opportunities for new provision are identified for accordingly in the new Local Plan, particularly in areas with potential for substantial change.

This study makes reference to the revised National Planning Policy Framework (2018) and has been completed in conformity with national guidance on planning for open space and the Mayor of London's guidance on preparing open space assessments.



Fig.2.1- Manor Park, Arts Cafe



Fig.2.2- Deptford Adventure Playground

## REFERENCES

<sup>1</sup> 2016-based Demographic Projections London Borough population projections Housing-led Model, GLA, 2016, see: <https://data.london.gov.uk/dataset/projections>





### 3.1 LEWISHAM OSA DRAFT POLICIES

In recognising the strategic importance of the natural environment to accommodate growth, promote public health and well-being, build resilience and help mitigate the impacts of climate change, the London Borough of Lewisham will adopt a series of open space planning policies. These will address the key issues and opportunities facing the Borough and help guide the protection, enhancement, investment in and management of its open spaces and green infrastructure. These policies should make direct reference to, and take account of, associated planning policy and guidance including:

#### National and Regional Planning Policy:

- Revised National Planning Policy Framework (NPPF) 2018<sup>1</sup>, MHCLG
- National Planning Guidance, MHCLG, including Guidance for the Natural environment<sup>2</sup>, Climate change<sup>3</sup>, Design<sup>4</sup>, Health and Wellbeing<sup>5</sup> and Open space, sports and recreation<sup>6</sup> facilities, public rights of way and local green space
- The London Plan, Mayor of London, 2016, and The Draft London Plan, 2017
- The London Environment Strategy<sup>7</sup>, Mayor of London, May 2018
- The All London Green Grid Supplementary Planning Guidance<sup>8</sup> including the ALGG Area Framework 6 that focuses on the South East London Green Chain<sup>9</sup>
- Open Space Strategies Best Practice Guidance<sup>10</sup>, Mayor of London and CABI Space, 2009

#### London Borough of Lewisham Planning Policy and Strategies:

- Lewisham Core Strategy, Local Development Framework, adopted June 2011
- Lewisham Local Plan, draft for public consultation, October 2015
- Shaping our future, Lewisham's Sustainable Community Strategy 2008-2020
- People, prosperity, place, Lewisham's Regeneration Strategy 2008-2020
- Lewisham Health and Well-being Strategy Draft Refresh 2015-18
- Lewisham Leisure and Open Space Study, May 2010
- Lewisham Open Space Strategy 2012-2017
- A Natural Renaissance for Lewisham 2015-2020 (Borough endorsed Biodiversity Action Plan)
- Draft Lewisham Outdoor Playing Pitch Strategy (Date TBC)

#### Open Space Planning Policy references for adjacent boroughs:

- New Southwark Plan, proposed submission version, December 2017
- Southwark Core Strategy, April 2011
- Southwark Open Space Strategy, January 2013
- Royal Greenwich Local Plan: Core Strategy – July 2014
- Greenwich Open Space Study, Volume 1
- Greenwich Open Space Study, Volume 2 – Sports Assessment
- Bromley Proposed Submission Draft Local Plan, November 2016
- Bromley Open Space, Sport and Recreation Assessment, 2017

To provide a logical framework, open space policies will be structured using a set of themes to address borough-wide priorities that support common issues such as growth and sustainable development, public health and well-being, place making and biodiversity. They will also make reference, where appropriate, to specific types of green and open spaces that include parks and public gardens, natural and semi-natural green space, amenity green spaces as well as specific locations across the borough including the Opportunity Area corridor and designated sub-areas.

#### 3.1.1 Lewisham's Local Plan

The borough's spatial strategy is set out in the adopted Core Strategy. The Core Strategy directs majority of the planned developments to designated regeneration and opportunity areas, and other locations supported by good public transport and access to infrastructure (including town centres and local centres).

The Core Strategy seeks to protect the borough's existing network of parks and open spaces from inappropriate developments, and encourage the provision and enhancement of green infrastructure alongside new developments.

The council is in the process of preparing a new Local Plan, including a review of the existing spatial strategy. The new Local Plan will be in general conformity with the London Mayor's emerging New London Plan, including the principles for delivering "Good Growth", and will seek to build on the development policies and opportunities provided by the current strategy.

### 3.2 ALIGNING WITH NATIONAL POLICY

The revised NPPF(2018)<sup>11</sup> provides the principal national planning policy for open space and green infrastructure which places particular emphasis on its role in promoting healthy and safe communities and conserving and enhancing the natural environment. In response, open space policies for Lewisham should:

- Provide good and equitable access to high quality open spaces to support the health and well-being of communities;
- pro-actively plan for the creation, protection, enhancement and management of networks of green infrastructure<sup>12</sup> to improve physical and ecological connectivity and promote biodiversity and nature conservation;
- be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities, including quantitative or qualitative deficits or surpluses, as well as providing opportunities for new provision; and,
- identify the potential for designating specific sites as Local Green Spaces through Local and Neighbourhood plans.

The revised NPPF (2018) provides further emphasis on the role of open space planning to support the communities' health, social and cultural well-being and particularly where this is able to address identified local health and well-being needs<sup>12</sup>. This can be through the provision of safe and accessible green infrastructure including networks that encourage walking and cycling. More effective use should be made of sites that provide community services, such as schools and hospitals, and offer access to open spaces. Green infrastructure



should also be pro-actively planned to mitigate the impacts of climate change, improve air quality and reduce the risk of flooding.

### 3.3 ALIGNING WITH REGIONAL POLICY

The London Plan (2016) provides strategic regional open space and green infrastructure planning policy, particularly Policy 2.18 Green Infrastructure: the multi-functional network of green and open spaces. This policy seeks to protect, promote, expand and manage the extent and quality of and access to London's network of green infrastructure to secure a wide range of social, environmental and economic benefits. Many of these benefits can be quantified through a process of natural capital accounting. In response, open space policies for Lewisham should:

- align with the planning and investment objectives of the All London Green Grid (ALGG) with specific priorities set out in ALGG Area Framework 6 for South East London and the Green Chain; it should be noted that the strategic objectives for Area 6 are:
  - Enhancing distinctive visitor destinations and boosting the visitor economy.
  - Promoting healthy living and sustainable food production.
  - Promoting green skills and sustainable design, management and maintenance.
  - Increasing access to open space and the Green Belt and the urban fringe.
  - Conserving landscape and the natural environment and increasing access to nature.
  - Adapting to climate change and making sustainable travel connections.
- ensure new development proposals provide additional green infrastructure that both contributes to and is connected to Lewisham's existing open space networks, including the Green Chain and particularly where these open spaces are publicly accessible;
- incorporate all forms of green infrastructure and open spaces assets and should carefully consider aspects of design, funding and long-term management; and,
- take account of local biodiversity action plans and avoid adverse impacts on biodiversity and the natural environment through the development process.

#### 3.3.1 ALGG Area 6 Strategic Opportunities

The All London Green Grid (ALGG) is a policy framework to promote the design and delivery of 'green infrastructure' across London. A review of the All London Green Grid is currently under way. A review of the conclusions and recommendations contained within the Lewisham Open Space Assessment report might be required once the review of the All London Green Grid has been completed.

The ALGG Area 6 identifies a number of strategic projects that influence the provision of and access to greenspace across Lewisham.

**Opportunity 1 - The Waterlink Way;** proposes the creation of a connected park system along the valley of the Ravensbourne and Pool rivers. Proposals

include the reinstatement of natural channels, improving habitats, creating an exemplary green transport route and creating a link southwards into the London Borough of Bromley.

**Opportunity 2 - The Quaggy River route;** would reinstate a natural river course along the river valley with natural banks and meanders, creating additional flood storage capacity.

**Opportunity 3 – The South East London Green Chain;** would promote and enhance the South East London Green Chain route, improving extensions and linkages into Lewisham's green spaces.

**Opportunity 11 – Deptford Links;** would improve connections and open space quality in Deptford, Deptford Creek, New Cross and New Cross Gate through establishing new connections with the Thames and the Surrey Canal.

The ALGG proposes a number of projects the execution of which would help to deliver these strategic objectives:

**6.1)** Green Chain Walk 'Making the Links': a network of footpaths linking greenspaces with the SE London Green Chain across boroughs in south-east London. This project has not received any funding to date and there is currently no arrangement in place to co-ordinate or support its delivery.

**6.6)** Quaggy corridor: works to the river channel at Mottingham Farm, Colfes School, Sydenham Cottages Nature Reserve and Sydenham Cottages. There is currently no identified funding source to deliver this project.

**6.8)** Waterlink Way and Deptford Links: improvements to signage and walking and cycling infrastructure between Deptford Creek, Greenwich Park, Blackheath, Lewisham and Lower Sydenham and adjoining green spaces, including Beckenham Place Park, Hilly Fields, Ladywell Fields and Mountsfield Park ; flood risk management within the River Ravensbourne between Lewisham and Catford; connections to green spaces in Deptford and the Surrey Canal. Much of this original project has been delivered - it will continue to be delivered along the Lewisham Links project that is planned for the south of the borough.

A number of other publicly inaccessible greenspace linkages can be identified along transport corridors across the borough. The main railway lines between London Bridge, New Cross and Forest Hill and between London Bridge, Lewisham and Grove Park do not have public access but all act as significant wildlife corridors and include a number of linked SINC sites. Further railway line corridors between Nunhead, Catford Bridge and Bellingham include a number of un-designated sites with less well-established connectivity.

The London Environment Strategy (2018) is the first integrated strategy to combine specific policies for air quality, green infrastructure, climate change mitigation and energy; waste, adapting to climate change, ambient noise and the low carbon circular economy. Lewisham's open space network and environmental assets can make a significant contribution in delivering these policies for which the GLA will provide a variety of grants and resources. In particular this should take account of areas of known deficiency in access to local and district public open space provision.

The Mayor of London has committed to make the capital the world's first National Park City and Lewisham can pro-actively seek to support this initiative by aligning open space planning policy and provision across the borough that will contribute in making London a city:

- that is greener in the long-term than it is today, and where people and nature are better connected;
- that protects the core network of parks and green spaces, and where buildings and public spaces aren't defined only by stone, brick, concrete, glass and steel;
- that is rich with wildlife, where every child benefits from exploring, playing and learning outdoors; and
- where everyone can enjoy high-quality green spaces, clean air and clean waterways, and where more people choose to walk and cycle.

Policies should encourage greater participation and involvement by Londoners in the protection and enhancement of the natural environment at the neighbourhood level. Recent research published in the State of UK Public Parks reports (2014, 2016) indicate that the management and resourcing of parks and open spaces will become increasingly mixed and varied. Community groups, charitable organisations and the private sector are expected to take greater responsibility in funding and managing open spaces in the future. This is particularly evident for formal sports sites and clubs, community gardens and small neighbourhood spaces, nature conservation sites and allotments.

### 3.4 ALIGNING WITH LOCAL POLICY

- Lewisham Core Strategy, Local Development Framework, adopted June 2011
- Lewisham Local Plan, draft for public consultation, October 2015
- People, prosperity, place, Lewisham's Regeneration Strategy 2008-2020
- Shaping our future, Lewisham's Sustainable Community Strategy 2008-2020

The previous Core Strategy (2011) included a strategic objective<sup>13</sup> for open spaces and environmental assets that set a series of policy requirements for protecting and improving green infrastructure assets whereby 'important environmental, ecological and biodiversity features of Lewisham will be protected and capitalised to promote health and well-being'. These objectives continue to be relevant and include:

- protecting all open space including Metropolitan Open Land;
- protecting Sites of Importance for Nature Conservation and supporting and promoting local biodiversity;
- requiring green roofs and walls where appropriate;
- implementing the Street Tree Programme;
- improving the quality of and safeguarding access to all public open space; and
- providing accessible and varied opportunities for health, leisure and recreational activities including the South East London Green Chain Walk, the Green Grid, the Waterlink Way and river and waterways network and the Thames Path.



The Sustainable Community Strategy for Lewisham<sup>14</sup> seeks to make the borough the best place in London to live, work and learn. This sets out measures to help Lewisham become more prosperous, healthy and active and safer and includes a strategic priority to make neighbourhoods clean, green and liveable. This describes ways to protect and enhance parks, open spaces and local biodiversity including:

- safeguarding parks and open spaces to ensure that new development is appropriate and sensitive to its context and setting;
- maximising access to and use of open spaces by all local communities and organisations, by making them feel safe and open to all people;
- ensuring that all new developments aim to maintain, enhance or restore local biodiversity;
- supporting volunteering opportunities in nature reserves, parks and open spaces;
- promoting the creation of living roofs on new buildings where appropriate to benefit biodiversity; and
- encouraging wildlife-friendly gardening to householders and estate managers.

The Regeneration Strategy for Lewisham<sup>15</sup> is structured around a set of specific objectives for People, Prosperity and Place. In acknowledging that Lewisham benefits from a number of Green Flag Award winning parks and open spaces, the strategy emphasises the importance of attractive, liveable, accessible and safe neighbourhoods. Following significant investment and improvements to Beckenham Park and taking account of established aims including two separate Open Space Strategies (2005-2010) and (2012-2017) the regeneration strategy emphasises the need to:

- protect open space in Lewisham from inappropriate development;
- enhance and improve the level of quality of open space in Lewisham;
- improve accessibility of open spaces to promote greater social inclusion;
- build on the role of open spaces in sustaining the health and well-being of residents; and
- reduce the fear of crime in open spaces, making Lewisham a safer place.

## REFERENCES

- <sup>1</sup> NPPF 2018, see: <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>
- <sup>2</sup> Natural environment guidance, see: <https://www.gov.uk/guidance/natural-environment>
- <sup>3</sup> Climate change guidance, see: <https://www.gov.uk/guidance/climate-change>
- <sup>4</sup> Design guidance, see: <https://www.gov.uk/guidance/design>
- <sup>5</sup> Health and well-being, see: <https://www.gov.uk/guidance/health-and-wellbeing>
- <sup>6</sup> Open space, sports and recreation facilities, public rights of way and local green space guidance, see: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>
- <sup>7</sup> London Environment Strategy, 2018, see: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>
- <sup>8</sup> All London Green Grid SPG, see: <https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/all-london-green-grid>
- <sup>9</sup> ALGG Area 6 Framework, see: <https://www.london.gov.uk/file/465763/download?token=1W3jdTjA>
- <sup>10</sup> Open Space Strategies Guide, see: <https://www.designcouncil.org.uk/sites/default/files/asset/document/open-space-strategies.pdf>
- <sup>11</sup> The revised NPPF (2018) Paragraph 96 to 101 provide the principle planning policy for open space, whilst Paragraph 170-177 provides policies for conserving and enhancing the natural environment including habitats and biodiversity
- <sup>12</sup> The revised NPPF (2018) defines green infrastructure as ‘A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’.
- <sup>13</sup> Lewisham Core Strategy (2011), Objective 7- Open spaces and environmental assets, page 38, Para 5.10
- <sup>14</sup> Shaping our future, Lewisham’s Sustainable Community Strategy 2008-2020, page 45-46 see: <https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/Sustainable%20Community%20Strategy%202008-2020.pdf>
- <sup>15</sup> People, prosperity, place, Lewisham’s Regeneration Strategy 2008-2020, see: <https://www.lewisham.gov.uk/inmyarea/regeneration/Documents/PeopleProsperityPlaceSummary.pdf>



Fig.3.1 - Windlass Place Allotments







## BENEFITS OF GREEN INFRASTRUCTURE

### 4.1 BENEFITS OF GOOD QUALITY GREEN INFRASTRUCTURE

There is a considerable volume of evidence highlighting the benefits accruing to communities and neighbourhoods as a consequence of access to good quality parks and open spaces.

The Mayor's Environment Strategy<sup>1</sup> identifies a number of benefits accruing from green infrastructure. These include improved physical health and well-being, improved air quality and reduced exposure to air pollution, higher biodiversity and a cooler city.

Good quality urban greenspaces have always been valued but we now know from empirical data that urban parks make a considerable contribution to the quality of urban life. For example, benefits delivered by parks and greenspaces include:

#### Public Health

- A brisk 20-minute walk in the park can cut an individual's risk of succumbing to coronary heart disease, stroke and Type II diabetes by 50%<sup>2</sup>.
- DEFRA has calculated that the NHS could save £2.1 billion every year if good quality parks encouraged people to adopt more healthy lifestyles<sup>3</sup>.

#### Education

- For children suffering from ADHD, 85% of greenspace-based activities have been found to have a beneficial impact on behaviour<sup>4</sup>.

#### Place Making

- Good quality green infrastructure conserves and enhances the natural environment which is essential for people's well-being.
- 97% of people think that parks and open spaces make their neighbourhood a nice place to live<sup>5</sup>.

#### Environment

- Greenspaces support biodiversity and provide important wildlife habitats.
- Parks can absorb 25% of precipitation directly into the soil, mitigating against flood risk<sup>6</sup>.
- Where greenspace occupies more than 50% of land surface, temperatures in open spaces will be up to 70% lower than in surrounding built-up areas of neighbourhoods. This cooling effect can be experienced up to 100m from the park edge<sup>7</sup>.

#### Economy

- Good quality parks and open spaces support the value of homes. Proximity to a good quality park can increase the value of a private property by up to 19%<sup>8</sup>.
- Good quality parks are tourist destinations in their own right and boost tourism earnings for cities.
- Good quality parks support successful town centres, making them more attractive places to live and work. New York's Highline has generated over \$2 billion in new real estate development and will boost the city's tax revenues by \$250 million over a 20 year period<sup>9</sup>.

- Parks are places where people set up businesses, work and acquire new skills. Volunteering in parks contributes work with a value of up to £35 million every year<sup>10</sup>.

### 4.2 CORPORATE NATURAL CAPITAL ACCOUNT FOR LEWISHAM

Corporate Natural Capital Accounting (CNCA) is a methodology used to assess the value of economic, social and environmental benefit accruing from green infrastructure. The CNCA methodology, which was developed by the Natural Capital Committee in its report to the UK Government, establishes a natural capital asset register through an assessment of the condition of green infrastructure assets. The account uses data from a number of different datasets to assess the value of the benefits accruing from these assets. These provide data on the cost of inactivity, the value of recreational visits to green infrastructure, the impact of green infrastructure on property value and the value of impacts on a number of environmental functions of green infrastructure.

In 2017, the Greater London Authority published a Natural Capital Account for the capital's parks and greenspaces. Based on an assumed portfolio of 514 hectares of publicly accessible open space, the NCA for Lewisham proposes that Lewisham's green infrastructure provides benefits with the following values over a thirty-year period:

- £1.2 billion in property value (3% of property value on average)
- £371 million in physical health savings
- £215 million in mental health savings
- £444 million in recreational benefits

The CNCA for Lewisham<sup>11</sup> demonstrates that the borough enjoys benefits accruing from green infrastructure to a value of up to £2.1 billion. This equates to an annual value per resident of the borough of £393. The value of benefits accruing from green infrastructure across Lewisham outstrips the cost of maintaining these assets by a factor of 25:1<sup>11</sup>.

The Natural Capital Account for London includes more detailed figures for each London Borough<sup>12</sup>. As noted the total calculated value for Lewisham is £2.1bn which is similar to the adjacent boroughs of Tower Hamlets (£2.0bn) Southwark (£2.3bn) and Greenwich (£2.7bn) but not unsurprisingly lower than Bromley (£3.3bn) which has a significantly greater extent of parks and green spaces.

Table 4.1 - Lewisham Natural Capital Account (£ millions)

| Assets/Liabilities           | Borough | Public Services | Households | Businesses | Global | Value   | %    |
|------------------------------|---------|-----------------|------------|------------|--------|---------|------|
| ASSETS                       |         |                 |            |            |        |         |      |
| Physical Health              |         | 74.1            | 189.0      | 107.5      |        | 370.7   | 17%  |
| Mental Health                |         | 43.0            | 109.6      | 62.4       |        | 215.0   | 10%  |
| Residential property         |         |                 | 1,187.7    |            |        | 1,187.7 | 53%  |
| Recreation                   |         |                 | 444.0      |            |        | 444.0   | 20%  |
| Carbon sequestration (soil)  |         |                 |            |            | 0.8    | 0.8     | 0%   |
| Carbon sequestration (trees) |         |                 |            |            |        |         |      |
| Temperature                  |         |                 | 20.4       |            |        | 20.4    | 1%   |
| Gross asset value            |         | 117.1           | 1,950.7    | 169.8      | 0.8    | 2,238.5 | 100% |
| LIABILITY                    |         |                 |            |            |        |         |      |
| Operational expenditure      | (89.9)  |                 |            |            |        | (89.9)  |      |
| Total liabilities            | (89.9)  |                 |            |            |        | (89.9)  |      |
| NET VALUE                    |         |                 |            |            |        |         |      |
| Net asset value              | (89.9)  | 117.1           | 1950.7     | 169.8      | 0.8    | 2,148.6 |      |
| % of net value               | (4%)    | 5%              | 91%        | 8%         | 0%     | 100%    |      |

Note: All figures are shown in present value terms evaluated over a 30 year time period and using a 3.5 percent discount rate. Figures shown in brackets refer to liabilities.

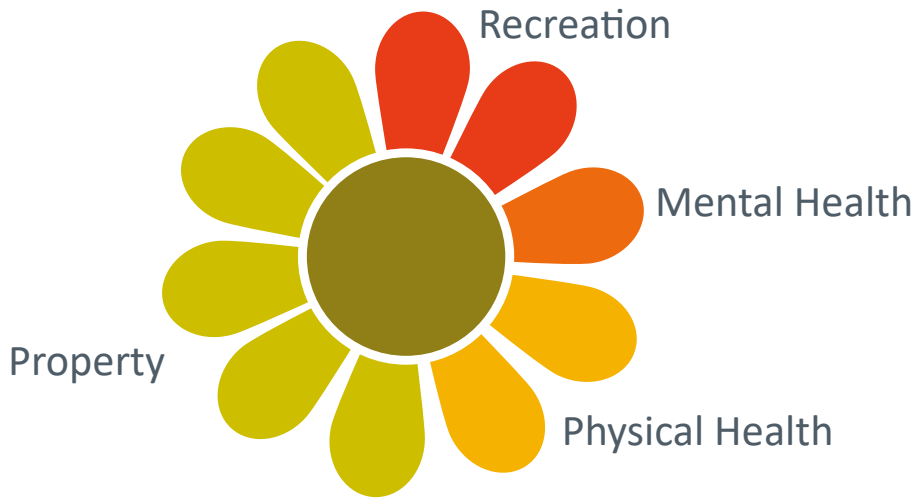


Figure 4.2 - Source of Value for Public Parks<sup>12</sup>



Figure 4.3 - Provision of Greenspace in Lewisham and London<sup>12</sup>

REFERENCES

<sup>1</sup> Mayor’s Environment Strategy (2018)[https://www.london.gov.uk/sites/default/files/london\\_environment\\_strategy\\_0.pdf](https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf)

<sup>2</sup> London Environment Strategy [https://www.london.gov.uk/sites/default/files/london\\_environment\\_strategy\\_0.pdf](https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf)

<sup>3</sup> DEFRA (2010)

<sup>4</sup> Taylor A.F., Kuo F.E. and Sullivan W,C (2002): Views of nature and self-discipline: evidence from inner city children. Journal of Experimental Psychology 22(1) pp. 49-63

<sup>5</sup> GreenSpace (2010): GreenSTAT visitor survey system

<sup>6</sup> Neil Dunse (2007): Urban parks, open space and residential property values, RICS

<sup>7</sup> Park for the Future: A Best Practice Guide for the 21st Century (2012)

<sup>8</sup> GreenSpace (2003): Community Networking Project: Final report

<sup>9</sup> DTLGR (2002): Green Spaces, Better Places; Final Report of the Urban Green Space Taskforce

<sup>10</sup> Whitford, V, Ennos, A.R., and Handley, J.F., (2001): City form and natural process – indicators for the ecological performance of urban areas and their application to Merseyside. UK Landscape and Urban Planning, Vol 57(2) pp. 91-103

<sup>11</sup> Mayor of London/HLF/National Trust (2017): Natural Capital Accounts for public greenspace in London

<sup>12</sup> Lewisham Natural Capital Account <https://maps.london.gov.uk/NatCapReport/reports/Lewisham.pdf>



# 5

## ACCESSIBILITY ASSESSMENT METHODOLOGY

An audit of current open space provision and the quality of this provision was carried out in the summer of 2018. A total of 349 sites were surveyed, categorised in accordance with the following typologies<sup>1</sup>.

| Table 5.1 - Planning Policy Guidance for Sites Surveyed * |              |
|---|--------------|
| Typology (PPG17)  | No. of Sites |
| Allotments, Community Gardens and City farms              | 46           |
| Amenity   | 89           |
| Cemeteries and Churchyards                                | 11           |
| Children and Teenagers                                    | 43           |
| Green Corridors   | 62           |
| Natural and Semi-natural Urban Greenspace                 | 26           |
| Outdoor Sports facilities                                 | 25           |
| Parks and Gardens   | 47           |
| <b>Total</b>  | <b>349</b>   |

\*Includes PPG17 data provided by Greenspace Information for Greater London CIC.

An initial desktop assessment confirmed the extent of the portfolio and defined GIS parameters for each site surveyed, using open space data provided by Greenspace Information for Greater London CIC. A site audit was then carried out using GIS-enabled tablets.

A quality assessment audit form was agreed with the London Borough of Lewisham in advance of the site audit. The quality assessment audit form can be found in Appendix 1.

The council carried out a quality audit in 2010 and the 2018 on-site quality assessment criteria were based on the criteria used in this previous audit. Quality assessments criteria for both the 2010 and 2018 surveys were based on 'Green Flag' as the excellence standard for parks and open spaces across the UK. For the 2018 survey, quality scores were also weighted to address issues of incompatibility between different typologies. For example, a lack of a wide range of facilities in natural and semi-natural sites could have resulted in their achieving 'low quality' scores in comparison with large parks with multiple offers. The weighting process compensated for these incompatibilities.

| Table 5.2 - Scoring By PPG17*               |            |                |           |             |             |                  |             |
|---|------------|----------------|-----------|-------------|-------------|------------------|-------------|
| PPG17                                       | Facilities | Infrastructure | Welcoming | Cleanliness | Information | Natural Features | TOTAL SCORE |
| Parks and gardens                           | ✓          | ✓              | ✓         | ✓           | ✓           | ✓                | 94          |
| Outdoor Sports Facilities                   | ✓          | ✓              | ✓         | ✓           | ✓           | ✓                | 94          |
| Children and Teenagers                      | ✓          | ✓              | ✓         | ✓           | ✓           | ✓                | 94          |
| Amenity                                     | ✓          | ✓              | ✓         | ✓           | ✓           | ✓                | 94          |
| Natural and Semi Natural Urban Green Spaces | X          | ✓              | ✓         | ✓           | ✓           | ✓                | 84          |
| Cemeteries and Churchyards                  | X          | ✓              | ✓         | ✓           | ✓           | ✓                | 84          |
| Allotments and Community Gardens            | X          | X              | ✓         | ✓           | ✓           | ✓                | 60          |
| Green Corridors                             | X          | X              | X         | ✓           | ✓           | ✓                | 40          |

\*Includes PPG17 data provided by Greenspace Information for Greater London CIC.

Table 5.2 shows how weightings were applied across different typologies of greenspace to reflect their intrinsic characteristics and to provide consistency of scoring across all typologies.

The quality assessment form was completed on site and a GIS-linked database established to capture and collate survey information. A complete list of the quality score of the 349 sites assessed can be found in Appendix 2, and the Quality Assessment Criteria table in Appendix 3.

### 5.1 OPEN SPACE ACCESSIBILITY CRITERIA

| Table 5.3 - London Plan public open space categorisation |                |                     |
|--|----------------|---------------------|
| Open Space Categorisation                                | Size Guideline | Distance from homes |
| Regional Parks   | 400 Ha         | 3.2-8 km            |
| Metropolitan Parks                                       | 60 Ha          | 3.2 km              |
| District Parks   | 20 Ha          | 1.2 km              |
| Local Parks and Open Spaces                              | 2 Ha           | 400 m               |
| Small Open Spaces  | Under 2 Ha     | Less than 400 m     |
| Pocket Parks   | Under 0.4 Ha   | Less than 400 m     |
| Linear Open Spaces                                       | Variable       | Wherever feasible   |

The open space assessment has considered the accessibility of different typologies of public open space across Lewisham. Section 7.18 of the London Plan 2016<sup>2</sup> (and Policy G4 of the Draft London Plan) requires local planning authorities to identify areas of public green and open space deficiency, using the categorisation set out in Table 5.1 as a benchmark for all the different types required. The accessibility criteria set out in the London Plan have been used to assess the accessibility of different typologies in Lewisham.

The Draft London Plan 2017<sup>3</sup> includes guidance on Sites of Importance for Nature Conservation (SINCs) within Policy G6 (Biodiversity and access to nature), with the greatest protection given to the most significant sites. The Policy states that 'Improved access to wildlife sites should be secured, where appropriate, so that Londoners can better experience and appreciate the natural environment within the city'.

Policy G6B2 of the Draft London Plan (Dec 2017) requires boroughs to identify areas of deficiency (AoD’s) in access to nature that are more than 1km walking distance from an accessible Metropolitan or Borough SINC. This standard has been used to assess the accessibility of wildlife sites across the borough.

The Fields in Trust 6-Acre Standard<sup>4</sup> has been used to assess the accessibility of different play spaces across the borough.

The study also references the Mayor’s Supplementary Planning Guidance: Play and Informal Recreation (2012)<sup>5</sup>. This SPG provides more detailed guidance on the provision of free, inclusive and accessible spaces and informal recreation opportunities in child-friendly neighbourhood environments.

The tables below set out standards used to assess levels of provision/ deficiency and accessibility of childrens’ playspace. Table 5.4 sets out Fields In Trust ‘6-Acre Standard’. Tables 5.5 and 5.6 set out the criteria for assessing accessibility and deficiency of playspace in the Mayor of London’s ‘Play and Informal Recreation Supplementary Planning Guidance (2012).

| Table 5.4 - Fields in Trust ‘Six Acre Standard’ |       |                  |                 |              |                |
|---|-------|------------------|-----------------|--------------|----------------|
|   | Time  | Walking Distance | Radial Distance | Minimum Size | Age Group      |
| Local Area Playground (LAP)                     | 1min  | 100m             | 60m             | 0.01ha       | 0-6yrs         |
| Local Equipped Area of Play (LEAP)              | 5min  | 400m             | 240m            | 0.04ha       | 4-8yrs         |
| Neighbourhood Equipped Area of Play (NEAP)      | 15min | 1,000m           | 600m            | 0.1ha        | Older children |

| Table 5.5 - Accessibility to Play Space (existing provision) |  |
|--|--|
| Child Age  | Actual Walking Distance from residential unit (taking into account barriers) |
| Under 5s   | 100 m  |
| 5-11 year olds   | 400 m  |
| 12+  | 800 m  |

| Table 5.6 - Assessing Areas of Deficiency                          |  |   |  |
|--|--|---|--|
|  | Children Under 5   | Children 5-11   | Young People 12+   |
| What counts as an existing space for play?                         | <ul style="list-style-type: none"><li>• small age appropriate equipped play area</li><li>• public open spaces with potential for informal play</li></ul> | <ul style="list-style-type: none"><li>• equipped age appropriate play area</li><li>• public open spaces with potential for informal play</li><li>• kickabout areas</li><li>• adventure playgrounds</li><li>• skatepark, bike park or other wheeled facility</li></ul> | <ul style="list-style-type: none"><li>• adventure playgrounds</li><li>• sport or recreation space that is open access (e.g. ball court, basketball court, multi-use games area)</li><li>• skatepark, bike park or other wheeled facility</li><li>• fitness trails or other age appropriate equipped areas</li><li>• outdoor stage</li><li>• youth shelters</li></ul> |
| Actual Walking Distance (taking into account barriers to movement) | 100m   | 400m  | 800m   |



**ALLOTMENTS, COMMUNITY GARDENS AND CITY FARMS**



Fig.5.1- Meadow Close Allotments

**AMENITY**



Fig.5.2- Arcus Road Housing Green

**CEMETERIES AND CHURCHYARDS**

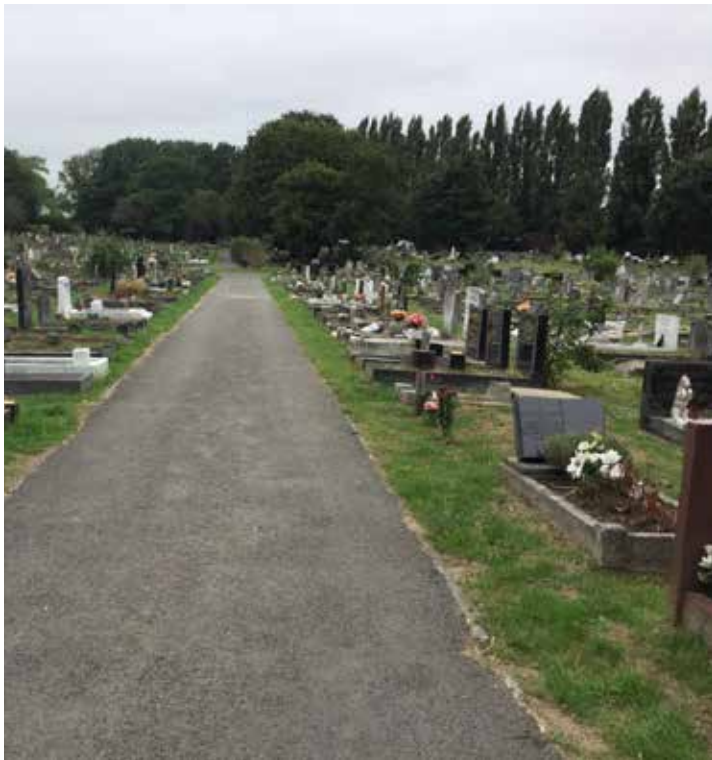


Fig.5.3- Grove Park Cemetery

**CHILDREN AND TEENAGERS**



Fig.5.4- Barville Close Playground

**GREEN CORRIDORS**



Fig.5.5- Beckenham Hill Railway Cutting

**NATURAL AND SEMI NATURAL URBAN GREEN SPACE**



Fig.5.6- Darces Wood Nature Reserve

**OUTDOOR SPORTS FACILITIES**



Fig.5.7- Ladywell Arena

**PARKS AND GARDENS**



Fig.5.8- Sydenham Wells Park



## 5.2 OPEN SPACE ACCESSIBILITY BOROUGH-WIDE

### 5.2.1 Parks Accessibility

See Maps 06 to 09.

**Regional Parks:**

Lewisham falls within the catchment for Lea Valley Regional Park, see Map. 07.

**Metropolitan Parks:**

Lewisham is well-served with open spaces of ‘Metropolitan’ scale. There are small areas of deficiency to the west of Forest Hill and to the south-east of Grove Park.

**District Parks:**

There is an overall deficit in ‘District Park’ provision across the borough. Opportunities to create a new district park-scale public open space are limited. Lewisham’s single existing district park, Beckenham Place Park Common and Summerhouse Fields, is already protected through MOL designation.

**Local Parks:**

The borough has a good level of provision but there are corridors of under-provision between New Cross and Forest Hill and between Lewisham, Grove Park and Bellingham, as shown by Map 09. Given these gaps in provision additional planning protection could be considered for the following sites:

- Deptford Park
- Fordham Park
- Lewisham Park
- Blythe Hill Fields

### 5.2.2 Sites of Importance for Nature Conservation

See Maps 17 and 18.

Lewisham has comprehensive levels of provision in respect of Sites of Metropolitan Importance for Nature Conservation. However, it should be noted that many sites designated as SMINC are railway corridors with limited access.

The borough has clusters of Sites of Local Importance for Nature Conservation with over 50% of the borough lying within 500m of a designated site. There are however, areas of the borough with relatively poor levels of accessibility to the south and south-east of Catford, to the east of New Cross town centre and along the eastern edge of the borough between Grove Park and Lewisham.

Policy G6b of the draft London Plan<sup>3</sup> expects local planning authorities to identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them.

The SINC Map and Catchment (Borough Wide) (Map 17) demonstrates that there are currently small areas of deficiency in respect of access to nature within the borough where people have to walk more than 1km to reach an accessible Metropolitan or Borough SINC. These areas of deficiency areas

in the north and north-east of the borough, in the Evelyn, New Cross and Telegraph Hill wards. To further improve access to nature within the borough additional opportunities should be identified to protect and enhance biodiversity and ecological habitats of Borough SINCS and particularly in the Catford and Grove Park neighbourhoods that are more than a 1km walk from Metropolitan SINCS.

The borough’s latest habitat survey (SINC survey) endorse the potential change in designation at Bridgehouse Meadows and Ladywell which could help improve access to nature in those surrounding areas.

### 5.2.3 Play Sites

The scope of the open space assessment only included play sites that are in the ownership/and/or management of the London Borough of Lewisham. Overall levels of play provision will also be influenced by play facilities provided by private providers. See Maps 20 to 23.

Lewisham has good levels of provision of **Neighbourhood Equipped Areas for Play (NEAP)** but there is a swathe of under-provision along the eastern edge of the borough. The potential influence of NEAPs outside the borough on provision in this area has not been assessed.

**Local Equipped Areas for Play (LEAP)** are evenly distributed across the borough but there are areas of relative under-provision in a corridor between New Cross and Forest Hill and between Catford and Grove Park.

**Local Areas for Play** are also broadly distributed but there are similar geographical gaps in provision to those affecting access to LEAP sites.

Overall, play site provision across the borough is satisfactory apart from the area to the south-east of Catford where there is a dearth of provision for all three typologies (see Map 29). The following open space typologies do not have distance thresholds that are defined in the Draft London Plan or any equivalent standard:

- Outdoor sports facilities
- ‘Amenity’ greenspace
- Standalone provision for children and young people
- Allotments and community gardens
- Cemeteries and churchyards.

These sites have all been mapped (refer to Map 02). While these sites all contribute to the pattern of open space provision across the borough, and to calculations in respect of overall open space provision (see Section 6), as well as to the outcomes delivered by green space across the borough, it is not possible to assess in detail levels of provision for each of these typologies.

However, the importance of these site typologies to the overall level of provision and total area of greenspace across the borough is recognised. The value of these sites is acknowledged in proposed open space policy 6.1a) that states there should be no net loss of open space within the borough.

### 5.2.4 Accessibility Barriers

Standard assessments of accessibility assume uninterrupted access to a site within a given catchment. In practice, natural and constructed barriers often

interrupt this access and Lewisham is no exception to this. Two significant river valleys running approximately south-to north sub-divide the borough. The borough is also bisected by a significant number of railway lines and three major arterial road corridors. The specific local influence of these corridors on access to open space lies beyond the scope of this study but has been assessed in outline in the assessment of open space provision for each of the six identified sub-areas discussed below.

### 5.2.5 Area of Deficiency Mapping

Under the Draft London Plan, boroughs are expected to identify areas of deficiency for public open spaces and for access to nature. The assessment of Areas of Deficiency (AoD’s) in this report is based on Policy G4 of the Draft London Plan in respect of Public Open Space categories and Policy G6 of the Draft London Plan (2017) in respect of Site of Importance for Nature Conservation.

The AoD mappings produced in this report are based on the calculated distances taken from the boundary of each public open space and SINC site areas outside of these calculated spaces are identified as AoD’s. For AoD mappings produced in this report, the categorisation of Public Open Spaces and SINC sites were based on the site’s accessibility observed/identified during site surveys and the criteria considered in this report only (see Section 5.1 and Table 5.3 of this report).

To allow for a more detailed understanding of where AoD lies in the area if potential accessibility barriers are taken into account, Greenspace Information for Greater London (GiGL) have also been approached to provide their latest AoD mappings for Public Open Spaces and for SINC sites in the area. Unlike the AoD mappings produced in this report (which were based on distances “as the crow flies”), GiGL’s methodology measured the distances along existing/actual walking routes and paths (based on available information on public access points and the public road network), providing a more detailed assessment of where areas of deficiency would be if local barriers to accessibility were taken into account. A comparison between the AoD mappings produced in this report and GiGL’s AoD mappings can be found in Section 5.3.7 of this report.

Please note, GiGL’s AoD mappings (and their categorisations of Public Open Spaces) were based on available information held by GiGL at the time of writing; in practice, information from the latest site survey could result in changes to the categorisations of Public Open Spaces by the council and subsequent AoD mappings produced by GiGL.

## 5.3 OPEN SPACE ACCESSIBILITY BY AREA

(Boundary data for the following Sub-areas provided by Greenspace Information for Greater London CIC)



### 5.3.1 Northern Sub-Area (Evelyn and New Cross Wards)

See Map 11.

The northern sub-area is characterised by a good level of overall provision of parks and open space of ‘Local’ and ‘Small’ scale in the context of the London Plan typology. Railway corridors dissect the sub-area into three distinct zones (land to the west of the railway lines from London Bridge to New Cross Gate and Deptford; land the north and east of these lines; land to the south of the London Bridge-Deptford Line). A number of sites of importance for nature conservation have been designated within these but these generally have no public access.

These transport corridors restrict the accessibility of open space sites restricting their influence on local catchments.

### 5.3.2 West Sub-Area (Telegraph Hill, Brockley, Ladywell, Crofton Park, Forest Hill, Perry Vale and Sydenham Wards)

See Map 14.

This area of the borough is typified by extensive grids of low rise, low density inter-war housing to the east of the railway line between New Cross and Forest Hill and more informally-arranged late Victorian and Edwardian low-rise housing to the west of the railway line. A number of sites of importance for nature conservation have been designated along the railway corridor but these generally have limited access.

Green space provision is relatively fragmented, with two good-sized local open spaces (Brockley and Ladywell Cemetery and Hilly Fields Park) in the northern section of this sub-area and a concentration of open space sites in Sydenham and Upper Sydenham in the south-west corner of the borough.

There is a shortage of open space sites of all typologies in the relatively dense area of housing between Forest Hill station and Blythe Hill Fields. Housing typologies in this area are such that the potential to develop enhanced connectivity between greenspace sites is limited.

### 5.3.3 South Sub-Area (Bellingham, Whitefoot and Downham Wards)

See Map 13.

The southern sub-area is dominated by a number of large sites (Beckenham Place Park, Downham Fields, Forster Memorial Park and Hither Green Cemetery). These are interspersed with smaller open space sites of different typologies.

The South-East London Green Chain runs through Beckenham Place Park, joining the site to Crystal Palace to the west and Mottingham to the north east. The Waterway Link running from Lower Sydenham to the Thames at Deptford Creek is connected to Beckenham Place Park through a spur but this is not currently signposted or supported by walking and cycling infrastructure. A succession of inter-connected open space sites of different typologies lies along the valley of the Pool River which forms the southern section of the Waterlink Way.

### 5.3.4 East Sub-Area (Grove Park, Lee Green and Blackheath Wards)

See Map 12.

An area of suburban housing that becomes increasingly dense in closer proximity to Lewisham and Catford town centres. Fairly significant areas of greenspace lie to the east of the borough boundary but access to these is partially interrupted by the A20 road corridor. Land to the south of the A20 and to the north of the Lewisham to Bexley railway line is relatively under-provided with greenspace and given this, Manor House Gardens is a site with particular significance as an island of provision in an otherwise under-provided part of the borough.

The northern section of the sub-area is dominated by Blackheath but its influence is also partially interrupted by the Lewisham to Blackheath railway line.

### 5.3.5 Central Sub-Area (Catford South, Rushey Green and Lewisham Central Wards)

See Map 10.

Open space provision within the Central sub area is dominated by the provision of different open space typologies along the Waterlink Way between Lower Sydenham and Ladywell. To the north, the Waterlink Way adopts a more urbanistic route as it traverses the borough before joining River Quaggy at Lewisham town centre.

Connections to the Waterlink Way from open space sites to the east (Mountsfield Park and Lewisham Park) are poorly defined and interrupted

by the north-south A21 road corridor. Given the paucity of parks provision to the east of the Pool River valley, the re-designation of Mountsfield Park and Lewisham Park could be considered.

Extensive grids of inter-war low rise housing to the south-east of Catford town centre offer very little green space provision of any typology.

### 5.3.6 Opportunity Area (geographically cross-cutting)

See Map 15 .

Lewisham’s ‘Opportunity Area’ connects Catford, Lewisham town centre, New Cross and south-west Deptford and is the principal regeneration area for the borough. The ‘Opportunity Area’ will accommodate most of the additional housing that will be developed and the new communities that will take up residence in the borough over the next twenty years.

New housing development will offer the opportunity for the creation of new public green space but it is unlikely that this will be sufficient to sustain the current rate of greenspace provision of 2.50 hectares per 1,000 head of population (see Section 8).

In areas of future growth standards of accessibility to open space should be maintained and improved where possible. This may be achieved through the provision of additional small open spaces and pocket parks and connecting existing spaces with new linear pedestrian routes and spaces. The Draft London Plan (2017) also makes reference to an Urban Greening Factor that encourages the provision and amount of other Urban Greening measures.

As a consequence, existing greenspace within this part of the borough will come under increasing pressure from intensified use and the emphasis in terms of policies for greenspace should consequently be on sustaining or



Fig.5.9- Longton Nursery/Allotments



improving quality of provision and providing robust, diverse spaces that can deliver a range of economic, social and environmental outcomes (see Section 5). This could be achieved by adopting measures to enhance the multi-functionality of greenspaces across the Opportunity Area.

Through intensified land use within the ‘Opportunity Area’, the designated status of existing open space is likely to come under increased scrutiny. Measures to enhance the protection of these existing spaces could be considered.

Current open space provision in this part of the borough is influenced by a number of factors. Railway corridors running approximately east-west sub-divide the sub-area into a number of distinct local zones. These railway corridors act as barriers to access to greenspace across the sub-area, stressing the significance of local parks as a focus of provision. Railway corridors accommodate a number of linked SINC sites but these are not publicly accessible.

The Ravensbourne Valley Waterlink Way includes a range of inter-connected sites of different typologies. Linkages between these sites and outlying local parks (e.g. Lewisham Park) are not currently well-developed and the enhancement of these connections could be considered.

In the context of Local Park provision a number of sites could be considered as being of strategic importance in that their loss would significantly affect open space provision in an area of high population growth. Given this, their current designation status could be reviewed (See Map 19).

- Deptford Park
- Fordham Park
- Lewisham Park
- Blythe Hill Fields

### 5.3.7 Comparison of Areas of Deficiency mapping in the Open Space Assessment with that developed by GiGL

(Using data on PPG17 categories and site names and provided by Greenspace for Greater London CIC)

Section 5.3.1 sets out the different approaches to the Areas of Deficiency (AoD) mappings produced for this report and those available from Greenspace Information for Greater London (GiGL).

As highlighted in this report, there is a number of local features in the area can act as a barrier to pedestrian movement and affects the actual walking distances to/from public open spaces and access to nature. GiGL’s approach to AoD mappings allows for a more detailed assessment and understanding of where areas of deficiency would be if local walking routes and paths were taken into account.

A summary of GiGL’s AoD mappings, as well as a comparison with AoD mappings produced in this report are provided below:

#### a) AoD’s in respect of access to Sites of Importance for Nature Conservation (refer to Appendix 4.1/4.2 and map 24)

GiGL provide two different maps expressing AOD’s in respect of Access to Sites of Importance for Nature Conservation; GiGL map, appendix 4.1, allows for the inclusion of Bridgehouse Meadows in the assessment of AOD’s; GiGL map, appendix 4.2, omits Bridgehouse Meadows for the

purposes of this assessment. In the Open Space Assessment report, Bridgehouse Meadows has been characterised as a Site of Local Importance for Nature Conservation.

In accordance with London Plan criteria, mapping for the Open Space Assessment (Map 24) has calculated 1km offsets for Sites of Metropolitan Importance for Nature Conservation and Sites of Borough Importance for Nature Conservation and has not included a consideration of AoD’s for Sites of Local Importance for Nature Conservation.

Given this, GiGL map 4.2 has been compared with Map 24.

Map 24 proposes that AoD’s in respect of Sites of Importance for Nature Conservation are restricted to an area to the north-west of Deptford and a small area on the eastern edge of the borough to the north of Grove Park.

GiGL mapping of AoD’s to the north-west of Deptford and to the north of Grove Park approximately coincides with Open Space Assessment mapping. GiGL mapping also identifies an area of deficiency centred on Forest Hill that does not appear in Open Space Assessment mapping.

#### b) AoD’s in respect of access to Regional Parks (refer to Appendix 4.6 and map 07)

GiGL’s mapping suggests that the whole of Lewisham lies is an AoD in respect of access to Regional Parks. Open Space Assessment mapping suggests that approximately two thirds of the borough lies within the catchment of the Lea Valley Regional Park.

The discrepancy between the two assessment is likely to be a function of the degree to which the River Thames is perceived of as a barrier to accessibility for this typological category.

#### c) AoD’s in respect of access to Metropolitan Parks (refer to Appendix 4.5 and map 25)

GiGL’s mapping suggests that areas along the western boundary of the borough constitute AoD’s in respect of Metropolitan Parks. Open Space Assessment mapping suggests that most of these areas lie within the catchments for Blackheath and Greenwich Park, aside from a small pocket AoD to the north-west of Deptford.

The Open Space Assessment suggests an AoD for Metropolitan Parks to the north-west of Forest Hill. This partially reflected in GiGL mapping.

Both assessments identify an AoD in the south-east corner of the borough to the east and south of Grove Park.

#### d) AoD’s in respect of access to District Parks (refer to Appendix 4.4 and map 26)

There is a considerable degree of coincidence between GiGL mapping and Open Space Assessment mapping in respect of AoD’s for District Parks.

However, GiGL mapping appears to identify a District Park in the centre of the borough, to the west of Lewisham Town Centre. The is not reflected in Open Space Assessment mapping which shows a continuous swathe of District Park AoD’s across the centre of the borough.

#### e) AoD’s in respect of access to Local, Small and Pocket Parks (refer to Appendix 4.3 and map 27)

GiGL’s mapping combines Local, Small and Pocket Parks (as defined by the London Plan typology) in a single drawing.

The Open Space Assessment has only mapped AoD’s for Local Parks and a comparison of the two maps is thus not technically possible.

## 5.4 ADDITIONAL PLANNING PROTECTION

The Open Spaces Assessment has identified a number of sites across the borough that could be considered as being of particular significance in delivering the outcomes identified in Section 4, as supported by the open space policies proposed in Section 7. Some of these sites could be of specific significance because of the impact of population growth on open space provision within the central ‘Opportunity Area’. Additional planning protection for these sites could be considered as a consequence.

Any proposed changes in designation to Metropolitan Open Land would have to conform to Draft Policy G3 of the Draft London Plan and specifically would need to demonstrate how potential designations would conform to one of the following criteria:

- It contributes to the physical structure of London by being clearly distinguishable from the built-up area.
- It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London.
- It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value.
- It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

## REFERENCES

<sup>1</sup> The following categories of open space were excluded from the survey:

- Private greenspace
- Golf courses
- Agricultural land
- Urban greyspaces
- Road verges
- Sites left over after development

<sup>2</sup> London Plan (2016) <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf>

<sup>3</sup> Draft London Plan (2017) <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/>

<sup>4</sup> The Fields in Trust 6-Acre Standard <http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf>

<sup>5</sup> GLA Play and informal Recreation SPG (2012) [https://www.london.gov.uk/sites/default/files/osd30\\_shaping\\_neighbourhoods\\_play\\_and\\_informal\\_recreation\\_spg\\_high\\_res\\_7.pdf](https://www.london.gov.uk/sites/default/files/osd30_shaping_neighbourhoods_play_and_informal_recreation_spg_high_res_7.pdf)



Fig. 5.10 - Pepy's Park, Thames view







Section 4 of this report sets out the positive social, environmental and economic benefits accruing from public open space. The extent to which public open spaces can deliver these positive outcomes is, in part, dependent upon their quality. Poorly maintained public spaces can be perceived of as being unsafe and levels of public use of these spaces can fall as a consequence. A spiral of decline can set in where under-used spaces become susceptible to anti-social behaviour, leading to a further erosion of public confidence in their use.

The assessment of the quality of public open spaces in Lewisham is a key element of the Open Space Assessment as it can identify greenspaces that have less capacity to deliver positive outcomes. Section 5 of the report sets out the methodology that has been used to assess the quality of greenspace across the borough. For the purpose of this section, the categorisation of Public Open Spaces was based on the newer information gathered/observed during the site surveys and the criteria considered in this report only (see Section 5.1 and Tables 5.2 and 5.3 of this report);

Please note, the analysis for London Plan Parks Typology in this section is based on the site's size and accessibility (to the public) only; where as GiGL's Public Open Space categorisation also included considerations to various PPG17 typologies.

Better quality spaces will deliver better outcomes and the open space assessment can identify areas of quality deficiency and link these to specific requirements or inequalities. For example, Section 8 of the report assesses the level of greenspace provision in 2018 and in the years ahead. A standard of 2.5 hectares per 1,000 head of population is proposed, but in order to sustain this level of provision given the projected rise in the borough's population, a further 50 hectares of greenspace would have to be provided by 2030. Although some new greenspaces will be provided through regeneration, it is unlikely that this quantity of new greenspace will be created over this period. By improving the quality of existing spaces, they can secure an enhanced range of positive outcomes. The quality assessment of Lewisham's greenspaces will allow for the assessment of where investment might best be targeted to deliver an 'outcome uplift', especially in areas where the population is predicted to rise most significantly.

## 6.1 QUALITY ASSESSMENT RESULTS

The quality assessment suggests that 28.35% of the borough's total area of greenspace is of 'good' quality, 61.90% are of 'fair' quality and 9.75% are of 'poor' quality. The assessment suggests that the borough does not have any sites of 'excellent' quality. See Maps 30-36.

In the context of the London Plan typology, 'good' quality sites are evenly distributed between 'small' open spaces and 'local' parks. 'Fair' quality parks are evenly distributed between 'pocket' parks, 'small' open spaces and 'local' parks. 'Poor' quality spaces are mainly 'pocket' parks (see Figure 6.3).

In the geographical context (see Map 30), with the exception of two sites in the south of the borough (Bell Green Lane Estate and British Gas Land buffer zone) most of the 'poor' quality sites are railway corridor land with no public access). There is a limited case for investment to deliver an uplift in these spaces as a consequence of this lack of accessibility.

Most of the population growth within the borough will be concentrated within the central Opportunity Area. The Waterlink Way provides a north-south green link across the Opportunity Area and connects Lewisham Town Centre with Deptford Creek and Deptford to the north and north-west respectively. The Open Space assessment has a number of 'good' quality sites within this zone, specifically, the three sections of Ladywell Fields. The quality of the sites could be uplifted to 'excellent' through targeted investment. There are a number of other sites to the south of Ladywell Fields that have been assessed as 'fair' (e.g. River Pool Linear Park) whose quality could similarly be uplifted from 'fair' to 'good'.

Borough-wide, there are number of clusters of 'fair' quality greenspaces whose quality could be uplifted to 'good' but these clusters do not lie within the Opportunity Area and are thus not subject to the most significant population increases.

- A cluster of sites in Sydenham and Upper Sydenham
- A cluster of sites running south east from Crofton Park to Bellingham
- A cluster of sites between Bellingham and Downham.



6.2 QUALITY ASSESSMENT ANALYSIS

The Tables below present the quality assessment data gathered through the field assessment of Lewisham’s parks and open spaces in a number of different formats.

The Open Space Assessment used both PPG17 and draft London Plan typological definitions to define the borough’s open space portfolio. Figures 6.2, 6.3, 6.4 and 6.5 describe the quantity of ‘good’, ‘fair’ and ‘poor’ sites by

Figure 6.0 - Overall Quality Assessment Scores - All Sites Surveyed

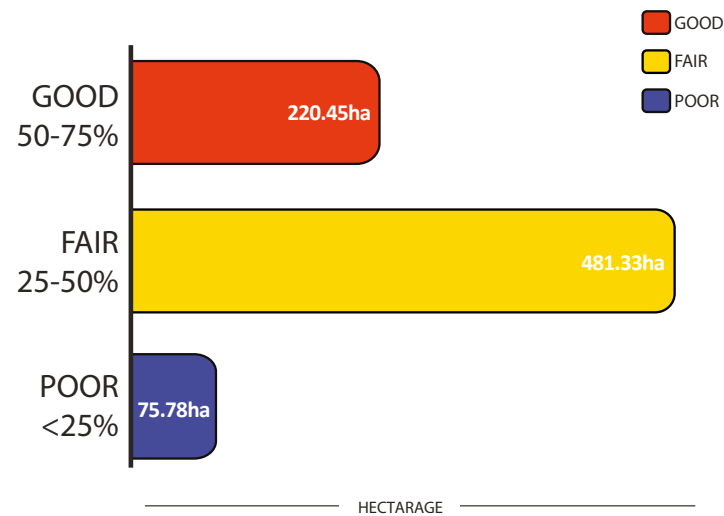
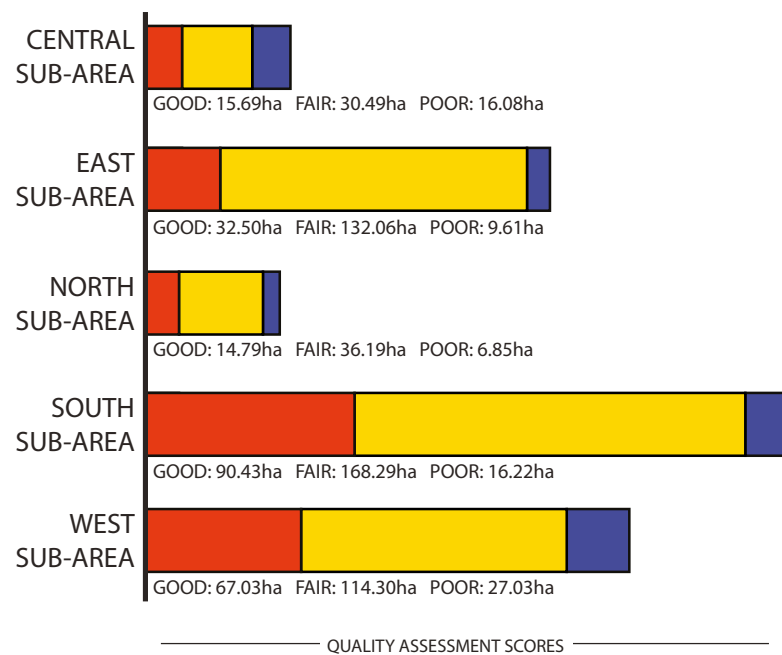


Figure 6.1 - Quality Assessment Scores by Sub-Area - All Sites Surveyed



\*Sub-area boundary data provided by Greenspace Information for Greater London CIC.

area across these different typologies. Distinction is also drawn between sites that ‘publicly accessible’ and sites which are not ‘publicly accessible’.

Tables 6.6 to 6.9 identify the total areas of ‘good’, ‘fair’ and ‘poor’ sites across the borough by typology. A distinction is similarly drawn between sites that are publicly accessible’ and sites which are not ‘publicly accessible’.

Maps 31 to 36 (pages 89 to 94) show how each sub-area scored within local context.

Figure 6.2 - Sites That Are Not Publicly Accessible - London Plan Parks Typology

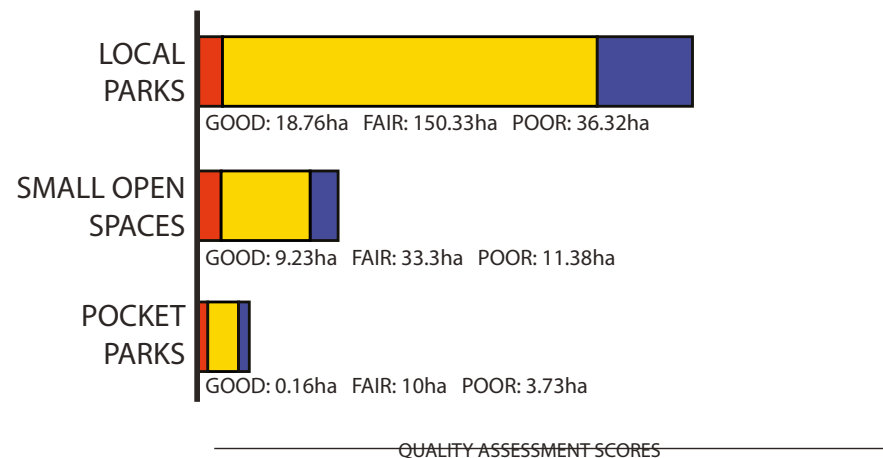


Figure 6.3 - Sites That Are Publicly Accessible - London Plan Parks Typology

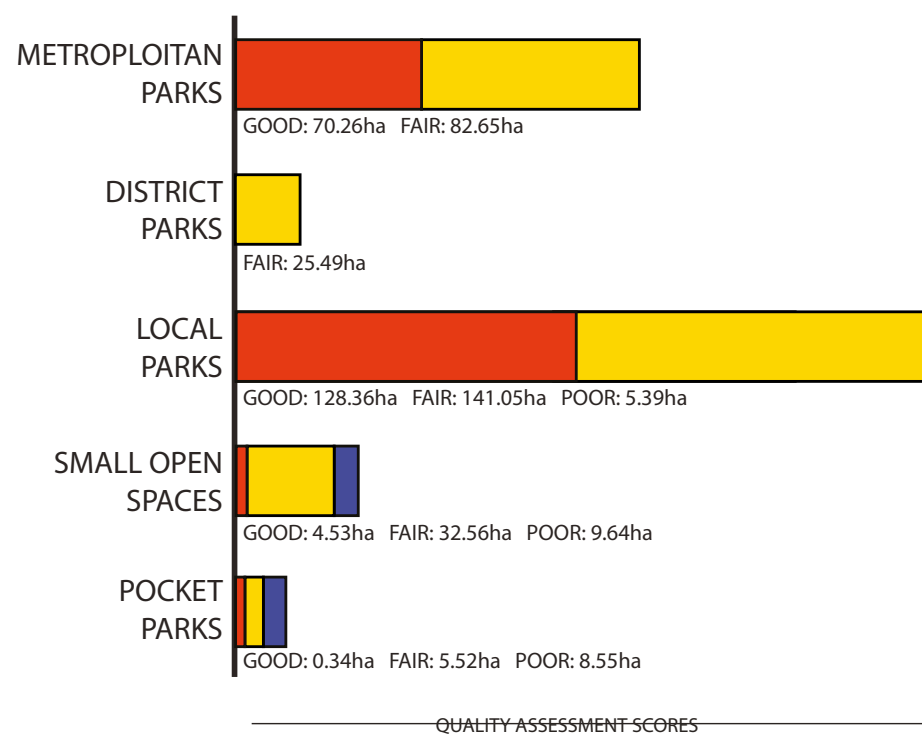
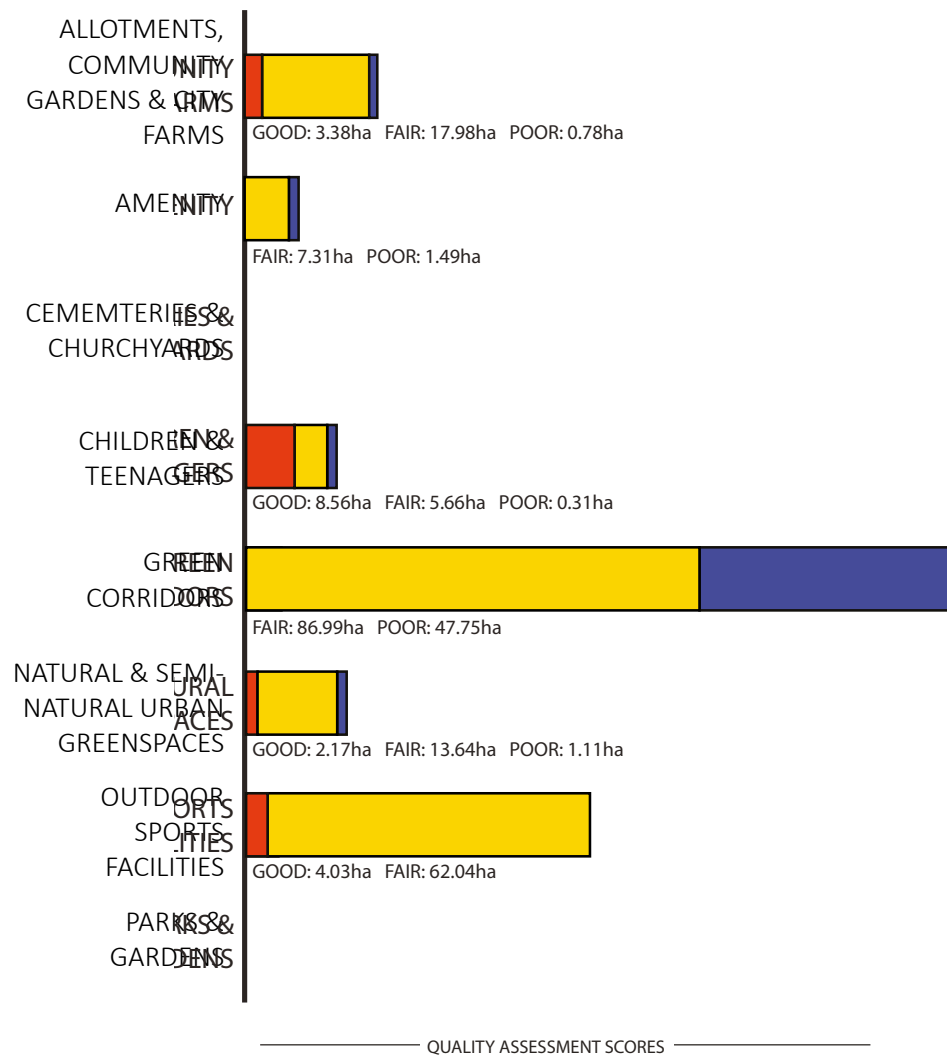
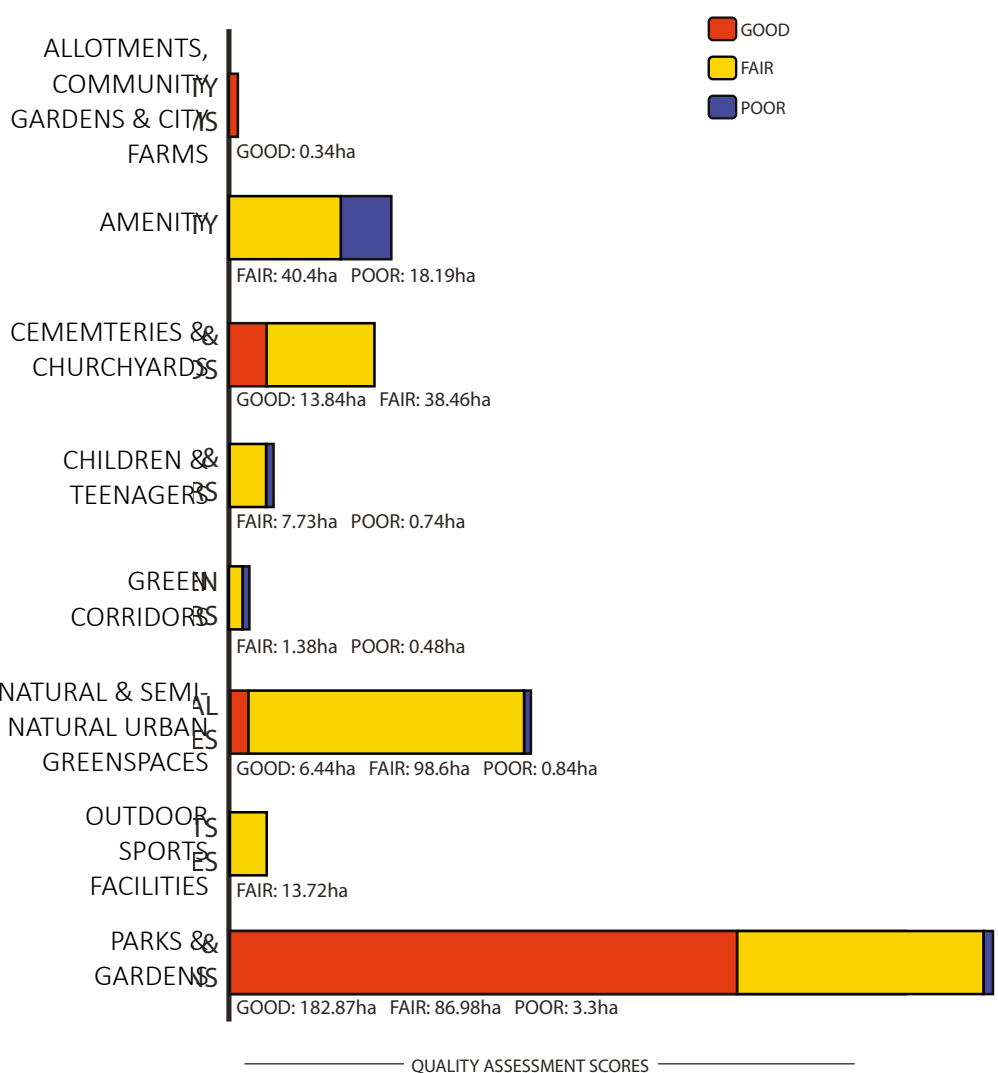


Figure 6.4 - Sites That Are Not Publicly Accessible Sites - PPG17



\*PPG17 data provided by Greenspace Information for Greater London CIC.

Figure 6.5 - Sites That Are Publicly Accessible Sites - PPG17  
SITES THAT ARE PUBLICLY ACCESSIBLE  
- PPG17 TYPOLOGY



\*PPG17 data provided by Greenspace Information for Greater London CIC.

Figure 6.6 - Publicly Accessible Sites - London Plan Typology

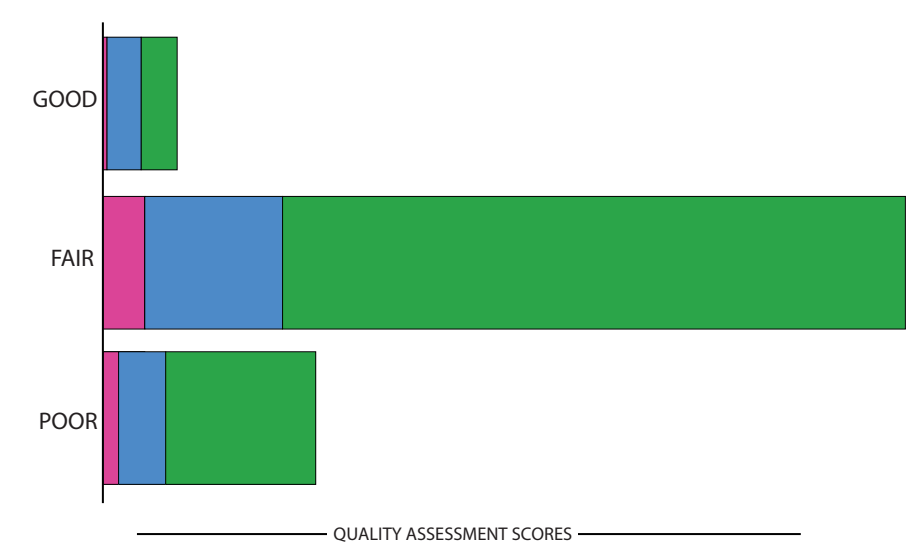


Figure 6.7 - Not Publicly Accessible Sites - London Plan Typology



- METROPOLITAN PARKS
- DISTRICT PARKS
- LOCAL PARKS
- SMALL OPEN SPACES
- POCKET PARKS

Figure 6.8 - Publicly Accessible Sites - PPG17



Figure 6.9 - Not Publicly Accessible Sites - PPG17



\*PPG17 data provided by Greenspace Information for Greater London CIC.



Quality Assessment Analysis Tables - PPG17

| Allotments, Community<br>Gardens & City Farms | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|---|----------|--------------------|--------------------|
| Not Publicly Accessible                       |          |                    |                    |
| GOOD  | 0.34     | 1                  | 0.04               |
| FAIR  |          |                    |                    |
| POOR  |          |                    |                    |
| TOTAL   | 0.34     | 1                  | 0.04               |
| Publicly Accessible                           |          |                    |                    |
| GOOD  | 3.38     | 6                  | 0.43               |
| FAIR  | 17.38    | 37                 | 2.24               |
| POOR  | 0.78     | 2                  | 0.1                |
| TOTAL   | 21.54    | 45                 | 2.77               |
| All sites TOTAL                               | 21.88    | 46                 | 2.81%              |

| Amenity                 | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|-------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible |          |                    |                    |
| GOOD                    |          |                    |                    |
| FAIR                    | 6.28     | 9                  | 0.8                |
| POOR                    | 1.5      | 8                  | 0.19               |
| TOTAL                   | 7.78     | 17                 | 1                  |
| Publicly Accessible     |          |                    |                    |
| GOOD                    |          |                    |                    |
| FAIR                    | 39.63    | 30                 | 5.09               |
| POOR                    | 18.18    | 42                 | 2.3                |
| TOTAL                   | 57.81    | 72                 | 7.39               |
| All sites TOTAL         | 65.59    | 89                 | 8.39%              |

| Cemeteries & Churchyards | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|--------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible  |          |                    |                    |
| GOOD                     |          |                    |                    |
| FAIR                     |          |                    |                    |
| POOR                     |          |                    |                    |
| TOTAL                    | 0        | 0                  | 0                  |
| Publicly Accessible      |          |                    |                    |
| GOOD                     | 13.84    | 3                  | 1.8                |
| FAIR                     | 38.46    | 8                  | 4.9                |
| POOR                     |          |                    |                    |
| TOTAL                    | 52.3     | 11                 | 6.7                |
| All sites TOTAL          | 52.3     | 11                 | 6.70%              |

| Children<br>& Teenagers | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|-------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible |          |                    |                    |
| GOOD                    | 8.57     | 2                  | 1.1                |
| FAIR                    | 6.84     | 9                  | 0.88               |
| POOR                    | 0.31     | 2                  | 0.04               |
| TOTAL                   | 15.72    | 13                 | 2.02               |
| Publicly Accessible     |          |                    |                    |
| GOOD                    |          |                    |                    |
| FAIR                    | 7.75     | 15                 | 0.1                |
| POOR                    | 0.72     | 15                 | 0.09               |
| TOTAL                   | 8.47     | 30                 | 0.19               |
| All sites TOTAL         | 24.19    | 43                 | 2.21%              |

| Green<br>Corridors      | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|-------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible |          |                    |                    |
| GOOD                    |          |                    |                    |
| FAIR                    | 86.99    | 33                 | 11.18              |
| POOR                    | 47.75    | 23                 | 6.14               |
| TOTAL                   | 134.74   | 56                 | 17.32              |
| Publicly Accessible     |          |                    |                    |
| GOOD                    |          |                    |                    |
| FAIR                    | 1.38     | 4                  | 0.17               |
| POOR                    | 0.48     | 2                  | 0.06               |
| TOTAL                   | 1.86     | 6                  | 0.23               |
| All sites TOTAL         | 136.6    | 62                 | 17.55%             |

| Natural/Semi-natural Urban<br>Greenspace | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|--|----------|--------------------|--------------------|
| Not Publicly Accessible                  |          |                    |                    |
| GOOD                                     | 2.17     | 1                  | 0.28               |
| FAIR                                     | 13.64    | 9                  | 1.75               |
| POOR                                     | 1.11     | 4                  | 0.14               |
| TOTAL                                    | 16.92    | 14                 | 2.17               |
| Publicly Accessible                      |          |                    |                    |
| GOOD                                     | 6.44     | 1                  | 0.82               |
| FAIR                                     | 98.6     | 9                  | 12.68              |
| POOR                                     | 0.85     | 2                  | 0.11               |
| TOTAL                                    | 105.89   | 12                 | 13.61              |
| All sites TOTAL                          | 122.8    | 26                 | 15.80%             |

| Outdoor<br>Sports Facilities | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|------------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible      |          |                    |                    |
| GOOD                         | 4.03     | 3                  | 0.51               |
| FAIR                         | 62.69    | 19                 | 8.06               |
| POOR                         |          |                    |                    |
| TOTAL                        | 66.72    | 22                 | 8.6                |
| Publicly Accessible          |          |                    |                    |
| GOOD                         |          |                    |                    |
| FAIR                         | 13.72    | 3                  | 1.8                |
| POOR                         |          |                    |                    |
| TOTAL                        | 13.72    | 3                  | 1.8                |
| All sites TOTAL              | 80.44    | 25                 | 10.34%             |

| Parks & Gardens         | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|-------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible |          |                    |                    |
| GOOD                    |          |                    |                    |
| FAIR                    |          |                    |                    |
| POOR                    |          |                    |                    |
| TOTAL                   | 0        | 0                  | 0                  |
| Publicly Accessible     |          |                    |                    |
| GOOD                    | 182.87   | 18                 | 23.5               |
| FAIR                    | 86.98    | 22                 | 11.2               |
| POOR                    | 3.3      | 7                  | 0.4                |
| TOTAL                   | 273.15   | 47                 | 35.1               |
| All sites TOTAL         | 273.15   | 47                 | 35.10%             |

| All Sites<br>Borough Wide | Area(ha) | Number of<br>Sites | % Of<br>Greenspace |
|---------------------------|----------|--------------------|--------------------|
| Not Publicly Accessible   |          |                    |                    |
| GOOD                      | 27.3     | 13                 | 3.51               |
| FAIR                      | 194.41   | 116                | 25                 |
| POOR                      | 51.42    | 39                 | 6.61               |
| TOTAL                     | 273.13   | 168                | 35.13              |
| Publicly Accessible       |          |                    |                    |
| GOOD                      | 194.42   | 22                 | 25                 |
| FAIR                      | 286.5    | 91                 | 36.84              |
| POOR                      | 23.54    | 68                 | 3.02               |
| TOTAL                     | 504.46   | 181                | 64.87              |
| All sites TOTAL           | 777.59   | 349                | 100%               |

\*PPG17 data provided by Greenspace Information for Greater London CIC.



Quality Assessment Analysis Tables - London Plan Typology

| Metropolitan Parks      | Area(ha) | Number of Sites | % Of Greenspace |
|-------------------------|----------|-----------------|-----------------|
| Not Publicly Accessible |          |                 |                 |
| GOOD                    |          |                 |                 |
| FAIR                    |          |                 |                 |
| POOR                    |          |                 |                 |
| TOTAL                   | 0        | 0               | 0               |
| Publicly Accessible     |          |                 |                 |
| GOOD                    | 70.26    | 1               | 9%              |
| FAIR                    | 82.65    | 1               | 10.60%          |
| POOR                    |          |                 |                 |
| TOTAL                   | 152.91   | 2               | 19.70%          |
| All sites TOTAL         | 152.91   | 2               | 19.70%          |

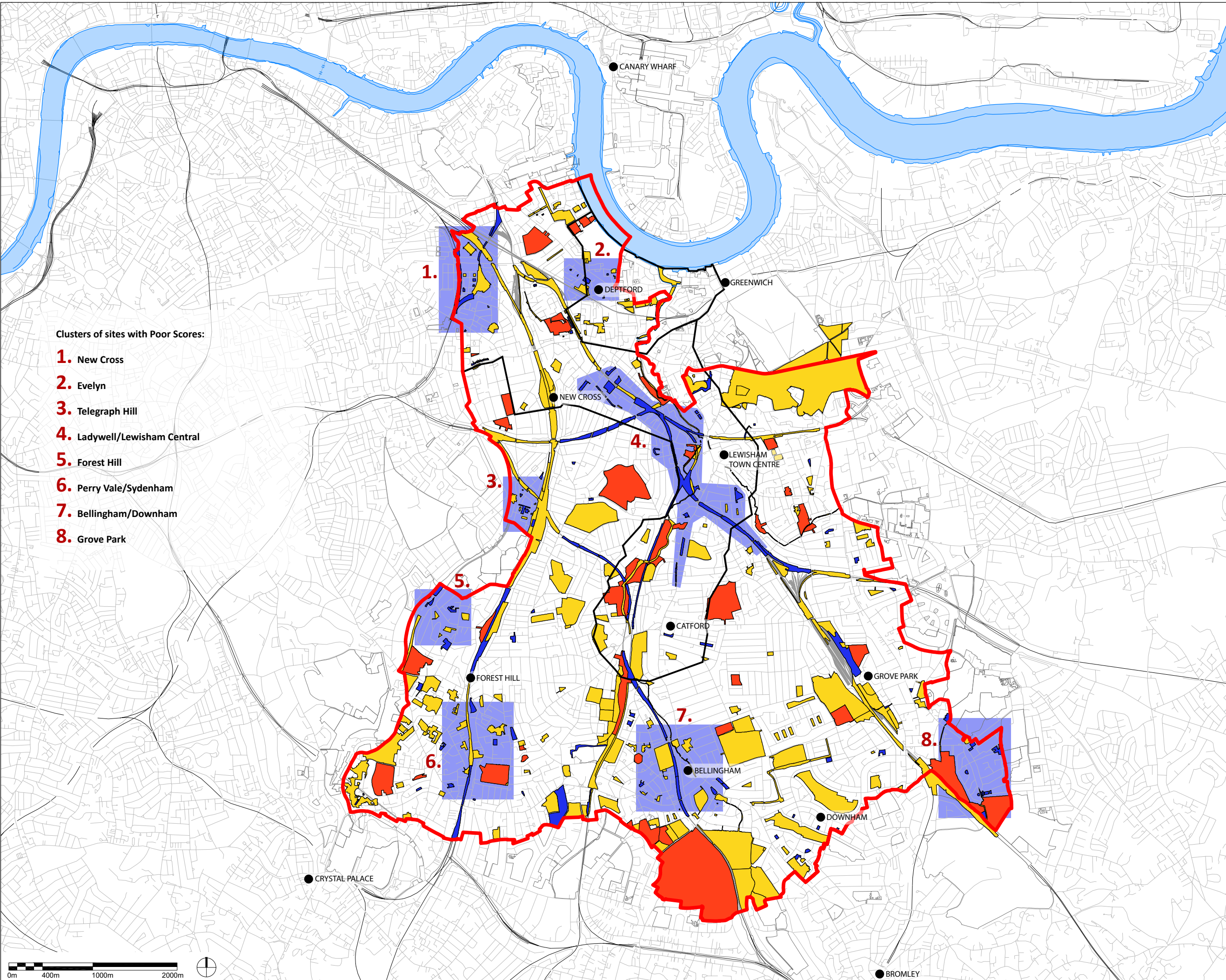
| Small Open Spaces       | Area(ha) | Number of Sites | % Of Greenspace |
|-------------------------|----------|-----------------|-----------------|
| Not Publicly Accessible |          |                 |                 |
| GOOD                    | 9.23     | 9               | 1.16            |
| FAIR                    | 33.3     | 36              | 4.24            |
| POOR                    | 11.38    | 10              | 1.41            |
| TOTAL                   | 53.91    | 55              | 6.81            |
| Publicly Accessible     |          |                 |                 |
| GOOD                    | 4.53     | 4               | 0.51            |
| FAIR                    | 32.56    | 34              | 4.24            |
| POOR                    | 9.64     | 14              | 1.29            |
| TOTAL                   | 46.73    | 52              | 6.04            |
| All sites TOTAL         | 100.64   | 107             | 12.90%          |

| District Parks          | Area(ha) | Number of Sites | % Of Greenspace |
|-------------------------|----------|-----------------|-----------------|
| Not Publicly Accessible |          |                 |                 |
| GOOD                    |          |                 |                 |
| FAIR                    |          |                 |                 |
| POOR                    |          |                 |                 |
| TOTAL                   | 0        | 0               | 0               |
| Publicly Accessible     |          |                 |                 |
| GOOD                    |          |                 |                 |
| FAIR                    | 25.49    | 1               | 3.30%           |
| POOR                    |          |                 |                 |
| TOTAL                   | 25.49    | 1               | 3.30%           |
| All sites TOTAL         | 25.49    | 1               | 3.30%           |

| Pocket Parks            | Area(ha) | Number of Sites | % Of Greenspace |
|-------------------------|----------|-----------------|-----------------|
| Not Publicly Accessible |          |                 |                 |
| GOOD                    | 0.16     | 1               | 0.04            |
| FAIR                    | 10       | 43              | 1.29            |
| POOR                    | 3.73     | 19              | 0.39            |
| TOTAL                   | 13.89    | 63              | 1.72            |
| Publicly Accessible     |          |                 |                 |
| GOOD                    | 0.34     | 1               | 0.08            |
| FAIR                    | 5.52     | 33              | 0.77            |
| POOR                    | 8.55     | 53              | 1.03            |
| TOTAL                   | 14.41    | 87              | 1.88            |
| All sites TOTAL         | 28.3     | 150             | 3.60%           |

| Local Parks             | Area(ha) | Number of Sites | % Of Greenspace |
|-------------------------|----------|-----------------|-----------------|
| Not Publicly Accessible |          |                 |                 |
| GOOD                    | 8.76     | 2               | 1.16            |
| FAIR                    | 150.33   | 36              | 19.28           |
| POOR                    | 36.32    | 10              | 8.1             |
| TOTAL                   | 195.41   | 48              | 28.54           |
| Publicly Accessible     |          |                 |                 |
| GOOD                    | 128.36   | 17              | 16.45           |
| FAIR                    | 141.05   | 23              | 18.12           |
| POOR                    | 5.39     | 1               | 0.64            |
| TOTAL                   | 274.8    | 41              | 35.21           |
| All sites TOTAL         | 470.21   | 89              | 60.50%          |





Clusters of sites with Poor Scores:

- 1. New Cross
- 2. Evelyn
- 3. Telegraph Hill
- 4. Ladywell/Lewisham Central
- 5. Forest Hill
- 6. Perry Vale/Sydenham
- 7. Bellingham/Downham
- 8. Grove Park

GENERAL NOTES:  
1. DO NOT SCALE FROM THIS DRAWING. DIMENSIONS GOVERN.  
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.  
4. JON SHEAFF AND ASSOCIATES SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.  
5. ALL DIMENSIONS ARE NOMINAL DIMENSIONS.  
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**Key**

- BOROUGH BOUNDARY
- THE RIVER THAMES
- GOOD (SITE SCORED 50-75%)
- FAIR (SITE SCORED 25-50%)
- POOR (SITE SCORED <25%)
- CLUSTERS OF POOR SCORING SITES

| Rev | Date | Description | Drm | Chk |
|-----|------|-------------|-----|-----|
|     |      |             |     |     |
|     |      |             |     |     |

LONDON BOROUGH OF LEWISHAM



PROJECT  
LEWISHAM OPEN SPACES STRATEGY - 2018

DRAWING TITLE  
QUALITY ASSESSMENT SCORES (BOUROUGH WIDE)

STATUS INFORMATION

| DRAWN BY | DATE           | SCALE                    | CHECKED |
|----------|----------------|--------------------------|---------|
| JH/NC    | 02/01/2019     | 1:20000@A1<br>1:40000@A3 | JS      |
| JOB NO.  | DRAWING NO.    | REV.                     |         |
| A1778    | A1778-JSA-L600 | *                        |         |

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## 6.3 QUALITY ASSESSMENT CLUSTER ANALYSIS

The quality of parks and open spaces varies across Lewisham, but it is possible to discern patterning across assessments for different parks and open spaces. It is also possible to identify areas of the borough where there are clusters of spaces with lower quality scores than elsewhere.

Map 30 identifies eight clusters of lower scoring parks and open spaces.

The average score for each category within a cluster was calculated by taking the individual score recorded for each site within the cluster (e.g. ‘infrastructure’), adding them all together and then dividing by the number of sites in that cluster. The overall scoring methodology is discussed in Section 5 of this report. The site quality audit form used on site during the surveying process can be found in Appendix 1.

For each of these clusters, an agglomeration of quality scores identifies characteristics which have low scores across all sites within the cluster. In general terms, sites are scoring well or very well for ‘cleanliness’ and for being ‘welcoming’ but are not scoring as well for ‘facilities’, ‘information’, ‘infrastructure’ and ‘natural features’. The quality scores for individual sites could be improved if specific low-scoring characteristics were addressed.

### Cluster 1: New Cross

- Romney Close Playground
- Zampa Road Railway Embankment
- Sissinghurst House Hornshay Street Playground
- Lullington House Street Playground
- Eynsford House Rollins Street Playground
- Surrey Canal
- West of SELCP
- Silwood Open Space
- Silwood Triangle
- Monson Street Playground

Sites within the cluster score well for ‘cleanliness’ but score poorly for ‘facilities’, ‘information’ and ‘infrastructure’.

### Cluster 2: Evelyn

- Staunton Street Green
- Violet Close
- Pilot Close
- Hamilton Street/Edward Place
- Czar Street/Sayes Court Estate

Sites within the cluster score well for ‘cleanliness’ and being ‘welcoming’ but score poorly for ‘information’ and ‘natural features’.

### Cluster 3: Telegraph Hill

- Honor Oak Nature Reserve
- Rocastle Road Estate
- Turnham Road Green
- Turnham House Playground
- St Norbert Green

Sites within this cluster score well for ‘cleanliness’ but score poorly for ‘facilities’, ‘information’ and ‘natural features’.

### Cluster 4: Ladywell/Lewisham Central

- Luxmore Gardens
- Deloraine Street Allotments
- Deptford Memorial Gardens
- Friendly Gardens
- St John’s Cutting
- Loampit Vale Railway Embankment
- Lewisham Station Railway Embankment
- Algernon Road Buffer Zone
- Orchard Estate - North
- Orchard Estate - South
- Lewisham Railway Triangle
- Riverdale Sculpture Park
- Ladywell House Gardens
- Hither Green North-East Railway Cutting
- Gilmore Road Park
- Lewisham War Memorial Gardens
- Rushey Green London Squares
- Hither Green Railway Land 2

Sites in this cluster score well for ‘cleanliness’ but are scoring poorly for ‘facilities’ and ‘information’.

| Cluster 1: New Cross                       |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 0.7   |
| Infrastructure (max 24)                    | 2.8   |
| Welcoming (max 20)                         | 3.6   |
| Cleanliness (max 20)                       | 6.6   |
| Information (max 12)                       | 0.1   |
| Natural Features (max 8)                   | 0.7   |
| Max Distance between Sites                 | 1.2km |

| Cluster 2: Evelyn                          |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 1     |
| Infrastructure (max 24)                    | 5.6   |
| Welcoming (max 20)                         | 7.8   |
| Cleanliness (max 20)                       | 6.4   |
| Information (max 12)                       | 0.8   |
| Natural Features (max 8)                   | 0     |
| Max Distance between Sites                 | 0.5km |

| Cluster 3: Telegraph Hill                  |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 0.8   |
| Infrastructure (max 24)                    | 3     |
| Welcoming (max 20)                         | 4.4   |
| Cleanliness (max 20)                       | 7.8   |
| Information (max 12)                       | 0.4   |
| Natural Features (max 8)                   | 0.4   |
| Max Distance between Sites                 | 0.5km |

| Cluster 4: Ladywell-Lewisham Central       |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 0.17  |
| Infrastructure (max 24)                    | 1.5   |
| Welcoming (max 20)                         | 2.83  |
| Cleanliness (max 20)                       | 7.78  |
| Information (max 12)                       | 0.5   |
| Natural Features (max 8)                   | 1.61  |
| Max Distance between Sites                 | 2.5km |

**Cluster 5: Forest Hill**

- Woodvale Estate (Lewisham)
- Buckley Close Open Space
- Greystead Road Estate
- Havelock House

Sites in this cluster are scoring well for ‘cleanliness’ and being ‘welcoming’ but are scoring poorly for ‘facilities’ and ‘infrastructure’.

**Cluster 6: Perry Vale/Sydenham**

- Perrystreet
- Miriam Lodge- Homeless Accomidation
- Wynell Road Estate
- Forest Hill Sports Ground
- Beaulieu Avenue Green
- Kirkdale Green
- Hazel Grove Estate Playground
- Addington Grove
- Sydenham Park Cutting
- Sydenham Road Cutting

Sites in this cluster score well for ‘cleanliness’ but are scoring poorly for ‘facilities’, infrastructure’, ‘information’ and ‘natural features’.

**Cluster 7: Bellingham/Downham**

- Elfrida Crescent East
- Oldstead Road Green
- Beachborough Gardens
- Peter Pan’s Pool
- Beckenham Hill Railway Cutting
- Randlesdown Road Cutting
- Ghent Street
- Grangemill Way Allotments

Sites in this cluster score well for ‘cleanliness’ but are scoring poorly for ‘facilities and ‘information’.

**Cluster 8: Grove Park**

- Sydenham Cottage Nature Resereve
- Chinbrook Roughland
- Merryfield House
- Roseveare Road Green
- Kingsfield House Green
- Castleton Road- Marvels Lane Green

Sites in this cluster score well for ‘cleanliness’ but are scoring poorly for ‘facilities, and information’.

| Cluster 5: Forest Hill                     |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 0.25  |
| Infrastructure (max 24)                    | 0.75  |
| Welcoming (max 20)                         | 6     |
| Cleanliness (max 20)                       | 7     |
| Information (max 12)                       | 1     |
| Natural Features (max 8)                   | 0.5   |
| Max Distance between Sites                 | 0.5km |

| Cluster 6: Perry Vale-Sydenham             |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 0.3   |
| Infrastructure (max 24)                    | 1.2   |
| Welcoming (max 20)                         | 4.3   |
| Cleanliness (max 20)                       | 8     |
| Information (max 12)                       | 0.1   |
| Natural Features (max 8)                   | 0.4   |
| Max Distance between Sites                 | 1.2km |

| Cluster 7: Bellingham-Downham              |      |
|--|------|
| Average Score for each site within Cluster |      |
| Facilities (max 10)                        | 0    |
| Infrastructure (max 24)                    | 1.25 |
| Welcoming (max 20)                         | 3.63 |
| Cleanliness (max 20)                       | 7.25 |
| Information (max 12)                       | 0    |
| Natural Features (max 8)                   | 1    |
| Max Distance between Sites                 | 1km  |

| Cluster 8: Grove Park                      |       |
|--|-------|
| Average Score for each site within Cluster |       |
| Facilities (max 10)                        | 0     |
| Infrastructure (max 24)                    | 1.3   |
| Welcoming (max 20)                         | 4.5   |
| Cleanliness (max 20)                       | 9.67  |
| Information (max 12)                       | 0.17  |
| Natural Features (max 8)                   | 0.67  |
| Max Distance between Sites                 | 1.2km |



## THEMATIC OPEN SPACE POLICIES FOR LEWISHAM

Upon completion of the Quality Assessment, the following draft policies in respect of parks and open spaces have been developed for consideration by the London Borough of Lewisham and possible inclusion in the Local Plan (or other strategies and projects). These draft policies are developed in six policy themes which are aligned with national and regional planning policy and informed by past and current strategic planning objectives. They also take account of the aims of existing corporate strategies described and examples of good practice to ensure the borough's parks and green spaces can continue to enhance the character and quality of a growing borough.

### 7.1 PLACE AND SUSTAINABILITY

Open space and environmental assets make a significant contribution to the character and quality of the borough and are an important element in supporting a place-making agenda. The planning, development and management of sustainable communities within the borough is at the heart of national planning policy, which will ensure that:

**7.1a)** There should be no net loss of open space within the borough with the provision of parks and open spaces meeting or exceeding quantity standards for open spaces set for the borough.

**7.1b)** The council will protect the character, heritage and amenity value of designated parks and open spaces and in particular the protection of existing Metropolitan Open Land (MOL) and, in appropriate circumstances, its extension and protection from development where this would have an adverse impact in accordance with MOL policy in the London Plan (2016).

**7.1c)** The council will protect sites of Importance for Nature Conservation in accordance with open space policy objectives within the London Plan (2016) and commensurate with the level of nature conservation and biodiversity importance of individual sites.

**7.1d)** The council will promote parks and open spaces as essential elements of the character of town centres and neighbourhoods, will support the sensitive restoration and refurbishment of existing parks and promote distinctive and exemplary design for new open spaces.

### 7.2 GROWTH AND CONNECTIVITY

Lewisham has a broad distribution and variety of parks and open spaces that total around 22% of the area of the borough. A central Opportunity Area Corridor provides the focus for growth and development and this will place increasing pressure on a relatively finite open space resource. In response, a priority for the council will be to protect these open space assets, strategically increase provision in areas of significant population growth and improve the quality, functionality and connectivity to make the most of the borough's existing parks and open spaces by:

**7.2a)** Protecting and enhancing all existing open space assets and maximise opportunities to increase provision at suitable and accessible locations (including on large development sites) to accommodate a growing population.

**7.2b)** Improving access to existing and new parks and open spaces for pedestrians, cyclists and those using and arriving by public transport.

**7.2c)** Maintaining and improving networks of existing open space and improving their connectivity with new spaces to encourage walking and active travel routes including the South East London Green Chain, Waterlink Way, the Thames Path and other river networks and proposals within the All London Green Grid (as shown in Maps 10 to 15, pages 68-63).

**7.2d)** Supporting the strategic planning and creation of new open spaces, particularly in areas deficient in green space, taking account of the draft London Plan (2017) that encourages boroughs to develop an Urban Greening Factor<sup>1</sup>.

**7.2e)** Particular attention should be given to the visual amenity of existing and new developments by protecting and enhancing views from residential areas towards existing or new green and open spaces.

### 7.3 HEALTH AND WELLBEING

Parks and open spaces make a significant contribution to the mental and physical health and wellbeing of local residents by encouraging more recreation opportunities and supporting active lifestyles. The council will support the capacity of open space to promote public health and the environmental quality of outdoor environments by:

**7.3a)** Maximising opportunities for sport and active recreation through the provision of well-designed and managed sporting facilities and play spaces.

**7.3b)** Promoting the provision of creative and safe playspaces, following good practice and adopting the Mayor's supplementary planning guidance on Play and Informal Recreation.



Fig.7.1- Ladywell Arena, Multi-Use Games Area



**7.3c)** Supporting greater use of open space by schools and promoting opportunities for outdoor learning and forest schools.

**7.3d)** Promoting opportunities for local food production through the protection of allotments, encouraging the provision of local spaces for community food growing, orchards and, where appropriate, commercial food production.

**7.3e)** Identifying opportunities to invest in parks and open spaces to improve air quality and reduce the impact of pollution.

## 7.4 CLIMATE CHANGE AND RESILIENCE

The borough's parks and open spaces can make a significant contribution in ameliorating the impact of climate change and improving the resilience of neighbourhoods to increasing summer temperatures and more intense periods of rainfall. Lewisham's Strategic Flood Risk Assessment (SFRA)<sup>2</sup> identifies that at least one-fifth of all residential and non-residential properties in the borough are at some risk of flooding as well as the risk to people. Green spaces and sustainable urban drainage systems (SUDs) can both improve flood risk management and bring additional biodiversity benefits for the borough. In improving the boroughs resilience to climate change the council will:

**7.4a)** Work with the Environment Agency and other agencies and utility companies to preserve and enhance the capacity of the Ravensbourne River and the Quaggy River to accommodate and adapt to and increasing risk of flooding.

**7.4b)** Identify, where appropriate, opportunities for flood water storage, and promote greater connectivity between the borough's rivers and waterways and open space systems.

**7.4c)** Reduce the risk of flooding and improving surface water management by adopting Sustainable Urban Drainage Systems (SuDs) in both new development and where appropriate in existing parks and open spaces; and

**7.4d)** Strategically plan for green spaces and increase the urban tree canopy to improve shading and ameliorate the effect of peak summer temperatures.

## 7.5 BIODIVERSITY AND NATURE CONSERVATION

Lewisham has a wide network of parks and open spaces that provide an important home for wildlife and biodiversity. Many are designated as either Sites of Metropolitan Importance for Nature Conservation, Site of Borough Importance for Nature Conservation and Sites of Local Importance for Nature Conservation. It is essential that these sites benefit from the relevant protection that the designation affords as well as provide and improve opportunities for public access to wildlife by:

**7.5a)** Preserving and enhancing the condition of sites of significance for nature conservation, including the protection of Sites of Importance for Nature Conservation and supporting and promoting local biodiversity initiatives.

**7.5b)** Protecting and improving the variety of habitats and species in parks and open spaces across the borough in regard to the borough's Biodiversity Action Plan priorities and those sites identified as having high conservation value (especially the River Thames, Ravensbourne River, Quaggy River and the Spring Brook Valleys).

**7.5c)** Supporting the protection and improvement of wildlife corridors and ecological networks, including safeguarding and maintaining unlit corridors for nocturnal movement and biodiversity value; and

**7.5d)** Maintaining and improving levels of public access to wildlife sites within 1 Km walking distance in accordance with Policy G6 of the Draft London Plan (Dec 2017). Particular attention should be given to enhancing the ecological habitats for Borough SINCs that are more than a 1km walk from Metropolitan SINCs'

**7.5e)** Enhance interpretation across principal SINCs to provide educational benefits.

## 7.6 MAINTENANCE AND ENHANCEMENT

Lewisham has historically placed particular importance on the management and maintenance of its parks and open spaces to ensure the borough's principal green spaces are kept in good condition. Whilst there is increasing pressure on protecting resources to maintain these standards the council will encourage opportunities to share funding and management responsibilities with a variety of community and commercial organisations. The council is committed to enhancing the provision of green infrastructure and maintaining parks and open spaces to a good standard by:

**7.6a)** Adopting recognised regional and national maintenance standards, such as Green Flag, to uphold and improve standards of management;

**7.6b)** Ensuring that all parks and open spaces are maintained to promote the health and safety of users and that specific facilities including lighting re provided for principal parks and open spaces to maintain levels of public safety throughout the year;

**7.6c)** Seek to protect existing street trees and establishing regular maintenance and management regimes to prevent loss and amenity value and will strategically plan to increase street tree cover with appropriate tree species across the borough; and

**7.6d)** Encouraging the introduction of additional urban greening measures such as establishment of green roofs and living walls, in line with London Plan policy and particularly within areas of green space deficiency.

**7.6e)** Using planning powers to secure the long-term management and enhancement of green and open spaces; including the use legal agreements and secure maintenance arrangements to ensure green and open spaces will be properly maintained throughout the life of new developments.



Fig.7.2- Manor House Gardens, lake and wildlife

## REFERENCES

<sup>1</sup> GLA, Draft London Plan (2017), Policy G5 Urban Greening, see: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-8-green-infrastructure-and-natural-environment/policy-g5>

<sup>2</sup> Lewisham's Strategic Flood Risk Assessment (SFRA) <https://www.lewisham.gov.uk/myservices/planning/policy/Documents/Strategic%20flood%20risk%20assessment%202008.pdf>



Fig. 7.3 - Fordham Park Play Area







OPEN SPACE PROVISION  
STANDARDS

As the population of Lewisham increases, the pressure on existing parks and open spaces will rise. Where possible the borough should seek to maintain or exceed the agreed quantity standard for the provision of open spaces. This is commonly stated as hectares per 1,000 head of population (HoP). The most up to date Population Projections are the 2016-based Demographic Projections prepared by the GLA (2016)<sup>1</sup> that indicate the population will increase by a quarter by the middle of the century. The population of Lewisham is currently estimated to be 310,324 (2018), rising to 333,474 (2030) and then 388,806 (2050).

The current quantity of open space across the borough is 2.50 Ha per 1,000 HoP. This is based on the total area of public open space that is calculated to be 777.58 Ha and the current population of 310,324 (GLA, 2018). It should be noted that a proportion of this open space, including allotments and some green corridors are not fully accessible. If no new spaces are created the current quantity standard is projected to fall in the future as the population increases in line with the following projections:

| Table 8.1 - PPG17 Area (Ha)*                              |               |               |
|---|---------------|---------------|
| Typology  | 2009 Ha       | 2018 Ha       |
| Parks and Gardens   | 373.33        | 273.08        |
| Metropolitan Sites of Importance-Natural and Semi Natural | 121.26        | 122.80        |
| Borough Sites of Importance-Natural and Semi Natural      |               |               |
| Local Sites of Importance-Natural and Semi Natural        |               |               |
| Green Corridors   |               | 136.60        |
| Outdoor Sports Facilities (excluding golf courses)        | 120.1         | 79.79         |
| Amenity Greenspaces                                       | 31.12         | 67.40         |
| Provision for Children and Young People (stand alone)     | 2.27          | 23.22         |
| Allotments and Community Gardens                          | 24.85         | 22.49         |
| Cemeteries and Churchyards                                | 53.18         | 52.20         |
| <b>Totals</b>   | <b>726.11</b> | <b>777.58</b> |

\*PPG17 data provided by Greenspace Information for Greater London CIC.



Fig.8.1- Manor Park, Arts Cafe and community growing area

Should the borough seek to maintain the current standard of open space at 2.50 Ha per 1,000 HoP it will need to increase the provision of open space in line with the following projections:

| Table 8.2 - Projected Future Open Space Requirement |            |           |        |                     |                          |
|---|------------|-----------|--------|---------------------|--------------------------|
| Year  | Population | 1,000 HoP | Ha/HoP | Total Ha of O.Space | Net. increase in O.Space |
| 2018  | 310,324    | 310.32    | 2.50   | 775.81              | -1.77                    |
| 2020  | 317,465    | 317.47    | 2.50   | 793.66              | 16.08                    |
| 2025  | 329,136    | 329.14    | 2.50   | 822.84              | 45.26                    |
| 2030  | 333,474    | 333.47    | 2.50   | 833.69              | 56.10                    |
| 2035  | 345,534    | 345.53    | 2.50   | 863.84              | 86.26                    |
| 2040  | 360,994    | 360.99    | 2.50   | 902.49              | 124.91                   |
| 2050  | 388,806    | 388.81    | 2.50   | 972.02              | 194.44                   |

However, where it will be harder to maintain this standard of provision additional measures to improve the quality, functionality and accessibility of existing open space should be promoted. It will also be important to consider additional urban greening measures such as green roofs, green walls, pocket parks and street tree planting. The provision of these could be measured through an Urban Greening Factor promoted in the Draft London Plan (2017)<sup>2</sup>.

In comparison with adjacent boroughs Lewisham has a higher provision of open space than Tower Hamlets (260 Ha)<sup>3</sup>, and Southwark (605 Ha)<sup>4</sup>, but lower provision than Bromley (983 Ha)<sup>5</sup>, and Greenwich (5,044 Ha)<sup>6</sup>. In principal this is in line with the common pattern that inner London boroughs generally have less open space provision than outer London boroughs. However it should also be noted that each borough is likely to calculate its total provision of open space in different ways and so comparisons can only be considered indicative.

REFERENCES

- <sup>1</sup> 2016-based Demographic Projections London Borough population projections Housing-led Model, GLA, 2016, see: <https://data.london.gov.uk/dataset/projections>
- <sup>2</sup> Draft London Plan (2017) <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/>
- <sup>3</sup> An open space strategy for the London Borough of Tower Hamlets, 2017-2027, p33, para 2.8)
- <sup>4</sup> Southwark Open Space Strategy, Evidence Base, 2013, p48, para 5.2
- <sup>5</sup> Bromley Open Space, Sport and Recreation Assessment, 2017, p41, para 4.8, Calculated by adding 524 + 459 Ha
- <sup>6</sup> Royal Greenwich Parks and Open Spaces Strategy, 2017, p5





## CONSULTATION FINDINGS

As part of the survey process and to support the development of new open space policies for the emerging Local Plan, the survey team carried out the following consultation activities:

### 9.1 OPEN SPACES AUDIT AND NEEDS ASSESSMENT WORKSHOP: 9<sup>TH</sup> OCTOBER

An audience of approximately 30 key stakeholders from 'Friends of' groups and key partner organisations was held in the Civic Suite in Lewisham Town Hall.

An initial presentation by the survey team explained the reason for the open space audit, its connection with the emerging Local Plan and the methodology used to assess open space quality.

Following the presentation, there was an extended Q & A session that focused on the open space audit methodology, the council's general approach to the protection of open sites across the borough and the parameters affecting the open space policies that would be incorporated into the emerging Local Plan. Questions from the audience were fielded by the survey team and by officers from the Planning and Parks departments.

### 9.2 ON-LINE QUESTIONNAIRE

In the course of developing a new Parks and Open Spaces Strategy for the borough, the Parks Department Commissioned an on-line survey of user opinion in October and November 2018. The Open Spaces Audit team supported the production of the questionnaire, including a number of questions that were specifically focused upon respondents' views on current levels of provision, the quality of this provision and the specific focus for the future development and management of open space across the borough.

806 residents/respondents participated in the survey process. 66% of respondents were in the 30-56 age range. 62% of respondents were female.

Headlines from questionnaire that are particularly pertinent to the Open Space Assessment survey were as follows:

- Over 83% of respondents walked to their local park and over 63% felt that it was important to have a park within 5 minutes' walk of home, emphasising the importance of local open space provision. Over 95% felt that parks and open spaces made neighbourhoods good places to live
- Over 95% of respondents thought that the current condition of Lewisham's parks was either 'good' or 'fair'.
- 38% of respondents thought that the condition of Lewisham's parks had improved over the past three years. 44% felt that their condition had stayed the same.
- High percentages of respondents felt that safety, security, good facilities (e.g. toilets and café) and good equipment (e.g. bins and benches) and good play provision for children were all highly important.
- Around 95% of respondents felt that parks should provide access to nature and help to reduce air pollution.

In summary, the 806 respondents who participated in the survey hold their local parks in high regard and value the contribution that they make to their local neighbourhood. Respondents' experience of the condition of parks in Lewisham is very positive and many feel that condition has improved in the last three years. Respondents have a range of views in respect of the function of parks but the majority feel that they should be inclusive, provide a range of offers and support a variety of functions and activities.



Fig. 9.1 - Pond in Blackheath





# 10

## APPENDICES

### APPENDICES LIST

**APPENDIX 1** Audit Form

**APPENDIX 2** Quality Assessment Scores

**APPENDIX 3** Quality Assessment Criteria

For Appendix 4 see separate Appendix document- *Area of Deficiency Maps from GiGL*

\*For the complete set of analysis maps see document- *Maps for the Open Spaces Assessment*



APPENDIX 1    AUDIT FORM

LEWISHAM OSA - QUALITY ASSESSMENT SCORE SHEET

| CODE | FACILITIES                         | Number | Agg.   |  |
|------|------------------------------------|--------|--------|--|
|      |                                    |        | 0 or 1 |  |
| A1   | Grass playing pitches              |        |        |  |
| A2   | All weather sports pitch           |        |        |  |
| A3   | Sports Pavilion                    |        |        |  |
| A4   | Exercise stations                  |        |        |  |
| A5   | Children's play facilities (S/M/L) |        |        |  |
| A6   | Bowling greens                     |        |        |  |
| A7   | Outdoor tennis                     |        |        |  |
| A8   | Basketball/netball court           |        |        |  |
| A9   | Multi-Use Games Court              |        |        |  |
| A10  | Kiosk/Café/Restaurant              |        |        |  |
|      | Total (max 10)                     |        |        |  |

|    | 1.) INFRASTRUCTURE           | max 4 | Excllt/good/fair/poor/absent |
|----|------------------------------|-------|------------------------------|
| I1 | Rubbish/dog waste bins       |       |                              |
| I2 | Seats                        |       |                              |
| I3 | Toilets                      |       |                              |
| I4 | Cycle racks                  |       |                              |
| I5 | Fountains and water features |       |                              |
| I6 | Walking surfaces and paths   |       |                              |
|    | Total (max 24)               |       |                              |

Scoring

|           |        |                                    |
|-----------|--------|------------------------------------|
| Excellent | >75%   | of the maximum points<br>available |
| Good      | 50-75% |                                    |
| Fair      | 25-50% |                                    |
| Poor      | <25%   |                                    |

|    | 2.) WELCOMING              | max 4  | Excllt/good/fair/poor/absent |
|----|----------------------------|--------|------------------------------|
| W1 | Clear points of entry      |        |                              |
| W2 | Safety and security / CCTV |        |                              |
| W3 | Inclusive access standards |        |                              |
| W4 | Community engagement       |        |                              |
| W5 | Tranquillity               |        |                              |
|    | Total (max 20)             |        |                              |
|    | 3.) CLEANLINESS            | max 4  |                              |
| C1 | Litter                     |        |                              |
| C2 | Dog fouling                |        |                              |
| C3 | Vandalism                  |        |                              |
| C4 | Grassland management       |        |                              |
| C5 | Shrub / hedge management   |        |                              |
|    | Total (max 20)             |        |                              |
|    | 4.) INFORMATION            | max 4  |                              |
| M1 | Maps / notice boards       |        |                              |
| M2 | Signage/way finding        |        |                              |
| M3 | Interpretation             |        |                              |
|    | Total (max 12)             |        |                              |
|    | 6.) NATURAL FEATURES       | 0 or 1 |                              |
| N1 | Forest/woodland            |        |                              |
| N2 | Natural heath              |        |                              |
| N3 | Grassland meadows          |        |                              |
| N4 | Scrubland                  |        |                              |
| N5 | Wetland                    |        |                              |
| N6 | Open/running water         |        |                              |
| N7 | Formal landscape           |        |                              |
| N8 | Growing areas              |        |                              |
|    | Total (max 8 )             |        |                              |
|    | TOTAL (max 94)             |        |                              |



APPENDIX 2    QUALITY ASSESSMENT SCORES - SUMMARY (using data on PPG17 categories and site names and provided by Greenspace for Greater London CIC)

| Site Name                             | Area_Ha | PPG17  | Surveying Method                            | Within Opportunity Area? | Date of Survey | Site Access                                   | Total Score | %     |
|---------------------------------------|---------|--|---|--------------------------|----------------|---|-------------|-------|
| Ballamore/Shroffold Road Allotments   | 0.09    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Controlled access - Key                       | 20          | 33.33 |
| Barmeston Road Allotments             | 0.3     | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Controlled access - Code and key              | 26          | 43.33 |
| Barriedale Allotments                 | 0.95    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/18/2018      | Controlled access - Key                       | 22          | 36.67 |
| Besson Street Community Garden        | 0.16    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Controlled access - Code/Authorisation needed | 39          | 65.00 |
| Blackhorse Road Allotments            | 0.28    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Controlled access - Key                       | 22          | 36.67 |
| Blythe Hill Allotments                | 0.2     | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Controlled access - Key                       | 23          | 38.33 |
| Broadmead Allotments                  | 0.45    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Controlled access - Key                       | 17          | 28.33 |
| Castillon Road Allotments             | 1.37    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Controlled access - Key                       | 23          | 38.33 |
| Chinbrook Meadows Allotments          | 1.17    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Controlled access - Key                       | 32          | 53.33 |
| Cladendon Rise Allotments             | 0.12    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/19/2018      | Controlled access - Key                       | 28          | 46.67 |
| Dacre Park Allotments                 | 0.52    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Controlled access - Code                      | 21          | 35.00 |
| De Frene Market Garden                | 0.42    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Controlled access                             | 36          | 60.00 |
| Deloraine Street Allotments           | 0.36    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Controlled access - Code                      | 13          | 21.67 |
| Edward Street Allotments              | 0.05    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Controlled access - Combination padlock       | 25          | 41.67 |
| Exford Road Allotments                | 1.63    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Controlled access- key                        | 27          | 45.00 |
| Farmstead Road Community Garden       | 0.19    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Controlled access-                            | 29          | 48.33 |
| Firhill Road North Allotments         | 0.38    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access- code                       | 16          | 26.67 |
| Firhill Road South Allotments         | 0.31    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access - Code                      | 16          | 26.67 |
| Grow Mayow Community Garden           | 0.12    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Controlled access                             | 24          | 40.00 |
| Hazelbank Allotments                  | 0.81    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Controlled access - Key                       | 28          | 46.67 |
| Hurstbourne Road Allotments           | 0.25    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Controlled access - Key                       | 23          | 38.33 |
| Jim Hurren Allotments                 | 0.12    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access - Key                       | 23          | 38.33 |
| Kendal Road Allotments                | 0.36    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Controlled access - Code                      | 29          | 48.33 |
| Knapmill Way Allotments               | 0.43    | Allotments, Community Gardens and City Farms | Sites assessed from aerial photography only | No                       | 9/20/2018      | Controlled access - Key                       | 22          | 36.67 |
| Lee and District Land Club Allotments | 1.18    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Controlled access - Key                       | 29          | 48.33 |
| Leslie Silk Allotments                | 0.11    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access - Key                       | 25          | 41.67 |
| Long Meadow Allotments                | 2.39    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/19/2018      | Controlled access                             | 25          | 41.67 |
| Longton Nursery Allotments            | 0.52    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Controlled access - Key                       | 30          | 50.00 |
| Meadow Close Allotments               | 0.46    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access - Code                      | 33          | 55.00 |
| Merchant Taylors’ Almshouses          | 0.65    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Controlled access                             | 30          | 50.00 |
| Oldstead Road Allotments (East)       | 0.36    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Controlled access - Key                       | 27          | 45.00 |
| Priestfield Road Allotments           | 0.42    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Controlled access - Key                       | 24          | 40.00 |
| Romborough Gardens Allotments         | 0.16    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/12/2018      | Controlled access                             | 23          | 38.33 |
| Royal Naval Stage 1 Allotments        | 0.21    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Controlled access - Key                       | 23          | 38.33 |
| Royal Naval Stage 2 Allotments        | 0.11    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Controlled access - Key                       | 24          | 40.00 |
| Sedgehill Road Allotments             | 0.67    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Controlled access - Key                       | 21          | 35.00 |
| Slaithwaite Road Allotments           | 0.21    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/19/2018      | Controlled access - Key                       | 27          | 45.00 |
| St Mildred’s Road Allotments          | 0.3     | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/23/2018      | Controlled access - Key/Code                  | 18          | 30.00 |
| Stanley Street Allotments             | 0.1     | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Controlled access - Key                       | 25          | 41.67 |

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| Site Name                                | Area_Ha | PPG17  | Surveying Method                            | Within Opportunity Area? | Date of Survey | Site Access  | Total Score | %     |
|--|---------|--|---|--------------------------|----------------|--|-------------|-------|
| Sydenham Gardens                         | 0.34    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Restricted access  | 38          | 63.33 |
| Sydenham Park Allotments                 | 0.4     | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Controlled access - Code   | 17          | 28.33 |
| Taylors Lane Allotments                  | 0.48    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Controlled access - Key  | 25          | 41.67 |
| Trewsbury Road Allotments                | 0.95    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Controlled access - Key  | 26          | 43.33 |
| Weavers Estate Allotments                | 0.42    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/12/2018      | Controlled access  | 11          | 18.33 |
| Wild Cat Wilderness Community Greenspace | 0.63    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | No                       | 7/19/2018      | Controlled access via Long Meadows allotments and entrance gate      | 24          | 40.00 |
| Windlass Place Allotments                | 0.37    | Allotments, Community Gardens and City Farms | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Controlled access - Code   | 24          | 40.00 |
| 35 Cambridge Drive                       | 0.59    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/26/2018      | Open access  | 25          | 26.60 |
| Addington Grove                          | 0.07    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Open access  | 14          | 14.89 |
| Adelaide Avenue, St Margarets Square     | 0.12    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Open access  | 19          | 20.21 |
| Alanthus Close Green                     | 0.25    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/26/2018      | Open access  | 19          | 20.21 |
| Arcus Road Housing Green                 | 0.19    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access  | 20          | 21.28 |
| Bampton Estate                           | 1.6     | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Open access  | 24          | 25.53 |
| Battersby Road Housing Green             | 0.34    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access  | 27          | 28.72 |
| Beachborough Gardens                     | 0.28    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access  | 23          | 24.47 |
| Beaulieu Avenue Green                    | 0.12    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Open access  | 19          | 20.21 |
| Bell Green Lane Estate                   | 5.39    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Open access  | 21          | 22.34 |
| Boyland Road Housing Green               | 0.08    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access  | 19          | 20.21 |
| Buckley Close Open Space                 | 0.2     | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open access  | 15          | 15.96 |
| Cadet Training Centre                    | 1.13    | Amenity                                      | Sites assessed from aerial photography only | No                       | 9/21/2018      | Controlled access - Authorisation needed                             | 28          | 29.79 |
| Castleton Road - Marvels Lane Green      | 0.42    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Open access  | 20          | 21.28 |
| Catford Gyratory Green                   | 0.23    | Amenity                                      | Sites fully surveyed on the ground          | Yes                      | 7/12/2018      | Open access  | 16          | 17.02 |
| Chingley Close Housing Green             | 0.18    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access  | 26          | 27.66 |
| Creeside Discovery Centre                | 0.23    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Restricted access  | 44          | 46.81 |
| Crutchley Road. Housing Green            | 0.23    | Amenity                                      | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - Via flats of residents                           | 26          | 27.66 |
| Culverley Green                          | 0.16    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/12/2018      | Open access  | 25          | 26.60 |
| Dacre Place Green                        | 0.27    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Open access  | 28          | 29.79 |
| Dartmouth Road Estate Green              | 0.22    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open access  | 27          | 28.72 |
| Dartmouth Road Open Space                | 0.15    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open access  | 41          | 43.62 |
| Derby Hill Estate                        | 0.98    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open access  | 28          | 29.79 |
| Dorrel Estate                            | 2.81    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Open access  | 31          | 32.98 |
| Downham/The Green                        | 0.36    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access  | 15          | 15.96 |
| Duncombe Hill                            | 0.1     | Amenity                                      | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Open access  | 23          | 24.47 |
| Elfrida Crescent East                    | 0.17    | Amenity                                      | Sites assessed from aerial photography only | No                       | 9/14/2018      | No access  | 11          | 11.70 |
| Elliott Forde Park                       | 0.15    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access  | 29          | 30.85 |
| Evans Road, Housing Green                | 0.21    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Controlled access-through surrounding houses                         | 34          | 36.17 |
| Exford Road/Burnt Ash Hill Triangle      | 0.1     | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/22/2018      | No access  | 12          | 12.77 |
| Fambridge Close Open Space               | 0.04    | Amenity                                      | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Open access  | 17          | 18.09 |
| Ghent Street                             | 0.21    | Amenity                                      | Sites partially surveyed on the ground      | No                       | 9/14/2018      | No access  | 16          | 17.02 |
| Gilmore Road Park                        | 0.74    | Amenity                                      | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Open access - Through public pathway leading through back of housing | 23          | 24.47 |
| Goldsmith College Green                  | 1.19    | Amenity                                      | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Controlled access  | 29          | 30.85 |

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|--|---------|---------|---|--------------------------|----------------|---|-------------|-------|
| Greystead Road Estate                        | 0.38    | Amenity | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                                       | 11          | 11.70 |
| Grove Close Green Space                      | 0.4     | Amenity | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Open access                                       | 22          | 23.40 |
| Grove Park Library Gardens                   | 0.79    | Amenity | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Controlled access- opening hours                  | 27          | 28.72 |
| Havelock House                               | 0.54    | Amenity | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open access                                       | 16          | 17.02 |
| Hexal Road Housing Green                     | 0.32    | Amenity | Sites assessed from aerial photography only | No                       | 9/14/2018      | No access   | 26          | 27.66 |
| Hillcrest Estate Woodland                    | 7.11    | Amenity | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Open access                                       | 25          | 26.60 |
| Honor Oak Estate Green                       | 0.73    | Amenity | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                                       | 24          | 25.53 |
| Idonia Street                                | 0.03    | Amenity | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Restricted access                                 | 43          | 45.74 |
| Kingsfield House Green                       | 0.77    | Amenity | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Open access                                       | 20          | 21.28 |
| Kirkdale Green                               | 0.25    | Amenity | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Open access                                       | 22          | 23.40 |
| Laban  | 0.71    | Amenity | Sites fully surveyed on the ground          | No                       | 9/21/2018      | Restricted access                                 | 41          | 43.62 |
| Ladywell Green                               | 0.91    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Open access                                       | 29          | 30.85 |
| Ladywell House Gardens                       | 0.2     | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Restricted access                                 | 18          | 19.15 |
| Lammas Green                                 | 0.72    | Amenity | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Open access                                       | 35          | 37.23 |
| Lethbridge Close                             | 1.22    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/18/2018      | Open access - via Lewisham Road/Leathbridge Close | 14          | 14.89 |
| Leybridge Court Green                        | 1.62    | Amenity | Sites fully surveyed on the ground          | No                       | 7/26/2018      | Open access                                       | 32          | 34.04 |
| Lock Chase Green                             | 0.14    | Amenity | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Open access                                       | 21          | 22.34 |
| Longshore Open Space North                   | 0.25    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Open access                                       | 42          | 44.68 |
| Longshore Open Space South                   | 0.45    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Open access                                       | 27          | 28.72 |
| Merryfield House                             | 0.34    | Amenity | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Open access                                       | 23          | 24.47 |
| Miriam Lodge - Homeless accommodation        | 0.25    | Amenity | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Controlled access - Only residents/employees      | 23          | 24.47 |
| No. 44 Mais House                            | 0.81    | Amenity | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Open access                                       | 25          | 26.60 |
| Old Canal                                    | 1.01    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Open access                                       | 40          | 42.55 |
| Oldstead Road Green                          | 0.27    | Amenity | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access                                       | 16          | 17.02 |
| Orchard Estate - North                       | 0.1     | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Open access through housing estate                | 22          | 23.40 |
| Orchard Estate - South                       | 0.13    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Open access through housing estate                | 23          | 24.47 |
| Oslac Road                                   | 0.16    | Amenity | Sites fully surveyed on the ground          | No                       | 8/29/2018      | Restricted access                                 | 28          | 29.79 |
| Passfields                                   | 1.18    | Amenity | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access                                       | 28          | 29.79 |
| Pepys Estate                                 | 2.71    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Open access                                       | 26          | 27.66 |
| Perrystreet                                  | 0.61    | Amenity | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Open access                                       | 16          | 17.02 |
| Pitfold Gardens                              | 0.13    | Amenity | Sites assessed from aerial photography only | No                       | 9/21/2018      | No access   | 22          | 23.40 |
| Queens Road Green                            | 0.23    | Amenity | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Open access                                       | 9           | 9.57  |
| Rainsborough Avenue Embankments              | 0.51    | Amenity | Sites partially surveyed on the ground      | Yes                      | 7/10/2018      | Open access                                       | 21          | 22.34 |
| Randisbourne Gardens - Playground and Estate | 0.62    | Amenity | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Controlled access - Key                           | 30          | 31.91 |
| Rangefield Road Housing Green - East         | 0.11    | Amenity | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access                                       | 11          | 11.70 |
| Rangefield Road Housing Green - West         | 0.06    | Amenity | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access                                       | 16          | 17.02 |
| Religious Meeting Place                      | 1.47    | Amenity | Sites partially surveyed on the ground      | No                       | 9/14/2018      | Controlled access                                 | 30          | 31.91 |
| Rocastle Road Estate                         | 0.5     | Amenity | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                                       | 20          | 21.28 |
| Roseveare Road Green                         | 0.11    | Amenity | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Open access                                       | 14          | 14.89 |
| Sandpit Road Housing Green                   | 0.13    | Amenity | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access                                       | 16          | 17.02 |
| Scarlet Road Housing Green                   | 0.32    | Amenity | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - from housing                  | 25          | 26.60 |
| Sedgehill Village Estate                     | 1.26    | Amenity | Sites fully surveyed on the ground          | No                       | 8/29/2018      | Open access                                       | 33          | 35.11 |

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| Shackleton & Adjacent Estates            | 3.28    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Open access                                  | 31          | 32.98 |
| Shaw Road Open Space                     | 0.31    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access                                  | 23          | 24.47 |
| St Norbert Green                         | 0.13    | Amenity                    | Sites fully surveyed on the ground          | No                       | 7/18/2018      | Open access -through playground or MUGA gate | 16          | 17.02 |
| St. Josephs Vale Strip                   | 0.14    | Amenity                    | Sites assessed from aerial photography only | Yes                      | 7/19/2018      | No access                                    | 12          | 12.77 |
| Staunton Street Green                    | 0.38    | Amenity                    | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                                  | 20          | 21.28 |
| Stratfield House/Ringway Centre          | 0.09    | Amenity                    | Sites assessed from aerial photography only | No                       | 9/14/2018      | No access                                    | 12          | 12.77 |
| Sydenham Hill Estate                     | 8.87    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Open access                                  | 28          | 29.79 |
| Tarleton Gardens incl Eliot Bank Hedge   | 0.41    | Amenity                    | Sites assessed from aerial photography only | No                       | 9/14/2018      | No access                                    | 13          | 13.83 |
| Thurbarn Road                            | 0.14    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/29/2018      | Restricted access                            | 31          | 32.98 |
| Turnham Road Green                       | 0.06    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                                  | 16          | 17.02 |
| Wantage Road Green                       | 0.26    | Amenity                    | Sites fully surveyed on the ground          | No                       | 7/26/2018      | Open access                                  | 14          | 14.89 |
| Woodvale Estate (Lewisham)               | 0.86    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open Access                                  | 20          | 21.28 |
| Wynell Road Estate                       | 0.59    | Amenity                    | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Open access                                  | 14          | 14.89 |
| Brockley and Ladywell Cemetery           | 14.93   | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Restricted access                            | 36          | 42.86 |
| Bromley Hill Cemetery                    | 2.99    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Restricted access                            | 32          | 38.10 |
| Christ Church                            | 0.15    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Restricted access                            | 41          | 48.81 |
| Grove Park Cemetery                      | 9.15    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Controlled access- opening hours             | 43          | 51.19 |
| Hither Green Cemetery                    | 18      | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Restricted access                            | 30          | 35.71 |
| Lewisham Crematorium                     | 3.8     | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Restricted access                            | 50          | 59.52 |
| St Andrews Churchyard (Lewisham)         | 0.22    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access                                  | 38          | 45.24 |
| St Bartholomews Churchyard               | 0.3     | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Open access                                  | 31          | 36.90 |
| St Pauls Churchyard, Deptford            | 1.01    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Restricted access                            | 32          | 38.10 |
| St. Margarets Churchyard                 | 0.86    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Open access                                  | 39          | 46.43 |
| St. Mary's Churchyard Lewisham           | 0.89    | Cemeteries and Churchyards | Sites fully surveyed on the ground          | Yes                      | 7/5/2018       | Partly restricted                            | 43          | 51.19 |
| Achilles Street                          | 0.01    | Children and Teenagers     | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                                  | 20          | 21.28 |
| Barville Close Playground                | 0.07    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                                  | 29          | 30.85 |
| Bellingham Play Park                     | 2.18    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 7/19/2018      | Open access                                  | 40          | 42.55 |
| Bourneside Gardens Playground            | 0.05    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access                                  | 30          | 31.91 |
| Brindishe Green Primary School           | 0.6     | Children and Teenagers     | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access                            | 34          | 36.17 |
| Brindishe Lee School                     | 0.33    | Children and Teenagers     | Sites partially surveyed on the ground      | No                       | 9/14/2018      | Controlled access - Authorisation needed     | 43          | 45.74 |
| Brunner House Playground                 | 0.42    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access                                  | 36          | 38.30 |
| Chilham House Rollins Street Playground  | 0.09    | Children and Teenagers     | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                                  | 24          | 25.53 |
| Conisborough College                     | 1.98    | Children and Teenagers     | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - Authorisation needed     | 55          | 58.51 |
| Czar Street/ Sayes Court Estate          | 0.03    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Open access                                  | 19          | 20.21 |
| Dunfield Gardens Playground              | 0.01    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access                                  | 15          | 15.96 |
| Dunster House Playground                 | 0.02    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access                                  | 28          | 29.79 |
| Eynsford House Rollins Street Playground | 0.09    | Children and Teenagers     | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                                  | 22          | 23.40 |
| Forest Hill School Sports Ground         | 0.3     | Children and Teenagers     | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - Authorisation needed     | 18          | 19.15 |
| Hamilton Street/Edward Place             | 0.03    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Open access                                  | 21          | 22.34 |
| High Level Drive Playgrounds             | 0.06    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/30/2018      | Open access                                  | 22          | 23.40 |
| Home Park Adventure Playground           | 0.19    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Controlled access                            | 29          | 30.85 |
| Honor Oak Adventure Playground           | 1.26    | Children and Teenagers     | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Partly open/ partly controlled access        | 39          | 41.49 |

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| Horniman Triangle Play Park                     | 1.66    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Restricted access                        | 45          | 47.87 |
| Kings Street/Grenville House                    | 0.04    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Open access                              | 25          | 26.60 |
| Lullingston House Hornshay Street Playground    | 0.04    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 23          | 24.47 |
| Milton and Shipley Street                       | 0.07    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                              | 22          | 23.40 |
| Monson street Playground                        | 0.01    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Controlled access                        | 11          | 11.70 |
| Pagoda Gardens Playground                       | 0.04    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Open access                              | 19          | 20.21 |
| Pilot Close                                     | 0.02    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                              | 19          | 20.21 |
| Prendergast Ladywell School                     | 2.05    | Children and Teenagers | Sites assessed from aerial photography only | Yes                      | 7/19/2018      | Controlled access - Authorisation needed | 34          | 36.17 |
| Rainsborough Ave/ Clement House                 | 0.02    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Open access                              | 23          | 24.47 |
| Rainsborough Ave/Bence House                    | 0.02    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | No access for public                     | 29          | 30.85 |
| Recolver House Rollins Street Playground        | 0.1     | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 26          | 27.66 |
| Reigate Road Open Space                         | 1.5     | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access                              | 28          | 29.79 |
| Romney Close Playground                         | 0.02    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 22          | 23.40 |
| Rushay Green Primary School                     | 0.69    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/12/2018      | Controlled access                        | 43          | 45.74 |
| Sedgehill School                                | 6.59    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 8/29/2018      | Controlled access - Authorisation needed | 52          | 55.32 |
| Sedgewell Centre and Dumps Adventure Playground | 0.89    | Children and Teenagers | Sites assessed from aerial photography only | No                       | 9/21/2018      | Controlled access                        | 30          | 31.91 |
| Silwood Open Space                              | 0.19    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | Open access                              | 21          | 22.34 |
| Sissinghurst House Hornshay Street Playground   | 0.08    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 19          | 20.21 |
| Skipton House Honor Oak Playground              | 0.03    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                              | 25          | 26.60 |
| Somerville Adventure Playground                 | 0.29    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Restricted access                        | 40          | 42.55 |
| Spalding House Playground                       | 0.02    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                              | 27          | 28.72 |
| Sydenham School                                 | 1.82    | Children and Teenagers | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - Authorisation needed | 45          | 47.87 |
| The Richard MacVicar Adventure Playground       | 0.25    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Controlled access - Authorisation needed | 40          | 42.55 |
| Turnham House Playground                        | 0.01    | Children and Teenagers | Sites fully surveyed on the ground          | No                       | 8/1/2018       | Open access                              | 20          | 21.28 |
| Violet Close                                    | 0.02    | Children and Teenagers | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                              | 27          | 28.72 |
| Adamsrill Road                                  | 0.2     | Green Corridors        | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Open access                              | 10          | 25.00 |
| Algernon Road Buffer Zone                       | 0.21    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 7/19/2018      | No access                                | 7           | 17.50 |
| Beckenham Hill Railway Cutting                  | 1.51    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 8/15/2018      | No access                                | 7           | 17.50 |
| British Gas Land Buffer Zone                    | 0.97    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 7/19/2018      | No access                                | 9           | 22.50 |
| Brockley Railway Cutting                        | 14.55   | Green Corridors        | Sites partially surveyed on the ground      | No                       | 7/30/2018      | No access                                | 11          | 27.50 |
| Catford Embankment                              | 3.9     | Green Corridors        | Sites partially surveyed on the ground      | Yes                      | 7/19/2018      | No access                                | 9           | 22.50 |
| Chinbrook Meadows Lane                          | 0.71    | Green Corridors        | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Open access                              | 10          | 25.00 |
| Crofton Park Cutting & Embankment               | 2.28    | Green Corridors        | Sites partially surveyed on the ground      | Yes                      | 7/11/2018      | No access                                | 8           | 20.00 |
| Deptford Creek                                  | 5.02    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 7/24/2018      | No access                                | 11          | 27.50 |
| East Hither Green Railway Embankment            | 2.02    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 7/26/2018      | No access                                | 10          | 25.00 |
| East Lee Railway Embankment                     | 1.3     | Green Corridors        | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access                                | 12          | 30.00 |
| Friendly Street Cutting                         | 0.8     | Green Corridors        | Sites partially surveyed on the ground      | Yes                      | 7/17/2018      | No access                                | 7           | 17.50 |
| Goan Club, Ravensbourne Avenue                  | 2.35    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 9/20/2018      | No access                                | 10          | 25.00 |
| Grangemill Way Allotments                       | 0.25    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 9/14/2018      | No access                                | 6           | 15.00 |
| Hazel Grove Estate Playground                   | 0.04    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 8/2/2018       | No access                                | 5           | 12.50 |
| Hither Green Embankment- North                  | 0.34    | Green Corridors        | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access                                | 13          | 32.50 |
| Hither Green North-East Railway Cutting         | 3.33    | Green Corridors        | Sites partially surveyed on the ground      | Yes                      | 7/12/2018      | No access                                | 8           | 20.00 |

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| Site Name                                  | Area_Ha | PPG17           | Surveying Method                            | Within Opportunity Area? | Date of Survey | Site Access       | Total Score | %     |
|--|---------|-----------------|---|--------------------------|----------------|-------------------|-------------|-------|
| Hither Green Railway Land 1                | 4.73    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access         | 8           | 20.00 |
| Hither Green Railway Land 2                | 2.64    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/26/2018      | No access         | 14          | 35.00 |
| Hither Green South East Embankment         | 0.35    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access         | 12          | 30.00 |
| Hither Green South East Railway Embankment | 2.09    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access         | 11          | 27.50 |
| Honor Oak Cutting                          | 4.22    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/1/2018       | No access         | 9           | 22.50 |
| Ladywell Fields Railway Embankment         | 0.97    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/11/2018      | No access         | 6           | 15.00 |
| Lewisham Railway Triangles                 | 3.61    | Green Corridors | Sites assessed from aerial photography only | Yes                      | 7/19/2018      | No access         | 9           | 22.50 |
| Lewisham Station Railway Embankment        | 1.85    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/18/2018      | No access         | 8           | 20.00 |
| Lewisham to Blackheath Railway             | 3.4     | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/12/2018      | No access         | 10          | 25.00 |
| Loampit Vale Railway Embankment            | 1.99    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/18/2018      | No access         | 8           | 20.00 |
| Milborough Crescent                        | 0.12    | Green Corridors | Sites fully surveyed on the ground          | No                       | 8/23/2018      | No access         | 12          | 30.00 |
| Molesworth Street Railway Embankment       | 0.49    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/18/2018      | No access         | 10          | 25.00 |
| New Cross Cutting (Lewisham)               | 4.02    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/17/2018      | No access         | 10          | 25.00 |
| North New Cross Road Railway Embankment    | 8.58    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/10/2018      | No access         | 11          | 27.50 |
| Northbrook Park Railway Cutting            | 3.47    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/28/2018      | No access         | 10          | 25.00 |
| Nunhead Cutting                            | 2.87    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/18/2018      | No access         | 11          | 27.50 |
| Nunhead East Railway Embankment            | 0.92    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/18/2018      | No access         | 10          | 25.00 |
| Pagnell Street                             | 0.24    | Green Corridors | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access       | 6           | 15.00 |
| Pincott Place Railway Embankment           | 2.71    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/18/2018      | No access         | 10          | 25.00 |
| Pool River Open Space Railway              | 2.04    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/19/2018      | No access         | 11          | 27.50 |
| Railway aside Ladywell Fields North        | 2.51    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/11/2018      | No access         | 9           | 22.50 |
| Randlesdown Road Cutting                   | 1.13    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/15/2018      | No access         | 7           | 17.50 |
| Ravensbourne                               | 0.87    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/9/2018       | No access         | 12          | 30.00 |
| Ravensbourne River                         | 5.46    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/5/2018       | No access         | 12          | 30.00 |
| River Quaggy - Hither Green                | 0.23    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/26/2018      | No access         | 11          | 27.50 |
| River Quaggy - Lee Green                   | 0.37    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/26/2018      | No access         | 10          | 25.00 |
| River Quaggy - Lewisham                    | 0.08    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/11/2018      | No access         | 10          | 25.00 |
| River Quaggy - South of A20                | 0.39    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/12/2018      | No access         | 11          | 27.50 |
| River Ravensbourne - Southend              | 0.24    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/14/2018      | No access         | 13          | 32.50 |
| River Ravensbourne by Brookmill Park       | 0.83    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/18/2018      | No access         | 11          | 27.50 |
| Rocombe Crescent Triangle                  | 0.08    | Green Corridors | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Restricted access | 12          | 30.00 |
| Rushey Green London Squares                | 0.24    | Green Corridors | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Open access       | 8           | 20.00 |
| Sanford Street                             | 0.39    | Green Corridors | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access       | 11          | 27.50 |
| Silwood Triangle                           | 1.33    | Green Corridors | Sites fully surveyed on the ground          | Yes                      | 7/10/2018      | No access         | 9           | 22.50 |
| St John's Cutting                          | 5.72    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/18/2018      | No access         | 6           | 15.00 |
| St Mildred's Allotments Railway Land       | 1.33    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access         | 12          | 30.00 |
| St Mildred's Road Roughland                | 1.63    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/23/2018      | No access         | 11          | 27.50 |
| Sundridge Railsides                        | 10.41   | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/22/2018      | No access         | 11          | 27.50 |
| Surrey Canal                               | 0.25    | Green Corridors | Sites partially surveyed on the ground      | Yes                      | 7/10/2018      | No access         | 7           | 17.50 |
| Sydenham Park Cutting                      | 2.7     | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/8/2018       | No access         | 11          | 27.50 |
| Sydenham Road Cutting                      | 2.62    | Green Corridors | Sites partially surveyed on the ground      | No                       | 8/30/2018      | No access         | 9           | 22.50 |
| Vesta Road Railway Cutting                 | 2.62    | Green Corridors | Sites partially surveyed on the ground      | No                       | 7/18/2018      | No access         | 10          | 25.00 |

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| Site Name                                    | Area_Ha | PPG17                                     | Surveying Method                            | Within Opportunity Area? | Date of Survey | Site Access   | Total Score | %     |
|--|---------|---|---|--------------------------|----------------|---|-------------|-------|
| West of SELCHP                               | 0.12    | Green Corridors                           | Sites partially surveyed on the ground      | Yes                      | 7/10/2018      | No access   | 7           | 17.50 |
| Worsley Bridge                               | 0.56    | Green Corridors                           | Sites partially surveyed on the ground      | No                       | 8/7/2018       | No access   | 10          | 25.00 |
| Zampa Road Railway Embankment                | 3.4     | Green Corridors                           | Sites partially surveyed on the ground      | Yes                      | 7/10/2018      | No access   | 4           | 10.00 |
| Arcus Road Roughland                         | 0.24    | Natural and Semi-natural Urban Greenspace | Sites partially surveyed on the ground      | No                       | 8/14/2018      | No access   | 11          | 13.10 |
| Bell Green Pond                              | 0.47    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 7/19/2018      | Open access   | 22          | 26.19 |
| Blackheath                                   | 82.65   | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 7/25/2018      | Open access   | 41          | 48.81 |
| Bridgehouse Meadows                          | 3.26    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access   | 24          | 28.57 |
| Brookmill Nature Reserve                     | 0.4     | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | Yes                      | 7/18/2018      | Controlled access - Authorisation needed  | 26          | 30.95 |
| Burnt Ash Pond Nature Reserve                | 0.13    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/23/2018      | Controlled access - Code  | 36          | 42.86 |
| Chinbrook Roughland                          | 0.32    | Natural and Semi-natural Urban Greenspace | Sites partially surveyed on the ground      | No                       | 8/22/2018      | No access   | 12          | 14.29 |
| Dacres Wood Nature Reserve                   | 0.82    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Controlled access - Code  | 36          | 42.86 |
| Devonshire Road Nature Reserve               | 2.17    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Controlled access - Code  | 51          | 60.71 |
| Downham Woodland Walk Nature Reserve         | 3.7     | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access   | 29          | 34.52 |
| Former Lower Sydenham Station Allotments     | 0.31    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Open access   | 18          | 21.43 |
| Garthorne Road Nature Reserve                | 3.05    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Controlled access - Code  | 29          | 34.52 |
| Grove Park Nature Reserve                    | 5.17    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access to northern side (public nature reserve), southern side: controlled access -key | 25          | 29.76 |
| Hither Green Railway Triangle Nature Reserve | 1.49    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/23/2018      | Controlled access - Key, supervised visit   | 26          | 30.95 |
| Honor Oak Nature Reserve                     | 0.22    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/1/2018       | No access   | 13          | 15.48 |
| Horniman Nature Trail                        | 1.79    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Restricted access   | 28          | 33.33 |
| Iona Close Orchard                           | 0.3     | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | Yes                      | 7/12/2018      | Restricted access   | 34          | 40.48 |
| Millwall Embankment                          | 3.15    | Natural and Semi-natural Urban Greenspace | Sites partially surveyed on the ground      | Yes                      | 7/10/2018      | No access   | 25          | 29.76 |
| New Cross Gate Cutting Nature Reserve        | 4.19    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Controlled access   | 32          | 38.10 |
| Peter Pan's Pool                             | 0.33    | Natural and Semi-natural Urban Greenspace | Sites assessed from aerial photography only | No                       | 9/21/2018      | No access   | 19          | 22.62 |
| Pool River Open Space                        | 6.44    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | Yes                      | 7/19/2018      | Open access   | 44          | 52.38 |
| River Quaggy                                 | 0.23    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/22/2018      | No access   | 30          | 35.71 |
| St Matthew Academy Forest School             | 0.18    | Natural and Semi-natural Urban Greenspace | Sites partially surveyed on the ground      | No                       | 7/26/2018      | Controlled access: Authorisation needed   | 35          | 41.67 |
| Sue Godfrey Nature Park                      | 0.59    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Open access   | 27          | 32.14 |
| Sydenham Cottages Nature Reserve             | 0.54    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Open access   | 9           | 10.71 |
| Vineries Nature Reserve                      | 0.66    | Natural and Semi-natural Urban Greenspace | Sites fully surveyed on the ground          | Yes                      | 7/19/2018      | Open access - via Pool River Open Space   | 22          | 26.19 |
| Bellingham Bowling Club                      | 0.72    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | No                       | 9/21/2018      | Controlled access   | 38          | 40.43 |
| Bellingham Leisure and Lifestyle Centre      | 4.53    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access   | 41          | 43.62 |
| Blackheath Hockey Club                       | 2.04    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | No                       | 9/21/2018      | Controlled access   | 30          | 31.91 |
| Bridge Leisure Centre East                   | 0.82    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access   | 33          | 35.11 |
| Bridge Leisure Centre West                   | 2.75    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | No                       | 9/21/2018      | Controlled access   | 33          | 35.11 |
| Catford Wanderers Sports Club                | 2.71    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 8/29/2018      | Controlled access   | 44          | 46.81 |
| Deptford Green School                        | 1.25    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | Yes                      | 9/14/2018      | Controlled access   | 49          | 52.13 |
| Downham Playing Fields                       | 8.08    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 8/14/2018      | Open access   | 26          | 27.66 |
| Elm Lane Sports Ground                       | 2.83    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Controlled access   | 26          | 27.66 |
| Firhill Road Playing Fields                  | 3.47    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 7/19/2018      | Restricted access   | 38          | 40.43 |
| Forest Hill Bowls Club                       | 0.39    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | No                       | 9/21/2018      | Controlled access   | 32          | 34.04 |
| Guys Hospital Sports Ground                  | 5.83    | Outdoor Sports Facilities                 | Sites partially surveyed on the ground      | No                       | 7/30/2018      | Controlled access   | 43          | 45.74 |
| Haberdashers' Aske's Knights Academy         | 1.56    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access   | 44          | 46.81 |
| Ladywell Arena                               | 2.17    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | Yes                      | 7/5/2018       | Restricted access   | 36          | 38.30 |
| Millwall Football Club Training Ground       | 7.4     | Outdoor Sports Facilities                 | Sites partially surveyed on the ground      | No                       | 9/20/2018      | Controlled access   | 28          | 29.79 |
| Prendergast Girls School Fields              | 3.71    | Outdoor Sports Facilities                 | Sites assessed from aerial photography only | No                       | 9/13/2018      | Controlled access - Authorisation needed  | 31          | 32.98 |
| Rutland Walk Sports Club                     | 2.21    | Outdoor Sports Facilities                 | Sites fully surveyed on the ground          | No                       | 8/7/2018       | Controlled access   | 30          | 31.91 |

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|--|---------|---------------------------|---|--------------------------|----------------|--|-------------|-------|
| Sedgehill School Sports Ground                     | 2.78    | Outdoor Sports Facilities | Sites fully surveyed on the ground          | No                       | 8/29/2018      | Controlled access - Authorisation needed | 45          | 47.87 |
| St Dunstan's College Sports Ground                 | 4.18    | Outdoor Sports Facilities | Sites fully surveyed on the ground          | Yes                      | 7/12/2018      | Controlled access                        | 44          | 46.81 |
| St Matthew Academy                                 | 1.54    | Outdoor Sports Facilities | Sites partially surveyed on the ground      | No                       | 9/14/2018      | Controlled access                        | 50          | 53.19 |
| St.Dunstan's College, Jubilee Ground               | 7.89    | Outdoor Sports Facilities | Sites fully surveyed on the ground          | Yes                      | 7/19/2018      | Controlled access                        | 43          | 45.74 |
| Sydenham High School Field                         | 0.66    | Outdoor Sports Facilities | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - Authorisation needed | 27          | 28.72 |
| Ten-Em-Bee Sports Club                             | 2.66    | Outdoor Sports Facilities | Sites assessed from aerial photography only | No                       | 9/14/2018      | Controlled access - Authorisation needed | 40          | 42.55 |
| The Healthy Lifestyle Centre (Abbotshall Road)     | 1.24    | Outdoor Sports Facilities | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Controlled access                        | 51          | 54.26 |
| Whitefoot Lane Recreation Ground                   | 7.02    | Outdoor Sports Facilities | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Controlled access - Key                  | 28          | 29.79 |
| Albion Millenium Green                             | 0.73    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/8/2018       | Open access                              | 26          | 27.66 |
| Baxter's Fields                                    | 0.99    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/21/2018      | Open access                              | 32          | 34.04 |
| Beckenham Place Park                               | 70.26   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/16/2018      | Restricted access                        | 54          | 57.45 |
| Beckenham Place Park Common and Summerhouse Fields | 25.49   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/16/2018      | Restricted access                        | 39          | 41.49 |
| Bellingham Green                                   | 0.91    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/15/2018      | Open access                              | 47          | 50.00 |
| Blythe Hill Fields                                 | 7.07    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Open access                              | 45          | 47.87 |
| Broadway Fields                                    | 0.72    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Open access                              | 28          | 29.79 |
| Brookmill Park                                     | 2.71    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/18/2018      | Restricted access                        | 53          | 56.38 |
| Chinbrook Meadows (Lewisham)                       | 10.95   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/22/2018      | Restricted access                        | 62          | 65.96 |
| Cornmill Gardens                                   | 1.38    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/5/2018       | Open access                              | 51          | 54.26 |
| Deptford Memorial Gardens                          | 0.35    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Open access                              | 23          | 24.47 |
| Deptford Park                                      | 7       | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 49          | 52.13 |
| Durham Hill  | 12.79   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/28/2018      | Open access                              | 25          | 26.60 |
| Eckington Gardens                                  | 0.89    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 43          | 45.74 |
| Edith Nesbitt Gardens                              | 0.56    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/26/2018      | Open access                              | 36          | 38.30 |
| Evelyn Green                                       | 1.19    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                              | 30          | 31.91 |
| Ferranti Park                                      | 0.23    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Open access                              | 41          | 43.62 |
| Folkestone Gardens                                 | 2.51    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/3/2018       | Open access                              | 41          | 43.62 |
| Fordham Park                                       | 3.51    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/4/2018       | Open access                              | 49          | 52.13 |
| Forster Memorial Park                              | 16.77   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/9/2018       | Open access                              | 40          | 42.55 |
| Friendly Gardens (Lewisham)                        | 1.43    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Open access                              | 16          | 17.02 |
| Hatcham gardens                                    | 0.24    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Open access                              | 32          | 34.04 |
| Hilly Fields (Lewisham)                            | 18.98   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/30/2018      | Open access                              | 54          | 57.45 |
| Home Park  | 2.96    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Open access                              | 42          | 44.68 |
| Horniman Museum And Gardens                        | 6.09    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 9/20/2018      | Restricted access                        | 64          | 68.09 |
| Ladywell Fields                                    | 16.23   | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/5/2018       | Open access                              | 68          | 72.34 |
| Lewisham Park                                      | 4.13    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Restricted access                        | 44          | 46.81 |
| Lewisham War Memorial Gardens                      | 0.5     | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/11/2018      | Open access                              | 19          | 20.21 |
| Lewisham Way                                       | 0.06    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Open access                              | 26          | 27.66 |
| Lower and Upper Pepys Park                         | 3.03    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/3/2018       | Open access                              | 49          | 52.13 |
| Luxmore Gardens                                    | 0.41    | Parks and Gardens         | Sites fully surveyed on the ground          | Yes                      | 7/17/2018      | Restricted access                        | 23          | 24.47 |
| Manor House Gardens                                | 3.92    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/26/2018      | Restricted access                        | 60          | 63.83 |
| Manor Park (Lewisham)                              | 1.35    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/12/2018      | Restricted access                        | 59          | 62.77 |
| Margaret McMillan Park (Lewisham)                  | 1.24    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 7/24/2018      | Open access                              | 43          | 45.74 |
| Mayow Park   | 7.09    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/2/2018       | Restricted access                        | 61          | 64.89 |
| Mountsfield Park                                   | 13.37   | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/23/2018      | Restricted access                        | 56          | 59.57 |
| Northbrook Park                                    | 3.78    | Parks and Gardens         | Sites fully surveyed on the ground          | No                       | 8/23/2018      | Restricted access                        | 49          | 52.13 |

\*PPG17 data provided by Greenspace Information for Greater London CIC.

APPENDIX 3    QUALITY ASSESSMENT CRITERIA

| Code | Criteria                     | Description   | Poor  | Excellent  |
|------|------------------------------|---|---|--|
| I1   | Rubbish/dog waste bins       | Quality and provision of dog waste and rubbish bins   | Very few rubbish or dog waste bins provided   | Plenty of rubbish and dog waste bins, dispersed throughout the site  |
| I2   | Seating                      | Condition, dispersal and amount provided  | Little/no seating provided  | Plenty of seating options provided in a variety of areas, maintained well  |
| I4   | Toilets                      | Condition and amount of facilities provided   | No/few toilets provided, and to a very low standard   | An appropriate amount of well-maintained facilities  |
| I5   | Cycle racks                  | Condition, placement and amount provided  | No/few cycle racks provided, in bad condition   | Plenty of well-maintained cycle racks, in key positions  |
| I6   | Fountains and water features | Condition and provision of fountains/water features   | Fountains/water features in poor condition  | Evidence of water features in use and/or regular maintenance   |
| I7   | Walking surfaces and paths   | Condition of path surface treatment   | Visible damage to pathways (broken surfaces, eroded in parts, subgrade exposed, pot holes etc.)                                 | No sign of damage, surfaces are consistent and well-maintained   |
| Code | Criteria                     | Description   | Poor  | Excellent  |
| W1   | Clear points of entry        | Visibly structured and well-maintained points of entry  | Multiple points of informal entry   | Distinct entrances which may be marked with signs, orientation maps, lighting and other features   |
| W2   | Safety and security/CCTV     | Obvious CCTV cameras/signage, sense of safety within the site   | No evidence of CCTV cameras or signage, evidence of anti-social behaviour, confined spaces with no escape, no clear sight lines | Visual evidence of CCTV cameras, with appropriate signage, a staff presence, clear sight lines   |
| W3   | Inclusive access standards   | Condition and amount of inclusive access options provided (ramps, handrails, direction towards alternative routes etc.) | No inclusive access provided, steep gradients without an alternative option   | Disabled access options provided where ever necessary, communication of gradients, inclusive features displayed (e.g. multi-lingual or brail options on signage) |
| W4   | Community engagement         | Evidence of engagement: community notice boards, advertisements for events, user groups,                                | Little or no evidence of community use, no notice boards  | Well used and maintained, up to date community notice boards located in key positions, with evidence of activities suggesting community involvement              |
| W5   | Tranquillity                 | Atmosphere/experience of the site, ability to escape noise, calm environment  | Site is noisy (close to over ground, main road etc)   | Site is calm and peaceful  |

| Code | Criteria               | Description  | Poor   | Excellent  |
|------|------------------------|--|--|--|
| C1   | Litter                 | Presence of litter   | Visible and abundant   | No evidence of litter  |
| C2   | Dog fouling            | Presence of dog fouling  | Visual and abundant  | No evidence of dog fouling   |
| C3   | Vandalism              | Tagging/graffiti, evidence of broken equipment, fences etc.  | Visual evidence of tagging/graffiti, evidence of broken equipment, fences etc.               | No evidence of tagging/graffiti or broken equipment  |
| C4   | Grassland management   | Standard of upkeep of short mown or mature meadow grasslands   | Minimal evidence of grass cutting presenting a neglected appearance                          | Evidence of regular grass cutting with clear differentiation between short and long grass areas      |
| C5   | Shrub/hedge management | Standard of upkeep of shrubs and hedges  | Minimal evidence of hedge trimming/hedges left to overgrow presenting a neglected appearance | Evidence of regular trimming/pruning, hedges/shrubs appear well maintained                           |
| Code | Criteria               | Description  | Poor   | Excellent  |
| M1   | Maps/notice boards     | Quality and provision of appropriate and well-maintained maps/notice boards                            | Minimal/no maps or notice boards   | Maps and noticeboards helpfully located in key positions, with relevant information, maintained well |
| M2   | Signage/way finding    | Quality and provision of appropriate and well-maintained signage                                       | Minimal/no signage, no clear sight lines, layout is confusing                                | Coherent signage throughout site, located where needed, maintained well                              |
| M3   | Interpretation         | Quality and provision of informative signs (history of the site, descriptions of natural elements etc) | Little/no interpretation included  | Information provided where necessary, which adds value to and understanding of the site              |