



London Borough of Lewisham

Lewisham Leisure and open Space Study

A Final Report, Appendices and Maps

May 2010



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Glossary

ATPs	Artificial Turf Pitches
BMX	Bicycle Motorcross
BTCV	British Trust for Conservation Volunteers
CABE	Commission for Architecture and the Built Environment
CIL	Community Infrastructure Levy
GIS	Geographic Information Systems
GLA	Greater London Authority
GLDP	Greater London Development Plan
Ha	Hectares
ILAM	Institute Leisure Amenity Management
LDF	Local Development Framework
LEU	London Ecology Unit
LNRs	Local Nature Reserves
LPAC	London Planning Advisory Committee
MOL	Metropolitan Open Land
MUGA	Multi Use Games Areas
NPFA	National Playing Fields Association (Now called Fields in Trust)
OS	Open Space
PE	Physical Education
PCT	Primary Care Trust
POS	Public Open Space
PPG17	Planning Policy Guidance 17
ROSPA	Royal Society for the Prevention of Accidents

SPG	Supplementary Planning Guidance
UDP	Urban Development Plan
UGS	Urban Greenspace



Section 1

Executive Summary

1 Executive Summary

- 1.1 Over the last decade it has been increasingly recognised that aspects of the urban environment, including open space provision, has contributed to urban decline. There has been a lot of research into the importance and value of urban parks and green spaces and an increasing focus on increasing participation in sport and exercise, in the context of reducing health problems and obesity.
- 1.2 In 2002 Planning Policy Guidance note 17: 'Open Space, Sport and Recreation' set out the Governments priorities and aims for high standard open space provision in the right locations. It requires local authorities to identify deficiencies in both open space and sport facilities and to remedy these deficiencies.
- 1.3 The study will help the council to plan positively, effectively and creatively to ensure that there is adequate provision of accessible, high quality open space, sport and recreation facilities that meet the needs and aspirations of local communities, local people and people who work or visit the Borough.

Aim of the Study

- 1.4 This study has been prepared with the following aims:
 - **To identify accessible open spaces, sports and recreation provision in Lewisham for existing and future needs**
 - **To provide an appropriate balance between new provision and the enhancement of existing provision**
 - **To enable clarity and reasonable certainty for developers and landowners in terms of the local authority's requirements for such provision**
 - **To ensure the provision of space which is economically and environmentally sustainable**

Scope of the Study

- 1.5 The study adheres to the guidance detailed in "Assessing Needs and Opportunities: A Companion Guide to PPG 17". PPG 17 requires local authorities to undertake an assessment of provision of open space, indoor facilities and outdoor sports provision. This study has reviewed existing strategies and has undertaken significant consultation with the local public as part of the assessment.
- 1.6 The study follows the model as set out in the five recognised steps advocated in the Companion Guide. These are broadly:
 - **Step 1 – Identifying Local Needs**
 - **Step 2 – Auditing Local Provision**
 - **Step 3 – Setting Provision Standards**
 - **Step 4 – Applying Provision Standards**
 - **Step 5 – Policy Recommendations**

- 1.7 The study has included an audit of all existing open space, sport and recreational facilities with public access or community use, in terms of:
- **Quantity**
 - **Quality**
 - **Accessibility**
- 1.8 The study has also given consideration to the following factors:
- **Different uses of facilities**
 - **Classification and differing typologies of provision**
 - **The scale and availability of resources for maintenance / management**
 - **English Nature's "Accessible Natural Greenspace Standards"**
- 1.9 The study undertaken has included:
- **Consideration of the likely needs up to 2025**
 - **A review of all existing applicable plans and strategies**
 - **A review of existing open space, leisure and recreation policies contained within the Local Development Framework (LDF)**
 - **A range of consultation exercises to ascertain the views of the local community, key interest groups and wider stakeholders**
 - **Consideration of existing facilities within the Borough, including provision by the local authority (including education), private and voluntary sectors**
 - **An assessment of playing pitch provision using the methodology detailed in "Toward a Level Playing Field: A Guide to the Production of Playing Pitch Strategies" (Sport England, 2002)**
 - **Recommendations for local standards of provision with regard to quantity, quality and accessibility for inclusion within the emerging Local Development Framework**

Rationale: Why Carry Out a Study?

- 1.10 The desirable outcomes from undertaking a PPG17 Assessment are to provide local people with networks of accessible, high quality open spaces and sports and recreation facilities in urban areas, which will meet the need of local people and visitors. PPG 17 strives to provide a balance between enhancing existing provision and new provision.
- 1.11 The provision of good quality, accessible open spaces, and sport and recreation facilities can make a positive contribution to a number of key social objectives. These include:
- 1.12 **Promoting and supporting the urban renaissance** agenda through the provision of local networks of well maintained and well managed, open spaces, sports and recreational facilities in order to help create urban environments that are safe, attractive and clean. Greenspaces in urban areas perform vital functions as areas for nature conservation and biodiversity and by acting as 'green lungs' can assist in meeting objectives to improve air quality.

- 1.13 **Promoting social inclusion and community cohesion** – well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activity, they can bring people from deprived communities together providing opportunities for wider social interaction.
- 1.14 **Health and well being** – open space, sports and recreational facilities have a vital role to play promoting healthy living and preventing illness and in the social development of children of all ages through play, sporting activities and interaction with others.
- 1.15 **Promoting more sustainable development** – by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking or cycling and that more heavily used or intensive sports and recreational facilities are planned in locations well served by public transport.
- 1.16 **Improving** open spaces, sport and recreation facilities and to encourage greater use by all members of the community. A key driver for this is to provide the residents of the Borough with safe, accessible, attractive provision and facilities that are of the right type and meet the needs of the communities that use them.
- 1.17 **Protecting** valuable provision from development where there is a definite need and ensuring that new landscape schemes contribute to improving the area and that quality is maintained obtaining correct levels of funding.
- 1.18 **Identify** processes for **Partnership Involvement** – the Council is keen to involve local communities in the management of greenspaces and wishes to create opportunities for people to be involved and have ownership, working together to improve the greenspace.

The Vision

- 1.19 It is important that a vision is adopted to reflect the aspirations for open space, sport and recreation in meeting the Borough's corporate objectives. The Vision as detailed in the Council's current Open Space Strategy has been adopted:

“To protect, enhance and cherish open space for the benefit of local people, the wider community and for future generations”.

Audit of Local Provision

- 1.20 Section 4 sets out the relevant audit findings and key issues for each of the typologies in terms of the quantity, quality and accessibility of provision.
- 1.21 All identified sites have been plotted using GIS and the total size of these sites (hectares) has been determined via this method, to provide an indication of the level of provision across the Borough and within each ward. From this information standards have been set for the Borough as a whole.

Typologies

- 1.22 In order to assess in some detail the adequacy of open space, sport and recreation provision, it is necessary to consider the different types of provision and their primary role and function. Knowing why, and what, an open space or sports facility is there “to do” is critical to making judgements about its adequacy in respect of quantity, quality and accessibility.
- 1.23 The PPG17 Companion Guide provides guidance on a number of key categories (Typology) of open space, sport and recreation provision. This typology is summarised in Table 1.1.

Table 1.1 – LB Lewisham Typologies

Typology	Definition & Primary Purpose
Parks and Gardens	Accessible, high quality opportunities for informal recreation and community events. The typology includes urban parks, country parks and formal public gardens.
Natural and Semi-Natural Greenspace	Natural and semi-natural areas providing access to wildlife, environmental education and awareness, biodiversity and nature conservation. The typology includes green corridors, woodlands, and scrubland, wetland and nature conservation areas.
Outdoor Sports Facilities	Community accessible sports facilities (public and private) with participation in outdoor sports such as pitch sports, tennis, bowls and golf.
Amenity Greenspace	Open space in housing areas, village greens, informal recreational space and hard-surfaced areas designed for pedestrians (civic space). Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision For Children and Young People	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGA), BMX tracks and skateboard parks.
Allotments and Community Gardens	Opportunities for those people who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.

Typology	Definition & Primary Purpose
Cemeteries and Churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation, biodiversity and to provide a link to the past.

- 1.24 Appendix 2 provides a detailed listing of all sites, by typology across the Borough. This table is used as the basis for all the audit and assessment findings in section III. The typologies have been developed on the basis of the primary purpose for which the open space/facility is used.
- 1.25 The types of green space that have been excluded from the study are:
- a) Hard Surfaced areas designed for pedestrians. Although they provide many of the same benefits as green spaces, the inclusion of hard- landscaped areas is not compatible with a study concentrating on green spaces.
 - b) Some private green spaces provide a degree of visual amenity and in a few instances may be available to the public on a paid basis; access is either restricted by cost or limited opening hours, thereby excluding the public from general use. However, bringing private green space into public use offers one option for making good deficiencies.
 - c) Very small areas of public green space have been excluded on the basis that they are difficult to survey and map. However, they still serve valuable functions and the same planning provisions relating to larger green spaces will apply to them.
- 1.26 When rating quality at each site Table 1.2 summarises the key assessment criteria applied to each of the typology. More detailed information regarding the quality audit can be found in Appendix 1.

Table 1.2 – LB Lewisham PPG 17 Typologies

TYPOLOGY	ASSESSMENT CRITERIA
Parks and Gardens	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Boundary fencing and hedges • Tree management • The quality of key furniture including seats, bins, toilets • The quality of maintenance, grass cutting, pathways • Cleanliness • The quality of specific facilities including play provision, bowling greens, multi-use games areas etc. (these are shown as a separate assessment)
Natural & Semi Natural Greenspace	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Boundary fencing and paths • Tree management

TYPOLOGY	ASSESSMENT CRITERIA
	<ul style="list-style-type: none"> • The quality of key furniture including seats and bins • Cleanliness
Outdoor Sports Facilities	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Presence and quality of parking and lighting • The quality of key furniture including seats and bins • The quality of grassed areas • Cleanliness • The quality of specific facilities including pitches, bowling greens and tennis courts
Amenity Greenspace	<ul style="list-style-type: none"> • Presence and quality of signage and information • The quality of key furniture including seats and bins (excluding visual amenity areas) • The quality of grassed areas • Cleanliness
Provision for Children and Young People	<ul style="list-style-type: none"> • Play value assessed against RoSPA play value assessment considers elements more than equipment such as play value and ambience.
Allotments and Community Gardens	<ul style="list-style-type: none"> • Entrance areas • The presence of a water supply • Whether the site is served by toilets • Secure fencing around the site • Signage to identify management, usage arrangements, special events and the availability of plots • The presence of facilities such as composting bins, a shop and car parking
Cemeteries and Churchyards	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Boundary fencing and hedges • Tree management • The quality of key furniture including seats and bins • The quality of maintenance, grass cutting, pathways • Cleanliness • Memorial management and vandalism

1.27 **Future Needs:** In the future, population across the Borough is projected to increase from 264,732 (2008) to 309,882 by 2025. It is therefore considered that there will be a substantial increase in demand for provision.

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- 1.28 However, it is important that existing levels of provision are maintained, in both qualitative and quantitative terms to continue to provide for the population level; only where there is a significant surplus of a specific type of provision should this be considered for alternative use. It is also particularly important to recognise that the Borough has a larger number of younger people now, who will, as they grow up, increase demand for provision. Equally, as these existing young people grow older, there will be a need to continue, as at present, to provide for a larger than average elderly population.
- 1.29 It is also critical to recognise that there is currently a national focus on increasing activity levels amongst the general population; Sport England aim to achieve a 1% increase in participation, on a regular basis, amongst the population to 2020. If these figures are achieved, there will be an impact on the local levels of participation and the demand for provision. Equally, there may well be changes in the type of activity in which people wish to participate. There is therefore a need to retain flexibility in what is provided, and the levels of provision, to be able to respond to these participation issues.
- 1.30 Lewisham currently covers 3,521.87 ha of which 726.11ha is greenspace. This equates to 20.62% of land across Lewisham being greenspace.
- 1.31 Table 1.3 below provides the accurate provision in Hectares for each of the typologies. Compared to Table 1.4, Table 1.3 does not have any sites that are double counted it only equates to provision of hectares in its primary typology, for example there are a number of Sites of Importance for Nature Conservation and Children and Young People where there primary site has been used such as in Parks and Gardens, Amenity Space, Allotments and Cemeteries.

Table 1.3 – Summary of provision across LB Lewisham 2009

Typology	Provision in Hectares	Provision per 1,000 Population
Parks and Gardens	373.33	
Metropolitan Sites of Importance – Natural and Semi Natural	16.88	
Grade I Sites of Importance – Natural and Semi Natural	7.16	
Grade II Sites of Importance – Natural and Semi Natural	3.85	
Local Sites of Importance – Natural and Semi Natural	2.88	
Green Corridors	90.49	
Outdoor Sports Facilities (excluding golf courses)	120.10	
Amenity Greenspace	31.12	
Provision for Children and Young People – Stand alone provision *	2.27	
Allotments and Community Gardens	24.85 ha	
Cemeteries and Churchyards	53.18 ha	
Borough Total	726.11 ha	2.74 ha

- 1.32 To provide the overall provision in the Borough sites that fall within other typologies have not been counted twice. This eradicates double counting.
- 1.33 The table below identifies land by ward and by open space typology. The table also provides the percentage of land by typology in each ward.

Table 1.4 - Open Space Typologies providing land by ward and percentages of typology by ward.

Wards	Total Ha per Ward	Parks and Gardens Ha per Ward & % of Total Ward Ha	SINC – Metropolitan Importance Ha per Ward & % of Total Ward Ha	SINC – Grade I Importance Ha per Ward & % of Total Ward Ha	SINC – Grade II Importance Ha per Ward & % of Total Ward Ha	SINC – Local Importance Ha per Ward & % of Total Ward Ha	Green Corridor Ha per Ward & % of Total Ward Ha	Outdoor Sports Ha per Ward & % of Total Ward Ha	Amenity Green Space Ha per Ward & % of Total Ward Ha	Children & Young People Ha per Ward & % of Total Ward Ha	Allotment Ha per Ward & % of Total Ward Ha	Cemeteries Ha per Ward & % of Total Ward Ha
Bellingham Ward Totals	308.129	93.41 30.32%	98.57 31.99%	16.21 5.26%	0.47 0.15%	0.66 0.21%	1.15 0.37%	29.15 9.46%	0.84 0.27%	1.12 0.36%	6.18 2.01%	0 0%
Blackheath Ward Totals	230.309	70.79 30.74%	67.48 29.30%	0 0%	4.04 1.75%	0 0%	0 0%	7.20 3.13%	1.21 0.53%	0.10 0.04%	0.53 0.23%	0.59 0.26%
Brockley Ward Totals	166.390	4.77 2.87%	0 0%	0 0%	10.55 6.34%	0.44 0.26%	6.34 3.81%	0 0%	1.46 0.88%	0.06 0.04%	1.31 0.79%	0 0%
Catford South Ward Totals	187.415	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0.6 0.32%	0.16 0.09%	0 0%	1.11 0.59%	0 0%
Crofton Park Ward Totals	172.840	10.32 5.97%	38.07 22.03%	0 0%	0 0%	1.79 1.04%	0.59 0.34%	0 0%	0.10 0.06%	0.14 0.08%	0.20 0.12%	0 0%
Downham Ward Totals	237.319	37.93 15.98%	0 0%	2.59 1.09%	15.48 6.52%	3.86 1.63%	0 0%	30.5 12.85%	1.11 0.47%	0.43 0.18%	0.74 0.31%	3 1.26%
Evelyn Ward Totals	162.792	14.97 9.20%	15.31 9.40%	0 0%	0 0%	6.29 3.86%	0.67 0.41%	4.2 2.58%	2.18 1.34%	1.37 0.84%	0.59 0.36%	0.87 0.53%
Forest Hill Ward Totals	182.433	11.10 6.08%	0 0%	0 0%	10.16 5.57%	1.14 0.62%	8.01 4.39%	0 0%	0.91 0.50%	0.20 0.11%	0 0%	0 0%
Grove Park Ward Totals	255.883	15.03 5.87%	0 0%	4.57 1.79%	29.44 11.51%	0.57 0.22%	18.64 7.28%	5.6 2.19%	1.42 0.55%	0.41 0.16%	6.53 2.55%	9.35 3.65%
Ladywell Ward Totals	160.346	22.87 14.26%	0 0%	14.92 9.30%	0 0%	18.67 11.64%	27.55 17.88%	4.35 2.71%	0.12 0.07%	0.23 0.14%	0 0%	14.92 9.30%
Lee Green Ward Totals	171.950	5.79 3.37%	0 0%	0 0%	11.13 6.47%	1.35 0.79%	14.67 8.53%	0 0%	1.04 0.60%	0.26 0.15%	0.33 0.19%	0 0%
Lewisham Central Ward Totals	208.936	12.01 5.75%	0 0%	0 0%	4.61 2.21%	0.68 0.33%	18.05 8.64%	0 0%	1.13 0.54%	0.5 0.24%	0.16 0.08%	0.89 0.43%
New Cross Ward Totals	184.781	10.02 5.42%	1.51 0.82%	0 0%	5.78 3.13%	3.41 1.85%	11.07 5.99%	2.8 1.52%	7.05 3.82%	0.91 0.49%	0.46 0.25%	0 0%
Perry Vale Ward Totals	168.286	7.21 4.28%	0 0%	0 0%	9.43 5.60%	0.29 0.17%	3.73 2.22%	0 0%	0.37 0.22%	0.13 0.08%	1.29 0.77%	0 0%
Rushey Green Ward Totals	176.777	26.97 15.26%	0 0%	0 0%	13.45 7.61%	22.32 12.63%	0 0%	14.55 8.23%	0 0%	0.11 0.06%	0.42 0.24%	0 0%
Sydenham Ward Totals	172.815	8.46 4.90%	0 0%	7.07 4.09%	1.59 0.92%	8.14 4.71%	1.29 0.75%	2.8 1.62%	7.49 4.33%	0.39 0.23%	2.35 1.36%	0.30 0.17%
Telegraph Hill Ward Totals	156.225	4.62 2.96%	0 0%	0 0%	2.87 1.84%	4.3 2.75%	3.67 2.35%	8.35 5.34%	0.42 0.27%	1.9 1.22%	1.02 0.65%	0 0%
Whitefoot Ward Totals	218.250	17.06 7.82%	0 0%	45.12 20.67%	0 0%	16.52 7.57%	10.61 4.86%	10 4.58%	4.11 1.88%	0.36 0.16%	1.63 0.75%	23.26 10.66%
BOROUGH TOTALS	3521.874	373.33 10.60%	221 6.27%	90.48 2.57%	119 3.38%	90.44 2.56%	126.04 3.58%	120.10 3.41%	31.12 0.88%	2.27 0.25%	24.85 0.71%	53.18 1.51%

Applying Standards of Provision

- 1.34 Section 5 examines the development of local standards for the open space typologies as classified in Section 3. The local standards consider surpluses and deficiencies in provision on the basis of the quantitative assessments undertaken. GIS mapping has been utilised to illustrate a number of key aspects, in particular dispersal and access.
- 1.35 The standards devised reflect the information received from the various needs surveys and the audit information. The standards that need to be applied across the Borough are summarised below:

Parks & Gardens

- 1.36 Lewisham's parks and gardens provide a sense of place for the local community and provide landscape quality to particular dense urban areas of the Borough. The recommended minimum standards are:

Recommended Standard	
Quantity	1.41 ha per 1,000 population
Quality	All sites to achieve 46% or above All large parks to achieve 61% or above
Accessibility	Distance threshold of Local Parks and Gardens 400 metres, District 1.2 km and Metropolitan Parks 3.2km

Natural and Semi-Natural Greenspace

- 1.37 It is widely understood that sites of a natural or semi-natural nature that are accessible would enhance the quality of life for people. The wildlife and bio-diversity benefits that these sites also contribute are often neglected. Bio-diversity is important to the quality of the air that people breathe, to the richness in variety of species in an area and as an indicator of the health and quality of a local environment. These areas not only have benefits in terms of biodiversity, they can also be valuable to local economies and as a tourist asset. The recommended minimum standards are:

Recommended Standard	
Quantity	2.44 ha per 1,000 population including Green Corridors
Quality	To achieve 46% or above 'Good' LNRs will be maintained to 61% or above 'Very Good'
Accessibility	Distance threshold of 1Km

Amenity Greenspace

- 1.38 Amenity greenspace includes open space in housing areas, greens, and informal recreational space. Amenity greenspace should offer opportunities for informal activities close to home or work or enhance the appearance of residential or other areas. The recommended minimum standards are:

Recommended Standard	
Quantity	Amenity Greenspace 0.12 ha per 1000 population
Quality	All sites to be of good standard – 46% or above
Accessibility	Distance threshold of 400 metres

Provision for Children and Young People

- 1.39 Provision for children and young people consists of equipped play areas and other specialist provision such as multi-use games areas and wheeled play provision or skate parks. The facilities for children and young people are important in facilitating opportunities for physical activity and the development of movement and social skills. As such the results for quality audit for play provision are often much lower than expected as the audit considers not only the physical condition of the equipment it considers the range, play value and measures them against models that are considered best practice in terms of play provision.
- 1.40 The quantity standard examines space designated for children's play, but recognises that children play in a wide variety of other spaces as well. The recommended minimum standards are:

Quantity	Quality	Accessibility
Standard 10m²(of play Space) per child recommended to meet the requirements of the London Plan arising from future increase in the child and young people population across Lewisham	Standard All sites to be maintained to a good standard of 46% or above <ul style="list-style-type: none"> Reasonably close to home and within sight of main travel routes across site Located with informal surveillance from surrounding property or other well used facilities or public spaces Sited in places identified in agreement with local children and young people Be seen as part of the local community infrastructure 	Standard Distance threshold of 400 metres

Quantity	Quality	Accessibility
	<ul style="list-style-type: none"> • Provide the opportunity for risk through design and choice of equipment and landscaping • Provide opportunities for children of all abilities <p>In addition all equipment should comply with recognised European standards BSEN 1176 for fixed equipment and BS EN 177 for Impact absorbing surfacing Provision for Teenagers should provide variety of expectation and enable young people to sit or take exercise in a safe and clean environment.</p>	

- 1.41 In order to provide safe and accessible play and rather than provide small play areas that serve limited needs and have limited play value whilst incurring ongoing maintenance costs, the Council may want to consider the development of a hierarchy of provision that would lead to the development of larger 'super' play areas that may provide the opportunity to reduce the number of actual play areas whilst providing bigger and better quality play areas across the Borough.
- 1.42 PPG 17 guidance advocates that Councils move away from the NPFA (now named as Fields in Trust) Standard and establish standards based on local need and what best fits the local area. The development of a hierarchy of provision would be a means of ensuring that all children and young people in the Borough have access to good quality diverse play opportunities.

Allotments

- 1.43 This section considers the provision of both council managed and private allotments across Lewisham. The accessibility of greenspace varies greatly dependent upon the type of provision, and it is by their very nature that allotments are only accessible with restrictions in that you must be a tenant or plot holder. Allotments provide a key type of provision within the overall portfolio of open space, sport and recreation facilities. From the consultation undertaken, the value of allotments is significant, providing facilities for physical activity in addition to the promotion of healthy eating and educational value.
- 1.44 The provision of allotments is a statutory function for local authorities under a number of legislative acts including the 1950 Allotment Act.

- 1.45 The recommended minimum standards are:

Recommended Standard	
Quantity	0.9 ha per 1000 population
Quality	To achieve 46% 'Good' or above All Council managed sites to have a water supply and toilet provision
Accessibility	Distance threshold of 1,200 metres

- 1.46 The Council needs to promote Community Gardens to enhance the quantity of food growing areas across Lewisham. This will assist in reducing waiting lists and provide additional land being used from the private sector.

Cemeteries and Churchyards

- 1.47 Cemeteries and closed churchyards can provide a valuable contribution to the portfolio of open space provision within an area. For many, they can provide a place for quiet contemplation in addition to their primary purpose as a final resting place. They often have wildlife conservation and bio-diversity value. In the context of this study, it is important to acknowledge that cemeteries are not created with the intention of providing informal or passive recreation opportunities. The recommended minimum standards are:

Recommended Standard	
Quantity	No standard set
Quality	To achieve 66% or above
Accessibility	Distance threshold of 1,200 metres

- 1.48 No assessment has been undertaken to survey the adequacy of cemetery provision and availability of plots to meet demand. This is in keeping with other local authority strategies where research has shown that no reference is made to calculating future demand.
- 1.49 The quality of cemeteries is of paramount importance as they are places where people come to grieve and remember lost loved ones. In a caring society these sites should be maintained to the highest possible standards.

Outdoor Sports Facilities

- 1.50 The standards for outdoor sports, a facility refers to dedicated sites developed for sport. The recommended minimum standards are:

Recommended Standard	
Quantity	<p>The current standard for Playing Pitches equates to 0.45ha per 1000 population. It is recommended that this increases to 0.48ha per 1000 population. This is to meet the requirements of the Playing Pitch Assessment that identifies deficiency of 4.4 (5) Junior pitches in 2025 this can be met by reducing 4.4 (5) senior pitches; requirement for additional cricket facilities 5.2 (6) in 2025 and demand for 7.3 additional sand dressed pitches (ATPs) by 2025 although these would lead to a reduction of 4 grass hockey pitches in the Borough.</p> <p>Bowling Greens 0.02 greens per 1,000 population Tennis Courts 0.24 courts per 1,000 population Athletics Track 0.004 tracks per 1,000 population</p>
Quality	<p>All sites to be of good standard – 46% or above All pitches to achieve 65% pitch score or above</p>
Accessibility	<p>Distance threshold of 1,200 metres</p>

Indoor Sport

- 1.51 This section considers the provision of indoor sports facilities across Lewisham. The recommended minimum standards are:

Recommended Standards	
Quantity	<p>Recommended minimum standards for provision are:</p> <ul style="list-style-type: none"> • 0.29 badminton courts per 1000 population • 10.91m sq of swimming pool water space per 1000 population • 3.97 health and fitness stations per 1000 population • 0.02 indoor bowls rinks per 1000 population • 0.03 indoor tennis courts per 1000 population
	<p>Quality: The quality of the existing Lewisham Council Leisure facilities will need to be maintained, and in the case of school facilities these need to be improved through Building Schools for the Future.</p> <p>The future standard of provision for new facilities should be:</p> <ul style="list-style-type: none"> • The sports facilities are to be designed to a minimum playing standard of ‘fit for purpose’ depending on the terminology of the various national governing sporting bodies and Sport England Guidance. • External elevations to utilise high quality, low maintenance finishes, and be sympathetic to the surrounding environment. • Finishes being robust and suitable for location and use. • Building fabric and services to be cost effective and low maintenance. • First major maintenance to structure to be 50 years. Life expectancy of materials used to external elevations to be 25 years minimum (excluding routine maintenance). • Sustainable, being responsible to environmental issues in terms of the use of energy and non-sustainable resources and the control of pollution. Use of environmentally friendly and sustainable building services and building materials to be maximised. Materials to be recyclable where possible. • Services to be essentially economic and environmentally friendly, which allow cost in use to be minimised. The use of natural ventilation to be maximised. Full life cycle cost analysis will be required when considering the building fabric and services
Accessibility	<p>Setting the Standard for Provision – The most sustainable location for new residential development is within 20 minutes walking time of a good quality Indoor Sports Facility, (based on the fact that walking is more sustainable than driving).</p>

Policy Recommendations

- 1.52 The PPG 17 audit and assessment has identified several specific issues relating to the provision, quality and accessibility of open space, outdoor sports and recreation facilities across Lewisham.
- 1.53 The key priority the Council needs to consider is to redress the deficiencies in provision both in terms of quantity and quality. The audit has identified accessibility issues faced by local residents when trying to use facilities at a local level.
- 1.54 The following recommendations are made to address the findings of the assessment undertaken. Specific recommendations are made for the development of planning policies to help address the findings of the audit. A number of recommended actions are then proposed relating to sites in general.

Planning Policy Context

- 1.55 The Companion Guide to PPG 17 suggests that planning policy needs to:
- **Enhance or protect existing open spaces or sport and recreational facilities of value to the local community. The guidance stipulates that this needs to be the key driver that influences planning decisions regarding provision.**
 - **Ensure that new provision fills identified deficiencies in existing provision.**
 - **Develop planning policy that clarifies the circumstances in which the authority may consider allowing the redevelopment of existing provision.**
 - **Set clear guidance on developer requirements for both onsite/ off site contributions complete with the methods for calculating any necessary future maintenance or establishment costs.**
 - **Develop the principles for relocating necessary provision that is poorly located.**
- 1.56 Strategic policies and standards need to be set out in the council's Local Development Framework. Not all housing developments will require or justify additional recreational facilities, but it is important to recognise that all new residents will have needs and place additional demands on existing provision and collectively the impact of major housing allocations will be significant.
- 1.57 This means that to meet the needs arising from some developments, improvements to existing facilities may need to be provided even if additional facilities are not required.
- 1.58 The guidance also identifies the need to produce new policies or clarify existing policy to ensure that developers contribute to strategic greenspaces (those used by people over a wide catchment area) in addition to local provision (that provides for the local area).
- 1.59 Therefore developers will be expected to contribute financially to the improvement of existing facilities or provision as the residents of the properties they develop will add to the wear and tear of existing strategic provision.

Policy – General

1.60 The main policy should be:

- 1. To protect open space in the Borough from inappropriate built development.**
- 2. To seek to provide additional open space in the Borough, particularly in areas identified as deficient in accessible provision.**
- 3. To protect and wherever possible enhance nature conservation and biodiversity in the Borough.**

Policy – Parks and Gardens

1.61 It would be sensible to address access and quality issues of existing parks and gardens, allotments, natural and semi natural areas and provision for children's play. Enabling greater access to existing open space can help to achieve greater intensity and diversity of usage.

1.62 Measures which should be considered include:

- **Working with the community to introduce Community Gardens (Discussed under the typology Allotments and Community Gardens) such as the existing Friendsbury Gardens and Stansted Strip. They vary greatly in size, from a few square metres to a park-sized area of several hectares. Most existing Community Gardens do not own the land they use and are not always in Local Authority ownership but are leased from private land holders. Lewisham is joining forces with Capital Growth (www.capitalgrowth.org) to create 2012 new food growing spaces in London by the year 2012. The Capital Growth web site has a web page for people requesting space and people offering space some of these are back gardens and some residents of Lewisham have placed requests and are offering space. The Lewisham Planning Department should support this initiative.**
- **Assessing barriers to usage such as the presence of busy roads which may deter visitors from accessing open space and considering the introduction of suitable measures to overcome these barriers such as new pedestrian crossing or vehicle speed reduction initiatives.**
- **Developing new entrances to open space to make access easier for local communities.**
- **Reviewing existing policy for parks opening hours and the need to lock parks with a view to extending opening hours. This measure would need to be considered in conjunction with an examination of the safety implications of introducing extended opening hours.**
- **Explore the potential to achieve greater public access to private disused allotment sites and sites such as the old Goan Club.**
- **Exploring the potential to achieve greater public access to housing (amenity greenspace and children's play space and educational open space where current access is restricted.**

- 1.63 Specifically in relation to open space, there is a direct correlation between site quality and levels of usage with better-maintained sites attracting higher levels of usage. The Council has been successful in obtaining 'Green Flag' status, a national benchmark of quality; it is recommended that the criteria for award of Green Flag status be adopted as the quality standard to which all open spaces in the Borough should aspire and that a number of sites be prioritised as potential future Green Flag sites.
- 1.64 There is a need identified in Section 4 Paragraph 4.24 to raise the quality of Durham Hill, Bridge House Meadows, Krikdale Green and Evelyn Green rated as Average and Wickham Gardens and Tarleston Gardens rated as poor. The requirement is for information boards, signage, seating and bins.
- 1.65 There is the need for improved levels of co-ordination and communication between those Council departments with responsibilities for open space planning and provision.
- 1.66 Visitor perceptions of personal safety and security have been identified both in national market research commissioned by CABI and in local research undertaken for this study as a key factor affecting usage levels and enjoyment of open space. In order to address this issue, it will be important to make improvements on a range of inter-related measures which collectively influence the overall perception of safety and security experienced by visitors.
- 1.67 Open Space design is a fundamental ingredient affecting visitor perceptions. Locations with overgrown plant and shrub planting, poor sight lines, inadequate lighting, poorly located buildings and run down entrances serve to heighten perceptions of poor safety.
- 1.68 The Council should consider the following in relation to Parks and Gardens. The Council should adopt a policy of providing "Good" sites as a minimum, rather than "Average" or "Poor". A 'Good' site is one which provides appropriate infrastructure to facilitate usage, for example, signage, seating and bins, is clean, safe, welcoming, and attractive.

- **The Council needs to continue with its Policies within the Adopted UDP 2004 for Parks and Gardens to safeguard existing and future Parks.**
- **Continue to develop and support Friends Groups for key parks, and recreation grounds to increase local involvement and ownership.**
- **Continue to develop parks to meet the needs of people with disabilities and continue working with the Lewisham Access Group to identify what is required.**
- **Continue to develop and improve Parks Management Plans and extend the practice of management planning to a greater range of parks.**
- **Test the quality and "performance" of parks through entering externally judged competitions and quality recognition schemes, for example, the Green Flag Award.**
- **The Council needs to resist inappropriate development on the areas of Public Open Space (POS) or Urban Green Space (UGS).**

- In areas identified as being deficient in Public Open Space the Council needs to concentrate its efforts to enhance public access and quality to existing open space, and to negotiate with developers for new greenspace provision.
- The Council needs to continue working with the community to introduce Community Gardens. This initiative should be supported by the Planning Department.
- Continue to protect and enhance through the Planning process parks and gardens of special historic interest included in the Register compiled by English Heritage under the Planning (Listed Buildings and Conservation Areas) Act 1990. (Horniman Gardens, Grade II; and Manor House Gardens, Grade II).
- Give special consideration to developments within the declared World Heritage Site Buffer Zone (Blackheath). New developments on land within the buffer zone will be required to have no adverse visual impact on, and enhance the World Heritage Site.

Policy - Sites of Importance Semi Natural and Natural and Green Corridors

- 1.69 When considering the additional ha required by 2025 is 37.64ha for sites of Metropolitan Site of Importance Nature Conservation, 15.41 Grade 1 Sites of Importance Nature Conservation, 20.27 Grade 2 Sites of Importance Nature Conservation, 15.40 ha Sites of Importance Nature Conservation Local Importance and 21.47ha for Green Corridors. This will be difficult to achieve with pressure on land use for development.
- 1.70 However, this could be achieved with the provision of new community woodlands and by transferring other space within parks and informal recreation areas to natural and semi natural greenspace; for example, Mountsfield Park has had some space transferred to natural and semi natural green space. The standard should be to maintain 2.44ha per 1000 population for this typology.
- 1.71 A number of other recommendations are made in response to the assessment findings regarding Natural and Semi Natural greenspace. These are:

- The Council should adopt a policy of providing “Good” sites rather than “Average” or “Poor”. A ‘Good’ site is one which provides appropriate infrastructure to facilitate usage, for example, signage, seating and bins, is clean, safe, welcoming, and attractive.
- Prioritise improvements to quality of sites that fall below the Borough average as identified in Section 4. (Table 4.15, 4.16 and 4.17).
- The provision of signage, bins and seating (where appropriate) are seen as key to improving the quality of current provision. There is a need to develop a rolling programme of renewal and improvements at sites that have rated very poor, poor, below average and average.

- **Identify and develop circular routes for people with disabilities to enjoy.**
- **Continue to protect through Planning Policy Metropolitan Open Land, Green Chains, River Corridors and sites identified by the London Ecology Unit e.g. Metropolitan, Borough or Local Nature Conservation importance.**
- **Work in partnership to implement comprehensive habitat management plans.**
- **Work in partnership to raise the hectareage of natural and semi natural green space per 1,000 population and where possible continue to develop existing park land and informal open space to natural and semi natural green space. Include sites identified as Community Gardens that could be used for natural and semi natural greenspace.**
- **Where there is new development, this should provide the opportunity to incorporate features for wildlife and to promote local biodiversity. Development schemes should be designed to retain natural features to encourage wildlife and to promote local distinctiveness. New features could include living roofs which can make considerable contributions to local biodiversity.**

Policy – Outdoor Sports Facilities

- 1.72 There is a requirement to raise the standard of outdoor pitches at Northbrook Park, Fordham Park, Blackheath, Pepys Park and Deptford Park. In addition from work undertaken previously by Lewisham Council on Downham Playing Fields, Warren Avenue, Ladywell Arena and the Bridge Leisure Centre. This analysis included soil samples and has made recommendations on improving soil structures of the pitches and raising the nutritional levels. These pitches require potassium, phosphorous and sand. The ground requires use of a ground breaker and aeration to break up the compactness of the pitches.

Playing Pitch Recommendations

Football (F)

Junior Pitches

There is currently a shortfall of 4.4 junior soccer pitches in the Borough by 2025. As a result of this, provision for Junior Soccer is an area that requires significant consideration by LB Lewisham and partners.

Recommendation (F1)

There is currently a surplus of Senior Football pitches (+13.8 at peak times it is recommended that some of these pitches be used to accommodate Junior Soccer demand to make most effective use of the available space. The remainder are to be rested or programmed for maintenance.

Recommendation (F2)

Keep additional areas in readiness for Football in case of an upsurge in demand pre and post Olympics. The areas should be Mountsfield Park, Beckenham Place Park (BPP) (Common), and Deptford Park. There will be a requirement to provide changing facilities at BPP and Mountsfield.

Recommendation (F3)

Given that there will be a significant increase in the number of teams across Lewisham for all outdoor playing pitch sport due to future development particularly in Evelyn and New Cross Wards; it is recommended that the need for additional Junior and Senior pitches is considered as part of developer negotiations for residential development in the Borough.

Given that the majority of the housing growth may be in the Evelyn, New Cross, Catford South and Lewisham Central Wards, these should be priority areas for additional provision or at the least improving the quality of existing provision to maximise use as part of off site developer contributions.

Recommendation (F4)

Pitch Providers should look closely at the quality of the Senior and Junior Football provision in the Borough and seek to improve it. This will allow greater carrying capacity if required. It is also critical to stress that there should be a small surplus of senior pitches retained, to facilitate pitch rotation, resting and improvement works on an annual basis. No existing senior pitches should be disposed of as these sites could potentially be re-marked to provide for identified junior pitch needs.

Recommendation (F5)

It is recommended that the quality of the current provision is improved to bring all pitches up to a minimum of a 'Good' standard. There is a requirement to raise the standard of outdoor pitches at Northbrook Park, Fordham Park, Blackheath, Pepys Park and Deptford Park. In addition from work undertaken previously by Lewisham Council on Downham Playing Fields, Warren Avenue, Ladywell Arena and the Bridge Leisure Centre. This analysis included soil samples and has made recommendations on improving soil structures of the pitches and raising the nutritional levels. These pitches require potassium, phosphorous and sand. The ground requires use of a ground breaker and aeration to break up the compactness of the pitches.

Recommendation (F6)

It is recommended that a new changing facility is provided at Blackheath and this is addressed as part of the Council's Delivery Plan. In addition, changing facilities need to be improved at Summerhouse and Beckenham Place Park and in addition changing facilities need to be addressed at Firhill. There is also a need to consider the growth of girls and women's football within the existing use of changing facilities.

Cricket (C)

There is currently a deficit in provision of 1.8 pitches (nearly 2 pitches) at peak times on a Saturday afternoon. Based upon projections for 2025 there will be a deficit of -5.2 pitches at senior peak times (Saturday afternoons).

Recommendation (C7)

LB Lewisham needs to work in partnership with Kent Cricket and the ECB to seek funding and to consider provision of more cricket pitches between now and 2025 across Lewisham (Hillyfields and Mayow Park).

In terms of quality, all pitches reached a minimum of 'Average' standard meaning that there are no pressing issues over pitch quality; however the opportunity to improve pitch quality should be taken wherever possible.

Recommendation (C8)

It is recommended that the quality of the current provision is improved to bring all pitches from 'Average' up to a minimum of a 'Good' standard.

Recommendation (C9)

Given that there will barely be an adequate supply of senior pitches at peak times by 2025; it is recommended that the need for additional pitches is considered as part of developer negotiations for residential development in the Borough.

Recommendation (C10)

There is a need for a Cricket Sports Development Plan for the Borough.

Rugby (R)

Junior Pitches

There is currently adequate provision of pitches for Junior Rugby now and in the future. There are currently no senior rugby teams playing within Lewisham although this may well change with the development of Whitefoot Warriors Rugby Club.

Recommendation (R11)

It is recommended that the potential for opening up the 3 rugby pitches at Knights Academy (Westminster Fields) for community use will be considered in the future.

Developer Contributions (DC)

Recommendation (DC12)

Given the issue of quality in relation to existing pitch provision across the Borough, and in relation to all pitch types, it is recommended that developer contributions are also sought to improve existing provision through off site contributions, where it can be demonstrated that existing pitches will provide for housing growth areas.

Recommendation (DC13)

It is recommended that the London Borough of Lewisham and partners develop a planned programme of pitch improvements to address the identified issues in relation to quality; this will maximise use of existing pitches, and enhance accessibility to existing provision.

Community Use (CU)

At present 82% of pitches within the Borough have community access. Whilst this is a reasonable percentage, it could be improved in order to provide better access to pitches.

Recommendation (CU14)

The recommendation is therefore to ensure this level of accessibility is maintained as a minimum, but that negotiations should be undertaken with education in particular independent schools and academy schools where possible in order to provide access to a greater number of pitches. According to the audit, there are a number of existing pitches on school sites which do not have community access, for example, St Dunstons - 2 cricket pitches.

Recommendation (CU15)

It is recommended that the Planning Service will implement Section 106 agreements to ensure that any commercial or private sports ground development or refurbishment provides time for education schools use and community use at set times and that it is clearly understood that these Section 106 agreements will be monitored.

Provision of ATPs

There is a current identified deficit of 5.5 ATPs and in 2025 this deficit rises to 7.3 ATPs.

Recommendation (ATPs1)

It is recommended that LB Lewisham and its partners continue to discuss with the education establishments across Lewisham the opening up of their ATPs for community use (Sedgehill School, Crofton School, Knights Academy and possible use of Sydenham Girls School ATP during day light hours on a Saturday and Sunday). These facilities need to be regulated by a formal community use agreement.

In areas of deficiency, negotiating community access to existing education facilities offers an attractive means of securing additional facility capacity, especially if such use is regulated by a formal community use agreement.

It has to be recognised that with PFI Schools and BSF Schools the requirements to open these facilities for community use is paramount and the accessibility for the community needs to be recognised in any agreement in the Planning Policy should ensure that these facilities are open for community use as part of the Planning Agreement

Full support should be given to developing a full size ATP at Bonus Pastor BSF project and possible part funding from the Football Foundation. Discussions should continue to develop a 3G ATP at Bellingham Lifestyle and Fitness Centre.

The North of the Borough is lacking an ATP and this could be resolved with greater community use of the Millwall Lions Indoor Facility (3rd generation ATP) by local residents. However, a sand based ATP is also required in the North of the Borough.

The following Options should be considered:

- **With the major redevelopment of this area to re consider some of the development growth to provide space for outdoor sports (ATP).**
- **Deptford Green School to have a Multi Use Games Area as part of the Building Schools for the Future Programme.**
- **Find additional sites in Deptford for MUGAs.**

ATPs should be full size, and floodlit to maximise opportunities for community participation. The best option is to provide Sand – dressed pitches, however it is difficult to obtain partnership funding from the Football Foundation for this type of ATP they prefer 3rd generation type pitches.

Recommendation (ATPs2)

It is recommended that provision of local MUGAs be secured wherever possible within the growth areas, to provide locally accessible facilities, free at the point of access, to facilitate participation especially by young people.

Athletics Provision (A)

Given the existing level of athletics facility provision in the LB of Lewisham and neighbouring areas, the development of additional athletics tracks is not considered to be a sustainable way forward. The existing track will require resurfacing in the near future.

Deptford Green will be losing its J Track and if an opportunity arises this should be replaced. The development of a range of athletics training facilities is supported by the NGB, and should be investigated as a potential element of school-based provision through BSF. Such a project would require partnership working at local level, linking to the BSF process.

Recommendation (A1)

It is recommended that an Athletics Sports Development Plan for the Borough.

Tennis (T)

The Lawn Tennis Association (LTA) works on the basis of 2% of the population participating in tennis on a regular basis. This figure is used as a basis for their facility planning prioritisation on a national and regional level.

An assessment of court provision in Lewisham has been undertaken using this participation level as a framework, which sets broad standards for outdoor court provision with, and without floodlighting.

These standards are;

- **A requirement for 1 outdoor court per 45 players**
- **A requirement for 1 outdoor floodlit court per 65 players**
- **The current requirement based on this standard and GLA population data 2008 is for 118 courts of which 81 are floodlit. In 2025 this requirement grows to 240 of which 166 are floodlit**

The current number of tennis courts identified by the audit across Lewisham is 63. The Aspiration on the part of Lewisham Council should be to increase the number of Tennis Courts in Lewisham.

Recommendation (T1)

On the basis of existing levels and locations of provision, it is considered that there is a need for additional outdoor tennis courts in all wards with the exception of Downham. There is a potential to develop this type of provision through BSF, which would also ensure community access to quality and fit for purpose provision.

Recommendation (T2)

There is a need for a Tennis Sports Development Plan for the Borough.

Bowls (B)

Recommendation (B1)

It is recommended, given the existing levels of provision of outdoor bowls greens in the Borough, that this level is maintained as a minimum to provide for both pay and play and club usage.

Golf (G)

Recommendation (G1)

There is a need to ensure provision of pay and play access at Beckenham Place Park Golf Course; this may have to be undertaken in partnership with the commercial sector.

Netball (N)

Recommendation (N1)

There is a need to work with the existing netball clubs based in Lewisham to ensure all the clubs develop and have school club links. School sites should be considered for future netball development centres and as the sport expands a centre of excellence should be considered again on a school site ensuring school club links or at the Bridge Leisure Centre. An indoor facility should be considered in partnership with Basketball.

Recommendation (N2)

There is a need for a Netball Sports Development Plan for the Borough.

Generic Recommendations (GR)

A number of recommendations are made in relation to all sites and the assessment undertaken. The following recommendations are made:

Recommendation (GR1)

Patterns of pitch provision: It is recommended that consideration should be given to establishing a hierarchy of outdoor sports facility sites in LB Lewisham, involving development centres for each sport where appropriate, in line with the current and future needs of the sports development programmes for each sport. This needs to be taken forward and discussed with Football, Rugby, Cricket, Hockey, Tennis, Athletics and Netball Clubs as part of the individual sports development plans.

Recommendation (GR2)

An officer to be specified in the new parks project that would be responsible for the development of the parks and sports pitches with a target to increase participation, increase club use, build club capacity, including accredited clubs etc.

Recommendation (GR3)

- **All Lewisham focus sports to have development plans developed and sports action groups set up e.g. Borough wide Football Development Plan.**
- **A cultural stakeholder group to be established to advise on capital development in the borough.**
- **Develop women and girls teams across Lewisham focus sports as currently there is low participation amongst these groups across the majority of outdoor team sports.**

Recommendation (GR4)

Audit provision on a regular basis (every two years) and publish findings. This will allow trend data to be collated and improvements to be tracked.

It is important that findings are published to enable wider stakeholders to track progress in terms of identified needs being met.

Recommendation (GR5)

Develop a central record of all provision to include the findings of the assessment undertaken. It is often the case that many sections within a council hold information containing certain sites although this is not always consistent (sites listed by different names etc). The central record should include access to GIS mapping.

Recommendation (GR6)

Develop an access standard regarding physical access for those users and potential users with a disability.

Recommendation (GR7)

The Council should continue to ensure that private facilities are retained in outdoor sport and recreation use these sites include:

- **Private Banks Sports Ground**
- **Catford Wanderers Sports Club**
- **BECORP, Randlesdown Road**
- **Blackheath Hockey Club and Catford Cyphers Cricket Club**
- **Forest Hills Bowls Club**
- **Former Midland Bank Calmont Road**
- **Goan Club, Ravensboure Ave – Currently disused.**
- **Guys Hospital Sports Ground**
- **Rutland Walk Sports Club**
- **Former Forbanks Sports Ground, Beckenham Hill Road**
- **Bellingham Bowls Club**

Policy - Amenity Greenspace

- 1.73 The quality of amenity greenspace varies between poor and Very Good this could be improved with seating and bins at the poor, very poor and average sites as identified in Section 4.
- 1.74 Amenity Green Space sites need to be protected to resist inappropriate development and this will require covering Housing Association Amenity Green Space that has not been identified as part of this audit.
- 1.75 Develop a plot data base with contact details for each site and ensure that future provision is well designed, serves a purpose and is appropriate in size (anything below 0.1 ha is not readily useable by children and young people without the potential for conflict with neighbours).

Policy – Children and Young People

- 1.76 There is a need to provide 'Good' quality provision for children and young people as a minimum. There is a need to expand signage with site details and contact numbers.
- 1.77 Sites should be developed to cater for disabled children and young people and young people should be involved in the design and choice of provision.
- 1.78 Continue to improve the range and provision of facilities for Children and Young People, making the provision within the Borough's main parks more adventurous, a greater range of equipment with elements of risk.
- 1.79 Ensure that the recommended quantity standard is implemented 10m² per child for new developments from 2009.
- 1.80 In order to provide safe and accessible play and rather than provide small play areas that serve limited needs and have limited play value whilst incurring ongoing maintenance costs, the Council may want to consider the development of a hierarchy of provision that would lead to the development of larger 'super' play areas that may provide the opportunity to reduce the number of actual play areas whilst providing bigger and better quality play areas across the Borough.
- 1.81 PPG 17 guidance advocates that Councils move away from the NPFA (now named as Fields in Trust) Standard and establish standards based on local need and what best fits the local area. The development of a hierarchy of provision would be a means of ensuring that all children and young people in the Borough have access to good quality diverse play opportunities.

Policy – Allotments and Community Gardens

- 1.82 The Council must protect its stock of existing allotments and other allotments from development. It must continue to promote Community Gardens as a means of increasing the hectareage within the Borough. The Community Gardens Scheme will bring about partnerships and the further development of health related projects.
- 1.83 Existing sites need improvements to paths and provision of toilet facilities and facilities for disabled people need to be developed.

Policy - Indoor Sport

- 1.84 The Council should focus on improving accessibility to its existing facilities and in the future new facilities. There will not be a requirement for anymore new pools past 2013 and the development of Loampit Vale and the refurbishment of Forest Hill Pools.
- 1.85 There is an aspiration to improve the quality of the Bridge Swimming Pool. Improvements include reducing the depth of the main pool to allow for swimming lessons and speed up the turnover of water.
- 1.86 There is a need to negotiate and introduce community use agreements for school sports facilities particularly sports hall use and outdoor use. Any school applying for planning permission to build sports facilities should have community use written into the planning conditions.

- 1.87 The current position of the indoor bowls facility in Lewisham at the extreme south of the Borough is not ideal for maximising accessibility for Lewisham residents. In the future the Council may wish to explore a more central – northern location.
- 1.88 Indoor tennis provision identifies a need for indoor tennis provision catering for 8 courts. Discussion is ongoing with neighbouring authorities and the Lawn Tennis Association on the provision of an indoor tennis facility.

Policy - Cemeteries

- 1.89 There is a need to protect cemeteries as areas of open space and to provide and address future demands and possible lack of burial space.
- 1.90 All cemeteries should have a quality rate of 'Good'.

Policy – Environmental Noise/Quiet Area designation

- 1.91 The Environmental Noise/Quiet Area designation came into practice once this study had been completed. The London Borough of Lewisham recognises the importance of quiet area designation. It is recommended to undertake further work in the future with Environmental Health given that the Mayor of London is calling for protection of tranquil havens in the capital.

Local Development Framework

- 1.92 The Planning and Compulsory Purchase Act (2004) reformed the planning system, replacing Local Plans with Local Development Frameworks (LDFs). The LDF will consist of a series of Local Development Documents (LDDs) which may be prepared at different times. There are two main types of LDDs, namely:
- **Development Plan Documents (DPDs):** these form part of the statutory development plan, replacing local plans. They include the Core Strategy (which sets the broad vision and policy framework), Development Control Policies, Development Allocations, a Proposals Map and any Action Area Plans the authority chooses to prepare.
 - **Supplementary Planning Documents (SPDs)** do not have full development plan status but still carry significant weight as part of the LDF. These may include development briefs for particular sites, or more detailed guidance on certain topics.
- 1.93 In addition to these Local Development Documents setting out future policy, the new legislation also requires that local planning authorities prepare a Statement of Community Involvement, setting out how the local community and stakeholders will be consulted on planning policies and applications, an Annual Monitoring Report reviewing the effectiveness of policies and the progress on the LDF, and a Local Development Scheme which sets out the work programme for preparing the LDF, and which is reviewed annually.
- 1.94 The Council's strategic planning policy on open space, sport and recreation will be set out within the Core Strategy of the LDF.
- 1.95 A more detailed Development Control policy is likely to be required to indicate how open space standards will be met on new development sites, the current Supplementary Planning Document may also need to be updated with the most recent data from this assessment.

- 1.96 This will explain in more detail how these policies will be implemented, providing developers with a clear framework and formulae to identify the scope and scale of on-site and off-site financial contribution requirements.

Conclusions

- 1.97 Analysis of existing guidance on open space, and the results of the audit, lead to the conclusions that:
- **The Council should establish and set standards for the different types (typologies) of provision (Local standards for the Borough are proposed in this report).**
 - **Whilst it is recognised that that this is not the first time the Council has identified standards of provision for each type of open space, the Council needs to take a logical approach to future provision.**
 - **The Council needs to ensure that all new housing developments over 10 units contribute to open space and recreation provision.**
 - **Development contributions may justifiably be used to enhance the quality of existing provision as well as to provide new areas. In parts of the Borough there may be adequate quantity of provision to meet the needs arising from a new development, but the pressure of the additional use could lead to the need for quality improvements.**
 - **The Council should seek provision, or contribution towards provision, from development on the basis of the borough-wide open space standard. This should be divided between the various typologies taking account of whether there are deficiencies or surpluses in that area currently, in both quantity and quality, and whether the additional population from the development will result in deficiencies. If there are deficiencies in particular typologies then more of those typologies and less of other typologies may be sought.**
 - **Where the audit has shown that there is extensive over-provision of a typology in an area, and where this would still be the case after the population arising from a new development in that area has been taken into account, then provision of new space of this typology should not be sought. Contributions towards quality improvements, or contributions/provision of other typologies depending on identified need should be sought instead.**
 - **The Council should give consideration to the development of a borough-wide open space fund (pooled fund). This would be established to ensure contributions are always sought and create the means whereby funds could be used to enhance and improve existing provision or provide new provision to address deficiencies and need. This would prove useful in order to address the cumulative impact of small developments, which on their own generate insufficient funds to provide anything of purpose. In order to ensure that funding is used for improvements that will benefit the population of the new development, a series of area-based pooled funds could be set up – or development contributions could go partly towards local improvements and partly to the borough-wide improvements fund (e.g. 75% local and 25% borough wide).**

- **A Supplementary Planning Document should set out a list of priority projects and wherever possible contain costing detail which can be annually updated. The initial priorities should be linked to priorities identified in the audit to bring sites up to a good standard.**

- 1.98 Government policy in Circular 05/2005 specifies that contributions from developers should only be sought where they are directly related to the proposed development. This leads to pooled funds needing to be carefully administered and ring fenced within particular areas. Pooled funds can be based around the accessibility standards identified earlier within this strategy although this can be restrictive in some areas. The same applies to off site contributions.
- 1.99 The improvements that can be provided to open space should be detailed within the SPD. The results of the quality audit should be referred to on a site by site basis to inform what qualitative improvements should be made.
- 1.100 Further consultation with the local community will take place as planning policy is developed, as this is a requirement of the national planning system. This will provide further input into the agreements of standards and approaches, helping to ensure that local people have access to a network of good quality facilities within their local area.

Generic Recommendations

- 1.101 A number of recommendations are made in relation to all sites and the assessment undertaken. These are concerned with the use of information gathered and the further development of the study in future years, and indicate current best practice. The following recommendations are made:
- a) Set up a working group from Parks, Leisure and Planning, and utilise the expertise of these officers, to ensure that specific site development issues are fully considered, and the implications shared, before a planning decision is made.**
 - b) Ensure that sport, leisure and open spaces are monitored on a regular basis (every two/three years) and publish findings in terms of the quality and quantity of provision. It is important to monitor the quality of sites on a regular basis to ensure that the quality issues identified are improving and to act as a guide in determining where priorities for investment have changed. This will allow trend data to be collated and improvements to be tracked. It is important that findings are published to enable wider stakeholders to track progress.**
 - c) Develop a central record of all open space, sport and recreation facilities to include the findings of the assessments undertaken. The central record should include access to GIS mapping and be updated regularly.**
 - d) Establish a central consultation database for the greenspace working group, using the data and contacts gathered through this study.**

- e) Continue to develop the marketing information produced about the parks and open space facilities available, key activities accommodated and access arrangements. The Council should seek to work with key partners in future marketing, such as the local Primary Care Trust (PCT), the wider voluntary sector, education, the Youth Service etc to ensure that open space fulfils a valuable role in meeting wider social objectives (e.g. health improvement, increased active participation).**
- f) Develop an access standard regarding physical access for disabled users in agreement with local providers. Further detailed work required to assess sites for DDA compliance.**
- g) Develop a consistent approach to the provision of signage at all sites, through encouraging signage improvement with key providers. All sites should have a sign with site details, ownership and contact numbers. This can address a number of issues including helping with the reporting of vandalism and improving community safety.**
- h) Continue to work towards the reduction of the effects of crime and anti-social behaviour in parks and open spaces.**
- i) Develop a Green Space Strategy for the Borough utilising the results, issues and recommendations.**



Section 2

Introduction and Background

2 Introduction

- 2.1 Strategic Leisure (SL) was appointed by Lewisham Council in November 2008 to undertake an assessment of open space, sport and recreation facilities (PPG 17¹ compliant). The study will inform the preparation of policies in the Lewisham Local Development Framework and provide evidence for considering planning applications and proposals for developments affecting open spaces and sports facilities.
- 2.2 Over the last decade it has been increasingly recognised that aspects of the urban environment, including open space provision, has contributed to urban decline. There has been a lot of research into the importance and value of urban parks and green spaces and an increasing focus on increasing participation in sport and exercise, in the context of reducing health problems and obesity. In 2002 Planning Policy Guidance note 17: 'Open Space, Sport and Recreation' set out the Governments priorities and aims for high standard open space provision in the right locations. It requires local authorities to identify deficiencies in both open space and sport facilities and to remedy these deficiencies.
- 2.3 The study will help the council to plan positively, effectively and creatively to ensure that there is adequate provision of accessible, high quality open space, sport and recreation facilities that meet the needs and aspirations of local communities, local people and people who work or visit the Borough.

Aim of the Study

- 2.4 This study has been prepared with the following aims:
- **To identify accessible open spaces, sports and recreation provision in Lewisham for existing and future needs**
 - **To provide an appropriate balance between new provision and the enhancement of existing provision**
 - **To enable clarity and reasonable certainty for developers and landowners in terms of the local authority's requirements for such provision**
 - **To ensure the provision of space which is economically and environmentally sustainable**

Scope of the Study

- 2.5 The study adheres to the guidance detailed in "Assessing Needs and Opportunities: A Companion Guide to PPG 17". PPG 17 requires local authorities to undertake an assessment of provision of open space, indoor facilities and outdoor sports provision. This study has reviewed existing strategies and has undertaken significant consultation with the local public as part of the assessment.

¹ PPG 17 – Planning Policy Guidance Note 17: Planning for Open Space, Sports and Recreational Facilities, 2002, ODPM (now DCLG)

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- 2.6 The study follows the model as set out in the five recognised steps advocated in the Companion Guide. These are broadly:
- **Step 1 – Identifying Local Needs**
 - **Step 2 – Auditing Local Provision**
 - **Step 3 – Setting Provision Standards**
 - **Step 4 – Applying Provision Standards**
 - **Step 5 – Policy Recommendations**
- 2.7 The study has included an audit of all existing open space, sport and recreational facilities with public access or community use, in terms of:
- **Quantity**
 - **Quality**
 - **Accessibility**
- 2.8 The study has also given consideration to the following factors:
- **Different uses of facilities**
 - **Classification and differing typologies of provision**
 - **The scale and availability of resources for maintenance / management**
 - **English Nature’s “Accessible Natural Greenspace Standards”**
- 2.9 The study undertaken has included:
- **Consideration of the likely needs up to 2025**
 - **A review of all existing applicable plans and strategies**
 - **A review of existing open space, leisure and recreation policies contained within the Local Development Framework (LDF)**
 - **A range of consultation exercises to ascertain the views of the local community, key interest groups and wider stakeholders**
 - **Consideration of existing facilities within the Borough, including provision by the local authority (including education), private and voluntary sectors**
 - **An assessment of playing pitch provision using the methodology detailed in “*Toward a Level Playing Field: A Guide to the Production of Playing Pitch Strategies*” (Sport England, 2002)**
 - **Recommendations for local standards of provision with regard to quantity, quality and accessibility for inclusion within the emerging Local Development Framework**

Rationale: Why Carry Out a Study?

- 2.10 The desirable outcomes from undertaking a PPG17 Assessment are to provide local people with networks of accessible, high quality open spaces and sports and recreation facilities in urban areas, which will meet the need of local people and visitors. PPG 17 strives to provide a balance between enhancing existing provision and new provision.
- 2.11 The provision of good quality, accessible open spaces, and sport and recreation facilities can make a positive contribution to a number of key social objectives. These include:
- 2.12 **Promoting and supporting the urban renaissance** agenda through the provision of local networks of well maintained and well managed, open spaces, sports and recreational facilities in order to help create urban environments that are safe, attractive and clean. Greenspaces in urban areas perform vital functions as areas for nature conservation and biodiversity and by acting as 'green lungs' can assist in meeting objectives to improve air quality.
- 2.13 **Promoting social inclusion and community cohesion** – well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activity, they can bring people from deprived communities together providing opportunities for wider social interaction.
- 2.14 **Health and well being** – open space, sports and recreational facilities have a vital role to play promoting healthy living and preventing illness and in the social development of children of all ages through play, sporting activities and interaction with others.
- 2.15 **Promoting more sustainable development** – by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking or cycling and that more heavily used or intensive sports and recreational facilities are planned in locations well served by public transport.
- 2.16 **Improving** open spaces, sport and recreation facilities and to encourage greater use by all members of the community. A key driver for this is to provide the residents of the Borough with safe, accessible, attractive provision and facilities that are of the right type and meet the needs of the communities that use them.
- 2.17 **Protecting** valuable provision from development where there is a definite need and ensuring that new landscape schemes contribute to improving the area and that quality is maintained obtaining correct levels of funding.
- 2.18 **Identify** processes for **Partnership Involvement** – the Council is keen to involve local communities in the management of greenspaces and wishes to create opportunities for people to be involved and have ownership, working together to improve the greenspace.

The Vision

- 2.19 It is important that a vision is adopted to reflect the aspirations for open space, sport and recreation in meeting the Borough's corporate objectives. The Vision as detailed in the Council's current Open Space Strategy has been adopted:

"To protect, enhance and cherish open space for the benefit of local people, the wider community and for future generations".



Section 3

Strategic Context and Local Need

3 National Local and Strategic Context

National Context

- 3.1 A review of the national and local strategic context has been undertaken. This has included a comprehensive review of key strategic plans:
- **Identifying key corporate priorities for the Council, in particular identified priorities relating to open space, sport and recreation facilities.**
 - **Identifying wider social objectives to which open space, sport and recreation, can make a positive contribution.**
 - **Identifying changing trends, particularly in relation to population, which might influence the demand for the supply of open space, sport and recreation.**
- 3.2 The need for improved use and management of open spaces particularly public parks in urban areas has seen increased commitment demonstrated in national and local government policy.
- 3.3 The following national policy and strategy guidance documents are summarised in Table 3.1 below and have provided the impetus for the development and preparation of this study.

Table 3.1 - National Policy Strategy and Guidance

POLICY and STRATEGY GUIDANCE	Objective
Planning Policy Guidance Note 17. (Planning Building & the Environment 2002)	Outlines the importance for local authorities to undertake robust assessments of the local need for quality open spaces, in order to develop local standards which are based on local supply and demand for facilities.
“Living Places – Cleaner, Safer, Greener (Office of the Deputy Prime Minister 2002)	Gives a commitment to develop a clearer national framework for urban parks and green spaces.
Urban Greenspaces Task Force “Greenspaces Better Places” (2002)	Recognises that parks and open spaces have the potential to make a significant contribution to urban regeneration by making places more liveable and sustainable whilst also enriching the quality of people’s lives and local communities.

POLICY and STRATEGY GUIDANCE	Objective
Healthy Weight, healthy Lives (Department of Health 2008)	A cross Government Strategy for England that highlights the important role that open space can play in encouraging people to live more healthy and active lifestyles.
Fair Play (Department for Children, Schools and Families 2008)	This puts forward a vision to make public space more child friendly.
Grow Sustain Excel: Sport England Strategy 2008 – 201(Sport England 2008)	<p>These documents provide the national sporting context for this study. The strategy commits Sport England to deliver on a series of demanding targets by 2012/13:</p> <ul style="list-style-type: none"> • One million people doing more sport • A 25% reduction in number of 16 – 18 year olds who drop out of five key sports • Improve talent development systems in at least 25 sports • A measurable increase in peoples satisfaction with their experience of sport • A major contribution to the delivery of the five hour sports offer for children and young people recreation
Lifetime Homes – Lifetime Neighbourhoods (Communities and Local Government 2008)	A national strategy for ensuring there is appropriate housing, services, facilities and environments that an ageing society can participate in and enjoy.
Building Schools for the Future (BSF) (Department For Children Schools & Families 2003) and the Primary Capital Strategy (Children School & Families & 2005)	Recognises the important role that school grounds have to play to meet the education, recreational and social needs of young people and the wider community.

POLICY and STRATEGY GUIDANCE	Objective
<p>“Community Infrastructure Levy (CIL) 2008 Planning Act currently before Parliament”</p>	<p>The powers for levying the CIL were brought forward in the 2008 Planning Act and are now before parliament. The legislation will allow local authorities in England and Wales to charge a levy on most types of new development in their area. CIL charges will be based on simple formulae which relate the cost of the charge to the size and character of the development. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the local area, and may be pooled across local authority areas to fund cross-borough or regional projects.</p>

Regional Context

- 3.4 The national context which informs the overall need for a strategic approach to the future planning of green spaces and sports facilities is supplemented by Regional Plans these are summarised in Table 3.2 below:

Table 3.2 - Regional Policy Strategy and Guidance

POLICY and STRATEGY GUIDANCE	Objective
<p>The London Plan –Spatial Development Strategy (Greater London Authority 2009)</p>	<p>This sets out the spatial planning framework for London. Its policies aim to ensure that London authorities:</p> <ul style="list-style-type: none"> • Realise the value of open space and green infrastructure • Protect London’s green belt, metropolitan open land and local open spaces, and support regional and metropolitan park opportunities • Support the creation of networks of strategic open space such as green chains and green corridors • Create new open space in areas of deficiency and promote improvement to existing provision • Require borough’s to prepare open space strategies to protect, create and enhance all types of open space in their area • Ensure that children have safe access to good quality, well designed secure and stimulating play and informal recreation provision • Protect and improve biodiversity, tackling deficiencies in access to nature • Protect and promote trees and woodland and geo-diversity • Improve access to the countryside and the quality of the landscape in the urban fringe

POLICY and STRATEGY GUIDANCE	Objective
Mayor of London – Providing for Children and Young Peoples Play and Informal Recreation (Greater London Authority 2008)	The plan focuses on delivering a child and young people’s friendly environment and raising expectations for play. The plan sets local standards for play in new developments and promotes the provision of a high quality play environment.
Mayor of London – Biodiversity Strategy: Connecting with London’s Nature (Greater London Authority 2002)	The Strategy aims to ensure all Londoners have access to wildlife and natural green spaces and looks to maintain and increase access to open space. Biodiversity and conservation are recognised as an essential part of sustainable development and as such are an integral component of this study.
East London Green Grid Framework – London Plan (Consolidated with Alterations Since 2004) Supplementary Planning Guidance (Greater London Authority 2008)	<p>The Green Grid Framework SPG:</p> <ul style="list-style-type: none"> • Provides guidance on the implementation of policies in the London Plan to boroughs, partners and developers • Sets out a vision and spatial framework • Promotes cross boundary partnership working across 6 area groups within the sub-region • Provides advice on delivery • Identifies the range of functions and benefits • Identifies the deficiencies in the provision of public open space and in access to nature • Identifies strategic open space opportunities <p>SPG Implementation Point 1: Integrating the Green Grid Development and regeneration activity should plan, locate and design new and improved open space and manage the Green Grid as an open space network that is integrated into proposals.</p> <p>SPG Implementation Point 2: Green Grid Area Partnership Working The six Area Partnerships should prepare Green Grid Area Frameworks that identify objectives and projects, taking into account cross boundary integration and promoting strategic opportunities for improving the provision, quality, functions, linkages and management of the open space network.</p>

POLICY and STRATEGY GUIDANCE	Objective
	<p>SPG Implementation Point 3: Delivery Plan The Mayor will work with partners to prepare a Delivery Plan that identifies and develops key Green Grid projects for investment, collated from the Green Grid Area Frameworks. The Plan will identify a phased delivery programme and will be updated every two years.</p> <p>SPG Implementation Point 4: Creation, Improvement and Management Development and regeneration proposals should demonstrate that adequate long term funding is provided for the creation, improvement and management of the Green Grid to maintain high quality and to achieve the associated benefits.</p> <p>SPG Implementation Point 5: Green Grid Vision The Mayor will and boroughs and other partners should adopt the Green Grid Vision set out below and incorporate it into policies, plans, projects and proposals.</p> <p>The Green Grid Vision: A network of open spaces, river and other corridors connecting urban areas to the river Thames, the Green Belt and beyond to provide attractive, diverse landscapes and green infrastructure managed to the highest standards for people and wildlife.</p> <p>SPG Implementation Point 6: Achieving Green Grid Benefits Development and regeneration proposals should maximise the economic, social and environmental benefits, as appropriate.</p> <p>SPG Implementation Point 7: Climate Change and Flood Risk Development and regeneration proposals in areas of flood risk should integrate the following Green Grid elements into the design of schemes:</p> <p>SPG Implementation Point 8: Public Open Space The Mayor will work with the Green Grid Area Partnerships to develop the Regional Park opportunities based around the London Riverside Conservation Park and South East London Green Chain.</p>

POLICY and STRATEGY GUIDANCE	Objective
	<p>SPG Implementation Point 9: Access and Connectivity In their LDFs and Transport Local Implementation Plans boroughs should identify opportunities to improve the strategic path network, including new routes, such as the Waterlink Way and the Beam & Rom, and extensions to the Thames Path and the Roding Way, and include policies to improve and create local linkages.</p> <p>SPG Implementation Point 10: Biodiversity In their LDFs boroughs should identify the areas of deficiency in access to nature and indicate how they are to be redressed. Development and regeneration proposals should maximise the opportunities for habitat enhancement, restoration and re-creation.</p> <p>SPG Implementation Point 11: Health and Physical Activity In their LDFs boroughs should have regard to the interactions between health and the open space network.</p> <p>SPG Implementation Point 12: Cultural Heritage In their LDFs boroughs should protect and enhance heritage features, respecting landscape character and improving outdoor recreational use.</p>
<p>The London Trees and Woodland Framework, Connecting Londoners with Trees and Woodlands (Greater London Authority 2005)</p>	<p>The Framework aims to provide a strategic approach to trees and woodlands aiming particularly to maximise the contribution of trees and woodlands to London's sustainability and quality of life.</p>
<p>Thames Gateway, Creating Sustainable Communities (Thames Gateway 2005)</p>	<p>The Thames Gateway is the name given to the area of the Southeast that extends from Lewisham and Tower Hamlets, in inner London, east to Tilbury in Essex and the Isle of Sheppey in Kent.</p> <p>The Thames Gateway Project will provide the transport infrastructure, schools and hospitals, required to create communities and will improve existing towns and cities and create better quality new development and open space.</p>

POLICY and STRATEGY GUIDANCE	Objective
The Thames Gateway Delivery Plan (Thames Gateway 2007)	The Thames Gateway Delivery Plan fulfils the commitment to back the vision with clear cross-Government priorities and funding. It provides a framework for making the best use of public investment, local ownership, big project expertise and private sector entrepreneurship. And it announces the details of a spending programme from 2008–2011 to accelerate regeneration in the Thames Gateway, while showing where resources are needed longer term.
Thames Gateway Parklands Vision (Thames Gateway 2008)	The aim of this document is to provide a coherent framework from Parklands projects, and suggests ways in which the public, private and third sectors can help to deliver it. It can be implemented over time and in any sequence.
South East London Green Chain Policy Document (1977)(South East London Green Chain Policy Committee)	<p>In 1977 some 300 open spaces in South East London were designated as a Green Chain or spaces to give extra protection against inappropriate development in the London Boroughs of Bexley, Bromley, Greenwich and Lewisham. The open spaces all have strategic value as they are connected to form a 16 mile long swathe of land through South East London.</p> <p>Within the Green Chain open spaces can be found ancient woodlands, historic parks and landscapes, commons, heath, farmland and recreation grounds. This continues as a collaborative initiative between the boroughs.</p> <p>In the early 1980's the strategic significance of these open spaces was further reinforced with the introduction of a network of sign-posted footpaths. More than 40 miles of footpaths link many of the open spaces and create a resource of regional significance.</p> <p>The Green Chain is managed by a Working Party comprised of Council officers from planning, highways and leisure services departments of the 4 funding boroughs. The actions of the Working Party are monitored by the Councilor level Joint committee. In 1993 a Project Officer was employed to implement many long standing proposals and develop new initiatives to further enhance the project.</p>

Local Context

London Borough of Lewisham – A Profile

- 3.5 Stretching from the banks of the Thames, in the north, to the borders with Bromley, in the south, the 13.4 square miles of Lewisham encompass strong communities who take pride in their local areas and neighbourhoods 18 wards across Lewisham.
- 3.6 This sense of place ensures that while the borough and its neighbourhoods develop they maintain their unique identities and preserve Lewisham's rich natural and architectural heritage. Lewisham is one of the greenest parts of south-east London. Over a fifth of the borough is parkland or open space. 'Green Flag' parks, attractive residential neighbourhoods and Lewisham's waterway network all combine to create a relaxing and pleasant environment in the midst of bustling town life.
- 3.7 Open space in Lewisham, makes up 20.62% (726.11ha) of the Borough's land area.
- 3.8 The Unitary Development Plan for Lewisham defines open space as either **Public Open Space (POS)** or **Urban Green Space (UGS)**. POS comprises public parks, commons, heaths, woodland and other open spaces with established and unrestricted public access. UGS is space to which public access is restricted or not formally established but which is capable of meeting recreational and non-recreational needs within the urban area. UGS has also been further broken down indicating those sites that have limited restrictions, for example nature reserves, which are publicly accessible but have to be accessed by means of a key holder.
- 3.9 Both POS and UGS can also be further designated **Metropolitan Open Land (MOL)** which provides additional protection to the open space.
- 3.10 There are 58 public parks and gardens managed by the Council, including Horniman Gardens, which is managed separately by the Horniman Museum. The Borough has 36 allotment sites comprising of 963 plots and 21 designated nature reserves. Practical work on the nature reserves is undertaken on a paid basis by London Conservation Services and British Trust for Conservation Volunteers (BTCV). Voluntary help is also given on a local basis. In addition the Borough has three sites, listed as Grade II importance, included on the English Heritage Register of Historic Parks, Gardens and Landscapes: - Horniman Gardens, Manor House Gardens and Grove Park Cemetery. Blackheath is also recognised as a World Heritage Buffer Zone.
- 3.11 The following are Parks awarded Green Flags in Lewisham 2009/10:
- **Blackheath**
 - **Brookmill Park**
 - **Chinbrook Meadows**
 - **Bellingham Green**
 - **Cornmill Gardens**
 - **Ladywell Fields**
 - **Manor House Gardens**
 - **Telegraph Hill**
 - **Manor Park**
 - **Sydenham Wells Park**
 - **Horniman Gardens**

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- 3.12 In addition to the Green Flag Awards the Green Pennant Award is a national award that recognises high quality green spaces in England and Wales that are managed by voluntary and community groups.
- 3.13 Lewisham Council was awarded two Green Pennant Awards in 2009/10; the Devonshire Road Nature Reserve, which won a Pennant for the second year in a row. The second Pennant was awarded to a new site - the Grove Park Nature Reserve.
- 3.14 Lewisham currently has a population of 265,855 (2009 GLA Copyright Lower Population Data). The population is relatively young with one in four under 19. The population over 60 represents one in seven in the community. It is the 15th most ethnically diverse local authority in England. Two out of every five of residents are from a black and minority ethnic background and there are over 130 languages spoken in the borough making links throughout London and across the world. (Source LB Lewisham)
- 3.15 Lewisham's future is intrinsically linked to that of London and the wider region. The North of the Borough forms part of the Thames Gateway area which will see significant housing and economic growth in the near future. Lewisham, Catford, New Cross and the Deptford Creek area are also seen as opportunity areas in the London Plan.

Demographics

- 3.16 By 2025, projections show that there could be as many as 309,000 people (GLA Copyright Lower population data) will be living in Lewisham. This population growth will predominantly be in the north of the borough, in line with many of the proposed physical developments and regeneration initiatives.
- 3.17 The critical issue relating to growth in population in terms of green space provision is the future age structure of the Borough.

Table 3.3 - Population and Age Distribution 2008-25

Age group	2008	2015	2020	2025	% change 2008-25
0 to 4	20559	22878	22619	22560	+9.7%
5 to 9	16222	19760	20660	20352	+25.5%
10 – 14	14327	15221	18008	18601	+29.9%
15 – 19	14021	13855	14513	16715	+19.2%
20 – 24	17941	17867	18165	18963	+5.7%
25 – 29	30638	30512	30451	31236	+2%
30 – 34	30617	31968	32378	32166	+5.1%
35 – 39	24422	28619	28439	28370	+16.2%
40 -44	21606	22586	25250	24433	+13.1%
45 – 49	17505	19389	20555	21997	+25.7%
50 -54	13110	16556	17490	17896	+36.1%
55 – 59	10275	12489	14784	15148	+47.4%
60 -64	9030	9296	11078	12721	+40.9%
65 – 69	7045	8013	8134	9433	+33.9%
70 - 74	6024	5834	6819	6804	+13%
75 – 79	4765	4781	4707	5436	+14%
80 – 84	3488	3265	3507	3471	-1.5%

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Age group	2008	2015	2020	2025	% change 2008-25
85 – 89	2083	1952	1935	2123	+1.9%
90 and over	1054	1208	1288	1397	+32.5%
Total	264,732	286,049	300,780	309,822	17%

- 3.18 The above table shows a projected increase in the populations amongst the key pitch sport playing population (Up to age 55), although there is less of an increase in the older population. This projected increase is likely to reflect a number of factors including the inward migration of new families to.
- 3.19 Lewisham's resident population is skewed towards the younger age groups. Specifically it has a greater proportion of children under 16 than the London average (21.1%, compared with 20.2%), and a lower than London average proportion of people over 60 (14.5% compared with 16.4%). The Borough has a younger age structure than the national average, especially in the 0-4 and 15-44 age groups. The average age is consequently lower (34.7 compared with the London average of 36.2). The number of school age residents is rising; however, the proportion of the population under 15 years is expected to remain fairly stable over the coming decade as the proportion of the population that is over 75 is also expected to increase.
- 3.20 Some of the headline developments in Lewisham over the next 12 years include:
- **A £280 million programme of rebuilding and refurbishment will see all the borough's secondary schools brought up to the highest standard to help our children and young people achieve their full potential.**
 - **A major redevelopment of Lewisham, Deptford and Catford town centres will provide new business and leisure opportunities along with new housing developments.**
 - **The extension of the East London Line will connect the borough to London's overground network and provide greater accessibility to central London and beyond.**
 - **The proposed Convoys Wharf development in the north of the borough will open up a major part of London's riverfront to Lewisham's citizens, providing new homes and affordable housing, cultural facilities and retail and community premises.**
 - **The Council has secured almost £2m funding from the London Development Agency to invest in Ladywell Fields and along the Waterlink Way. The project will transform the central and southern parts of Ladywell Fields.**
 - **Development of Green Space North of the Borough – Upper and Lower Pepys Park, Grove Square Park, Aragon Gardens, and Admiralty Square (Longshore).**
- 3.21 Lewisham's communities will also become more diverse:
- **Currently around 40% of residents are from a black and minority ethnic background. By 2020, this figure is projected to increase to 44%, with particular growth in the Black African and Black Caribbean communities.**

- **New communities from the European Union and beyond will continue to make their home in the borough.**
- **Improved health services and medical technology will result in a larger proportion of older residents living longer.**

- 3.22 A growing population will increase demand on services and the local infrastructure, including open spaces, playing pitches, play areas and allotments.

Ethnicity and Cultural Diversity

- 3.23 Lewisham benefits from an ethnically and culturally diverse population. The black and minority ethnic (BME) population is greater in the borough (34%) than the London average (28.9%), and comprises 50% of all school pupils. The largest of these are of Caribbean (12.3%) and African (9.1%) origin, with Asian, Chinese and Turkish/Turkish Cypriot communities also making up a sizeable proportion. A higher proportion of the population was born in the UK (76%), compared with London as a whole (73%). There is also a higher proportion of the population born in the Caribbean (5%) than in London overall (2%).

Car Ownership

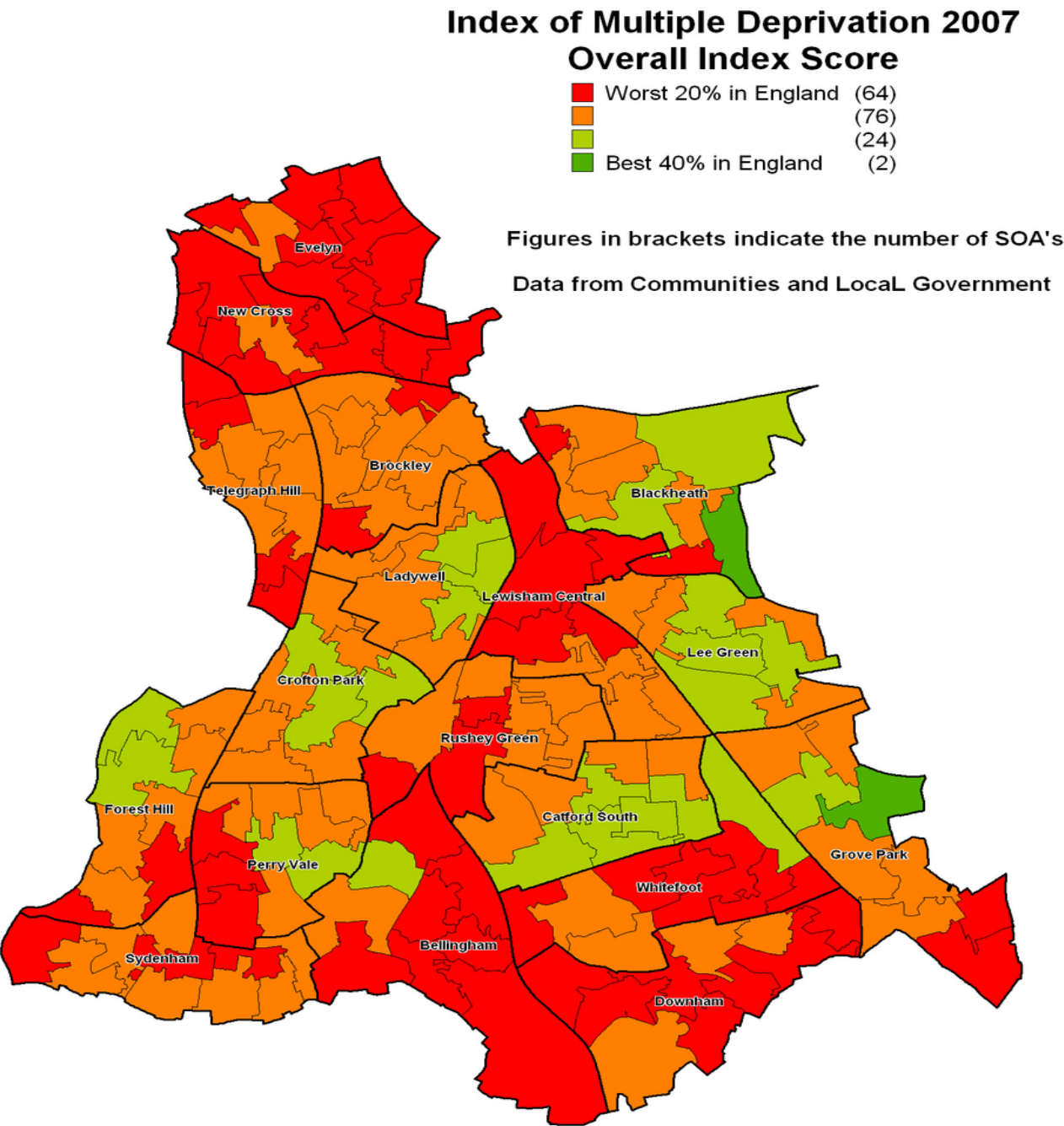
- 3.24 The census provides important contextual information on transport in Lewisham and the needs of local residents. It shows that the average proportion of households with access to a car has steadily risen from 42% in 1971, 50% in 1981, and 53% in 1991 to just fewer than 57% in 2001. The total number of cars owned by households in Lewisham has increased by 12,432 (19%) to 79,270 since the 1991 census. There are however, significant variations between different parts of the Borough with ward data ranging from over 50% households without a car [Brockley, Evelyn and New Cross] to under 33% [Catford South and Grove Park.].

Deprivation

- 3.25 Deprivation is spread quite broadly across Lewisham, making it one of the most deprived local authority areas in England. With pockets of deprivation in most areas but significantly concentrated in the southern wards of Bellingham, Rushey Green, Downham and Whitefoot; the northern wards of Evelyn, New Cross and Telegraph Hill; and parts of Brockley and Lewisham Central.

3.26 The results of this are shown below in Figure 3.1 below.

Figure 3.1 - Indices of Multiple Deprivation by Super Output Area



Review of Local Strategic Background

- 3.27
- The results and conclusions of the study will inform the Lewisham Local Development Framework. The study will therefore contribute toward both the aspirations of the local community and the formulation of spatial planning policies. The report will:
- Underpin policies set out in the Core Strategy
 - Provide robust evidence to justify the amount and provision of open space from new development
 - Provide a basis from which a high quality network of a range of types of open space will be maintained and developed
 - Inform the current and future Green and Open Space Strategy for Lewisham
 - Take into consideration local strategies and state their relationship to open space and recreation
 - Provide a spatial planning view to planning for new and enhancing existing facilities
- 3.28
- In order to provide crucial background information in relation to Lewisham the following local documents have been reviewed as part of this study.

<div>Shaping Our Future – Lewisham’s Sustainable Community Strategy 2008 – 2020 (LB Lewisham 2008)</div>	<div>Shaping our Future is Lewisham’s Sustainable Community Strategy and sets out a vision for Lewisham and the priority outcomes that that organisations, communities and individuals can work towards to make this vision a reality.</div> <div>The Vision is: <i>“Together, we will make Lewisham the best place in London to live, work and learn.”</i></div> <div>The vision and the priorities contained in Shaping our Future are all sustainable</div> <div>All activity to achieve the vision will be based upon two key principles</div> <div>Reducing inequality – narrowing the gap in outcomes for citizens</div> <div>Delivering together efficiently, effectively and equitably – ensuring that all citizens have appropriate access to and choice of high quality local services.</div> <div>The priorities are:</div> <div>Ambitious and Achieving</div> <div><ul style="list-style-type: none">• Inspire our young people to achieve their full potential by removing barriers to learning• Encourage and facilitate access to education, training and employment opportunities for all citizens• Celebrate local achievements so people feel proud of their area and eager to be part of its success</div> <div>Safer</div> <div><ul style="list-style-type: none">• Reduce the overall level of crime to below the London Average• Tackle anti social behaviour and ensure that people feel confident and safe throughout the borough• Keep our children and young people safe from harm, abuse and criminal activity</div> <div>Empowered and Responsible</div> <div><ul style="list-style-type: none">• Empower citizens to be involved in their local area and responsive to the needs of those who live there• Promote volunteering and the activity of voluntary and community organisations• Champion diversity and the contribution everyone makes to the borough’s quality of life</div>
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	<p>Clean, Green and liveable</p> <ul style="list-style-type: none"> • Maximise Lewisham's contribution to a sustainable future by tackling waste and making effective use of resources • Increase the supply and quality of housing to accommodate the diverse needs of our population • Protect and enhance our parks, open spaces and local biodiversity <p>Healthy, active and enjoyable</p> <ul style="list-style-type: none"> • Improve the well being of our citizens by increasing participation in healthy and active lifestyles. • Improve health outcomes and tackle the specific conditions that affect our citizens • Support people with long term conditions to live in their communities and maintain independence <p>Dynamic and prosperous</p> <ul style="list-style-type: none"> • Improve the quality and vitality of Lewisham's town centres and localities • Increase access to the number, quality and range of employment opportunities • Improve access to sustainable modes of transport within the borough and our connections to London and beyond <p>Lewisham Strategic Partnership is responsible for developing and monitoring progress against the priorities in Shaping our Future. The LSP works through six thematic partnerships:</p> <ul style="list-style-type: none"> • Adult Strategic Partnership • Children and Young People Strategic Partnership Board • Economic Development and Enterprise Board • Safer Lewisham Partnership • Stronger Communities Partnership • Sustainable Development Partnership
LB Lewisham Unitary Development Plan (Adopted 2004)	<p>The UDP forms the basis for decisions on planning applications and provides the policies and proposal framework the Council believe will strike the right balance between the need to cater for development requirements across the Borough and the need to protect and enhance the environmental qualities of the area.</p>
LB Lewisham Open Space Strategy 2005 – 2010 (LB Lewisham 2005)	<p>A Vision To protect, enhance and cherish open space for the benefit of local people, the wider community and for future generations.</p> <p>Aims:</p> <ul style="list-style-type: none"> • The strategic aims lead from the Vision for the open spaces in Lewisham. They establish overarching basic principles by which the open spaces strategy can be measured • To protect open space in Lewisham from inappropriate development • To enhance and improve the level of quality of open space in Lewisham • To raise awareness of the social, economic and environmental benefits of sustainability • To improve accessibility of open spaces to promote greater social inclusion • To build on the role that open spaces offer in sustaining the health and well-being of residents • To reduce the Fear of Crime in open spaces, making Lewisham a safer place • To adopt the Open Spaces Strategy as Supplementary Planning Guidance

<p>Local Biodiversity Plans (LB Lewisham 2005 – 2007)</p>	<p>The Lewisham Biodiversity Partnership work with the Council to protect, conserve and enhance the variety of wildlife species and habitats in Lewisham. The following partnership plans are in place:</p> <p>Black Redstart – To maintain the current population and enhance the area for the continued survival of the species.</p> <p>Culture - To promote awareness and appreciation of the natural environment to Lewisham residents and visitors.</p> <p>Health - To use and promote Nature Conservation as a means to improve the physical and mental health and wellbeing of Lewisham residents.</p> <p>House Sparrow - To reverse the decline of the current population of House Sparrows in Lewisham.</p> <p>Housing - To deliver habitat & species improvements to benefit biodiversity.</p> <p>Parks, Open Spaces and Cemeteries - To protect and manage appropriately Lewisham's Parks, Cemeteries and Open Spaces for biodiversity.</p> <p>Railway Linesides - To protect and manage appropriately the railway corridors for biodiversity.</p> <p>Rivers - To seek the naturalisation of Lewisham's rivers wherever possible.</p> <p>Song Thrush</p> <ul style="list-style-type: none"> • To maintain the current population of the Song thrush in Lewisham, and • Where possible extend its range throughout the London Borough of Lewisham <p>Stag Beetles</p> <ul style="list-style-type: none"> • To maintain and enhance the current population of Stag Beetles within Lewisham • To seek improvements of dead wood provision in gardens, parks, school grounds and other open spaces <p>Green Roofs</p> <ul style="list-style-type: none"> • To promote the use of green roofs on new build and ensure that the London Borough of Lewisham takes a lead in this technology • To ensure that green roofs are designed to fulfil bio-diversity needs • To promote their wider environmental, social and aesthetic benefits • To increase significantly the area of green roof spaces in the London Borough of Lewisham • To encourage and research the possibilities of fitting green roofing schemes on old buildings near areas of importance for nature conservation
<p>Lewisham Physical Activity, Sport and Leisure Strategy 2006 – 2011 (LB Lewisham 2006)</p>	<p>The Physical Activity, Sport and Leisure Strategy is a five year plan to help bring together organisations which will work in partnership to develop and sustain sport and physical activity in Lewisham. As well as the Council, these include its leisure and parks contractors, the Primary Care Trust (PCT), sports coaches and PE teachers, sports clubs and schools and many others. It lays out the issues and needs of the Borough in terms of sport and physical activity, including facilities, and offers a clear plan which partners and providers and participants can adopt. The Strategy provides a framework for activity and development in Lewisham. It has three key aims:</p> <ul style="list-style-type: none"> • To increase participation in physical activity and sport • To enable the Lewisham community to develop its potential in sport • To develop an appropriate infrastructure of facilities
<p>A Play And Recreation Strategy for Lewisham (2006-2008)</p>	<p>"All children in Lewisham should have access to places to have fun in a safe, happy environment and where their play should contribute to their health, well being and learning"</p>

<p>people, prosperity, place Lewisham Regeneration Strategy 2008-2020 (LB Lewisham 2008)</p>	<p>The Lewisham Regeneration Strategy 2008-2020 sets out our vision for the future of the borough. It describes the projects and plans which will deliver the vision.</p> <p>We want people and businesses to make a positive choice to live, work or learn in Lewisham.</p> <p>Our vision for 2020 is of a cohesive, vibrant and dynamic borough. With our communities and partners, we are striving to make Lewisham's neighbourhoods prosperous and creative whilst embracing their diversity. By improving access to jobs, education, health, housing, parks and leisure facilities, we will deliver this vision.</p> <p>People</p> <p>By 2020, Lewisham will be home to creative, diverse, cohesive and healthy local communities able to support themselves act independently and engage actively in partnerships to ensure local people of all ages benefit from regeneration.</p> <p>We will achieve this through the following objectives:</p> <ul style="list-style-type: none"> • Diverse and cohesive communities: to celebrate Lewisham's diverse communities and strengthen community cohesion • Healthy communities: to reduce health inequalities and encourage healthy lifestyles • Young communities: to invest in Lewisham's children and young people • Creative communities: to support and develop creativity in local people <p>Prosperity</p> <p>By 2020, Lewisham will have a thriving, dynamic and creative economy. Lewisham's population will be well educated, highly skilled and successful, making an important contribution to the workforce both inside and outside of the borough.</p> <p>We will achieve this through the following objectives:</p> <ul style="list-style-type: none"> • Business enterprise and job growth: to provide access to jobs and business support for local people • Education and skills growth: to invest in education and skills • Creative growth: to encourage and support creative businesses <p>Place</p> <p>By 2020, Lewisham will provide a high quality of life for all residents through attractive, liveable, accessible and safe neighbourhoods along with the provision of high quality facilities and town centres that meet the needs of the community. We will achieve this through the following objectives:</p> <ul style="list-style-type: none"> • An evolving environment: to ensure that new development is to the highest standards of design and sustainability • A liveable environment: to provide decent homes for all residents • A protected and managed environment: to protect and manage the special areas of Lewisham • Transport – an accessible environment: to provide accessible, convenient and safe transportation networks • A safe environment: to reduce crime and improve community safety.
<p>Healthier Communities: A Health and Wellbeing Framework for Lewisham (LB Lewisham 2007)</p>	<p>This document provides a framework for the delivery of the health and wellbeing elements of Lewisham's Community Strategy and Local Area Agreement. It details the range of partnership strategies that have been developed to achieve improvements to health and to tackle health inequalities.</p>
<p>Lewisham Food Strategy (LB Lewisham 2006)</p>	<p>The overall aim of the food strategy is to provide direction and guidance in order that Lewisham can increase the health and welfare of its people through improved access to nutritious and safe food from a more sustainable food chain.</p>

3.29 Of equal importance is the need for the study to reflect the local context, to ensure that whilst the principles of the audit and assessment correspond with national and London wide policies and legislation, the outcomes of the study clearly link with the local issues, inform planning policy, and support achievement of the corporate priorities in Lewisham.

LB Lewisham UDP Policy (2004)

The Council's Strategy

- 3.30 The value of open space in a built-up residential Borough cannot be overstated. Whether for formal participation in team sport, informal use such as walking or dog-walking, as a place to find space for peaceful relaxation, to enjoy the natural environment or simply to be reassured by its presence, open space is critical to modern urban living.
- 3.31 The protection of open space in a physically confined urban environment is essential to the smooth functioning of the urban society. The contribution open space makes to sustainability is relatively straightforward. It is on and around Lewisham's protected open space that the bulk of the Borough's nature conservation interest is supported and it is the same open space that through its protection today will be available for future generations to enjoy. Open space contributes to the quality of life of Lewisham residents, so in this sense also it can help to create a more sustainable environment, one in which people will continue to want to live, work and learn.
- 3.32 Equality is furthered by the Plan's designations and protection of open space. The designations of open space distinguish those spaces that are accessible to all, as the bulks in Lewisham are and those that are in private ownership. It is by opening up access to the spaces in private ownership that the goal of free access to all open space for all may be realised. In any event the visual benefits and calming presence of open space in the stressed urban environment are certainly enjoyed by all residents and visitors in Lewisham.
- 3.33 The protection of open spaces will assist regeneration in Lewisham. An attractive environment, in which open space makes a valuable contribution, is crucial in changing perceptions of the Borough as a place to live, work and learn. In this respect the provision of open space is one of Lewisham's strengths.
- 3.34 The existing Lewisham UDP Policies for Open Space are put into 4 categories:
- **Those concerned with the largest and most significant pieces of open space, which have a value felt beyond Lewisham's boundaries, and as a result are designated Metropolitan Open Land (MOL);**
 - **Those for open spaces which together form a green corridor or a green chain, which in some cases also attracts the protection of MOL designation;**
 - **Those for 'other' pieces of open land, in this sense 'other' meaning non-MOL, including areas of open space deficiency and temporary open space; and**
 - **Policies which specifically protect certain pieces of open space because of the use to which the land is put (sport and recreation) or some additional quality of that land (its value for nature conservation).**

3.35 The Part 1 Policies include:

STR.OS 1 - To protect all open space in the Borough from inappropriate built development.

STR.OS 2 - To seek to provide additional open space in the Borough, particularly in areas identified as deficient in accessible provision.

STR.OS 3 - To protect and wherever possible enhance nature conservation and biodiversity in the Borough.

3.36 The principal role of the land use planning system with respect to open space is to protect that open space from development. Without this level of basic protection from development, no active or passive recreation, no amenity or ecological benefit, and no management action to enhance the use of the open space will be possible.

3.37 The UDP therefore concentrates on policies that will retain and protect the existing quantum of open space in Lewisham. However, the principal 'uses' of open space - simply put, these are recreation, ecology and sport – are also clearly planned for. It is acknowledged that planning has a role in facilitating and promoting these 'uses' but their success or failure is primarily a management issue.

3.38 The Part II Policies include:

3.39 **OS 1 Metropolitan Open Land** - The open character of Metropolitan Open Land (MOL) in Lewisham, as shown on the Proposals Map, will be preserved. Planning permission will be granted only for appropriate development or change of use where this preserves the open nature of the land.

3.40 **OS 2 Land Close to Metropolitan Open Land** - The Council will consider any development proposal on land fringing, abutting or otherwise having a visual relationship with MOL on the basis of their detrimental impact on visual amenity, character or use of the MOL (see also Policies URB 3 and URB 6).

3.41 **OS 3 Green Chains** - The main open spaces that form the South East London Green Chain is protected as MOL (see also Policies OS 1 and OS 2). These spaces will be promoted and managed in order to enhance their role as a local and regional outdoor recreational resource.

3.42 **OS 4 Waterlink Way** - The Council will safeguard the proposed route of the Waterlink Way as shown on the Proposals Map. It will seek the reduction of impact on the natural environment by the most acceptable route. Through agreements with developers of sites within and adjoining the route some or all of the following elements, as appropriate, will be achieved:

- **To Provide Additional Open Space;**
- **To Improve The Quality Of The Open Spaces In Waterlink Way And The Links Between Them, Notably Footpaths And Cycleways;**
- **To Improve The Course And Appearance Of The Waterways And Public Access To Them For Passive And Active Recreation;**

- **To Create Wildlife Habitats And To Enhance The Existing Nature Conservation Value Of The Waterways.**
- 3.43 The Council where appropriate will protect land adjacent to the Waterlink Way as MOL (see also Policies [OS 1](#) and [OS 2](#)).
- 3.44 **OS 5 Green Corridors** - The Green Corridors identified on the Proposals Map are protected for their nature conservation and informal recreation value. Planning permission will only be granted for developments within Green Corridors that enhance these roles.
- 3.45 **OS 6 River Corridors** - The Council will seek, where appropriate, to protect, enhance and restore the natural elements of the river environment.
- 3.46 **OS 7 Other Open Space** - The Council will resist inappropriate development on the areas of Public Open Space (POS) or Urban Green Space (UGS), as set out in [Table OS 5](#) and shown on the Proposals Map. Inappropriate development includes:
- **Development that would result in loss of or damage to POS or UGS; and**
 - **Development that adversely affects the amenity, open character or appearance of the POS or UGS through inappropriate scale.**
 - **Development that would result in loss of or damage to sites that have not been designated as either POS or UGS but are nonetheless valuable locally will also be resisted as inappropriate.**
 - **As an exception to the above some development on POS or UGS may be permitted if it comprises:**
 - **Small and unobtrusive development that is ancillary to the open space use and enjoyment of the land; or**
 - **Development that facilitates or enhances public access to Urban Green Space; or**
 - **Development that makes provision nearby for replacement open space of equal or better quality and size.**
- 3.47 **OS 8 Areas of Public Open Space Deficiency** - In areas identified as being deficient in Public Open Space and shown on [Map 3.1](#), the Council will concentrate its efforts to create new open space and enhance public access to existing open space, and to negotiate with developers for new provision. Areas of Public Open Space will be sought within housing schemes.
- 3.48 **OS 9 Temporary Open Space** - The Council will seek, where appropriate, to bring into temporary open space use suitable vacant land and sites as these become available, particularly in the Areas of Open Space Deficiency.
- 3.49 **OS 10 Trees in Open Spaces** - The Council will seek to prevent the loss of trees of amenity value when granting planning permission and, where appropriate make Tree Preservation Orders for their protection.

- 3.50 **OS 11 Sport and Recreation** - Planning permission for development that would result in the loss of or damage to outdoor sport and recreation land will not be granted.
- 3.51 **OS 12 Nature Conservation on Designated Sites** - Development on or within the Sites of Nature Conservation Importance, identified as sites of Metropolitan, Borough or Local Nature Conservation Importance by the London Ecology Unit, shown on the Proposals Map and set out in Table OS 4, will not be permitted if it is likely to destroy, damage or adversely affect the protected environment.
- 3.52 **OS 13 Nature Conservation** - The Council will have regard to the nature conservation value of all sites in the Borough that are proposed to be developed, and seek to protect and enhance these, either through the imposition of planning conditions or through ensuring alternative equivalent new habitat provision nearby. Development proposals for these sites should be accompanied by an environmental appraisal, including methods of mitigation and proposals for compensation.
- 3.53 **OS 14 Burial Spaces** - The Council will seek where appropriate to protect and enhance the provision of existing burial space in the Borough. Where practicable all existing cemetery space should be re-used before new facilities are approved.
- 3.54 **OS15 Historic Parks, Gardens and Landscapes** - The Council will seek to protect and enhance the parks and gardens of special historic interest included in the Register compiled by English Heritage under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council will also seek to preserve the views and vistas to and from the historic parks and their settings; new buildings on land adjacent to Historic Parks and Gardens will be required to have minimum visual impact when viewed from them.
- 3.55 **OS 16 World Heritage Site Buffer Zone** - The Council will give special consideration to developments within the declared World Heritage Site Buffer Zone as delineated on the Proposals Map, which may be visible from within the World Heritage Site. New developments on land within the buffer zone will be required to have no adverse visual impact on, and enhance the World Heritage Site. The Council will also consider the preservation of views and vistas of and from the World Heritage site affecting land within the Borough.
- 3.56 **OS 17 Protected Species** - Planning permission will not be granted for development or land use changes which would have an adverse impact upon protected plant and animal species.

The Existing Planning Framework

- 3.57 The relevant existing planning framework against which planning applications are judged comprises of the following:

National Policy Guidance (Planning Policy Guidance Notes) (PPG)

- 3.58 This guidance seeks to ensure Local Authorities plan effectively for open space, sport and recreation by using a number of tools, including:
- **Assessments of needs and opportunities - Local Authorities are required to carry out open space assessments and to consult with local people to identify local needs**
 - **Setting standards - National standards such as the NPFA standards (NPFA now called Fields in Trust) for outdoor sport and children's play will be replaced by local standards set in development plans that must include quality, quantity and accessibility and are based on local needs**
 - **Maintaining an adequate supply of open space and sports and recreational facilities:**
 - Existing open space, sports and recreational buildings and land should not be built on unless the land can be shown as surplus to requirements (A key driver for PPG 17 is not to dispose of sites rather ensure local people have access to a range of good quality provision)
 - High quality open spaces and those of particular value to communities should be protected through development planning policies.
 - Planning conditions or obligations can be used to enhance the quality of existing spaces or create new ones where an assessment recognises a deficit in provision of open spaces, sport or recreational facilities
 - Local Authorities should also ensure that commercial and industrial developments do not just include landscaping, and to consider visitors' needs such as accessibility and safety and ensure the development has an element of open space provision
 - Obligation funding can also be used as investment in parks, open spaces and tourist areas to improve the quality and accessibility for local people
 - That provision should be based on local need and the crux of the guidance is not to provide more of the same, rather improving and enhancing what is already there.
- 3.59 Planning new open space and sports and recreational facilities – Local Authorities should:
- **Develop and locate intensive recreational uses where they can contribute to city centre vitality and viability**
 - **Strive to avoid any significant loss of amenity to residents, neighbouring uses or biodiversity**
 - **Aim to improve quality through good design**
 - **Seek to promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for all**
 - **Continue to add to and enhance the range and quality of existing facilities**
 - **Seek to promote areas of open space in commercial and industrial areas**
 - **Consider using any surplus land for open space, sport or recreational use, weighing this against alternative uses**

- **Assess the impact of new facilities on social inclusion; and consider the recreational needs of visitors and tourists**
 - **Meet the regeneration needs of areas**
 - **Consider security and personal safety, especially for children**
- 3.60 PPG 17 maintains that open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives.
- 3.61 PPG 17 stresses the importance of protecting and enhancing the Public Right of Way network for walkers, cyclists and horse riders. The guidance also stresses that parks, recreation grounds, playing fields and allotments must not be regarded as 'previously-developed land'.
- 3.62 PPG 17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans.
- 3.63 Areas of particular quality may include small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities:
- **Areas of open space that provide a community resource and can be used for informal or formal events such as religious and cultural festivals, agricultural shows and travelling fairs. Travelling fairs may also require suitable winter quarters**
 - **Areas of open space that particularly benefit wildlife and biodiversity**

Assessing Needs and Opportunities: A Companion Guide to PPG 17

- 3.64 The document accompanies PPG 17 and provides guidance on how to deliver desirable outcomes from undertaking a PPG 17 Assessment at the local level these are:
- **To provide local people with networks of accessible, high quality open spaces and sports and recreation facilities in both rural and urban areas, which will meet the needs of local people and visitors.**
 - **PPG 17 strives to provide a balance between enhancing existing provision and new provision.**
 - **To provide clarity and reasonable certainty to land owners and developers with regard to the requirements and expectations of the local planning authority in respect of outdoor sport, recreation and open space.**
- 3.65 The guide essentially sets out a methodology for fulfilling the requirement for local authorities to undertake audits of local provision and assessment of local needs– it also recognises that it is not the only methodology and that it is valid for local authorities to develop their own approach as long as it is “compliant with the policy requirements of PPG 17”.

3.66 The publication is split into four sections:

- **Tools and techniques which local authorities may find useful when undertaking assessments and drafting policies.**
- **Concepts and guiding principles which underpin the delivery and effective planning of accessible, high quality and sustainable open spaces and sport and recreation facilities.**
- **A five-step process which authorities can follow when undertaking local assessments.**
- **A suggested framework for the implementation of policies and provision standards through the development control process.**

3.67 The study undertaken in Lewisham has followed the framework provided in the Companion Guide to PPG17 namely the identified five key Stages to undertaking an assessment of open space. These are broadly:

- **Step 1 – Identifying Local Needs**
- **Step 2 – Auditing Local Provision**
- **Step 3 – Setting Provision Standards**
- **Step 4 – Applying Provision Standards**
- **Step 5 – Policy Options**

3.68 The study undertaken for Lewisham Council has followed the framework above by undertaking the following key tasks:

Stage 1: Identification of local needs

3.69 The following key tasks have been undertaken:

- **A review of the implications and priorities of existing strategies to identify links with existing strategic priorities.**
- **A review of existing policies and provision standards relating to open space, sport and recreation facilities.**
- **Consultation with the community and stakeholders via Sports Club Surveys, School Surveys and Face-to-face meetings. Additionally a survey undertaken on Lewisham Council web site to capture the views of facility users and non-users was undertaken.**

Stage 2: Audit of local provision

3.70 The following key tasks have been undertaken:

- **Review of quantitative information held by the Council**
- **Site visits to an identified sample of over 250 known open space, sport and recreation facilities with community use (across all sectors)**
- **Consultation with facility providers**
- **Mapping facilities in respect of location and catchment area**

Stage 3: Setting Provision Standards

3.71 The following key tasks have been undertaken:

- **Quantity Standards set using the findings of facility audits, local consultation and demand modelling**
- **Quality Standards set using the findings of facility audits and local consultation**
- **Accessibility Standards set using the findings of facility audits, local consultation and mapping catchment areas**

Stage 4: Application of Provision Standards

3.72 On the basis of the standards set, the following can be identified:

- **Identification of deficiencies in accessibility**
- **Identification of deficiencies in quality**
- **Identification of surpluses or deficiencies in quantity**

Assessing Quantity

3.73 The assessment of quantity has been undertaken on the basis of:

- **Is there enough provision to adequately serve the needs of local residents and the sporting community?**
- **Are current facilities in the right place?**
- **Is there enough provision to adequately serve the borough in the future, taking into account changes to demography and the national and local strategic context?**
- **What is the current mix of provision across all providers?**

NB. The assessment does not consider privately owned gardens, grass verges alongside transport routes or school grounds with no community access

Assessing Quality

- 3.74 The assessment has considered a number of key questions, including:
- Is the provision available of sufficient quality to be “fit for purpose”?
 - Does the quality of provision affect usage and potential usage?
 - How is quality perceived by users and non-users?
- 3.75 The assessment of quality has been undertaken on the basis of:
- Site visits to community accessible facilities to rate a number of key criteria affecting quality
 - Quality ratings from key users, residents and specific user groups
- 3.76 The site quality audits undertaken are based upon the field assessment of the national quality standard for parks and open space ‘The Green Flag Award’. The assessments consider sites from a visitor’s perspective and are based upon a ‘snapshot’ view at the time of the visit. Appendix 1 contains the site assessment criteria and sub-criteria.
- 3.77 Play areas are also assessed against a model based on the Royal Society for the Prevention of Accidents (ROSPA) play value criteria; these are identified later in the report in Section 4.
- 3.78 The quality of playing pitches is assessed using the Sport England methodology taken from ‘Towards a Level Playing Field’. This is a non-technical visual assessment.
- 3.79 The overall quality scores place a site within certain key categories along the “quality value line” illustrated below. The value line has been developed by Strategic Leisure benchmarking the results of 1,000’s of site audits throughout the country.

Quality Line – Open Space

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61% - 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

Quality Line – Sports Pitches (‘Towards a Level Playing Field’, Sport England)

<30%	30% - 54%	55% - 64%	65% - 90%	>90%
Poor	Below Average	Average	Good	Excellent

Assessing Access

- 3.80 An assessment of accessibility has been undertaken to identify the extent to which local residents are able to access the various differing forms of greenspace provision across the Borough and within recommended distance thresholds.

3.81 The assessment of accessibility has been undertaken on the basis of:

- **Existing access standards**
- **Auditing factors known to affect the access to certain types of facility**
- **Consultation with local residents**
- **Mapping exercises to identify catchment areas for different types of provision**

3.82 The assessment has looked at facilities on both a borough-wide basis and in relation to specific area breakdowns by the 18 wards across Lewisham.

Consultation - Background and Methodology

3.83 In order to develop a PPG17 Assessment and set provision standards, it is essential to consult with the local community to gain an insight into local needs and aspirations. It is also important to ascertain the views of local communities as part of the Community Planning process.

3.84 A web based survey was provided using Lewisham Council's web site of which 170 questionnaires were returned. The survey was designed to assess views of residents, their attitude and aspirations with regard to open space, sports and recreational facilities across the Borough. In particular the survey set out to identify and establish the following:

- **The usage of open space, sport and community recreational facilities by residents within the Borough**
- **The value local people attach to open space, sport and community recreational facilities**
- **The attitude of local residents towards open space, sport and community recreation facilities**
- **Attitudes to the level of existing provision and facilities**
- **The frequency of use by local residents to the differing types of provision**
- **Main mode of transport local resident use to access open space, sport and community recreational facilities**
- **The views of residents to the accessibility of open space, sport and recreational facilities**
- **The barriers that prevent or reduce local use of open space, sport and recreational facilities**
- **Local needs and expectations**

Analysis – Survey Response

- 3.85 The frequency of use per different type of open space varies. Local people identified using parks and gardens and open space near to where they live on a regular (daily / weekly basis) whereas more specialist provision such as allotments and cemeteries are used less frequently. Play areas need to be kept in context as the responses from the survey will mainly be from parents or older family members visiting facilities with children.

Table 3.4 – Residents Visiting and Use of Open Space Typologies

Typology	Daily	Weekly	Monthly	Occasionally	Never
Parks and Gardens	34%	37%	9.5%	17%	1%
Natural and semi natural greenspace	8.6%	22.6%	20%	40.6%	8%
Outdoor Sports Facilities	2%	8.1%	8.8%	35.8%	45%
Amenity Green Space	11.7%	8.2%	6.2%	33.8%	40%
Provision for Children and Young People	10%	15.3%	6%	26%	42.6%
Allotments	0.6%	3.3%	0%	8%	83.3%
Cemeteries and Church yards	1.4%	6%	10.8%	47%	35%

- 3.86 From the table above, Parks and Gardens are visited and used most followed by Natural & Semi-natural Greenspace, Provision for Young Children and Amenity Green Space.
- 3.87 Of those questioned, the least visited or used facilities by the sample of residents are allotments, cemeteries and outdoor sports facilities. All typologies have some element of specialised usage.
- 3.88 The response given by respondents as to the main method of travel to different types of open space in Lewisham identifies that the main method of travel to facilities is walking or driving. It is interesting to note that more people walk to all the typologies rather than drive.
- 3.89 Local residents were asked to identify how long it took for them to travel to facilities. The table below identifies the average travel time to the different types of provision for walking. 92% of the respondents considered this travel time to be acceptable.

Table 3.5 – Average travel time to public open space – Walking

Typology	Average Travel Time (minutes)	Equivalent distance walking at 3mph (miles)	Equivalent Distance Walking (meters)
Parks & Gardens	7.12	0.36	579
Natural and Semi-natural greenspace	11.73	0.59	949
Outdoor Sports Facilities	12.20	0.61	981
Amenity Greenspace	8.94	0.45	724
Provision for children and young people	9.6	0.48	772
Allotments	16.53	0.83	1,334
Cemeteries and churchyards	16.53	0.83	1,334

- 3.90 The general opinion of people in Lewisham is that the quality of open space on the whole is good across Parks and gardens, and natural and semi-natural greenspace; however the remaining typologies have are perceived to be have a lower satisfaction.



Section 4

Audit of Local Provision

4 Audit of Local Provision

Introduction

- 4.1 This section sets out the relevant audit findings and key issues for each of the typologies in terms of the quantity, quality and accessibility of provision.
- 4.2 All identified sites have been plotted using GIS and the total size of these sites (hectares) has been determined via this method, to provide an indication of the level of provision across the Borough and within each ward. From this information standards have been set for the Borough as a whole. Map 1 shows the Area Definitions identifying the London Borough of Lewisham Boundary and Ward Boundaries.

Typologies

- 4.3 In order to assess in some detail the adequacy of open space, sport and recreation provision, it is necessary to consider the different types of provision and their primary role and function. Knowing why, and what, an open space or sports facility is there “to do” is critical to making judgements about its adequacy in respect of quantity, quality and accessibility.
- 4.4 The PPG17 Companion Guide provides guidance on a number of key categories (Typology) of open space, sport and recreation provision. This typology is summarised in Table 4.1.

Table 4.1 – LB Lewisham Typologies

Typology	Definition & Primary Purpose
Parks and Gardens	Accessible, high quality opportunities for informal recreation and community events. The typology includes urban parks, country parks and formal public gardens.
Natural and Semi-Natural Greenspace	Natural and semi-natural areas providing access to wildlife, environmental education and awareness, biodiversity and nature conservation. The typology includes green corridors, woodlands, and scrubland, wetland and nature conservation areas.
Outdoor Sports Facilities	Community accessible sports facilities (public and private) with participation in outdoor sports such as pitch sports, tennis, bowls and golf.
Amenity Greenspace	Open space in housing areas, village greens, informal recreational space and hard-surfaced areas designed for pedestrians (civic space). Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision For Children and Young People	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGA), BMX tracks and skateboard parks.
Allotments and Community Gardens	Opportunities for those people who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.

Typology	Definition & Primary Purpose
Cemeteries and Churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation, biodiversity and to provide a link to the past.

- 4.5 Appendix 2 provides a detailed listing of all sites, by typology across the Borough. This table is used as the basis for all the audit and assessment findings in section III. The typologies have been developed on the basis of the primary purpose for which the open space/facility is used.
- 4.6 Map 2 shows the ward boundaries and open space by typology. Map 2 is also broken down into Areas as follows:
- **Map 2a Open Space by Typology – Area 1. Telegraph Hill, New Cross and Evelyn Wards.**
 - **Map 2b Open Space by Typology – Area 2. Brockley, Ladywell, and Crofton Park Wards.**
 - **Map 2c Open Space by Typology – Area 3. Forest Hill, Perry Vale and Sydenham Wards.**
 - **Map 2d Open Space by Typology – Area 4. Rushey Green, Catford South and Bellingham Wards.**
 - **Map 2e Open Space by Typology – Area 5. Blackheath, Lewisham Central and Lee Green Wards.**
 - **Map 2f Open Space by Typology – Area 6. Grove Park, Whitefoot and Downham Wards.**
- 4.7 The types of green space that have been excluded from the study, are:
- a) Hard Surfaced areas designed for pedestrians. Although they provide many of the same benefits as green spaces, the inclusion of hard- landscaped areas is not compatible with a study concentrating on green spaces.**
 - b) Some private green spaces provide a degree of visual amenity and in a few instances may be available to the public on a paid basis; access is either restricted by cost or limited opening hours, thereby excluding the public from general use. However, bringing private green space into public use offers one option for making good deficiencies.**
 - c) Very small areas of public green space have been excluded on the basis that they are difficult to survey and map. However, they still serve valuable functions and the same planning provisions relating to larger green spaces will apply to them.**
- 4.8 When rating quality at each site Table 4.2 summarises the key assessment criteria applied to each of the typology. More detailed information regarding the quality audit can be found in Appendix 1.

Table 4.2 – LB Lewisham PPG 17 Typologies

TYPOLOGY	ASSESSMENT CRITERIA
Parks and Gardens	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Boundary fencing and hedges • Tree management • The quality of key furniture including seats, bins, toilets • The quality of maintenance, grass cutting, pathways • Cleanliness • The quality of specific facilities including play provision, bowling greens, multi-use games areas etc. (these are shown as a separate assessment)
Natural & Semi Natural Greenspace	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Boundary fencing and paths • Tree management • The quality of key furniture including seats and bins • Cleanliness
Outdoor Sports Facilities	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Presence and quality of parking and lighting • The quality of key furniture including seats and bins • The quality of grassed areas • Cleanliness • The quality of specific facilities including pitches, bowling greens and tennis courts
Amenity Greenspace	<ul style="list-style-type: none"> • Presence and quality of signage and information • The quality of key furniture including seats and bins (excluding visual amenity areas) • The quality of grassed areas • Cleanliness
Provision for Children and Young People	<ul style="list-style-type: none"> • Play value assessed against RoSPA play value assessment considers elements more than equipment such as play value and ambience

TYPOLOGY	ASSESSMENT CRITERIA
Allotments and Community Gardens	<ul style="list-style-type: none"> • Entrance areas • The presence of a water supply • Whether the site is served by toilets • Secure fencing around the site • Signage to identify management, usage arrangements, special events and the availability of plots • The presence of facilities such as composting bins, a shop and car parking
Cemeteries and Churchyards	<ul style="list-style-type: none"> • Entrance areas • Presence and quality of signage and information • Boundary fencing and hedges • Tree management • The quality of key furniture including seats and bins • The quality of maintenance, grass cutting, pathways • Cleanliness • Memorial management and vandalism

4.9 **Future Needs:** In the future, population across the Borough is projected to increase from 264,732 (2008) to 309,882 by 2025. It is therefore considered that there will be a substantial increase in demand for provision. However, it is important that existing levels of provision are maintained, in both qualitative and quantitative terms to continue to provide for the population level; only where there is a significant surplus of a specific type of provision should this be considered for alternative use. It is also particularly important to recognise that the Borough has a larger number of younger people now, who will, as they grow up, increase demand for provision. Equally, as these existing young people grow older, there will be a need to continue, as at present, to provide for a larger than average elderly population.

4.10 It is also critical to recognise that there is currently a national focus on increasing activity levels amongst the general population; Sport England aim to achieve a 1% increase in participation, on a regular basis, amongst the population to 2020. If these figures are achieved, there will be an impact on the local levels of participation and the demand for provision. Equally, there may well be changes in the type of activity in which people wish to participate. There is therefore a need to retain flexibility in what is provided, and the levels of provision, to be able to respond to these participation issues.

4.11 Lewisham currently covers 3,521.87 ha of which 726.11ha is greenspace. This equates to 20.62% of land across Lewisham being greenspace.

Standards of Provision

4.12 The development of local standards for the open space typologies (as classified in Table 4.2 and applied throughout the study) are based on the components of Quality, Quantity and Accessibility, that is to say, surpluses and deficiencies in provision on the basis of quantitative, and qualitative analysis, and accessibility (informed by consultation undertaken) to provision.

- 4.13 The survey of local residents and other consultation findings have been used to inform the appropriate distance thresholds by direct distance (access) which have been applied using GIS mapping to demonstrate potential surplus/ deficiencies in provision.
- 4.14 In order to set provision standards it is important to consider the standards previously applied by the Council and through the planning framework. The current standard for open space as applied by the Council reflects the Lewisham Open Space Strategy 2005 – 2010.

Parks and Gardens

- 4.15 Parks and Gardens provide accessible, high quality opportunities for a range of informal recreation, formal sporting opportunities and community events. Many parks have historic features and are of heritage value.
- 4.16 Parks provision has been sub-categorised into, Regional Parks and Open Space, Metropolitan Parks, District Parks, Local Parks, and Small Local Parks and Open Spaces to fit with the types of publicly accessible open space in London: the GLDP/LPAC hierarchy.

PPG 17 Definition

***‘Accessible, high quality opportunities for informal recreation and community events.
The typology includes urban parks, country parks and formal public gardens.’***

- 4.17 The provision of attractive and valuable parks and gardens within Lewisham is affected by quantity, quality and accessibility which in turn can affect the value of the current facilities when meeting the Council’s objectives. Clearly the delivery of these key objectives is affected by quantity, quality and accessibility which in turn can affect the value of the current portfolio of facilities in meeting the stated objectives.

Quantity

- 4.18 The audit undertaken has revealed that there are **58** Metropolitan Parks, District Parks, Local Parks, and Small Local Parks within the London Borough of Lewisham. Map 3 identifies these Parks & Gardens with their catchment areas by London Plan Classification, for example:
- **Metropolitan Park Catchment Area 3.2km**
 - **District Park Catchment Area 1.2km**
 - **Local and Small Local Parks Catchment Area 0.4km**

Table 4.3 – LB Lewisham: Current Metropolitan Parks, District Parks, Local Parks, and Small Local Parks

Parks and Gardens within Wards	Open Space Typology	Population 2008	Projected Population 2025	No. of Parks and Gardens	Total Hectares	Standard per 1000 Population	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be increased by 2025
Beckenham Place Park	Metropolitan				70.47			
Bellingham Green *	Small Local				0.91			
Bellingham Play Park	Small Local				2.11			
Home Park	Local				3.15			
River Pool	Linear				8.81			
River Walk	Linear				5.24			
Southend Park	Local				2.72			
Bellingham Ward Totals		14,150	16,967	7	93.41	6.60	112.01	18.60
Blackheath *	Metropolitan				70.79			
Blackheath Ward Totals		13,807	14,635	1	70.79	5.13	75.04	4.25
Broadway Fields	Small Local				0.71			
Broomhill Park *	Local				2.46			
Friendly Gardens	Small Local				1.06			
Lewisham Way	Small Local				0.06			
Luxmore Gardens	Small Local				0.41			
Wickham Gardens	Small Local				0.07			
Brockley Ward Totals		15,418	15,603	6	4.77	0.31	4.83	0.06
Catford South Ward Totals		14,576	16,433	0	0	0	0	0
Blythe Hill Fields	Local				7.06			
Brockley Hill Private Gardens	Small Local				1.99			
Ladywell Fields	District				1.27			
Crofton Park Ward Totals		14,523	15,687	2	10.32	0.71	11.15	0.83
Beckenham Place Park - Common	Metropolitan				17.48			
Beckenham Place Park – Summer House Fields	Metropolitan				7.66			
Durham Hill	Local				12.79			
Downham Ward Totals		14,816	18,583	3	37.93	2.56	47.57	9.64
Evelyn Green	Small Local				1.19			
Deptford Park	Local				7.29			
Folkestone Gardens	Local				2.50			
Pepys Park	Local				2.87			
Sayers Court Park	Small Local				1.12			
Evelyn Ward Totals		16,486	31,579	5	14.97	0.91	28.68	13.71

Parks and Gardens within Wards	Open Space Typology	Population 2008	Projected Population 2025	No. of Parks and Gardens	Total Hectares	Standard per 1000 Population	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be increased by 2025
Baxters Field	Small Local				1.01			
Horniman Gardens *	Local				8.03			
Horniman Play Park	Small Local				1.65			
Tarleston Gardens	Small Local				0.41			
Forest Hill Ward Totals		14,725	16,153	4	11.10	0.75	12.18	1.08
Chinbrook Meadows *	Local				10.82			
Grove Park Library Gardens	Small Local				0.43			
Northbrook	Local				3.78			
Grove Park Ward Totals		14,605	16,868	3	15.03	1.03	17.36	2.33
Friendsbury Gardens	Small Local				0.50			
Hillyfields	Local				18.98			
Ladywell Fields	District				2.48			
Ladywell Green	Small Local				0.91			
Ladywell Ward Totals		12,988	13,623	3	22.87	1.76	23.99	1.12
Edith Nesbit Gardens	Small Local				0.57			
Manor House Gardens *	Local				3.88			
Manor Park *	Small Local				1.34			
Lee Green Ward Totals		12,580	12,921	3	5.79	0.46	5.95	0.16
Cornmill Gardens *	Local				1.24			
Ladywell Fields	District				5.86			
Lewisham Park	Local				4.13			
Lewisham Memorial Gardens	Local				0.50			
Riverdale Sculpture Park	Small Local				0.28			
Lewisham Central Ward Totals		15,676	17,541	4	12.01	0.77	13.44	1.43
Bridgehouse Meadows	Local				3.18			
Eckington Gardens	Small Local				0.89			
Ferranti Park	Small Local				0.23			
Fordham Park	Local				4.39			
Margret McMillan	Small Local				1.33			
New Cross Ward Totals		16,326	19,156	5	10.02	0.61	11.76	1.74
Mayow Park	Local				7.21			
Perry Vale Ward Totals		15,150	16,728	1	7.21	0.48	7.96	0.75

Parks and Gardens within Wards	Open Space Typology	Population 2008	Projected Population 2025	No. of Parks and Gardens	Total Hectares	Standard per 1000 Population	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be increased by 2025
Ladywell Fields *	District				12.58			
Mountfield	Local				13.32			
Ravensbourne Park Gardens	Small Local				0.83			
Rushey Green London Square	Small Local				0.24			
Rushey Green Ward Totals		14,033	15,958	4	26.97	1.92	30.67	3.70
Addington Grove	Small Local				0.07			
Kirkdale Green	Small Local				0.25			
Sydenham Wells Park *	Local				8.14			
Sydenham Ward Totals		15,977	18,485	3	8.46	0.53	9.79	1.33
Hatcham Gardens	Small Local				0.46			
Telegraph Hill Park *	Local				4.16			
Telegraph Hill Ward Totals		15,076	16,418	2	4.62	0.31	5.03	0.41
Forster Memorial Park	Local				16.77			
Woodland Walk	Small Local Linear				0.29			
Whitefoot Ward Totals		13,822	16,483	2	17.06	1.23	20.34	3.28
BOROUGH TOTALS		264,732	309,821	58	373.33	1.41	436.92	63.59

* Green Flag Award Parks

4.19 The total identified ha for parks and gardens across the borough is 373.33 Ha and the location of these facilities is shown in Map 3. From the table, a number of observations can be made:

- **The total Ha per 1000 population across the borough equals 1.41ha for the population at 2008. To maintain this level of 1.41 Ha per 1000 population in 2025 for Parks and Gardens there is a requirement for a further 63.59 Ha across the Borough bringing the total required Parks and Gardens Ha to 436.92 Ha in 2025.**
- **Bellingham Ward has the highest ha per 1,000 population 6.60 Ha (2008), followed by Blackheath 5.13 Ha (2008).**
- **The lowest ha per 1000 population are: Catford South 0 (2008), followed by Telegraph Hill 0.31, Brockley 0.31, Lee Green 0.46 and Perry Vale 0.48.**

Quality

4.20 Quality Inspections have been undertaken via a site visit to 57 of the 58 sites (Excluding Brockley Private Gardens). The quality assessment is based on a number of key criteria encompassing the quality aspects of the Green Flag Award, ILAM Parks Management Guidance and the Tidy Britain Scheme. Further information can be found in Appendix 1. The assessment considered the physical, social and aesthetic qualities of each individual site. Appendix 4 contains the individual Parks and Gardens quality ratings.

4.21 The quality audit provides an indicative rating of quality out of 100%. It is important to note that the quality score represents a “snapshot” in time and records the quality of the site at the time of the visit. The quality audits were undertaken between December 2008 and June 2009. Table 4.4 – 4.7 list the overall quality of audited sites categorised as parks and gardens. It must be noted that play areas and playing pitches have been quality scored separately and can be found later within this section of the report.

4.22 The key criteria for parks and gardens include:

- **Entrance safety and cleanliness**
- **Signage**
- **Overall cleanliness**
- **Quality of roads, pathways and boundaries**
- **Quality of bins and seats**
- **Tree management**
- **Grass quality**
- **Parking and lighting (where appropriate)**

4.23 As part of the public consultation local residents were asked to rate the quality of each typology. 62.80% of respondents considered parks and gardens to be above average (very good or good), 26.0% average and 10.93% below average (poor or very poor).

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- 4.24 Map 4 shows the Metropolitan Parks and Gardens Catchment area and Map 4a identifies the Metropolitan Parks areas of deficiency which is a very small area in Crofton Park Ward on the boundary with Southwark near Honor Oak. The catchment for Metropolitan Parks is measured as 3.2km straight line.
- 4.25 Map 5 shows the District Parks and Gardens Catchment area and Map 5a identifies the District Parks areas of deficiency. The areas of deficiency are located in Evelyn, New Cross, Telegraph Hill and Brockley Wards. A small area of Ladywell Ward. Then west from Forest Hill into Perry Vale, east of Sydenham into Bellingham and Catford Wards, west of Whitefoot Ward and Downham and into Grove Park and Lee Green. The catchment for District Parks and Gardens is measured as 1.2km straight line.
- 4.26 Map 6 shows the Local and Small Local Parks & Gardens Catchment Areas and Map 6a identifies the Local and Small Local Parks and Gardens areas of deficiency. The areas of deficiency are located in two areas north and north east on the borough boundary in Evelyn ward and this follows through to a small area north east in New Cross ward. There is a small area of deficiency in the North East part of Telegraph Hill ward which widens as you go south and enters into Brockley, Ladywell, Crofton Park, Forest Hill and a large part of Perry Vale and a small part of Bellingham. In the east of the Borough there is small area of deficiency in Lewisham Central which goes into Blackheath to the borough boundary. Further south the southern part of Lee Green has an area of deficiency which goes into Whitefoot and a large part of Catford South Ward. Grove Park has deficiencies along the borough boundary in the north east and to the west with Whitefoot ward. Downham ward has two areas of deficiency in the middle and to the north east. There is a small deficiency within Sydenham ward in the south. The catchment for Local and Small Local Parks and Gardens is measured as 0.4km straight line.
- 4.27 The quality ratings of Parks and Gardens are compared against the following quality line;

Quality Line – Parks & Gardens

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61% - 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

Table 4.4 – LB Lewisham: Quality of Metropolitan Parks

Metropolitan Parks with Wards and Sites	Quality Score (%)	Quality Rating
Bellingham Ward Beckenham Place Park	73%	Excellent
Blackheath Ward Blackheath	57%	Good
Downham Ward Beckenham Place Park – Common and Summerhouse	73%	Excellent
Metropolitan Parks Total Quality Range	57% - 73%	Good – Very Good

Table 4.5 – LB Lewisham: Quality of District Parks

District Parks – Wards and Sites	Quality Score (%)	Quality Rating
Ladywell, Crofton, Rushey Green and Lewisham central Ladywell Fields	71%	Very Good
District Parks Total Quality Range	71%	Very Good

Table 4.6 – LB Lewisham: Quality of Local Parks

Local Parks – Wards and Sites	Quality Scores (%)	Quality Rating
Bellingham Ward Home Park Southend Park	54% 64%	Good Very Good
Brockley Ward Brookmill Park	68%	Very Good

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Local Parks – Wards and Sites	Quality Scores (%)	Quality Rating
Crofton Park Ward		
Blythe Hill Fields	71%	Very Good
Downham Ward		
Durham Hill	38%	Average
Evelyn Ward		
Deptford Park	69%	Very Good
Folkestone Gardens	54%	Good
Pepys Park	46%	Good
Forest Hill Ward		
Horniman Gardens	86%	Excellent
Grove Park Ward		
Chinbrook Meadows	85%	Excellent
Hillyfields	68%	Very Good
Northbrook Park	65%	Very Good
Lee Green Ward		
Manor House Gardens	82%	Excellent
Lewisham Central Ward		
Cornmill Gardens	60%	Good
Lewisham Memorial Gardens	69%	Very Good
Lewisham Park	68%	Very Good
New Cross Ward		
Bridgehouse Meadows	43%	Average
Fordham Park	63%	Very Good
Perry Vale Ward		
Mayow Park	67%	Very Good
Rushey Green Ward		
Mountfield Park	69%	Very Good

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Local Parks – Wards and Sites	Quality Scores (%)	Quality Rating
Sydenham Ward		
Sydenham Wells Park	81%	Excellent
Telegraph Hill Ward		
Forster Memorial Park	78%	Excellent
Telegraph Hill Park	76%	Excellent
Local Parks Total Quality Range	38% - 86%	Average - Excellent

Table 4.7 – LB Lewisham: Quality of Small Local Parks

Small Local Parks – Wards and Sites	Quality Score (%)	Quality Rating
Bellingham Ward		
Bellingham Green	61%	Very Good
Home Park	54%	Good
River Pool	68%	Very Good
River View Walk	60%	Good
Southend Park	64%	Very Good
Brockley Ward		
Broadway Fields	58%	Good
Friendly Gardens	51%	Good
Lewisham Way	52%	Good
Luxmore Gardens	52%	Good
Wickham Gardens	19%	Poor
Evelyn Ward		
Evelyn Green	43%	Average
Sayers Court Park	50%	Good
Forest Hill Ward		
Baxters Field	57%	Good
Horniman Play Park	70%	Very Good
Tarleston Gardens	25%	Poor
Grove Park Ward		
Grove Park Library Gardens	55%	Good

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Small Local Parks – Wards and Sites	Quality Score (%)	Quality Rating
Ladywell Ward Friendsbury Gardens Ladywell Green	73% 56%	Very Good Good
Lee Green Ward Edith Nesbit Gardens Manor Park	72% 67%	Very Good Very Good
Lewisham Central Ward Riverdale Sculpture Park	52%	Good
New Cross Ward Eckington Gardens Ferranti Park Margaret McMillan Park	89% 79% 56%	Excellent Excellent Good
Rushey Green Ward Ravensbourne Park Gardens Rushey Green London Square	51% 56%	Good Good
Sydenham Ward Addington Gardens Kirkdale Green	48% 41%	Good Average
Telegraph Hill Ward Hatcham Gardens	59%	Good
Whitefoot Ward Woodland Walk	62%	Very Good
Small Local Parks Total Quality Range	19 - 89%	Poor - Excellent

4.28 57 of the 58 of the metropolitan, district, local parks, small local parks and linear parks have been audited and given a quality rating. The key findings of the quality audit for this typology include;

- **The Borough wide quality range for the different typologies is:**
 - Metropolitan parks 57% Very Good – 76% Excellent
 - District Parks 71% Very Good
 - Local Parks 38% Average – 86% Excellent
 - Small Local Parks 19% Poor - 89% Excellent

- The majority of metropolitan parks, district Parks, local parks and small local parks are rated as 'good', 'very good' or 'excellent'. Durham Hill, Bridge House Meadows, Kirkdale Green and Evelyn Green were rated as average and Wickham Gardens and Tarleston Gardens were rated as poor'.
- The quality score does reflect the facilities in parks e.g. if they have tennis and bowls provision the rating will be higher. The lower scoring sites scored low on lack of information boards, signage, seating and bins.

Accessibility

4.29 The access standards proposed as part of this study are based on the Council's existing approach and have been used when considering provision across the Borough and Wards. Accessibility has been assessed using a variety of techniques including mapping exercises and consultation. The key findings show that:

- Results from respondents to the web based survey revealed that 34% use Parks at least daily and 37% weekly. Only 1.26% of web based survey respondents had never used a park.
- 80% of the web based respondents said they walk to their nearest park within 7.12 minutes and this equates to a distance travelled of 0.58 kilometres.
- The consultation identified that 22.42% of people surveyed considered that the quality of Lewisham Parks was very good, 40% considered they were good, 26% considered they were average and 10.93% considered they were poor or very poor.
- Younger people considered there was not enough for them to do in parks.
- The main perceptions that people perceive as preventing them from using parks are lack of facilities, feeling safe, quality of facilities, lack of toilets and dog fouling.
- Setting the access standard at 3.2km for Metropolitan Parks, 1.2km for District Parks 400m for local parks and 400m for small local Parks and Open Spaces (the Borough Council's currently adopted access standard). There is a small deficiency of these parks in Forest Hill, Crofton Park and Evelyn Wards.
- It has to be noted that LB Lewisham has a number of Parks and Gardens close to its Borough Boundary. Bromley Parks to the South and South East, Southwark Parks to the West and Greenwich Parks to the North and North East. Residents of Lewisham will not see the Borough Boundary as an issue and will use these parks. The Parks are listed below:
 - Alexandra Recreation Ground – Bromley
 - Shaftsbury Park – Bromley
 - Crystal Palace Park – Bromley
 - Elmstead wood – Bromley
 - Marvels Wood – Bromley
 - Lower Marvels – Bromley
 - Mottingham Recreation Ground – Bromley
 - Mottingham Sports Ground – Bromley
 - Dulwich Park – Southwark

- Peckham Rye Park - Southwark
- Southwark Park – Southwark
- Greenwich Park – Greenwich
- Blackheath (Greenwich) – Greenwich
- Charlotte Turner Gardens – Greenwich
- Twinkle Park – Greenwich
- St Afreges Recreation Ground - Greenwich

Developing and Applying Standards

- 4.30 **Quantity:** There is an existing level of provision of 1.41 ha per 1000 population. The **recommended minimum standard of future provision for Parks is 1.41ha per 1000 population across the borough**; to reduce the current level and location of provision, given the nature and topography of the borough, would significantly alter the local environment. To maintain the 1.41ha per 1000 population an additional 63.45 ha will be required by 2025.
- 4.31 It will be practically impossible to achieve the increase of 64 ha required by 2025 due to pressure on development. It would be sensible to address access and quality issues of existing parks and gardens. Enabling greater access to existing open space can help to achieve greater intensity and diversity of usage. Measures which should be considered include:
- **Working with the community to introduce Community Gardens (Discussed under the typology Allotments and Community Gardens) such as the existing Friendsbury Gardens and Stansted Strip. They vary greatly in size, from a few square metres to a park-sized area of several hectares. Most existing Community Gardens do not own the land they use and are not always in Local Authority ownership but are leased from private land holders. Lewisham is joining forces with Capital Growth (www.capitalgrowth.org) to create 2012 new food growing spaces in London by the year 2012. The Capital Growth web site has a web page for people requesting space and people offering space some of these are back gardens and some residents of Lewisham have placed requests and are offering space. The Lewisham Planning Department should support this initiative.**
 - **Assessing barriers to usage such as the presence of busy roads which may deter visitors from accessing open space and considering the introduction of suitable measures to overcome these barriers such as new pedestrian crossing or vehicle speed reduction initiatives.**
 - **Developing new entrances to open space to make access easier for local communities. Reviewing existing policy for parks opening hours and the need to lock parks with a view to extending opening hours.**
 - **Exploring the potential to achieve greater public access to housing and educational open space where current access is restricted.**
- 4.32 Specifically in relation to open space, there is a direct correlation between site quality and levels of usage with better-maintained sites attracting higher levels of usage. The Council has been successful in obtaining 'Green Flag' status, a national benchmark of quality; it is recommended that the criteria for award of Green Flag status be adopted as the quality standard to which all opens spaces in the Borough should aspire and that a number of sites be prioritised as potential future Green Flag sites.

- 4.33 There is the need for improved levels of co-ordination and communication between those Council departments with responsibilities for open space planning and provision.
- 4.34 Visitor perceptions of personal safety and security have been identified both in national market research commissioned by CABI and in local research undertaken for this study as a key factor affecting usage levels and enjoyment of open space. In order to address this issue, it will be important to make improvements on a range of inter-related measures which collectively influence the overall perception of safety and security experienced by visitors.
- 4.35 Open Space design is a fundamental ingredient affecting visitor perceptions. Locations with overgrown plant and shrub planting, poor sight lines, inadequate lighting, poorly located buildings and run down entrances serve to heighten perceptions of poor safety.

Recommendations

- 4.36 The Council should adopt a policy of providing “Good” sites as a minimum, rather than “Average” or “Poor”. A ‘Good’ site is one which provides appropriate infrastructure to facilitate usage, for example, signage, seating and bins, is clean, safe, welcoming, and attractive.

- **Continue to develop and support Friends Groups for key parks, and recreation grounds to increase local involvement and ownership**
- **Continue to develop parks to meet the needs of people with disabilities and continue working with the Lewisham Access Group to identify what is required**
- **Continue to develop and improve Parks Management Plans and extend the practice of management planning to a greater range of parks**
- **Test the quality and “performance” of parks through entering externally judged competitions and quality recognition schemes, for example, the Green Flag Award.**
- **The Council needs to resist inappropriate development on the areas of Public Open Space (POS) or Urban Green Space (UGS)**
- **In areas identified as being deficient in Public Open Space the Council needs to concentrate its efforts to enhance public access and quality to existing open space, and to negotiate with developers for new small pocket parks provision.**
- **The Council needs to continue working with the community to introduce Community Gardens. This initiative should be supported by the Planning Department.**
- **Continue to protect and enhance through the Planning process parks and gardens of special historic interest included in the Register compiled by English Heritage under the Planning (Listed Buildings and Conservation Areas) Act 1990. (Horniman Gardens, Grade II; and Manor House Gardens, Grade II)**

- Give special consideration to developments within the declared World Heritage Site Buffer Zone (Blackheath). New developments on land within the buffer zone will be required to have no adverse visual impact on, and enhance the World Heritage Site.

Recommended Standard	
Quantity	1.41 ha per 1,000 population
Quality	All sites to achieve 46% or above All large parks to achieve 61% or above
Accessibility	Distance threshold of Metropolitan Parks 3.2km, District Parks 1.2km, Local Parks and Small Local Parks 400 metres

Natural and Semi Natural Greenspace Including Green Corridors

PPG 17 Definition

‘Natural and semi-natural areas providing access to wildlife, environmental education and awareness, biodiversity and nature conservation. The typology includes green corridors, woodlands, and scrubland, wetland and nature conservation areas.’

- 4.37 Natural and semi-natural green space has been categorised into the London Ecology Unit (LEU) documented sites of Nature Conservation Importance in Lewisham (2000). The LEU identified sites according to the following categories:
- **Sites of Metropolitan Importance, which contain the best examples of London’s habitats;**
 - **Sites of Borough Importance Grade 1;**
 - **Sites of Borough Importance Grade 2, which contain sites of importance from a Borough perspective and where damage could mean a loss to the Borough; and**
 - **Sites of local importance, which are sites of particular value to nearby residents and schools and are particularly important in areas that are otherwise deficient in nearby wildlife sites.**
- 4.38 There are also a number of Local Nature Reserves (LNRs) in the Borough or potential LNRs these have been considered along with the areas above under Natural and Semi Natural Green Spaces.

Quantity: Natural and Semi Natural Including Green Corridors

- 4.39 The table below identifies the number of sites by typology. The location of these sites is presented on Map 7.

Table 4.8 - Number of Natural and Semi Natural and Green Corridor site

Nature Conservation Importance - Metropolitan	4
Nature Conservation Importance – Grade I	7
Nature Conservation Importance – Grade II	28
Nature Conservation Importance – Local Importance	25
Green Corridor	34
BOROUGH TOTALS	98

- 4.40 The English Nature standards have been applied to Lewisham with the results reported in the key findings. For the purposes of assessing against these standards of provision, all provision classified (on the basis of their primary purpose) as Natural and Semi Natural has been included.
- 4.41 The four tables 4.9, 4.10, 4.11 and 4.12 below provide a brief summary of current natural and semi-natural green space provision within Lewisham Council.

Table 4.9 - LB Lewisham: Sites of Importance for Nature Conservation – Sites of Metropolitan Importance Provision

Sites of Importance for Nature Conservation – Sites of Metropolitan Importance	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be increased by 2025
Beckenham Place Park	Parks & Gardens				98.57			
Bellingham Ward Totals		14,150	16,967	1	98.57	6.97	118.19	19.62
Blackheath	Parks & Gardens				67.48			
Blackheath Ward Totals		13,807	14,635	1	67.48	4.89	71.53	4.05
Forest Hill to New Cross Railway Cutting	Green Corridor				38.07			
Crofton Park Ward Totals		14,523	15,687	1	38.07	2.62	41.12	3.05
The River Thames and Deptford Creek	N/A				15.31			
Evelyn Ward Totals		16,486	31,579	1	15.31	0.93	29.33	14.02
River Thames and Deptford Creek *	N/A			1*	1.57			
New Cross Ward Totals		16,326	19,156	1	1.57	0.10	1.84	0.27
BOROUGH TOTALS		264,732	309,821	5 (4*)	221	0.83	258.64	37.64

* Same site as The River Thames Deptford Creek Evelyn Ward. – The site crosses 2 Ward Boundaries

Table 4.10 - LB Lewisham: Sites of Importance for Nature Conservation Grade 1

Sites of Importance for Nature Conservation – Grade 1	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
River Pool Linear Park	Parks & Gardens				16.21			
Bellingham Ward Totals		14,150	16,967	1	16.21	1.15	19.44	3.23
Downham Woodland Walk*	N/A				2.59			
Downham Ward Totals		14,816	18,583	1	2.59	0.17	3.25	0.66
Hither Green/Grove Park Nature Reserve	N/A				4.57			
Grove Park Ward Totals		14,605	16,868	1	4.57	0.31	5.28	0.66
Brockley & Ladywell Cemetery	Cemeteries				14.92			
Ladywell Ward Totals		12,988	13,623	1	14.92	1.15	15.67	0.71
Hillcrest Estate Woodland	Amenity Space				7.07			
Sydenham Ward Totals		15,977	18,485	1	7.07	0.44	8.18	1.11
Downham Woodland Walk*	Parks & Gardens				1.56			
Hither Green Cemetery, Lewisham Crematorium and Reigate Road Open Space	Amenity Space				26.79			
Forster Memorial Park	Parks & Gardens				16.77			
Whitefoot Ward Totals		13,822	16,483	3	45.12	3.26	53.81	8.69
BOROUGH TOTALS		264,732	309,821	9	90.48	0.34	105.89	15.41

*Downham Woodland Walk stems 2 wards

Table 4.11 - LB Lewisham: Sites of Importance for Nature Conservation Importance – Grade 11

Sites of Importance Nature Conservation – Grade II	Typology	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Former Lower Sydenham Station Allotments	Green Corridor				0.47			
Bellingham Ward Totals		14,150	16,967	1	0.47	0.03	0.56	0.09
Lewisham to Blackheath Station	Green Corridor				2.83			
Loats Pit/Lethbridge Close	Amenity Space				1.21			
Blackheath Ward Totals		13,807	14,635	2	4.04	0.29	4.28	0.24
Brockley to St Johns Railside	Green Corridor				3.73			
New Cross to St Johns Railside	Green Corridor				1.74			
Railside Land	Green Corridor				1.46			
River Ravensbourne and Brookmill Park	Parks and Gardens				3.62			
Brockley Ward Totals		15,418	15,603	4	10.55	0.68	10.68	0.13
Spring Brook at Downham Playing Fields	Sports Ground				2.69			
Durham Hill	Parks & Gardens				12.79			
Downham Ward Totals		14,816	18,583	2	15.48	1.04	19.42	3.94
Honor Oak Road Covered Reservoir	N/A				0.49			
Horniman Gardens	Parks & Gardens				8.02			
Horniman Play Park	Parks & Gardens				1.65			
Forest Hill Ward Totals		14,725	16,153	3	10.16	0.69	11.15	0.99
Burnt Ash Pond Nature Reserve	N/A				0.13			
Chinbrook Community Orchard	N/A				0.21			
Chinbrook Meadows	Parks and Gardens				10.82			
Grove Park Cemetery	Cemeteries				10.05			
Hither Green Sidings	Green Corridor				1.08			
Hither Green Railside	Green Corridor				7.15			
Grove Park Ward Totals		14,605	16,868	6	29.44	2.02	34.00	4.56
Hither Green Station (Part of Hither Green Railside)	Green Corridor				7.35			
Manor House Gardens	Parks & Gardens				3.78			
Lee Green Ward Totals		12,580	12,921	2	11.13	0.88	11.43	0.30
St Mary's Churchyard	Cemeteries				0.89			
Hither Green Sidings	Green Corridor				0.34			
Lewisham Railway Triangles	Green Corridor				3.38			
Lewisham Central Ward Totals		15,676	17,541	3	4.61	0.29	5.16	0.55
Senegal Railway Banks	Green Corridor				1.97			
Sue Godfrey Nature Park	N/A				0.59			
Railside Land	Green Corridor				3.22			
New Cross Ward Totals		16,326	19,156	3	5.78	0.35	6.78	1
Dacres Wood Nature Reserve	N/A				2.43			
Mayow Park	Parks & Gardens				7.00			
Perry Vale Ward Totals		15,150	16,728	2	9.43	0.62	10.41	0.98
Mountsfield Park	Parks and Gardens				13.45			
Rushey Green		14,033	15,958	1	13.45	0.96	15.30	1.85
Railside South of Sydenham	Green Corridor				1.59			
Sydenham Ward Totals		15,977	18,485	1	1.59	0.10	1.84	0.25
Nunhead Cutting	Green Corridor				2.87			
Telegraph Hill Ward Totals		15,076	16,418	1	2.87	0.19	3.13	0.26
BOROUGH TOTALS		264,732	309,821	31	119	0.45	139.27	20.27

Table 4.12 - LB Lewisham: Sites of Importance Nature Conservation Local importance

Sites of Importance Nature Conservation – Local Importance	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Sedgehill Road Allotments.	Allotments				0.66			
Bellingham Ward Totals		14,150	16,967	1	0.66	0.05	0.79	0.13
Brookmill Nature Reserve	N/A				0.44			
Brockley Ward Totals		15,418	15,603	1	0.44	0.03	0.45	0.01
Brockley Hill Private Gardens	Parks & Gardens				1.79			
Crofton Park Ward Totals		14,523	15,687	1	1.79	0.12	1.93	0.14
Bromley Hill Cemetery	Cemeteries				3			
Peters Pan Pool (Southend Pond)	N/A				0.86			
Downham Ward Totals		14,816	18,583	2	3.86	0.26	4.84	0.98
St Paul's Churchyard & Crossfield Open Space	Cemeteries				1.29			
Sayes Court Park	Parks & Gardens				0.88			
Rainsborough Avenue Embankments	Amenity Space				1.30			
Pepys Park	Parks & Gardens				0.32			
Folkestone Gardens	Parks & Gardens				2.50			
Evelyn Ward Totals		16,486	31,579	5	6.29	0.38	12.05	5.76
Albion Villas Millennium Green	Amenity Space				0.73			
Eliot Bank Hedge & Tarleston Gardens	Parks & Gardens				0.41			
Forest Hill Ward Totals		14,725	16,153	2	1.14	0.08	1.25	0.11
Sydenham Cottages Nature Reserve	N/A				0.57			
Grove Park Ward Totals		14,605	16,868	1	0.57	0.04	0.66	0.09
Hillyfields	Parks & Gardens				18.67			
Ladywell Ward Totals		12,988	13,623	1	18.67	1.44	19.58	0.91
River Quaggy and Manor Park	Parks & Gardens				1.35			
Lee Green Ward Totals		12,580	12,921	1	1.35	0.11	1.39	0.04
Gilmore Road Triangle	Amenity Space				0.68			
Lewisham Central		15,676	17,541	1	0.68	0.04	0.76	0.08
Bridgehouse Meadows	Parks & Gardens				3.18			
Creekside Education Centre – British Gas	N/A				0.23			
New Cross Ward Totals		16,326	19,156	2	3.41	0.21	4	0.59
Queenswood Nature Reserve	N/A				0.29			
Perry Vale Ward Totals		15,150	16,728	1	0.29	0.02	0.32	0.03
Iona Close Orchard	N/A				0.33			
Ladywell Fields	Parks and Gardens				21.99			
Rushey Green Ward Totals		14,033	15,958	2	22.32	1.59	25.38	3.06
Sydenham Wells Park	Parks & Gardens				8.14			
Sydenham Ward Totals		15,977	18,485	1	8.14	0.51	9.42	1.28
Telegraph Hill Park	Parks & Gardens				4.14			
Besson Street Nature Reserve/Community Gardens	N/A				0.16			
Telegraph Hill Ward Totals		15,076	16,418	2	4.30	0.29	4.68	0.38
Whitefoot Road Rec Ground	Parks & Gardens				16.52			
Whitefoot Ward Totals		13,822	16,483	1	16.52	1.20	19.70	3.18
BOROUGH TOTALS		264,732	309,821	25	90.44	0.34	105.84	15.40

4.42 The table below provides a brief summary of Lewisham Green Corridors.

Table 4.13 - LB Lewisham: Current Green Corridor Provision

Green Corridor Provision within Wards	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Former Lower Sydenham Station Allotment.	N/A				0.47			
Lower Sydenham Station Allotments	N/A				0.68			
Bellingham Ward Totals		14,150	16,967	2	1.15	0.08	1.38	0.23
New Cross to St Johns	N/A				1.09			
Brockley to St Johns	N/A				3.78			
New Cross to St Johns Railway Cutting	N/A				1.47			
Brockley Ward Totals		15,418	15,603	3	6.34	0.41	6.42	0.08
Marnock Road	N/A							
Crofton Park Ward Totals		14,523	15,687	1	0.59	0.04	0.64	0.05
Silwood	N/A				0.67			
Evelyn Ward Totals		16,486	31,579	1	0.67	0.04	1.28	0.61
Horniman Gardens Horniman Railway Triangle	Parks & Gardens				6.36			
Horniman Gardens Horniman Railway Triangle	Parks & Gardens			0.59	1.65			
Forest Hill Ward Totals		14,725	16,153	2	8.01	0.54	8.79	0.78
Amblecote Meadows	N/A				1.53			
Chinbrook Embankment	N/A				0.21			
Chinbrook Meadows	Parks & Gardens				10.84			
Grove Park Station	N/A				0.16			
Northbrook Park	Parks & Gardens				3.77			
St Mildreds	Allotments				1.73			
Hither Green Railway Sidings	N/A				0.40			
Grove Park Ward Totals		14,605	16,868	7	18.64	1.28	21.53	2.89
Ladywell Fields	N/A				27.55			
Ladywell Ward Totals		12,988	13,623	1	27.55	2.12	28.90	1.35
Hither Green Railsides	N/A				13.10			
Hither Green Railsides	N/A				1.57			
Lee Green Ward Totals		12,580	12,921	2	14.67	1.17	15.07	0.40
Lewisham Railway Triangles	N/A				0.59			
Lewisham Green Corridor	N/A				3.38			
Morley Road	N/A				1.15			
Pascoe Road	N/A				1.61			
St Johns to Lewisham Railsides & Lewisham to Blackheath Railsides	N/A							
Lewisham Central Ward Totals		15,676	17,541	5	18.05	1.15	20.20	2.15
West of SELCHP	N/A				0.12			
Bridgehouse Meadows	N/A				0.61			
Water Lane	N/A			11.32	1.29			
New Cross/New Cross Gate (Part of New Cross to St Johns)	N/A							
New Cross Ward Totals		16,326	19,156	4	11.07	0.68	12.99	1.92
Forest Hill to New Cross Gate Railway Cutting	N/A				3.73			
Perry Vale Ward Totals		15,150	16,728	1	3.73	0.25	4.12	0.39
Water Lane	N/A			9.05	1.29			
Sydenham Ward Totals		15,977	18,485	1	1.29	0.08	1.49	0.20

Green Corridor Provision within Wards	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Brockley – Endwell Road	N/A				0.91			
Pincott Place	N/A				2.76			
Telegraph Hill Ward Totals		15,076	16,418	2	3.67	0.24	4	0.33
Whitefoot Recreation Ground	Parks & Gardens				7.09			
Reigate Road	Amenity Space				3.52			
Whitefoot Ward Totals		13,822	16,483	2	10.61	0.77	12.65	2.04
BOROUGH TOTALS		264,732	309,821	34	126.04	0.48	147.51	21.47

4.43 The table below provides a brief summary of natural and semi-natural green space provision, green corridor provision and sites of nature conservation Importance within Lewisham Council.

Table 4.14 - LB Lewisham: Current & Future Natural and Semi Natural, Green Corridor and Sites of Nature Conservation Importance Provision

Wards	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Nature Conservation Importance - Metropolitan	4	221	0.83	258.64	37.64
Nature Conservation Importance – Grade I	7	90.48	0.34	105.89	15.41
Nature Conservation Importance – Grade II	28	119	0.45	139.27	20.27
Nature Conservation Importance – Local Importance	25	90.44	0.34	105.84	15.44
Green Corridor	34	126.04	0.48	147.51	21.47
BOROUGH TOTALS	98	646.96	2.44	757.14	110.18

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- 4.44 In terms of hectares, there are **646.96 ha** of **provision across the whole borough**, accounting for ha of **2.44 ha per 1,000** population.
- 4.45 To ensure double counting is eradicated in the overall provision of greenspace across Lewisham. Those sites that have a primary typology have been discounted from the Nature Conservation and Green Space Totals in Table 5.1.
- 4.46 A further 110.18 ha will be required by 2025 to maintain the current standard of 2.44 ha per 1000 population for sites of importance and green corridors. The 2.44 ha is slightly above the minimum recommended English Nature's Accessible Natural Greenspace Standard of 2ha per 1,000 population.
- 4.47 In assessing Natural and Semi-Natural sites, consideration has been given to English Nature's Accessible Natural Greenspace Standards. English Nature make the following recommendations in relation to provision levels:
- **Provision of at least 2ha of accessible natural green space per 1,000 population. No person should live more than 300m from their nearest area of natural green space**
 - **There should be at least one accessible 20ha site within 2km from home**
 - **There should be at least one 100ha site within 5km**
 - **There should be at least one 500ha site within 10km**
- 4.48 The ANGSt model was reviewed by Natural England (then known as English Nature) in 2003 (Accessible Natural Greenspace Standards in Towns and Cities: A Review and Toolkit). The review identified a number of problems with the model.
- 4.49 The definition used within the model of natural greenspace "Areas naturally colonised by plants and animals" was identified as being unclear and not practical. The definition also excludes man made types of vegetation which predominate within urban areas and which have high biodiversity value.
- 4.50 Natural England has yet to adopt revised natural greenspace standards following the review. However, the review does recommend that the ecological value of greenspace should be determined through undertaking a Phase 1 Habitat survey. The revised PPG 17 also recommends that local authorities derive locally based standards of provision rather than adopt nationally derived standards wholesale.
- 4.51 Map 7 shows the catchment areas for natural and semi natural green space with a straight line catchment of 1km. Map 7a shows the deficiencies of natural and semi natural green space with a straight line catchment of 1km. The deficiencies are shown to be in the far south of Bellingham and Downham wards, An area within Catford South slightly running over into Rushey Green Ward, Lee Green ward in the east, small area in the south east of Blackheath Ward and an area in New cross crossing into Evelyn Ward. Please note that there are different types of typology and Beckenham Place Park is classified as Parks and Gardens not natural and semi natural green space, hence it falls into a deficiency area for natural and semi natural green space.

- 4.52 Map 20 identifies green corridors and Map 20a shows the catchment area for green corridors based on a 1km straight line catchment. Map 20b shows areas of deficiency for green corridors. The areas of deficiency are in the southern parts of Bellingham and Downham wards coming up the east boundary of Whitefoot ward and into Catford South ward. There is a triangle in Perry Vale ward and small are within Forest Hill in the north that crosses into Crofton Park ward. In the north of the borough there is a small deficiency in the North East of New Cross ward.
- 4.53 Map 21 identifies the sites of Importance for Nature Conservation (SINC) by classification, Metropolitan, Grade I, Grade II or Local. Map 21a shows areas of deficiency for SINC areas on a 1km walking distance from access points to Metropolitan and Grade I and Grade II sites. The areas of deficiency identified in Map 21a are north part of Perry Vale ward crossing into Crofton Park ward, east part of Catford South ward, Northern part of Grove Park crossing into Lee Green, southern part of Lewisham Central ward and then a swathe of land in central, north east and north Telegraph Hill ward that crosses into Brockley and New Cross and then into Evelyn wards.

Quality: Natural and Semi Natural

- 4.54 Quality inspections have been undertaken via a site visit and completion of a scored proforma. The quality assessment proforma is based on a number of key criteria encompassing the quality aspects of Green Flag, and Tidy Britain best practice.
- 4.55 The assessment considered the physical, social and aesthetic qualities of each individual site. Given that areas of natural and semi natural are likely to have less formal facilities than a formal park, a number of criteria were not included in the quality assessment of this typology. The focus of the quality assessment was on pathways, general access, signage, provision of bins where appropriate etc. Quality ratings are summarised in the table overleaf.

4.56 The quality ratings of natural and semi-natural greenspace are compared against the following quality line;

Quality Line – Natural and Semi-natural Greenspace

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61% - 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

Table 4.15 - LB Lewisham: Current Natural and Semi Natural Provision - Quality

Natural and Semi Natural Provision within Wards	Quality Score (%)	Quality Rating
The Vineries Nature Reserve with River Pool Linear Park	34	Average
Bell Green Pond	23	Poor
Bellingham Ward Totals	23 - 34	Poor - Average
Whitfield's Mount Pond	68	Very Good
Hare and Billet Pond	69	Very Good
Blackheath Ward Totals	68 - 69	Very Good
Brookmill Nature Reserve	12	Poor
Brockley Ward Totals	12	Poor
Catford South Ward Totals	-	-
Garthorne Road Nature Reserve	No Access	-
Crofton Park Ward Totals	-	-
Downham Ward Totals	-	-
Evelyn Ward Totals	-	-
Honour Oak Covered Reservoir	26	Poor
Devonshire Road Nature Reserve	64	Very Good
Forest Hill Ward Totals	26 - 64	Poor – Very Good
Sydenham Cottages Nature Reserve	26	Poor
Grove Park/Hither Green Nature Reserve	59	Good
Chinbrook Community Orchard	66	Very Good
Burnt Ash Pond	58	Good
Grove Park Ward Totals	26 - 66	Poor – Very Good
Ladywell Ward Totals	-	-
Hither Green Triangle	25	Poor
Lee Green Ward Totals	25	Poor
Ladywell Nature Reserve	46	Good

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Natural and Semi Natural Provision within Wards	Quality Score (%)	Quality Rating
Lewisham Central Ward Totals	46	Good
Sue Godfrey Nature Park	51	Good
New Cross Ward Totals	51	Good
Queenswood Road Nature Reserve	64	Very Good
Dacre Wood Nature Reserve	45	Average
Perry Vale Ward Totals	45 - 64	Average – Very Good
Iona Close Orchard	14	Very Poor
Rushey Green Ward Totals	14	Very Poor
Sydenham Ward Totals	-	-
New Cross Gate Cutting	39	Average
Honour Oak Nature Reserve	No Access	-
Besson Street Nature Reserve	78	Excellent
Telegraph Hill Ward Totals	39 - 78	Average - Excellent
Whitefoot Ward Totals	-	-
BOROUGH TOTALS	12 - 78	Poor - Excellent

4.57 The table below provides a brief summary of the Quality of Green Corridor provision within Lewisham.

Table 4.16 - LB Lewisham: Current Green Corridor Provision - Quality

Green Corridor Provision within Wards	Quality Score (%)	Quality Rating
Former Lower Sydenham Station Allotments	50	Good
Bellingham Ward Totals	50	Good
Lewisham to Blackheath Station	7	Very Poor
Blackheath Ward Totals	7	Very Poor
St Johns Station	7	Very Poor
Brockley to St Johns	9	Very Poor
New Cross to St Johns Railway Cutting	9	Very Poor
Brockley Ward Totals	7 - 9	Very Poor
Chinbrook Embankment	27	Poor
Hither Green Railsides	7	Very Poor
Hither Green Railsides	7	Very Poor
Grove Park Ward Totals	7 - 27	Very Poor - Poor
Forest Hill to New Cross Railway Cutting	8	Very Poor

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Green Corridor Provision within Wards	Quality Score (%)	Quality Rating
Ladywell Ward Totals	8	Very Poor
Hither Green Railsides	18	Poor
Lee Green Ward Totals	18	Very Poor
Lewisham Railway Triangle	21	Poor
Lewisham Central Ward Totals	21	Poor
Chinbrook Embankment	27	Poor
Sydenham Ward Totals	27	Poor
Nunhead Cutting	12	Very Poor
Telegraph Hill Ward Totals	12	Very Poor
BOROUGH TOTALS	7 - 50	Very Poor - Good

4.58 The table below provides a brief summary of the quality for other sites of nature conservation importance provision within Lewisham Council.

Table 4.17 - LB Lewisham: Sites of Nature Conservation Importance Provision – Quality

Site of Nature Conservation Importance	Typology Where Site is Recorded	Quality Score (%)	Quality Rating
Beckenham Place Park*	Parks & Gardens	80	Excellent
River Pool Linear Park***	Parks & Gardens	68	Very Good
Sedgehill Road Allot. **	Allotments	No Access	-
Bellingham Ward Totals		68 - 80	Very Good - Excellent
Lethbridge Close****	Amenity Space	53	Good
Blackheath*	Parks & Gardens	60	Good
Blackheath Ward Totals		53 - 60	Good
Brookmill Park Inc Nature****	Parks & Gardens	68	Very Good
Brockley Ward Totals		68	Very Good
Catford South Ward Totals			
Ladywell Fields **	Parks & Gardens	71	Very Good
Brockley Hill Private Gardens**	Parks & Gardens	No Access	-
Crofton Park Ward Totals		71	Very Good
Downham Playing Fields****	Sports Ground	80	Excellent
Durham Hill ****	Parks & Gardens	38	Average
Beckenham Place Park – Common *	Parks & Gardens	27	Poor
Beckenham Place Park – Summerhouse *	Parks & Gardens	70	Very Good

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Site of Nature Conservation Importance	Typology Where Site is Recorded	Quality Score (%)	Quality Rating
Downham Ward Totals		27 - 80	Poor - Excellent
St Paul's Churchyard **	Cemeteries	66	Very Good
Senegal Railway Banks****	Amenity Space	40	Average
Sayers Court**	Parks & Gardens	50	Good
Rainsborough Embankment**	Amenity Space	35	Average
Pepys Park **	Parks & Gardens	46	Good
Folkestone Gardens**	Parks & Gardens	54	Good
Crossfield Street Open Space**	Amenity Space	35	Average
Evelyn Ward Totals		35 - 66	Average – Very Good
Albion Millennium Green**	Amenity Space	34	Average
Horniman Gardens****	Parks & Gardens	84	Excellent
Horniman Play Park****	Parks & Gardens	37	Average
Tarleston Gardens**	Parks & Gardens	22	Poor
Forest Hill Ward Totals		22 - 84	Poor - Excellent
Grove Park Cemetery****	Cemeteries	79	Excellent
Grove Park Ward Totals		79	Excellent
Ladywell Fields**	Parks & Gardens	71	Very Good
Hillyfields**	Parks & Gardens	68	Very Good
Brockley & Ladywell Cemetery***	Cemeteries	64	Very Good
Ladywell Ward Totals		64 - 71	Very Good
Manor House Gardens ****	Parks & Gardens	82	Excellent
Manor Park **	Parks & Gardens	67	Very Good
Lee Green Ward Totals		67 - 82	Very Good - Excellent
St Mary's Churchyard****	Cemeteries	61	Very Good
Ladywell Fields **	Parks & Gardens	71	Very Good
Lewisham Central Ward Totals		61 - 71	Very Good
New Cross Ward Totals		-	-
Mayow Park****	Parks & Gardens	67	Very Good
Perry Vale Ward Totals		67	Very Good
Ladywell Fields **	Parks & Gardens	71	Very Good

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Site of Nature Conservation Importance	Typology Where Site is Recorded	Quality Score (%)	Quality Rating
Mountsfield Park **	Parks & Gardens	69	Very Good
Rushey Green Ward Totals		69 - 71	Very Good
Sydenham Wells Park **	Parks & Gardens	81	Excellent
Hill Crest Estate Woodland ***	Amenity Space	50	Good
Sydenham Ward Totals		50 - 81	Good - Excellent
Telegraph Hill Park	Parks & Gardens	76	Excellent
Telegraph Hill Ward Totals		76	Excellent
Whitefoot Road Rec Ground**	Sports Ground	-	-
Woodland Walk ***	Parks & Gardens	61	Very Good
Reigate Road Open Space ***	Amenity Space	69	Very Good
Hither Green Cemetery ***	Cemeteries	69	Very Good
Forster Memorial Park ****	Parks & Gardens	78	Excellent
Whitefoot Ward Totals		61 - 78	Very Good - Excellent
BOROUGH TOTALS		22 - 84	Poor - Excellent

- * Site of Metropolitan Importance
- ** Site of Local Importance
- *** Site of Borough Importance Grade 1
- **** Site of Borough Importance Grade 2

4.59 The key findings of the quality audit for this typology include;

- **The quality of Lewisham's natural and semi-natural greenspaces varies considerably from 7% (very poor) to 84% (excellent)**

Accessibility: Natural and Semi Natural Sites

4.60 The access standards proposed as part of this study are based on the Council's existing approach and have been used when considering provision across the Borough and Wards. Accessibility has been assessed using a variety of techniques including mapping exercises and consultation.

4.61 The GLA produced areas of deficiency by Borough in 2006. Lewisham is identified as having a total area of deficiency in access to nature of 402.7ha. This is lower than the majority of London Boroughs.

4.62 The Mayor of London's Biodiversity Strategy defines areas of deficiency as built up areas more than 1 kilometre actual walking distance from accessible Metropolitan or Borough sites of nature conservation importance.

4.63 The Lewisham Biodiversity Partnership seeks to:

- **Make representation on the new Lewisham town centre development (The Interchange Project) to ensure that Living Roofs and river restoration are integral to the development.**
- **Ensure that developers take full account of appropriate Lewisham and London Biodiversity Action Plans in development designs and schemes.**
- **Ensure that the new Local Development Framework, for local plans, incorporates comprehensive policies and design guidance to benefit biodiversity.**
- **Work closely with Lewisham planners on the Convoys Wharf and Deptford developments, specifically with regard to Black Redstart and Green Roofs.**
- **Increase the area of Local Nature Reserves (LNR's).**
- **Increase the percentage of Lewisham Rivers qualified as good or higher water quality.**
- **Periodically monitor and record progress in reducing areas of deficiency in the Borough where publicly accessible wildlife sites are lacking.**
- **The measures used in points 5 to 7 will be used as indicators of improving biodiversity until any additional indicators of success are added.**
- **Build on and promote the 'Green Gym', 'Lewisham's Healthy Walks' and 'Good Going' initiatives that use the Borough's nature reserves and other green spaces to bring about health benefits to Lewisham's residents.**
- **Ensure that the network of accessible green spaces is protected and enhanced.**

- **Promote the Waterlink Way and the Green Chain Walk as resources for both physical exercise and regular contact with nature.**

Summary of Consultation Findings

- 4.64 A number of findings have emerged from consultation with stakeholders, users and non-users. These are summarised below:

Key Findings

- 4.65 Two key conclusions can be drawn from the research undertaken. These are summarised as:

- **The quality audits undertaken show sites are generally good in quality.**
- **Quantity varies across the Borough; both in terms of the number of sites and hectares / size of provision and that the current ha does meet the current English Nature Standard of 2ha per 1000 population. This is only when other sites of importance from other typologies have been included.**
- **Web based survey respondents reported that they visit natural and semi-natural greenspace – 8.6% on a daily basis, 22.6% on a weekly basis, 20% monthly and 40% occasionally. 8% of all respondents reported they never use natural and semi-natural greenspace.**
- **80% of those who visit natural and semi-natural greenspace walk, 8% drive, and 3% use public transport and 8% cycle.**
- **The average travel time is 11.73 minutes which equates to 949 metres.**
- **Setting the access standard at 1Km (the Borough Council's currently adopted access standard for informal recreation space) would indicate that this is close to the distance that residents currently expect to travel.**
- **80% of respondents who use natural and semi-natural greenspace rated the provision above average in terms of quality.**

Developing and Applying Standards: Natural / Semi-Natural Greenspace

- 4.66 **Quantity:** There is an existing level of provision of 2.44 ha per 1000 population when considering Nature Reserves, Green Corridors and Sites of Importance. Nature Reserves on their own have an existing level of 0.13 ha per 1000 population.
- 4.67 The additional ha required by 2025 is 110.18ha for all three typologies. Nature Reserves require an additional 6.14 ha by 2025 to maintain the current standard per 1000 population. This will be difficult to achieve with pressure on land use for development. However, this could be achieved with the provision of new community woodlands and by transferring other space within parks and informal recreation areas to natural and semi natural greenspace; for example, Mountsfield Park has had some space transferred to natural and semi natural green space. The standard should be to maintain 2.44ha per 1000 population for all three typologies and 0.13 ha per 1000 population for Nature Reserves.

Recommendations: Natural / Semi-natural Greenspace

4.68 A number of recommendations are made in response to the assessment findings. These are:

- **The Council should adopt a policy of providing “Good” sites. A ‘Good’ site is one which provides appropriate infrastructure to facilitate usage, for example, signage, seating and bins, is clean, safe, welcoming, and attractive.**
- **Prioritise improvements to quality of sites that fall below the Borough average.**
- **The provision of signage, bins and seating (where appropriate) are seen as key to improving the quality of current provision. There is a need to develop a rolling programme of renewal and improvements.**
- **Identify and develop circular routes for people with disabilities to enjoy.**
- **Continue to protect through Planning Policy Metropolitan Open Land, Green Chains, River Corridors and sites identified by the London Ecology Unit e.g. Metropolitan, Borough or Local Nature Conservation Importance.**
- **Work in partnership to implement comprehensive habitat management plans.**
- **Work in partnership to raise the hectares of natural and semi natural green space per 1,000 population and where possible continue to develop existing parks and informal open space to natural and semi natural green space.**
- **Where there is new development this should provide the opportunity to incorporate features for wildlife and to promote local biodiversity. Development schemes should be designed to retain natural features to encourage wildlife and to promote local distinctiveness. New features should include living roofs which can make considerable contributions to local biodiversity.**

Recommended Standard

Quantity	2.44 Ha per 1,000 population for Nature Reserves, Green Corridors and Sites of Importance.
Quality	To achieve 46% or above ‘Good’
Accessibility	Distance threshold of 1Km

Amenity Greenspace

- 4.69 Amenity greenspace includes sites that are usually near to people's homes and may include other facilities such as play areas but may simply be valuable aesthetic space.

PPG 17 Definition

'Open space in housing areas, village greens, informal recreational space and hard-surfaced areas designed for pedestrians. Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.'

- 4.70 The amenity greenspaces in Lewisham has been categorised as:
- **Visual amenity greenspace – areas that improve the visual appearance of residential or other areas**
- 4.71 These areas are currently known within the UDP as Public Open Space (POS) or Urban Green Space (UGS).

Quantity: Amenity Greenspace

- 4.72 The audit undertaken has revealed that there are 47 **sites** occupying 31.12 **hectares** that have been classified as amenity greenspace, it is important to note that amenity greenspace sites smaller than 0.02 ha have been omitted from these calculations. The sites identified within this typology are listed in Appendix 4. The table below identifies the audited amenity green space within wards.

Table 4.18- LB Lewisham Amenity Green Space - Quantity

Amenity Green Space within Wards	Population 2008	Projected Population 2025	Number of Sites	Total Hectares	Total Hectares Standard per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Elfrida Crescent East				0.17			
Farmstead Road/Overdown Road				0.19			
Ghent Street				0.21			
Oslac Road				0.13			
Thurbarn Road				0.14			
Bellingham Ward Totals	14,150	16,967	5	0.84	0.06	1.01	1.17
Lethbridge Close				1.21			
Blackheath Ward Totals	13,807	14,635	1	1.21	0.09	1.28	0.07
Deptford Memorial Gardens				0.21			
Goldsmith's College Green				1.25			
Brockley Ward Totals	15,418	15,603	2	1.46	0.094	1.48	0.02
Culverley Green				0.16			
Catford South Ward Totals	14,576	16,433	1	0.16	0.01	0.18	0.02
Duncombe Hill				0.10			
Crofton Park Ward Totals	14,523	15,687	1	0.10	0.1	0.11	0.01
Downham The Green				0.22			
Beckenham Hill Park				0.81			
R/O Garden Gate PH				0.08			
Downham Ward Totals	14,816	18,583	3	1.11	0.07	1.39	0.28
Cross Field Street Open Space				0.42			
Long Shore Open Space				0.46			
Rainsborough Ave Embankment				1.30			
Evelyn Ward Totals	16,486	31,579	3	2.18	0.13	4.18	2
Albion Villas Millennium Green				0.73			
Dartmouth Road Open Space				0.10			
Rocombe Crescent Triangle				0.08			
Forest Hill Ward Totals	14,725	16,153	3	0.91	0.06	1	0.9
Marvels Lane				1.01			
Exford Road r/o Grave Park Library				0.14			
Exford Road Allotment Entrance				0.08			
Exford Road/Burnt Ash Hill Triangle				0.10			
Stratford House/ Ringway Centre				0.09			
Grove Park Ward Totals	14,605	16,868	5	1.42	0.10	1.64	0.22
Adelaide Avenue St Margaret's Square				0.12			
Ladywell Ward Totals	12,988	13,623	1	0.12	0.01	0.13	0.01
Dermody Road				0.12			
Milborough Crescent				0.12			
Rear of Woodyates and Pitfold Road				0.67			
Pitfold Close				0.13			
Lee Green Ward Totals	12,580	12,921	4	1.04	0.08	1.07	0.03
Charlottenburg Gardens				0.14			
Gilmore Road Triangle				0.68			
Quaggy Gardens				0.31			
Lewisham Central Ward Totals	15,676	17,541	3	1.13	0.07	1.26	0.13
Pagnell Street				0.24			
Sanford Street				0.39			
Senegal Railway Banks				6.42			

Amenity Green Space within Wards	Population 2008	Projected Population 2025	Number of Sites	Total Hectares	Total Hectares Standard per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
New Cross Ward Totals	16,326	19,156	3	7.05	0.43	8.27	1.22
Westbourne Drive Enclosure				0.37			
Perry Vale Ward Totals	15,150	16,728	1	0.37	0.02	0.41	0.04
Rushey Green Ward Totals	14,033	15,958	0	0	0	0	0
Beaulieu Avenue Green				0.12			
Rear of 141 – 143 Sydenham Park Road				0.30			
Hill Crest Estate Woodland				7.07			
Sydenham Ward Totals	15,977	18,485	3	7.49	0.47	8.67	1.18
Queens Road				0.23			
St Norbert Green				0.13			
Turnham Road Green				0.06			
Telegraph Hill Ward Totals	15,076	16,418	3	0.42	0.03	0.46	0.04
Beachborough Gardens				0.28			
Reigate Road				3.52			
Shaw Road Open Space				0.31			
Whitefoot Ward Totals	13,822	16,483	3	4.11	0.30	4.90	0.79
BOROUGH TOTALS	264,732	309,821	45	31.12	0.12	36.42	5.30

4.73 From the table, a number of observations can be made:

- The identified amenity greenspace provision covers 31.12 ha across Lewisham.
- There is a borough wide provision of 0.12 hectares per 1,000 population.
- To maintain the 0.12 ha per 1000 population in 2025 there is a requirement to increase the current provision by 5.30 ha. This will be possible if Housing sites agree to allow some of their amenity open space to be accessible to other residents other than housing residents.

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- 4.74 Map 8 shows amenity greenspace sites with 0.4km straight line catchment areas. Map 8a shows the current areas of deficiency across Lewisham. Please note Beckenham Place Park and Blackheath are classified under the typology Parks and Gardens and not under amenity green space. Hence, they both fall into a deficiency area for amenity green space.

Quality: Amenity Greenspace

- 4.75 Quality Inspections have been undertaken via a site visit to **31** of the 45 **sites**. The quality assessment proforma is based on a number of key criteria encompassing the quality aspects of Green Flag, Tidy Britain and ILAM Parks Management best practice. The assessment considered the physical, social and aesthetic qualities of each individual site. Quality ratings are summarised in Table 3.25. Appendix 4 contains the individual amenity greenspace quality ratings.
- 4.76 As part of the public consultation local residents were asked to rate the quality of each typology. 49% of respondents considered amenity greenspace to be above average (very good or good), 38% average and 13% below average (poor or very poor).
- 4.77 The key criteria includes:
- **Signage**
 - **Grass quality**
 - **Overall cleanliness**
 - **Quality of bins and seats on appropriate sites**

Quality Line – Amenity Greenspace

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61% - 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

Table 4.19 - LB Lewisham Amenity Green Space - Quality

Amenity Green Space within Wards	Quality Score (%)	Quality Rating
Elfrida Crescent East	-	-
Farmstead Road/Overdown Road	41	Average
Ghent Street	-	-
Oslac Road	54	Good
Thurbarn Road	-	-
Bellingham Ward Totals	41 - 54	Average – Good
Lethbridge Close	53	Good
Blackheath Ward Totals	53	Good
Deptford Memorial Gardens	70	Excellent
Goldsmith's College Green	-	-
Brockley Ward Totals	70	Excellent
Culverley Green	47	Good
Catford South Ward Totals	47	Good
Duncombe Hill	49	Good
Crofton Park Ward Totals	49	Good

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Amenity Green Space within Wards	Quality Score (%)	Quality Rating
Downham The Green	-	-
Beckenham Hill Park	41	Average
R/O Garden Gate PH	74	Very Good
Downham Ward Totals	41 - 74	Average – Very Good
Cross Field Street Open Space	35	Average
Long Shore Open Space	61	Very Good
Rainsborough Ave Embankment	35	Average
Evelyn Ward Totals	35 - 61	Average – Very Good
Albion Villas Millennium Green	34	Average
Dartmouth Road Open Space	48	Good
Rocombe Crescent Triangle	55	Good
Forest Hill Ward Totals	34 - 55	Average – Good
Marvels Lane	-	-
Exford Road r/o Grove Park Library	55	Good
Exford Road Allotment Entrance	64	Very Good
Exford Road/Burnt Ash Hill Triangle	65	Very Good
Stratford House/ Ringway Centre	22	Poor
Grove Park Ward Totals	22 - 65	Poor
Adelaide Avenue St Margaret's Square	55	Good
Ladywell Ward Totals	55	Good
Dermody Road	45	Average
Milborough Crescent	48	Good
Rear of Woodyates and Pitfold Road	-	-
Pitfold Close	-	-
Lee Green Ward Totals		
Charlottenburg Gardens	-	-
Gilmore Road Triangle	-	-
Quaggy Gardens	75	Very Good
Lewisham Central Ward Totals	75	Very Good
Pagnell Street	17	Poor
Sanford Street	35	Average
Senegal Railway Banks	40	Average
New Cross Ward Totals	17 - 40	Poor – Average
Westbourne Drive Enclosure	51	
Perry Vale Ward Totals	51	Good
Rushey Green Ward Totals	-	-
Beaulieu Avenue Green	56	Good
Rear of 141 – 143 Sydenham Park Road	-	-
Hill Crest Estate Woodland	50	Good
Sydenham Ward Totals	50 - 56	Good
Queens Road	-	-
St Norbert Green	-	-
Turnham Road Green	56	Good
Telegraph Hill Ward Totals	56	Good
Beachborough Gardens	52	Good
Reigate Road	69	Very Good
Shaw Road Open Space	53	Good
Whitefoot Ward Totals	52 - 69	Good – Very Good
BOROUGH TOTALS	17 - 75	Poor –Very Good

4.78 The key findings of the quality audit for amenity greenspace include;

- **The quality of amenity green space across Lewisham varies between 17% (poor) and 75% (very Good).**
- **The amenity green space across Lewisham could be improved by provision of seating and bins.**

Accessibility: Amenity Greenspace

4.79 The access standards proposed as part of this Study are based on the Council's existing approach and have been used when considering provision across the Borough and Panel Areas. Accessibility has been assessed using a variety of techniques including mapping exercises and consultation.

4.80 The consultation key findings show that:

- **Respondents to the resident questionnaire reported that they visit amenity greenspace – 11.7% on a daily basis, 8.2% on a weekly basis, 6.2% monthly and 33.8% occasionally. 40% of all respondents reported they never use amenity greenspace.**
- **Local people have identified that they travel for an average of 8.94 minutes to gain access to amenity greenspace in Lewisham which equates to 0.98km.**
- **Setting the access standard at 400 m (Lewisham Council's currently adopted access standard for informal recreation space) would indicate an aspiration on the part of LB Lewisham Council to ensure amenity greenspace is closer to residents than they currently expect to travel.**

4.81 It is worth noting that sites in other typologies (e.g. parks and gardens) may offer access to amenity greenspace.

Recommended Standard

Quantity	0.12 ha per 1000 population
Quality	To achieve 46% or above
Accessibility	Distance threshold of 400 metres

Provision for Children and Young People

- 4.82 Provision for children and young people consists of equipped play areas and specialist provision for young people, including skateparks, multi-use games areas (MUGA's) and Teen Shelters. The provision of facilities for children and young people is important in facilitating opportunities for play and physical activity and the development of movement and social skills. A variety of types of open space can provide children and young people with these opportunities, but the audit uses the principle of 'primary purpose', so provision for children and young people focuses on equipped play areas.

PPG 17 Definition

'Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGA), BMX tracks and skateboard parks'.

Quantity

- 4.83 The audit undertaken has revealed that there are 81 **play areas** that have provision for children and young people, occupying **8.64 hectares**. The provision is split between sites that are specifically provided for children and young people (i.e. stand alone play areas) and provision within other typologies e.g. parks and amenity greenspace.
- 4.84 The quantity standards for children and young people are based on the population of children aged 0-16 years. Appendix 4 contains the sites identified as provision for children and young people. The provision is as follows:
- **40 play areas within other typologies , for example Parks and Gardens (6.35 hectares)**
 - **41 stand alone play areas (2.27 hectares)**
- 4.85 It is important to note that the 6.35 ha of land occupied by play areas within other typologies has already been calculated within the typologies they occupy. This is taken into consideration when calculating the standards for children and young people within Section 5.

Table 4.20 – LB Lewisham: Provision for Children & Young People - Quantity

Site of Children's Play Space within Wards	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025	Required Ha to meet 10m ² of Play Space for each child from 2009 to 2025
Bellingham Green	Parks & Gardens				0.17				
Bellingham Play Park	Parks & Gardens				0.29				
Dumps Adventure Play	Provision for C & YP				0.22				
Dunfield Gardens	Provision for C & YP				0.01				
Home Park Adventure Play	Parks & Gardens				0.12				
Home Park Play Ground	Parks & Gardens				0.13				
Oslac Road (Evens)	Amenity Space				0.01				
Oslac Road (Odds)	Amenity Space				0.02				
Southend Park	Parks & Gardens				0.15				
Bellingham Ward Totals		3402	3783	9	1.12	0.33	1.25	0.13	0.38
Heathside & Letherbridge	Provision C & YP				0.06				
Pagoda Gardens	Provision C & YP				0.04				
Blackheath Ward Totals		2549	3160	2	0.1	0.04	0.12	0.02	0.61
Brookmill Park	Parks & Gardens				0.02				
Friendly Gardens	Parks & Gardens				0.02				
Luxmore Gardens	Parks & Gardens				0.02				
Brockley Ward Totals		2674	3204	3	0.06	0.02	0.07	0.01	0.53
Catford South Ward Totals		3194	3540	0	0	0	0	0	0.34
Blythe Hill Fields	Parks & Gardens				0.14				
Crofton Park Ward Totals		2934	3240	1	0.14	0.05	0.15	0.01	0.30
Beckenham Hill Estate	Provision C & YP				0.05				
Beckenham Place Play Area	Parks & Gardens				0.29				
Bourneside Gardens	Provision for C & YP				0.05				
Brunner House	Provision for C & YP				0.01				
Downham Play Area	Provision for C & YP				0.03				
Downham Ward Totals		4042	4778	5	0.43	0.11	0.51	0.08	0.73
Crossfields Estate 1	Provision for C & YP				0.10				
Czar Street/Sayes Crt. Estate	Provision for C & YP				0.03				
Deptford Adventure Play	Provision for C & YP				0.25				
Deptford Park	Parks & Gardens				0.24				
Folkestone Gardens	Parks & Gardens				0.32				
Hamilton Street/ Edward Place	Provision for C & YP				0.03				
Kings Street/ Grenville House	Provision for C & YP				0.04				
Pepys Park	Parks & Gardens				0.16				
Pilot Close	Provision for C & YP				0.02				
Rainsborough Ave./ Clement House	Provision for C & YP				0.02				
Rainborough Ave/ Bence House	Provision for C & YP				0.02				
Sayers Court Park	Parks & Gardens				0.12				
Sherewater Court	Provision for C & YP				0.02				
Violet Close	Provision for C & YP				0.02				
Evelyn Ward Totals		4053	8123	14	1.37	0.34	2.79	1.40	4.07
Baxters Field	Parks & Gardens				0.01				
Horniman Play Park	Parks & Gardens				0.19				
Forest Hill Ward Totals		2938	3195	2	0.20	0.07	0.22	0.02	0.25
Chinbrook Meadows	Parks & Gardens				0.20				

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Site of Children's Play Space within Wards	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025	Required Ha to meet 10m ² of Play Space for each child from 2009 to 2025
Grove Park Library Park	Parks & Gardens				0.17				
Northbrook Park	Parks & Gardens				0.04				
Grove Park Ward Totals		2792	3119	3	0.41	0.15	0.46	0.05	0.32
Hillyfields	Parks & Gardens				0.20				
Slagrove Place	Parks & Gardens				0.03				
Ladywell Ward Totals		2551	2656	2	0.23	0.09	0.24	0.01	0.10
Edith Nesbit Park	Parks & Gardens				0.08				
Manor House Gardens	Parks & Gardens				0.12				
Manor Park	Parks & Gardens				0.06				
Lee Green Ward Totals		2610	3025	3	0.26	0.1	0.30	0.04	0.41
Ladywell Park Upper	Parks and Gardens				0.17				
Lewisham Park	Parks & Gardens				0.19				
Cornmill Gardens	Parks & Gardens				0.14				
Lewisham Central Ward Totals		2511	3356	3	0.5	0.2	0.67	0.17	0.84
Achilles Street Opp Azalia House	Provision for C & YP				0.01				
Chilham House Rollings St	Provision for C & YP				0.09				
Eckington Gardens	Parks & Gardens				0.24				
Eynsford House Rollins Street	Provision for C & YP				0.09				
Ferranti Park	Parks & Gardens				0.04				
Idonia Steet	Provision for C & YP				0.03				
Lulingstone House – Hornshay Street	Provision for C & YP								
Margaret McMillan Park	Parks & Gardens				0.11				
Milton & Shipley Street	Provision for C & YP				0.07				
Reculver House Rollins Street	Provision for C & YP			0.04	0.10				
Richard Anderson Court	Provision for C & YP				0.01				
Sissinghurst House – Hornshay Street	Provision for C & YP								
New Cross Ward Totals		3529	4060	12	0.91	0.26	1.05	0.14	0.53
Mayow Park	Parks & Gardens				0.13				
Perry Vale Ward Totals		3395	3642	1	0.13	0.04	0.14	0.01	0.24
Mountsfield Park	Parks & Gardens			0.08	0.11				
Rushey Green Ward Totals		3043	3594	1	0.11	0.04	0.13	0.02	0.55
Hazelgrove Estate	Provision for C & YP				0.04				
Highlevel Drive	Provision for C & YP				0.10				
Sydenham Wells Park 1	Parks & Gardens				0.03				
Sydenham Wells Park 2	Parks & Gardens				0.22				
Sydenham Ward Totals		3738	4272	4	0.39	0.10	0.45	0.06	0.53
Barville Close Honor Oak	Provision For C & YP				0.07				
Hatchman Gardens	Parks & Gardens				0.20				
Honor Oak Adventure Play	Semi Natural				1.02				
Kentwell Close Honor Oak	Provision for C & YP				0.05				
Romney Close	Provision for C & YP				0.02				
Skipton House Honor Oak	Provision for C & YP				0.03				
Somerville Adventure Play	Provision for C & YP				0.29				
Spalding House Honor Oak	Provision for C & YP				0.02				
St Norberts Green	Amenity Space				0.05				

Site of Children's Play Space within Wards	Typology Site Recorded	Population 2008	Projected Population 2025	Number of sites	Total Hectares	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025	Required Ha to meet 10m ² of Play Space for each child from 2009 to 2025
Telegraph Hill Park	Parks & Gardens				0.14				
Turnham House	Provision for C & YP				0.01				
Telegraph Hill Ward Totals		3366	3755	11	1.9	0.56	2.12	0.22	0.38
Dunster House	Provision for C & YP				0.02				
Forster Memorial Park	Parks & Gardens				0.17				
Passfields	Provision for C & YP				0.07				
Randisbourne Gdns	Provision for C & YP				0.03				
Reigate Road	Parks & Gardens				0.07				
Whitefoot Ward Totals		3514	3932	5	0.36	0.10	0.40	0.04	0.41
BOROUGH TOTALS		56,835	68,434	81	8.64	0.15	10.40	1.76	11.59

Population – Based on 0 -16 years

4.86 The identified provision for children and young people in total covers 8.64ha across the Borough. From the Figure, a number of observations can be made:

- Throughout Lewisham there is currently 0.15 hectares of provision per 1,000 population of children and young people aged up to 16 years.
- Catford South Ward has no provision and Telegraph Hill has the highest provision 0.56 ha per 1000 population.
- It must be noted that the quality and accessibility of provision is more important than the amount of provision, given the small amount of area the sites generally cover.

4.87 The London Plan advocates “a minimum of 10m² [of play space] per child regardless of age. This is recommended as a basis for assessing future requirements arising from an increase in the child population of the area.” The children and young persons population 0 – 16 years is estimated to rise by 11,599 (0 – 16 year olds) in Lewisham between 2009 and 2025. Using the standard of 10m² per child this equates to a total provision of 11.599ha by 2025.

4.88 Map 9 identifies the provision for children and young people and shows the catchment area for each site with a 0.4km straight line. Map 9a shows the current deficiency areas for provision for children and young people. Please note Beckenham Place Park and Blackheath are classified under the typology Parks and Gardens and not under children and young people. Hence, they both fall into a deficiency area for children and young people.

4.89 Lewisham Council has been awarded funding of £1,154,194 over three years by the Department for Children, Schools and Families (DCSF) for the transformation and creation of 20 – 25 play areas in the borough. Play areas can either be new or refurbished and must be made accessible to children with disabilities and inviting to girls.

4.90 The first six sites Phase 1 were announced in 2008:

- Deptford Adventure Playground: development of a new climbing wall and assault course
- Hatcham Gardens, Pomeroy Street, New Cross: the creation of a natural play area to include timber climbing frames
- Horniman Play Park, Forest Hill: development of a new play area to include a water feature and timber climbing frame as well as converting an old paddling pool into a sand pit
- Shrofford Green, Downham: to turn a green open space into a safe play and community area for children and young people
- Friendly Gardens, Friendly Street, Deptford: to develop a disused paddling pool into an active play area for 8-13 year-olds using natural materials where possible
- Addington Grove and Hazel Grove estates, Sydenham: Refurbish an existing games/play area giving all children, young people and adults on the estates a safe space to play, meet new friends and have fun.

4.91 Phase 2 projects include:

- **Laping Tower SE8 – New play area**
- **Foxborough Gardens Brockley – New play area**
- **Meadows Estate Downham – Upgrade of existing play areas**
- **Hillcrest Estate – Refurbish existing play area**
- **Hillyfields – Complete makeover of existing area**
- **Blythe Hill Park – Resiting of old playground**
- **Crossfields Estate – Develop play facilities in the area**
- **Ladywell Adventure Playground – Additional climbing equipment**

4.92 Phase 3 projects include:

- **Clare Estate – New play area**
- **Milton Court Estate – Refurbishing existing play area**
- **Reigate Road Downham – Play area for older children**
- **Moremead Road Bellingham – New play area**
- **Chinbrook Meadows – Improved play area**
- **Mayow Park – Create an area for older children**
- **Deptford Park – Additional play facilities**

- 4.93 The table below identifies the facilities provided in Play areas managed by the Council. The majority of the remaining Children's Play areas are managed by Housing Associations.

Table 4.21 - Activities Provided at LB Lewisham Parks Play Sites

Park Sites	Play for Under 7s	Play for over 7s	Type of Equipment	Water Play and MUGA
Baxters Field	Play for under 7s		Cycle area for children	
Beckenham Place Park	Play for under 7s	Play for 7-13s	Skateboard Park	Water Play
Bellingham Green	Play for under 7s	Play for 7-13s	Shelter/graffiti wall	MUGA
Bellingham Play Park	Play for under 7s	Play for 7-13s	Basketball hoops	
Blythe Hill	Play for under 7s	Play for 7-13s		
Brookmill Park	Play for under 7s	Play for 7-13s		MUGA
Cornmill Gardens	Play for under 7s	Play for 7 -15s		
Chinbrook Meadows	Play for under 7s	Play for 7-13s		MUGA
Deptford Park	Play for under 7s	Play for 7-13s	Basketball Hoops	
Downham Woodland Walks	Play for Under 7's	Play for 7- 3s	Up turned Boat	
Durham Hill	N/A Disused	N/A Disused		
Eckington Gardens	Play for under 7s	Play for 7-13s	Shelter	MUGA
Edith Nesbit Gardens	Play for under 7s	Play for 7-13s		
Ferranti Park	Play for under 7s	Play for 7-13s	Open air performance area	
Folkestone Gardens	Play for under 7s	Play for 7-13s	Skateboard Area	MUGA
Forster Memorial Park	Play for under 7s	Play for 7-13s	BMX track/ out of use	
Friendly Gardens	Play for under 7s	Play for 7-13s		
Grove Park Library Gardens	Play for under 7s	Play for 7-13s		
Hatcham Gardens	Play for under 7s	Play for 7-13s		
Hillyfields	Play for under 7s	Play for 7-13s		
Home Park	Play for under 7s	Play for 7-13s		
Hornimans Triangle	Play for under 7s	Play for 7-13s		
Ladywell Fields	Play for under 7s	Play for 7-13s	Shelter	MUGA

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Park Sites	Play for Under 7s	Play for over 7s	Type of Equipment	Water Play and MUGA
Lewisham Park	Play for under 7s	Play for 7-13s		
Luxmore Gardens	Play for under 7s	Play for 7-13s		
Manor House Gardens	Play for under 7s	Play for 7-13s		MUGA
Manor Park	Play for Under 7s	Play for 7-13s		
Margaret McMillan Park	Play for under 7s	Play for 7-13s		
Mayow Park	Play for under 7s	Play for 7-13s	Shelter	
Mountsfield Park	Play for under 7s	Play for 7-13s	Open air performance area	MUGA
Northbrook Park	Play for under 7s			MUGA
Pepys Park	Play for under 7s	Play for 7 - 13s		
Sayes Court	Play for under 7s	Play for 7-13s		
Southend Park	Play for under 7s	Play for 7-13s		
Sydenham Wells Park	Play for under 7s	Play for 7-13s		MUGA
Telegraph Hill Park	Play for under 7s	Play for 7-13s		MUGA

4.94 Quality Inspections have been undertaken via a site visit to all **81** sites with fixed play equipment. The quality assessment proforma for play areas has been based on the Royal Society for the Prevention of Accidents (ROSPA) “Play Value Assessment” and looks at a variety of criteria including the overall appearance of the site, the ambience and the type of equipment by age range. The quality inspections consider the following:

- **Balancing**
- **Climbing**
- **Crawling**
- **Gliding**
- **Group Swinging**
- **Single Swinging**
- **Ball Play**
- **Jumping**
- **Rotating**
- **Sliding**
- **Rocking**
- **Agility Bridges**
- **Viewing Platform**
- **Wheeled Play**

4.95 In summary, the criteria have been used to rate quality and value of local play facilities. Appendix 4 contains the quality rating for the provision of children and young people.

4.96 It is important to note that play provision is not simply providing equipment it is also about the environment that equipment is situated in, the audit considers elements that best practice play areas have been found to promote. These include diversity in textures, use of wildflowers and landscaping. In supporting the generation of a sense of place it considers whether the play area is locally related to reflect some local significance. This could be for example if the site is near a railway, then the play area’s design could reflect this through themed equipment designed around trains and railways.

4.97 Site scores not only consider the condition of the equipment they also consider the play value of the entire designated play area. This includes consideration for the different types of activity that the play area allows including:

- **Overall site features** including access gates, whether the area is pollution and noise free, presence of shade, access for the disabled, appropriate signage, locally related features and seating
- **Equipment for Toddlers, Juniors and Teenagers** have been assessed as discrete elements within the overall play value assessment

4.98 The audit allows compilation of a quality score (presented as a percentage) to reflect variances in the quality of facilities across the Borough. The score can be rated against a value line that reflects the overall quality of the site. The value line is outlined below.

Site Overall Value

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61 – 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

4.99 The quality audit provides an indicative rating of quality out of 100%. It is important to note that the quality score represents a “snapshot” in time and records the quality of the site at the time of the visit. A summary of the quality assessment ratings for each site are shown in Table 4.22.

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4.100 As part of the public consultation local residents were asked to rate the quality of each typology. 38% of respondents considered provision for children and young people to be above average (very good or good), 25% average and 18% below average (poor or very poor). 19% had not used provision for children and young people.

Table 4.22 – LB Lewisham Council: Quality of Equipped Play Areas

Site of Children's Play Space within Wards	Typology Site Recorded	Quality Score	Quality Rating
Bellingham Green	Parks & Gardens	50	Good
Bellingham Play Park	Parks & Gardens	43	Average
Dumps Adventure Play	Provision for C&YP		
Dunfield Gardens	Provision for C&YP	24	Poor
Home Park Adventure Play	Parks & Gardens		
Home Park Play Ground	Parks & Gardens	29	Poor
Oslac Road (Evens)	Amenity Space	34	Average
Oslac Road (Odds)	Amenity Space	26	Poor
Southend Park	Parks & Gardens	39	Average
Bellingham Ward Totals		24 - 50	Poor – Good
Heathside & Letherbridge	Provision C & YP	36	Average
Pagoda Gardens	Provision C & YP	26	Poor
Blackheath Ward Totals		26 - 36	Poor – Average
Brookmill Park	Parks & Gardens	31	Average
Friendly Gardens	Parks & Gardens	32	Average
Luxmore Gardens	Parks & Gardens	34	Average
Brockley Ward Totals		31 - 34	Average
Catford South Ward Totals		-	-
Blythe Hill Fields	Parks & Gardens	39	Average
Crofton Park Ward Totals		39	Average
Beckenham Hill Estate	Provision for C & YP	25	Poor
Beckenham Place Play Area	Parks & Gardens	35	Average
Bournside Gardens	Provision for C & YP	24	Poor
Brunner House	Provision for C & YP	24	Poor
Downham Play Area	Provision for C & YP	34	Average
Downham Ward Totals		24 - 39	Poor – Average
Crossfields Estate 1	Provision for C & YP	31	Average

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Site of Children's Play Space within Wards	Typology Site Recorded	Quality Score	Quality Rating
Czar Street/Sayes Crt. Estate	Provision for C & YP	24	Poor
Deptford Adventure Play	Provision for C & YP	-	-
Deptford Park	Parks & Gardens	54	Good
Folkestone Gardens	Parks & Gardens	43	Average
Hamilton Street/ Edward Place	Provision for C & YP	15	Poor
Kings Street/ Grenville House	Provision for C & YP	33	Average
Peyps Park	Parks & Gardens	38	Average
Pilot Close	Provision for C & YP	26	Poor
Rainsborough Ave./ Clement House	Provision for C & YP	22	Poor
Rainsborough Ave/ Bence House	Provision for C & YP	21	Poor
Sayers Court Park	Parks & Gardens	32	Average
Shearwater Court	Provision for C & YP	28	Average
Violet Close	Provision for C & YP	25	Average
Evelyn Ward Totals		15 -54	Poor – Good
Baxters Field	Parks & Gardens	44	Average
Horniman Play Park	Parks & Gardens	50	Good
Forest Hill Ward Totals		44 - 50	Average – Good
Chinbrook Meadows	Parks & Gardens	39	Average
Grove Park Library Park	Parks & Gardens	27	Poor
Northbrook Park	Parks & Gardens	26	Poor
Grove Park Ward Totals		26 - 39	Poor – Average
Hillyfields	Parks & Gardens	52	Good
Ladywell Green	Parks & Gardens	47	Good
Ladywell Ward Totals		47 - 52	Good
Edith Nesbit Park	Parks & Gardens	37	Average
Manor House Gardens	Parks & Gardens	39	Average
Manor Park	Parks & Gardens	36	Average
Lee Green Ward Totals		36 - 39	Average
Ladywell Fields	Parks & Gardens	60	Good
Lewisham Park	Parks & Gardens	44	Average
Cornmill Gardens	Parks & Gardens	50	Good
Lewisham Central Ward Totals		44 - 60	Average – Good

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Site of Children's Play Space within Wards	Typology Site Recorded	Quality Score	Quality Rating
Achilles Street Opp Azalia House	Provision for C & YP	26	Poor
Chilham House Rollings St	Provision for C & YP	37	Average
Eckington Gardens	Parks & Gardens	64	Very Good
Eynsford House Rollins Street	Provision for C & YP	33	Average
Ferranti Park	Parks & Gardens	67	Very Good
Idonia Steet	Provision for C & YP	25	Poor
Lulingstone House – Hornshay Street	Provision for C & YP	34	Average
Margaret McMillan Park	Parks & Gardens	39	Average
Milton & Shipley Street	Provision for C & YP	15	Very Poor
Recolver House Rollins Street	Provision for C & YP	39	Average
Richard Anderson Court	Provision for C & YP	22	Poor
Sissinghurst House – Hornshay Street	Provision for C & YP	35	Average
New Cross Ward Totals		15 - 64	Poor – Very Good
Mayow Park	Parks & Gardens	44	Average
Perry Vale Ward Totals		44	Average
Mountsfield Park	Parks & Gardens	55	Good
Rushey Green Ward Totals		55	Good
Hazelgrove Estate	Provision for C & YP	34	Average
High Level Drive	Provision for C & YP	13	Very Poor
Sydenham Wells Park 1	Parks & Gardens	46	Good
Sydenham Wells Park 2	Parks & Gardens	39	Average
Sydenham Ward Totals		13 - 46	Poor – Good
Barville Close Honor Oak	Provision For C & YP	37	Average
Hatchman Gardens	Parks & Gardens	42	Average
Honor Oak Adventure Play	Semi Natural	40	Average
Kentwell Close Honor Oak	Provision for C & YP	30	Poor
Romney Close	Provision for C & YP	19	Poor
Skipton House Honor Oak	Provision for C & YP	25	Poor
Somerville Adventure Play	Provision for C & YP	-	-
Spalding House Honor Oak	Provision for C & YP	23	Poor
St Norberts Green	Amenity Space	31	Average
Telegraph Hill Park	Parks & Gardens	53	Good

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Site of Children's Play Space within Wards	Typology Site Recorded	Quality Score	Quality Rating
Turnham House	Provision for C & YP	40	Average
Telegraph Hill Ward Totals		19 - 53	Poor – Good
Dunster House	Provision for C & YP	31	Average
Forster Memorial Park	Parks & Gardens	43	Average
Passfields	Provision for C & YP	40	Average
Randisbourne Gdns	Provision for C & YP	28	Poor
Reigate Road	Parks & Gardens	50	Good
Whitefoot Ward Totals		28 - 50	Poor – Good
BOROUGH TOTALS		13 - 64	Very Poor – Very Good

4.101 Key findings relating to the overall quality of children's play areas include:

- **Across the borough the quality of play sites varied considerably from 13% (very poor) to 64% (very good)**
- **The site by site scores can be found in Appendix 4**

Multi-Use Games Areas (MUGA)

4.102 The following sites have multi use games areas:

• Abbey Grange	MUGA
• Bellingham Green	MUGA
• Bellingham Leisure and Lifestyles Centre	7 – a- side
• Brent Knoll Special Needs School	MUGA
• Brookmill Park	MUGA
• Burnt Ash Road Pupil Referral Unit	MUGA
• Chinbrook Meadows	MUGA
• Christ Kings College	MUGA
• Dalmain Primary School	MUGA
• Derby Road	MUGA
• Downham Health and Leisure Centre	MUGA
• Eckington Gardens	MUGA
• Falkland House Estate	MUGA
• Firhill Sports Ground	MUGA
• Folkestone Gardens	MUGA
• Forest Hill Methodist Church	MUGA
• Forster House Estate	MUGA
• Goldsmiths Community Centre	MUGA
• Hazelgrove Estate	MUGA
• Honor Oak Sports Area	MUGA x 2
• Ladywell Fields	MUGA
• Longfield Court	MUGA
• Manor House Gardens	MUGA
• Mountsfield Park	MUGA
• Northbrook Park	MUGA
• Ravensbourne Estate	MUGA
• Riverside Youth Club	MUGA
• Rosamund Street	MUGA
• Sydenham 7th Day Adventists	MUGA
• Sydenham Wells Park	MUGA
• Telegraph Hill Park	MUGA

Accessibility: Provision for Children and Young People

4.103 The access standards proposed as part of this Study are based on the Council's existing approach and have been used when considering provision across the Borough and Ward areas. Accessibility has been assessed using a variety of techniques including straight line distance mapping exercises and consultation.

4.104 The consultation key findings show that:

- **Respondents to the Resident questionnaire reported that they visit provision for children and young people – 10% on a daily basis, 15.3% on a weekly basis, 6% monthly and 26% occasionally. 42.6% of all respondents reported they never use the facilities.**
- **43% of respondents who use provision for children and young people rated the provision above average in terms of quality.**
- **Local people have identified that the average travel time is 9.6 minutes which equates to 770 metres.**
- **Setting the access standard at 400 m would indicate an aspiration on the part of Lewisham Council to ensure provision for children and young people is closer to residents than they currently expect to travel.**

Recommended Standard	
Quantity (all play provision including those in other typologies)	10m² (of play space) per child recommended to meet the requirements of the London Plan arising from future increase in the child population across Lewisham
Quality	To achieve 46% or above
Accessibility	Distance threshold of 400 metres

4.105 The London Plan advocates "a minimum of 10 sq m [of play space] per child regardless of age is recommended as a basis for assessing future requirements arising from an increase in the child population of the area" The current population for 2009 is 56,835 (0 – 16 year olds) with a current play space of 8.62ha this equates to 86,200m² and a play space per child of 1.51m². 8.49m² below the minimum of 10m² requirement of the London Plan.

Allotments and Community Gardens

- 4.106 This section considers the provision of both public and private allotments across the Borough and the use of Community Gardens. The allotment sites are either 'LBL Managed' or 'Private'. They provide areas with natural features for cultivation of fruit, flowers and vegetables that involve working with people, plants and in appropriate circumstances animals.

PPG 17 Definition

“Opportunities for those people who wish to grow their own produce as part of the long term promotion of sustainability, health, and social inclusion”

- 4.107 Allotments are in a period of transition at a local and national level, with their value as a resource being re-appraised. They have traditionally (in the latter part of the 19th Century) been provided in urban areas, poor in accessible space, to allow people access to land to grow their own fruit and vegetables. More recently allotments are of increased public interest due to the increased concerns generated through the links to health and food.
- 4.108 Londoners have a strong interest and heritage in food growing. The following statistics come from the Mayor of London Food Strategy 2006:
- **30,000 people in London rent allotments to grow vegetables and fruit, and 14% of households grow vegetables in their garden.**
 - **There is a shortage of allotments in all the Inner London Boroughs, with waiting lists sometimes decades long.**
 - **In London, social housing - owned by either the local authority or a registered social landlord (RSL - a term which incorporates social landlords such as housing associations, trusts, co-operatives and companies) makes up over 20% of homes. Increasingly those who manage social housing have responsibility not just for meeting the housing needs of their tenants, but also helping to build healthy, sustainable and cohesive communities. Where there is interest among residents, urban food growing projects can be an excellent way of contributing to these goals.**
- 4.109 Allotments like other open space can provide a number of wider community benefits and hit a number of sustainability targets as well as the primary use of growing produce. These include:
- | | |
|----------------------------------|-------------------------------------|
| • Conservation | • Sustainable Neighbourhoods |
| • Recycling | • Community Development |
| • Transport | • Health |
| • Employment and Training | • Social Inclusion |
| • Education | • Recreation |
- 4.110 PPG 17 identifies that local authorities in preparing local development plans should undertake an assessment of the current provision of allotments and the likely future demand, with a view to developing policies that meet the needs both now and in the future.

- 4.111 The guidance on assessing allotments is not formalised and is vague. The 'Growing in the Community' guidance advocated by the Local Government Association and guidance from the National Association of Allotment and Leisure Gardeners identify issues that need to be scrutinised and considered.
- 4.112 Section 23 of the 1908 Allotments Act (amended) makes Local Authorities duty bound to provide allotments if they consider there is a demand. Further legislation includes:
- **Allotments Act 1921** – Allotment plot size became limited to 0.25 acre to be used for growing vegetables and fruit.
 - **Allotments Act 1925** – Local authorities are required to recognise the need for allotments in town planning developments and imposed a requirement for local authorities wishing to sell or convert allotments to gain ministerial consent from the Secretary of State.
 - **Allotments Act 1950** - Improved the provision for compensatory and tenants rights and local authorities obligations confined to allotment gardens only.
- 4.113 From the legislation there are two types of allotment, statutory allotments and temporary allotments. Statutory allotments- often refer to land of which the very long lease or freehold is vested in the local authority. This is normally due to the site being originally purchased to be developed as allotments or appropriated for allotment provision. As a statutory site they are often afforded the protection of the Secretary of State.
- 4.114 To gain consent for disposal local authorities have to demonstrate and satisfy a number of evidence based criteria these are:
- **The allotment in question is surplus to requirements and therefore not needed.**
 - **The number of people on waiting lists for allotments has been considered and future demand taken into account.**
 - **Displaced plot holders will be given adequate provision elsewhere or that such provision is not practical or needed.**
 - **The allotments have been advertised appropriately and availability has been widely publicised.**
 - **The local authority has consulted and sought advice from the National Society of Allotment and Leisure Gardeners.**
- 4.115 Temporary allotments are best described as land rented by the local authority but destined for other use in the future.
- 4.116 Privately owned and temporary allotments are not afforded protection under the allotments acts, they are however recognised in planning policy guidance e.g. PPG 17 recognises the need for local authorities to undertake robust assessments of need and this need includes demonstrating the demand for allotments.

- 4.117 Ideally the assessment of supply and demand should be based on the number of plots across the Borough and the number of people on waiting lists. Unfortunately, consultation responses from private allotment holders were limited and the information provided incomplete, as such no Borough wide demand based analysis has been possible. However, Council managed provision information has been made available and as such it has been possible to consider demand for Council managed sites based on the number of plots and associated waiting lists.
- 4.118 The National Society for Allotments and Leisure Gardeners identifies a provision of 20 allotment plots per 1000 households. PPG 17 advocates a move away from the application of National Standards to the development of local standards based on local needs.
- 4.119 Lewisham states estimated waiting times, as at Jan 2009, for each of its sites, ranging from five months to three years and nine months.

Quantity

4.120 The table below shows the Council provides 36 Allotment sites although 47 allotment sites have been identified.

4.121 The distribution of allotments across the Borough is outlined in Table 4.23.

Table 4.23 – LB Lewisham: Allotment distribution by Ward

Allotment Sites by Ward	Total Population 2008	Total Population 2025	Total No. of Sites	Total Area (ha)	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Grangemill Way				0.25			
Adolf/Saint Overdown Road				0.12			
Broadmead				0.44			
Firhill Road South							
Firhill Road North				0.30			
Jim Hurren				0.12			
Knapmill Way			0.38	0.43			
Lesley Silk				0.11			
Long Meadow				2.89			
Meadow Close				0.47			
Sedgehill Road				0.67			
Bellingham Ward Totals	14,150	16,967	11	6.18	0.44	7.41	1.23
Dacre Park				0.53			
Blackheath Ward Totals	13,807	14,635	1	0.53	0.04	0.56	0.03
Barriedale				0.95			

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Allotment Sites by Ward	Total Population 2008	Total Population 2025	Total No. of Sites	Total Area (ha)	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Deloraine Street				0.36			
Brockley	15,418	15,603	2	1.31	0.08	1.33	0.02
Barmeston Road				0.3			
Hazelbank				0.81			
Catford South Ward Totals	14,576	16,433	2	1.11	0.08	1.25	0.14
Blythe Hill				0.20			
Crofton Park Ward Totals	14,523	15,687	1	0.20	0.01	0.22	0.02
Ballimore/Shroffold				0.09			
Kendale Road				0.36			
Launcelot Road (Disused)				0.29			
Downham	14,816	18,583	3	0.74	0.05	0.93	0.19
Blackhorse Road				0.28			
Windlass Place				0.31			
Evelyn Ward Totals	16,486	31,579	2	0.59	0.04	1.13	0.54
Forest Hill Ward Totals	14,725	16,153	0	0	0	0	0
Baring Road				1.29			
Chinbrook Meadows				1.17			
Exford Road				1.41			
Lee & District Land				1.18			
St Mildred's				1.48			
Grove Park Ward Totals	14,605	16,868	5	6.53	0.45	7.54	1.01

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Allotment Sites by Ward	Total Population 2008	Total Population 2025	Total No. of Sites	Total Area (ha)	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Ladywell Ward Totals	12,988	13,623	0	0	0	0	0
Clarendon Rise				0.12			
Slaithwaite Road				0.21			
Lee Green Ward Totals	12,580	12,921	2	0.33	0.03	0.34	0.01
Romborough Gdns				0.16			
Lewisham Central Ward Totals	15,676	17,541	1	0.16	0.01	0.18	0.02
Edward Street				0.04			
Royal Naval Stage 1				0.21			
Royal Nava, Stage 2				0.11			
Stanley Street				0.10			
New Cross Ward Totals	16,326	19,156	4	0.46	0.03	0.54	0.08
Adamsrill (Disused)				0.20			
Rear 37 Defrene Road				0.42			
Hurstbourne Road				0.25			
Priestfield Road				0.42			
Perry Vale Ward Totals	15,150	16,728	4	1.29	0.09	1.42	0.13
Weavers Estate				0.42			
Rushey Green Ward Totals	14,033	15,958	1	0.42	0.03	0.48	0.06
Longton Nursery				0.52			
Sydenham Park				0.40			
Taylors Lane				0.48			

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Allotment Sites by Ward	Total Population 2008	Total Population 2025	Total No. of Sites	Total Area (ha)	Total Hectares per 1,000 population 2008	Total Hectares Required to Maintain 2008 standard in 2025	Total Hectares to be Increased by 2025
Trewsbury Road				0.95			
Sydenham Ward Totals	15,977	18,485	4	2.35	0.15	2.72	0.37
St Norbert Road				1.02			
Telegraph Hill Ward Totals	15,076	16,418	1	1.02	0.07	1.11	0.09
Castillon Road				1.36			
Oldstead Road				0.27			
Whitefoot Ward Totals	13,822	16,483	2	1.63	0.12	1.94	0.31
Borough Totals	264,732	309,821	46	24.85	0.09	28.73	4.18

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- 4.122 The table above shows the significant variance in the level and amount of provision across the Borough. It also shows that Grove Park (6.53ha) and Bellingham (6.18ha) have the greatest land mass of allotments. Ladywell and Forest Hill have no allotment sites at all.
- 4.123 Map 10 identifies the allotment sites and shows the 1.2km straight line catchment areas. Map 10a shows the identified allotment deficiency areas which are in Blackheath on the borough boundary with Greenwich. Please note Blackheath is classified under the typology Parks and Gardens and not allotments, hence it falls into a deficiency area for allotments.
- 4.124 The following key findings are drawn from Table 4.23:
- **22% of the total provision is privately owned or managed**
 - **Residents in Ladywell and Forest Hill Wards have no provision**
 - **Bellingham Ward has the greatest number of Council managed sites (8 sites), the provision equates to 19% of the total number of Council managed sites**
 - **The total allotment provision across Lewisham equates to 0.09 ha per 1000 population**
- 4.125 Table 4.24 identifies Council managed sites, the number of plots and the associated waiting lists (As at September 2009).

Table 4.24 - LB Lewisham - managed sites in detail

Wards	Site Name	No. of plots	No. of vacant plots	% vacant	No. of people on waiting List
Bellingham	Broadmead Allotments	26	0	0	22
	Firhill Road North		0	0	5
	Firhill Road South	20	0	0	14
	Jim Hurren Allotments	10	0	0	11
	Knapmill Way	21	0	0	12
	Leslie Silk	9	0	0	16
	Meadow Close	31	0	0	12
	Sedgehill Road	40	0	0	2
Blackheath	Dacre Park Allotments	31	0	0	109
Brockley	Deloraine Street Allotments	20	0	0	78

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Wards	Site Name	No. of plots	No. of vacant plots	% vacant	No. of people on waiting List
Catford South	Hazlebank Allotments	49	0	0	50
	Barmeston Road Allotments	23	0	0	33
Crofton Park	Blythe Hill Allotments	15	0	0	88
Downham	Kendale Allotments	26	0	0	10
	Ballamore Allotments	5	0	0	5
Evelyn	Windlass Place Allotments	22	0	0	25
	Blackhorse Road Allotments	23	0	0	42
Grove Park	St Mildreds Road	20	0	0	52
	Lee and District Land Club	26	0	0	26
	Exford Road	24	0	0	22
	Chinbrook Meadows	54	0	0	25
Lee Green	Clarendon Rise	7	0	0	90
Lewisham Central	Slaithwaite Allotments	9	0	0	86
	Romborough Gardens Allotments	19	0	0	60
New Cross	Stanley Street	8	0	0	40
	Royal Naval 1	18	0	0	64
	Royal Naval 2	10	0	0	62
	Edward Street	4	0	0	58

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Wards	Site Name	No. of plots	No. of vacant plots	% vacant	No. of people on waiting List
Perry Vale	Priestfield Road Allotments	30	0	0	59
	Hurstbourne Road	15	0	0	74
Rushey Green	Weavers Estate	27	0	0	24
Sydenham	Trewsbury Road Allotments	60	0	0	37
	Taylors Lane	31	0	0	67
	Sydenham Park	28	0	0	63
	Longton Road Nursery	32	0	0	67
Whitefoot	Oldstead Road	13	0	0	18
	Castillion Road	92	0	0	50
Total		898	0	0	1578

- 4.126 The above table shows that the Council manage 898 plots across Lewisham and at present there are no vacancies across the Borough. The table shows that the waiting list for allotments is 1578. Each applicant on the waiting list can put their name on to up to 3 different sites, so the actual figure of people currently waiting for a plot is 662 (September 2009). Through allocating plots, people moving away or those no longer interested the Council remove approximately 100 applicants of the list per year throughout the borough.
- 4.127 The current supply is not sufficient to meet the demand. Private allotments have not been counted in this calculation; sites were often difficult to access during the auditing process.
- 4.128 There are distinct differences in demand for allotments in different areas of the Borough. The highest demand is in Sydenham Ward 258 plots, then New Cross Ward 224 plots, Lewisham Central Ward 146 plots, and Perry Vale Ward 133 plots.
- 4.129 Waiting list numbers are the lowest in Downham Ward 15 plots, and Rushey Green Ward 24 plots.

Community Gardens

- 4.130 Community gardens are unique, locally managed pieces of land that are developed in response to the needs of the communities in which they are based.
- 4.131 Existing community gardens vary greatly in size, from a few square metres to a park-sized area of several hectares. Most existing community gardens do not own the land they use but are leased for a nominal sum.
- 4.132 While they all serve as catalysts for bringing people together, some of them focus on growing food to help the local environment, some focus on community education, others on nutrition and exercise. Some simply provide a place for sharing the love of gardening with like-minded people.
- 4.133 Many schools are now getting involved in growing food. LB Lewisham Forster Park Primary School has appeared on BBC TV programme Gardeners World, launching its 'Dig In campaign', whilst Forest Hill School have turned a neglected area of their school into a thriving allotment site.
- 4.134 Many people may know of a neglected plot of land that could serve a practical use. Friendsbury Gardens on the Honor Oak estate was one such area that was blighted by overgrown vegetation and fly tipping. It is now a thriving park with raised beds where the local community now grow their own food.
- 4.135 There are many underused plots of land that belong to housing organisations. Lewisham Homes have identified several plots of housing land, such as underused grassed areas, where residents are currently planning on growing their own food.
- 4.136 Lewisham is joining forces with Capital Growth (www.capitalgrowth.org) to create 2012 new food growing spaces in London by the year 2012. Capital Growth can offer practical guidance and in-kind support for gardening projects that have signed up to the campaign.
- 4.137 The Brockley Ward Assembly are planning a community orchard on the Wickham estate. In addition a local resident approached St Saviours Church Yard in Brockley, to see if the church was prepared to allow the grounds to be used for growing food. The project is now used as an informal educational space for children, teaching them about the natural life cycles of plants and environmentally friendly gardening techniques.
- 4.138 The Stanstead Road Garden came about via a local resident, who was fed up with the depressing view of a brick wall and fly-tipping across the road. Having seen an article in Lewisham Life magazine about a community garden at Brockley Railway Station she felt inspired to start up a similar project.
- 4.139 The Telegraph Hill Assembly has identified that The Honor Oak Adventure Playground has a plot of land that they would like to turn into a Community Garden for use by young people and residents living on the Honor Oak Estate. There are some ideas for the site, including youth vegetable patches, attractive plants and trees, a pagoda, a BBQ area and a nature area.
- 4.140 Community Gardens could be the answer to increasing Ha for allotment sites across Lewisham.

Quality

- 4.141 Site audits were undertaken to the Boroughs allotments, the quality audit provides an indicative rating of quality out of 100%. It is important to note that the quality score represents a “snapshot” in time and records the quality of the site at the time of the audit.
- 4.142 As part of the public consultation local residents were asked to rate the quality of each typology. 56% of respondents considered allotments to be above average (very good or good), 35% average and 9% below average (poor or very poor).
- 4.143 The key criteria for quality of allotments assessment include:
- **Main entrance safety and cleanliness**
 - **Signage**
 - **Upkeep of allotment site and provision of facilities**
 - **Quality of roads and pathways**

Quality Line – Allotments

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61% - 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

Table 4.25 - LB Lewisham Allotment Sites – Quality Scores

Ward	Quality Score	Quality Rating
Grangemill Way	No Access	-
Adolf/Saint Overdown Road	No Access	-
Broadmead	No Access	-
Firhill Road North	No Access	-
Firhill Road South	No Access	-
Jim Hurren	No Access	-
Knapmill Way	No Access	-
Lesley Silk	No Access	-
Long Meadow	No Access	-
Meadow Close	33	Average
Sedgehill Road	No Access	-
Bellingham Ward Totals	No Access - 33	No Access – Average
Dacre Park	7	Very Poor
Blackheath Ward Totals	7	Very Poor
Barriedale	11	Very Poor
Deloraine Street	13	Very Poor
Brockley Ward Totals	11 – 13	Very Poor

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Ward	Quality Score	Quality Rating
Barmeston Road	No Access	
Hazelbank	42	Average
Catford South Ward Totals	42	Average
Blythe Hill	21	Poor
Crofton Park Ward Totals	21	Poor
Ballimore/Shroffold	No Access	-
Kendale Road	No Access	-
Launcelot Road (Disused)	No Access	-
Downham Ward Totals	-	-
Blackhorse Road	18	Poor
Windlass Place	20	Poor
Evelyn Ward Totals	18 – 20	Poor
Forest Hill Ward Totals	-	-
Baring Road	No access	-
Chinbrook Meadows	32	Average
Exford Road	22	Poor
Lee & District Land	29	Poor
St Mildred's	27	Poor
Grove Park Ward Totals	22 – 32	Poor – Average
Ladywell	-	-
Clarendon Rise	28	Poor
Slaithwaite Road	19	Poor
Lee Green Ward Totals	19 – 28	Poor
Romborough Gdns	17	Poor
Lewisham Central Ward Totals	17	Poor
Edward Street	20	Poor
Royal Naval Stage 1	12	Very Poor
Royal Nava, Stage 2	19	Poor
Stanley Street	19	Poor
New Cross Ward Totals	12 – 20	Very Poor – Poor
Adamsrill (Disused)	-	-
Rear 37 Defrene Road	10	Very Poor
Hurstbourne Road	17	Poor
Priestfield Road	19	Poor
Perry Vale Ward Totals	10 – 19	Very Poor – Poor
Weavers Estate	18	Poor
Rushey Green	18	Poor
Longton Nursery	20	Poor
Sydenham Park	25	Poor
Taylors Lane	22	Poor
Trewsbury Road	12	Very Poor
Sydenham Ward Totals	12 – 25	Very poor – Poor
St Norbert Road	No Access	-

Ward	Quality Score	Quality Rating
Telegraph Hill Ward Totals	-	-
Castillon Road	31	Average
Oldstead Road	18	Poor
Whitefoot Ward Totals	18 – 31	Poor – Average
Borough Totals	7 – 42	Very Poor – Average

4.144 From Table 4.25:

- The table shows a significant variance in the overall quality across the Wards
- No allotment site in Lewisham was rated above average
- A number of allotment sites were not accessible, overgrown or unused these are mainly the privately owned sites

4.145 Factors that affect quality include the fact that:

- Council sites have a water supply
- Council managed sites have a toilet
- Council managed sites have a car park
- Council managed sites have a shop on site (selling fertiliser, grown food)
- Council managed sites have disabled plots

Accessibility

4.146 The access standards proposed as part of this Study are based on the Council's existing approach and have been used when considering provision across the Borough and Wards. Accessibility has been assessed using a variety of techniques including mapping exercises and consultation.

4.147 The consultation key findings show that:

- Respondents reported that they visit Allotments – 0.6% on a daily basis, 3.5% on a weekly basis, 0% monthly and 8% occasionally. 87% of respondents reported they never use allotment facilities.
- 50% of those who visit Allotments walk, 38% drive, 15% cycle, and 15% use public transport.
- 58% of respondents who use Allotments rated the provision above average in terms of quality.
- The average travel time to an allotment is 16.53 minutes equivalent to walking 1.33km.

Recommended Standard	
Quantity	0.09 ha per 1000 population
Quality	To achieve 46% or above All Council managed sites to have a water supply and toilet provision
Accessibility	Distance threshold of 1,200 metres

Cemeteries and Churchyards

PPG 17 Definition

“The primary purpose is for the burial of the dead and for quiet contemplation but also often linked to the promotion of wildlife conservation and biodiversity and to provide a link to the past.”

- 4.148 Cemeteries and churchyards can provide a valuable contribution to the portfolio of open space provision within a Ward. For many, they can provide a place for quiet contemplation in addition to their primary purpose as a final resting place. They often have wildlife conservation and bio-diversity value. In the context of this study, it is important to acknowledge that cemeteries are not created with the intention of providing informal or passive recreation opportunities.
- 4.149 Cemeteries and churchyards can make a significant contribution to the provision of urban green space sometimes providing a sanctuary for wildlife in urban areas devoid of greenspace. Although many have restricted access they still provide a useful resource for the local community. A wide variety of habitats can be often be found supporting the other open space types such as areas of semi-natural and natural areas.
- 4.150 Within urban areas, cemeteries and churchyards are often among the few areas of greenspace where the local community is able to have some contact with the natural world.
- 4.151 The UDP states (OS 12A) that ‘The Council will seek where appropriate to protect and enhance the provision of burial space in the Borough. Where practicable all existing cemetery space should be re-used before new facilities are approved’. It should be noted that these sites have a high potential for ecological management, in particular Ladywell and Brockley Cemetery.
- 4.152 The borough has three cemeteries, Grove Park, Hither Green and Ladywell and Brockley Cemetery and Lewisham Crematorium. In addition Bromley Hill Cemetery falls within the Lewisham boundary but is managed by the London Borough of Bromley.
- 4.153 The Council maintains a number of churchyards under the 1906 Open Spaces Act where deeds of grant were signed agreeing that the churchyards are to be used by the public as open space and that the Council would maintain them in a ‘good and decent’ state. These spaces include St Mary’s, St Margaret’s, and St Paul’s Churchyard.

Quantity: Cemeteries and Churchyards

- 4.154 There are no national or local standards for the quality of cemeteries. Increasingly though a number of local authorities have entered cemeteries for the Green Flag Award. Cemeteries and closed churchyards were identified by Council Officers and by GIS mapping. These sites are identified in Table 4.26. The audit has identified **8** sites occupying **53.18 ha** and a provision of 0.20 ha per 1000 population.

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Table 4.26 – LB Lewisham: Cemeteries and Churchyards

Wards	Ward Population (2008)	No. of Sites	Total Hectares	Hectares per 1,000 Population
Bellingham Ward Totals	14,150	0	-	-
St Margaret's			0.59	
Blackheath Ward Totals	13,807	1	0.59	0.04
Brockley Ward Totals	15,418	0	-	-
Catford South Ward Totals	14,576	0	-	-
Crofton Park Ward Totals	14,523	0	-	-
Bromley Hill Cemetery			3	
Downham Ward Totals	14,816	1	3	0.20
St Paul's			0.87	
Evelyn Ward Totals	16,486	1	0.87	0.05
Forest Hill Ward Totals	14,725	0	-	-
Grove Park Cemetery			9.35	
Grove Park Ward Totals	14,605	1	9.35	0.64
Brockley & Ladywell Cemetery			14.92	
Ladywell	12,988	1	14.92	1.15
Lee Green Ward Totals	12,580	0	-	-
St Mary's Churchyard			0.89	
Lewisham Central Ward Totals	15,676	1	0.89	0.06
New Cross Ward Totals	16,326	0	-	-
Perry Vale Ward Totals	15,150	0	-	-
Rushey Green Ward Totals	14,033	0	-	-
St Bartholomew's Churchyard			0.30	
Sydenham Ward Totals	15,977	1	0.30	0.02
Telegraph Hill Ward Totals	15,076	0	-	-
Hither Green Cemetery			23.26	
Whitefoot Ward Totals	13,822	1	23.26	1.68
Borough Totals	264,732	8	53.18	0.20

4.155 Key findings relating to cemeteries and closed churchyards include:

- **Cemeteries and closed churchyards occupy 53.18 ha of land. Two churchyards have recently been lost Christchurch and St Andrews since the Lewisham Open Space Strategy was completed.**
- **There is a provision of 0.20 ha per 1,000 population.**
- **Whitefoot Ward has the greatest provision with 23.26 ha. This is provided by Hither Green Cemetery, this one site occupies 18% of the Borough total cemetery space.**
- **Four wards have a provision above the standard of 0.20 (Whitefoot, Ladywell, Grove Park and Downham.**
- **There is no identified provision for Cemeteries in Telegraph Hill, Rushey Green, New Cross, Lee Green, Forest Hill, Crofton Park, Brockley and Bellingham.**
- **The distribution of cemeteries and closed churchyards across Lewisham varies significantly and no standards are to be set for future provision. However it is still important to consider the quality of provision that currently exists.**

4.156 Map11 identifies the cemeteries and shows a catchment area of 1.2km using a straight line. Map 11a shows the areas of deficiencies which are mainly in Bellingham ward, small part of Downham, Whitefoot, Catford South and Rushey Green wards, areas in the east of Lee Green ward, north east part of Blackheath ward, northern part of Lewisham Central crossing into Brockley a small triangle in Brockley ward and eastern parts of New Cross and Evelyn ward. Please note Blackheath is classified under the typology Parks and Gardens and not cemeteries, hence it falls into a deficiency area for cemeteries.

Quality

4.157 The quality assessment audit is based on a number of key criteria encompassing the quality aspects of Green Flag, Tidy Britain and ISPAL Parks Management best practice. The assessment considered the physical, social and aesthetic qualities of each individual site. Quality ratings are summarised in Table 4.27.

4.158 The key criteria include:

- **Main entrance safety and cleanliness**
- **Signage**
- **Upkeep and safety of graves**
- **Quality of roads and pathways**
- **Provision of bins and seats**

Quality Line – Cemeteries and Churchyards

0% - 15%	16% - 30%	31% - 45%	46% - 60%	61% - 75%	76% +
Very Poor	Poor	Average	Good	Very Good	Excellent

- 4.159 It is important to consider wider facilities that could be developed further at some of the sites. These would include recycling facilities for visitors to dispose of flowers etc. The key findings of the quality assessments undertaken are provided in Table 4.27 below.

Table 4.27 - Cemeteries and Churchyards Quality Assessment Findings

Wards	Quality Score	Quality Rating
Bellingham Ward Totals	-	-
St Margaret's	56	Good
Blackheath Ward Totals	56	Good
Brockley Ward Totals	-	-
Catford South Ward Totals	-	-
Crofton Park Ward Totals	-	-
Bromley Hill Cemetery	68	Very Good
Downham Ward Totals	68	Very Good
St Paul's	66	Very Good
Evelyn Ward Totals	66	Very Good
Forest Hill Ward Totals	-	-
Grove Park Cemetery	79	Excellent
Grove Park Ward Totals	79	Excellent
Brockley & Ladywell Cemetery	64	Very Good
Ladywell Ward Totals	64	Very Good
Lee Green Ward Totals	-	-
St Mary's Churchyard	61	Very Good
Lewisham Central Ward Totals	61	Very Good
New Cross Ward Totals	-	-
Perry Vale Ward Totals	-	-
Rushey Green Ward Totals	-	-
St Bartholomew's Churchyard	70	Very Good
Sydenham Ward Totals	70	Very Good
Telegraph Hill Ward Totals	-	-
Hither Green Cemetery	69	Very Good
Whitefoot Ward Totals	69	Very Good
Borough Totals	56 - 79	Good - Excellent

4.160 The results of the quality assessments can be summarised as:

- **The average quality score across the Borough is 66% 'Very Good'**
- **The variance in quality fluctuates from 56% (Good) to 79% (Excellent)**
- **The highest rated site is Grove Park Cemetery in Grove Park Ward rated as 79% excellent. All other sites are rated as good or very good.**

Accessibility

4.161 The access standards proposed as part of this study are based on the Council's existing approach and have been used when considering provision across the Borough and Wards. Accessibility has been assessed using a variety of techniques including mapping exercises and consultation.

4.162 The consultation key findings show that:

- **Respondents reported that they visit Cemeteries and Churchyards – 1.4% on a daily basis, 6% on a weekly basis, 11% monthly and 47% occasionally. 35% of all respondents reported they never use cemeteries and churchyards.**
- **58% of those who visit Cemeteries and Churchyards walk, 24% drive, 9% cycle, 9% use public transport.**
- **71% of respondents who use Cemeteries and Churchyards rated the provision above average in terms of quality.**

Recommended Standard

Quantity	No standard set
Quality	To achieve 66% or above
Accessibility	Distance threshold of 1,200 metres

Outdoor Sports Facilities

PPG 17 Definition

“Community accessible sports facilities (public and private) with participation in outdoor sports such as pitch sports, tennis, bowls and golf.”

- 4.163 This is a summary of the Outdoor Playing Pitch Assessment carried out for the LB Lewisham. The full assessment based upon Sport England’s ‘Towards a Level Playing Field’ and the Sport England ‘Playing Pitch Electronic Tool Kit’ is available in Appendix 3 to this document.
- 4.164 Only stand alone outdoor sports facilities are included in this typology however when assessing overall quality of sports facilities the assessment also looks at facilities within other typologies e.g. pitches, bowling greens or tennis courts located within a park. Other more informal facilities have been included within the other listed typologies.
- 4.165 The study has identified that Lewisham has a total of 43 **sites** used exclusively for outdoor sports with a total of 111 pitches. The table below identifies the Ha of playing pitches in the borough of Lewisham.

Table 4.28 – LB Lewisham: Sites classified as Outdoor Playing Pitches

Pitch Type	Towards a Level Playing Field Ha	No. of pitches	Total Hectares	Hectares per 1,000 Population (2008 pop 264,732)
Senior Football	1.4	48	67.2	0.25
Junior Football	1.05	12	12.6	0.05
Mini Soccer	0.3	25	7.5	0.03
Cricket	1.6	10	16	0.06
Rugby	1.2	8	9.6	0.04
Grass Hockey	1.2	4	4.8	0.02
Synthetic Turf pitches	0.6	4	2.4	0.01
Borough Total		111	120.1	0.45

- 4.166 The identified provision of sites used exclusively for playing pitch sports covers **120.1 ha** or a provision of 0.45 ha per 1000 across the Borough.

Quantity: Playing Pitches

- 4.167 The audit of pitches from the playing pitch study identified that there are 111 active playing pitches (Football, Cricket, Rugby Union, Hockey (Including Camogie) and Full size artificial turf pitches) on 43 sites within the Lewisham Council boundary. Not all of the pitches identified have community use. Table 4.29 identifies those pitches with secured community use, 92 pitches in total.
- 4.168 Map 12 shows the sites containing outdoor sports provision and their 1.2km straight line catchments areas. Map 12a shows that the London Borough of Lewisham has no current deficiency areas for outdoor sport.

Table 4.29 - LB Lewisham: All Playing Pitches with secured community use

Pitch Type	Number of Pitches with community use
Senior Football	42
Junior Football	11
Mini Soccer	22
Cricket	5
Rugby	5
Grass Hockey	4
Synthetic Turf Pitch	1
TOTAL PROVISION AVAILABLE	92

Totals include pitches available for community use, even if not currently used.

Quality: Playing Pitches

4.169 The quality of playing pitches was assessed through:

- **Site visits and a non-technical turf pitch quality assessment (PQA) of all pitches identified as having secured community use (based on a visual inspection)**
- **Self ratings by schools of their own facilities**
- **Ratings by local clubs of the facilities they use**

4.170 All pitches were rated using the Sport England scoring matrix, which provides a numerical score for each pitch. The maximum score for any one pitch is 100%.

4.171 The analysis of all site assessments has revealed a significant variance in the quality of pitches across the borough. **Key findings** are shown in Table 4.30a Visual Quality of pitches and include:

- **A variance in the average (mean quality score of all pitches on a site) site score of over 50%**
- **Site average scores ranged from 26% to 94%**

Table 4.30a - LB Lewisham: Visual Quality of Pitches

Site	Ward	Pitch Type (s)	Quality Rating
The Bridge	Bellingham	2 SFB	Good
Firhill Recreation Ground	Bellingham	1 JFB 2SFB 1 Rugby	Good
Elm Lane	Bellingham	2 MFB, 2 JFB, 1 SFB, 1 Rugby, 1 Cricket	Good
Rutland Walk	Bellingham	1MFB, 1JFB, 2SFB, 1 Cricket	Good

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Site	Ward	Pitch Type (s)	Quality Rating
Bellingham Leisure and Lifestyles	Bellingham	3 SFB	Good
Catford and Cyphers Cricket Club	Bellingham	1 Grass Hockey 1 Cricket	Good
Home Park	Bellingham	1 SFB	Good
Warren Avenue	Downham	2MFB, 1JFB, 2SFB.	Good
Catford Wanderers Sports Club	Downham	2 SFB 1 Cricket	Good
Summerhouse	Downham	3 MFB, 3SFB	Good
Ten Em Be Sports Development	Downham	1 MFB, 2JFB, 1SFB, 1 Cricket	Excellent
Downham Playing Fields	Downham	2MFB, 1 JFB, 2SFB	Good
St Dunstons College	Rushy Green	2 Cricket	Good
Ladywell Arena	Rushy Green	1 SFB	Good
Power League Catford	Rushy Green	1 MFB, 1JFB, 4 SFB, 1 Cricket	Excellent
Mountsfield Park	Rushy Green	1 SFB	Good
Forster Memorial Park	Whitefoot	2MFB, 2 SFB	Good
Whitefoot Playing Fields	Whitefoot	3 Junior Rugby	Excellent
Abbotshall Road	Catford South	2 MFB	Good

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Site	Ward	Pitch Type (s)	Quality Rating
Chinbrook Meadows	Grove Park	2 SFB	Good
Northbrook Park	Grove Park	2 SFB	Below Average
Fordham Park	New Cross	1 SFB	Average
Blackheath	Blackheath	10 MFB, 3 SFB	Average
Peyps Park	Evelyn	1 SFB	Average
Deptford Park	Evelyn	2 SFB	Average
Hillyfields	Ladywell	2 JFB	Good
Ladywell Fields	Ladywell	1 JFB, 1 Camogie	Good

KEY:

SFB - Senior Football

JFB - Junior Football

MFB - Mini Football

4.172 The quality ratings in Table 4.30a provide a comprehensive guide to the varying quality across the borough, but need to be treated with caution for the following reasons:

- **The inspections were non-technical, based on a visual assessment only**
- **The inspections were undertaken in the latter spring months when pitches (winter sports) have been rested and re-seeded, giving a better impression**
- **The inspections are a snapshot view of provision – scores are recorded based on what is seen on site at one particular visit**
- **The presence of changing room facilities also boosts the score for a pitch. Although a significant number of the senior football pitches scored were rated as "Good" this was largely due to the existence of changing rooms, which took the scores for many pitches from an average rating to good. The presence of changing rooms adds 15% to a pitch score.**

- 4.173 In addition LB Lewisham has carried extensive quality analysis on Downham Playing Fields, Warren Avenue, Ladywell Arena and The Bridge. This analysis included soil samples and has made recommendation on improving the soil structures of the pitches and raising the nutritional levels. Downham Playing Fields has the worse soil structure with a Clay Loam. The other tree sites are sandy clay loam. The pitches require potassium, phosphorous and sand. The ground requires use of a ground breaker and aeration to break up the compactness of the pitches.

Sport by Sport Assessment – Key Findings

Football Assessment

- 4.174 The study research has identified:
- **117** football teams
 - **75** football pitches available for community use
 - Peak demand for football is on a Sunday morning
 - High levels of team generation
 - Low demand for women and girls
- 4.175 Analysis of the borough-wide supply and demand data reveals:
- **Provision for senior football, junior football and mini soccer in Lewisham is more than adequate to meet peak demand on a Sunday morning and Sunday afternoon.**
- 4.176 In addition to normal use of facilities various coaching Schools use areas within Lewisham Parks and Open spaces, all these Groups are checked for Certification and Insurance and are monitored, for example:
- **Blackheath** - Used by 2 Groups at various times in the year and Millwall Football Club hold a summer/ Easter training Camp
 - **Chinbrook** - 2 Coaching schools and Millwall Football club also use the area at various times during the year.
 - **Hillyfields** – Coaching School every Saturday Morning
 - **Mountsfield** - Coaching School every Saturday Morning
 - **Sydenham Wells** – Used by Millwall FC on occasions for Football Coaching
 - **Whitefoot and Abbotshall** are used for coaching courses during the school holidays and at weekends

- **Lewisham Schools** also use the Park Playing Pitches, for example,
 - St Mathews Academy use Blackheath 7 a-side Pitches as part of their Curriculum PE.
 - Deptford Green use Fordham Park to play their inter school matches using the schools own changing rooms and Goals
 - Lewisham Primary Schools District Representative Team use various sites for Inter Borough Matches, Glendale Sponsor the Team giving free use for these matches.
 - St Dunstan's also let their pitches and run school competitions
 - The Glendale – Lewisham Primary Schools Mini - Soccer League has been running for approximately 8 years. There are currently 28 schools with 55 teams playing at 3 age groups and a separate girl's league. The league runs on alternate Saturday Mornings at Blackheath from November till April. You will see around 200+ Children attending the league on Saturday mornings, there are 8 pitches dedicated to the league. Teams play in both league and Cup Competitions and on average will play between 15 and 20 matches a year. There is a Finals Day and a Presentation evening at the end of the Season.

4.177 Key Strategic issues in relation to football include:

- An overall deficiency of **-4.4** junior pitches Sunday AM in 2025 to meet peak demand
- An overall deficiency of **-4.4** junior pitches Sunday PM in 2025 to meet peak demand
- Poor quality ancillary facilities at Blackheath and Beckenham Place Park and a need for changing facilities at Firhill
- Few issues with access – most clubs are willing to travel further to access better quality facilities, although junior clubs are willing to travel less distance than adult clubs

Cricket Assessment

4.178 The study research has identified:

- Cricket clubs currently generate **20** teams
- **5** cricket pitches available for community use, the majority of which are provided through private providers
- Peak demand is spread across midweek days, although the highest number of games on any one day take place on a Saturday - Senior (Saturday PM), Junior (midweek pm). Provision for Cricket in Lewisham is **inadequate** to meet peak demand on a Saturday afternoon. There is a **deficit of – 1.8 Cricket pitches at this time.**
- Provision for Junior Cricket in Lewisham is **adequate** to meet peak demand on a Saturday morning or a midweek evening. However, there is an access issue around cost of facilities, this means some junior clubs have to use cricket squares outside the Borough
- There is currently low demand in relation to girls and women's

4.179 Analysis of the supply and demand data reveals:

- Cricket in Lewisham is **inadequate** to meet peak demand on a Saturday afternoon. There is a **deficit of – 1.8 Cricket pitches**
- Provision for Junior Cricket in Lewisham is **adequate** to meet peak demand midweek. However, there is an access issue around cost of facilities, this means some junior clubs have to use cricket squares outside the Borough
- A current deficiency of 1.8 cricket pitches on Saturday afternoons
- An overall deficiency of -5.2 cricket pitches in 2025 on Saturday afternoons

4.180 Key strategic issues in relation to cricket include:

- **Quality is generally good across the borough, although there are a lack of public pitch provision in parks**
- **Demand split across the week allows provision to be adequate, but there is an access issue for junior teams with regards to price.**
- **Very limited provision without community use which could be considered for future use**
- **Low women and girls uptake**

Rugby Union Assessment

4.181 The study research has identified:

- **1** rugby union clubs generating 3 teams
- **5** rugby union pitches available for community use, the majority of which are provided through private providers
- Peak demand for Rugby Union is on a Saturday (AM)

4.182 Analysis of the supply and demand data reveals:

- There are no Senior Rugby Clubs currently in Lewisham. Provision for mini and junior Rugby in Lewisham is **adequate** to meet peak demand on a Saturday morning and afternoon.

4.183 Key strategic issues in relation to rugby union include:

- **There are no senior rugby clubs**
- **Low up take from women and girls**

Hockey Assessment

4.184 The study research has identified:

- **12 senior** hockey club teams and 1 junior team
- **4** full size ATP's pitches available for community use but do not currently cater for hockey fixtures
- Peak demand for Hockey is on a Saturday (all adult fixtures are played on this day)
- Team generation is comparably low for junior hockey but higher for adult teams

4.185 Analysis of the supply and demand data reveals:

- Provision for Hockey which has to be played on astro turf pitches is **inadequate** to meet peak demand on a Saturday afternoon. There is a **deficit of -5.5 ATP's**.
- Demand for **7.3** additional sand-dressed pitches by 2025 to meet the deficiency of Saturday PM Hockey Sessions.

4.186 Key strategic issues in relation to hockey include:

- **The deficiency in training and match playing facilities.**

Future Quantity Standards

4.187 The current standard for Playing Pitches equates to 0.45ha it is recommended that this increases to 0.48ha per 1000 population. This is to meet the requirements of the Playing Pitch Assessment that identifies deficiency of 4.4 (5) Junior pitches in 2025 this will be dealt with by reducing 4.4 (5) senior pitches; meet the requirements of additional cricket facilities 5.2 (6) in 2025 and demand for 7.3 additional sand dressed pitches (ATPs) by 2025 although these would lead to a reduction of 4 grass hockey pitches in the Borough.

4.188 Table 4.30b below and oerleaf shows the requirements for 2025 and the hectares per 1000 population required to achieve these.

Table 4.30b – LB Lewisham Hectares per 1000 population required for Playing Pitches in 2025.

Pitch Type	Towards a Level Playing Field Ha	No. of pitches	Total Hectares	Hectares per 1,000 Population
Senior Football	1.4	43	60.2	0.194
Junior Football	1.05	17	17.85	0.057
Mini Soccer	0.3	25	7.5	0.024
Cricket	1.6	16	25.6	0.082
Rugby	1.2	8	9.6	0.030
Grass Hockey	1.2	0	0	0

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Pitch Type	Towards a Level Playing Field Ha	No. of pitches	Total Hectares	Hectares per 1,000 Population
Synthetic Turf pitches	0.6	11.5	6.9	0.022
Borough Total			127.65	0.48

Bowling Greens

- 4.189 Bowling Greens as sports facilities accommodate a range of formal and casual use. Demand manifests itself through differing uses, such as formal bowling teams using facilities for league games, or for individuals to bowl on a more casual or informal basis. Bowling greens throughout Lewisham are mainly provided as public facilities (often in recreation grounds) and private facilities (through private bowling clubs).

Quantity: Bowling Greens

- 4.190 The audit has identified a total of 6 bowling greens throughout Lewisham Borough. These are provided at The Bridge Leisure Centre, Mountsfield Park, Bellingham Bowls Club 2 greens, Hillyfields, and Ladywell Fields. Table 4.31 shows a variance in the provision of bowling greens throughout the Borough at a ward level. 14 Wards have no bowling green facilities. The current standard of provision is 0.02 greens per 1,000 people across the Borough.

Table 4.31 – LB Lewisham: Quantity of Bowling Greens per 1,000 population

Wards	Ward Population	No. of Greens	No. greens per 1,000 Population
Bellingham	14,150	1	0.07
Blackheath	13,807	0	0
Brockley	15,418	0	0
Catford South	14,576	2	0.14
Crofton Park	14,523	0	0
Downham	14,816	0	0
Evelyn	16,486	0	0
Forest Hill	14,725	0	0
Grove Park	14,605	0	0
Ladywell	12,988	2	0.15
Lee Green	12,580	0	0
Lewisham Central	15,676	0	0
New Cross	16,326	0	0
Perry Vale	15,150	0	0
Rushey Green	14,033	1	0.06
Sydenham	15,977	0	0
Telegraph Hill	15,076	0	0
Whitefoot	13,822	0	0
Total	264,732	6	0.02

- 4.191 It is important to note that no recognised standard of provision exists for bowling greens at a national level. It is also important to recognise that bowling is a demand led sport. It is also important to note that many of the identified greens are included within the footprint of other typologies such as parks and gardens. The breakdown above is primarily to give an indication of the current provision. Further research beyond the scope of this assessment is needed to calculate the level of use and peak demand.

Tennis Courts

- 4.192 Tennis courts are provided in a variety of settings, including schools, parks and both public and private sports grounds. They are provided for casual opportunities and formal competitive play. As with bowls, the demand for tennis is varied, ranging from facilities to accommodate formal league matches to casual games between friends and family.
- 4.193 Tennis courts have been identified through site visits, and via consultation. The audit has identified a total of 55 tennis courts (either casual access or via club membership / formal hire) across the Borough. The location of these courts is shown in Table 4.32a below.

Table 4.32a – LB Lewisham: Location of Tennis Courts in LB Lewisham

Site Name	No. Tennis Courts
Rutland Walk	2
Beckenham Place Park Golf	3
Catford Wanderers Sports Club	3
Ten Em Be Sports Development	1
Knights Academy	3
Sydenham High School	4
Sydenham Lawn Tennis and Croquet Club	7
St Dunstons College	4
Mountsfield Park	2
Brockley Hill Private Gardens	1
Chinbrook Meadows	2
Haberdashers Asks Hatcham College	7
Telegraph Hill Park (Upper)	2
Goldsmiths College	2
Hillyfields	3
Ladywell Fields	5
Mayow Park	2
Manor House Gardens	2
Total Overall	55

Table 4.32b – LB Lewisham: Quantity of Tennis Courts

Wards	Ward Population	No. of Courts	No. courts per 1,000 Population
Bellingham	14,150	2	0.14
Blackheath	13,807	0	0
Brockley	15,418	0	0
Catford South	14,576	0	0
Crofton Park	14,523	1	0.07
Downham	14,816	10	0.67
Evelyn	16,486	0	0

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Wards	Ward Population	No. of Courts	No. courts per 1,000 Population
Forest Hill	14,725	0	0
Grove Park	14,605	2	0.14
Ladywell	12,988	8	0.62
Lee Green	12,580	2	0.16
Lewisham Central	15,676	0	0
New Cross	16,326	2	0.12
Perry Vale	15,150	2	0.13
Rushey Green	14,033	6	0.43
Sydenham	15,977	11	0.69
Telegraph Hill	15,076	9	0.6
Whitefoot	13,822	0	0
Total	264,732	55	0.21

- 4.194 Table 4.32b clearly shows a variation in tennis court provision across the Borough with high provision in Downham and Sydenham and with no provision in the Blackheath, Brockley, Catford South, Evelyn, Forest Hill, Lewisham Central, and Whitefoot Wards.
- 4.195 The Lawn Tennis Association (LTA) works on the basis of 2% of the population participating in tennis on a regular basis. This figure is used as a basis for their facility planning prioritisation on a national and regional level. An assessment of court provision in Lewisham has been undertaken using this participation level as a framework, which sets broad standards for outdoor court provision with, and without floodlighting. These standards are;
- **A requirement for 1 outdoor court per 45 players**
 - **A requirement for 1 outdoor floodlit court per 65 players**
- 4.196 The current requirement based on this standard and GLA population data 2008 is for 118 courts of which 81 are floodlit. In 2025 this requirement grows to 240 of which 166 are floodlit.
- 4.197 The current number of tennis courts identified by the audit across Lewisham is 55.
- 4.198 On the basis of existing levels and locations of provision, it is considered that there is a need for additional outdoor tennis courts in all wards with the exception of Downham. There is potential to develop this type of provision through BSF, which would also ensure community access to quality and fit for purpose provision.

Athletics

- 4.199 The only full size athletics track in Lewisham is Ladywell Arena. The athletics Facility is a 6 lane 400m synthetic track with an 8 lane 100m straight. Kent AC train at the track on Tuesdays, Thursdays and Saturday mornings. Blackheath and Bromley Harriers use the track for training purposes on Mondays and Wednesdays. It is the home of Kent AC. Kent AC had a successful year in 2008 on the track with there A team finishing 3rd in British League Division 1 their highest ever position that now ranks at number 11 of athletics clubs in Great Britain. The B team competed in the Southern League division 1 maintaining its status in this league during 2008. The club does not currently cater for training for under 14s.

4.200 There will be a requirement to resurface the Ladywell Arena Track in the near future.

4.201 There is a J Track at Deptford Arena which could be lost through Building Schools for the future.

Table 4.33 LB Lewisham: Number of Athletics Tracks per 1000 population

Borough	Population	No. of Athletics Tracks	No. Athletics Tracks per 1,000 Population
Lewisham	264,732	1	0.004

Netball

4.202 Netball Leagues are not played within the Borough but training takes place at Prendegast Hilly Fields School. There are currently 4 clubs based in Lewisham. There is a need to identify a site for Netball, possibly the Bridge Leisure centre and a need for a Netball Sports Development Plan. It is possible to consider an indoor facility linking with basketball.

Golf

4.203 Beckenham Park Golf Course is the facility to play golf in Lewisham. There is a need to ensure provision of pay and play access at Beckenham Park Golf Course this may have to be undertaken in partnership with the commercial sector.

Accessibility

4.204 The access standards proposed as part of this Study are based on the Council's existing approach and have been used when considering provision across the Borough and Wards. Accessibility has been assessed using a variety of techniques including mapping exercises and consultation.

4.205 Findings from both the playing pitch study consultation and local residents' survey have been used to inform the study. The key findings of the consultation show that:

Local Residents' Web Based Survey

- Respondents to the question in the local resident's survey reported that they visit outdoor sports facilities – 2% on a daily basis, 8% on a weekly basis, 8.7% monthly and 36% occasionally. 45% of all respondents reported they never use outdoor sport facilities
- 56% of those who visit outdoor sport facilities walk, 28% drive, 7% cycle, and 8% use public transport
- 48% of respondents who use outdoor sport facilities rated the provision above average in terms of quality

Sports Club Consultation

- **Sports clubs reported that there is a “lack of appropriate facilities” for use**
- **There is a need to enhance and develop community use agreements to ensure new and existing provision is accessible for community use**
- **There is a need to review pricing and booking arrangements to maximise access to facilities**
- **Individual schools provide pitches for school sport and PE and in a number of cases make their facilities available for the local community. The local management of schools has meant that some schools make their facilities available to the local community and others do not. This can result in significant playing pitch resources within local communities not being available for the local community to use and in some cases present “access” issues with schools determining their own levels of fees and charges**

Playing Pitch Recommendations

Football (F)

Junior Pitches

There is currently a shortfall of 4.4 junior soccer pitches in the Borough by 2025. As a result of this, provision for Junior Soccer is an area that requires significant consideration by LB Lewisham and partners.

Recommendation (F1)

There is currently a surplus of Senior Football pitches (+13.8 at peak times it is recommended that some of these pitches be used to accommodate Junior Soccer demand to make most effective use of the available space.

Recommendation (F2)

Keep additional areas in readiness for Football in case of an upsurge in demand pre and post Olympics. The areas should be Mountsfield Park, Beckenham Place Park (BPP) (Common), and Deptford Park. There will be a requirement to provide changing facilities at BPP and Mountsfield.

Recommendation (F3)

Given that there will be a significant increase in the number of teams across Lewisham for all outdoor playing pitch sport particularly in Evelyn and New Cross Wards; it is recommended that the need for additional Junior and Senior pitches is considered as part of developer negotiations for residential development in the Borough.

Given that the majority of the housing growth may be in the Evelyn, New Cross, Catford South and Lewisham Central Wards, these should be priority areas for additional provision or at the least improving the quality of existing provision to maximise use.

Recommendation (F4)

Pitch Providers should look closely at the quality of the Senior and Junior Football provision in the Borough and seek to improve it. This will allow greater carrying capacity if required. It is also critical to stress that there should be a small surplus of senior pitches retained, to facilitate pitch rotation, resting and improvement works on an annual basis. No existing senior pitches should be disposed of as these sites could potentially be re-marked to provide for identified junior pitch needs.

Recommendation (F5)

It is recommended that the quality of the current provision is improved to bring all pitches up to a minimum of a 'Good' standard.

Recommendation (F6)

It is recommended that a new changing facility is provided at Blackheath and this is addressed as part of the Council's Green Infrastructure Delivery Plan. In addition, Changing Facilities need to be improved at Summerhouse and Beckenham Place Park and in addition changing facilities need to be addressed at Firhill. There is also a need to consider the growth of girls and women's football within the existing use of changing facilities.

Cricket (C)

There is currently a deficit in provision of 1.8 pitches (nearly 2 pitches) at peak times on a Saturday afternoon. Based upon projections for 2025 there will be a deficit of -5.2 pitches at senior peak times (Saturday afternoons).

Recommendation (C7)

LB Lewisham needs to work in partnership with Kent Cricket and the ECB to seek funding and to consider provision of more cricket pitches between now and 2025 across Lewisham (Hillyfields and Mayow Park).

In terms of quality, all pitches reached a minimum of 'Average' standard meaning that there are no pressing issues over pitch quality; however the opportunity to improve pitch quality should be taken wherever possible.

Recommendation (C8)

It is recommended that the quality of the current provision is improved to bring all pitches from 'Average' up to a minimum of a 'Good' standard.

Recommendation (C9)

Given that there will barely be an adequate supply of senior pitches at peak times by 2025; it is recommended that the need for additional pitches is considered as part of developer negotiations for residential development in the Borough.

Recommendation (C10)

There is a need for a Cricket Sports Development Plan for the Borough.

Rugby (R)

Junior Pitches

There is currently adequate provision of pitches for Junior Rugby now and in the future. There are currently no senior rugby teams playing within Lewisham although this may well change with the development of Whitefoot Warriors Rugby Club.

Recommendation (R11)

It is recommended that the potential for opening up the 3 rugby pitches at Knights Academy (Westminster Fields) for community use will be considered in the future.

Developer Contributions (DC)

Recommendation (DC12)

Given the issue of quality in relation to existing pitch provision across the Borough, and in relation to all pitch types, it is recommended that developer contributions are also sought to improve existing provision through off site contributions, where it can be demonstrated that existing pitches will provide for housing growth areas.

Recommendation (DC13)

It is also recommended that London Borough of Lewisham and partners develop a planned programme of pitch improvements to address the identified issues in relation to quality; this will maximise use of existing pitches, and enhance accessibility to existing provision.

Community Use (CU)

At present 82% of pitches within the Borough have community access. Whilst this is a reasonable percentage, it could be improved in order to provide better access to pitches.

Recommendation (CU14)

The recommendation is therefore to ensure this level of accessibility is maintained as a minimum, but that negotiations should be undertaken with education in particular independent schools and academy schools where possible in order to provide access to a greater number of pitches. According to the audit, there are a number of existing pitches on school sites which do not have community access, for example, St Dunstons - 2 cricket pitches.

Recommendation (CU15)

It is recommended that the Planning Service will implement Section 106 agreements to ensure that any commercial or private sports ground development or refurbishment provides time for education schools use and community use at set times and that it is clearly understood that these Section 106 agreements will be monitored.

Provision of ATPs

There is a current identified deficit of 5.5 ATPs and in 2025 this deficit rises to 7.3 ATPs.

Recommendation (ATPs16)

It is recommended that LB Lewisham and its partners continue to discuss with the education establishments across Lewisham the opening up of their ATPs for community use (Sedgehill School, Crofton School, Knights Academy and possible use of Sydenham Girls School ATP during day light hours on a Saturday and Sunday). These facilities need to be regulated by a formal community use agreement. In areas of deficiency, negotiating community access to existing education facilities offers an attractive means of securing additional facility capacity, especially if such use is regulated by a formal community use agreement.

It has to be recognised that with PFI Schools and BSF Schools the requirements to open these facilities for community use is paramount and the accessibility for the community needs to be recognised in any agreement in the Planning Policy should ensure that these facilities are open for community use as part of the Planning Agreement.

Full support should be given to developing a full size ATP at Bonus Pastor BSF project and possible part funding from the Football Foundation.

Discussions should continue to develop a 3G ATP at Bellingham Lifestyle and Fitness Centre.

The North of the Borough is lacking an ATP and this could be resolved with greater community use of the Millwall Lions Indoor Facility (3rd generation ATP) by local residents. However, a sand based ATP is also required in the North of the Borough.

The following Options should be considered:

- **With the major redevelopment of this area to re consider some of the development growth to provide space for outdoor sports (ATP)**
- **Deptford Green School to have a Multi Use Games Area as part of the Building Schools for the Future Programme**
- **Find additional sites in Deptford for MUGAs**

ATPs should be full size, and floodlit to maximise opportunities for community participation. The best option is to provide Sand – dressed pitches, however it is difficult to obtain partnership funding from the Football Foundation for this type of ATP they prefer 3rd generation type pitches.

Recommendation (ATPs17)

It is recommended that provision of local MUGAs be secured wherever possible within the growth areas, to provide locally accessible facilities, free at the point of access, to facilitate participation especially by young people.

Athletics Provision (A)

Given the existing level of athletics facility provision in the LB of Lewisham and neighbouring areas, the development of additional athletics tracks is not considered to be a sustainable way forward. The existing track will require resurfacing in the near future.

Deptford Green will be losing its J Track and if an opportunity arises this should be replaced. The development of a range of athletics training facilities is supported by the NGB, and should be investigated as a potential element of school-based provision through BSF. Such a project would require partnership working at local level, linking to the BSF process

There is a need for an Athletics Sports Development Plan for the Borough.

Tennis (T)

The Lawn Tennis Association (LTA) works on the basis of 2% of the population participating in tennis on a regular basis. This figure is used as a basis for their facility planning prioritisation on a national and regional level. An assessment of court provision in Lewisham has been undertaken using this participation level as a framework, which sets broad standards for outdoor court provision with, and without floodlighting.

These standards are:

- **A requirement for 1 outdoor court per 45 players**
- **A requirement for 1 outdoor floodlit court per 65 players**
- **The current requirement based on this standard and GLA population data 2008 is for 118 courts of which 81 are floodlit. In 2025 this requirement grows to 240 of which 166 are floodlit**

The current number of tennis courts identified by the audit across Lewisham is 63. The Aspiration on the part of Lewisham Council should be to increase the number of Tennis Courts in Lewisham.

Recommendation (T1)

On the basis of existing levels and locations of provision, it is considered that there is a need for additional outdoor tennis courts in all wards with the exception of Downham. There is a potential to develop this type of provision through BSF, which would also ensure community access to quality and fit for purpose provision.

Recommendation (T2)

There is a need for a Tennis Sports Development Plan for the Borough.

Bowls

It is recommended, given the existing levels of provision of outdoor bowls greens in the Borough, that this level is maintained as a minimum to provide for both pay and play and club usage.

Golf (G)

Recommendation (G1)

There is a need to ensure provision of pay and play access at Beckenham Place Park Golf Course; this may have to be undertaken in partnership with the commercial sector.

Netball (N)

Recommendation (N1)

There is a need to work with the existing netball clubs based in Lewisham to ensure all the clubs develop and have school club links. School sites should be considered for future netball development centres and as the sport expands a centre of excellence should be considered again on a school site ensuring school club links or at the Bridge Leisure Centre. An indoor facility should be investigated in conjunction with basketball.

Recommendation (N2)

There is a need for a Netball Sports Development Plan for the Borough.

Generic Recommendations (GR)

A number of recommendations are made in relation to all sites and the assessment undertaken. The following recommendations are made:

Recommendation (GR1)

Patterns of pitch provision: It is recommended that consideration should be given to establishing a hierarchy of outdoor sports facility sites in LB Lewisham, involving development centres for each sport where appropriate, in line with the current and future needs of the sports development programmes for each sport. This needs to be taken forward and discussed with Football, Rugby, Cricket, Hockey, Tennis, Bowls and Netball Clubs as part of the individual sports development plans.

Recommendation (GR2)

An officer to be specified in the new parks project that would be responsible for the development of the parks and sports pitches with a target to increase participation, increase club use, build club capacity, including accredited clubs etc.

Recommendation (GR3)

- **All Lewisham focus sports to have development plans developed and sports action groups set up e.g. Borough wide Football Development Plan.**

- **A cultural stakeholder group to be established to advise on capital development in the borough.**
- **Develop women and girls teams across Lewisham focus sports as currently there is low participation amongst these groups across the majority of outdoor team sports.**

Recommendation (GR4)

Audit provision on a regular basis (every two years) and publish findings. This will allow trend data to be collated and improvements to be tracked. It is important that findings are published to enable wider stakeholders to track progress in terms of identified needs being met.

Recommendation (GR5)

Develop a central record of all provision to include the findings of the assessment undertaken. It is often the case that many sections within a council hold information containing certain sites although this is not always consistent (sites listed by different names etc.). The central record should include access to GIS mapping.

Recommendation (GR6)

Develop an access standard regarding physical access for those users and potential users with a disability.

Recommendation (GR7)

The Council should continue to ensure that private facilities are retained in outdoor sport and recreation use these sites include:

- **Private Banks Sports Ground**
- **Catford Wanderers Sports Club**
- **BECORP, Randlesdown Road**
- **Blackheath Hockey Club and Catford Cyphers Cricket Club**
- **Forest Hills Bowls Club**
- **Former Midland Bank Calmont Road**
- **Goan Club, Ravensboure Ave – Currently disused.**
- **Guys Hospital Sports Ground**
- **Rutland Walk Sports Club**
- **Bellingham Bowls Club**

Recommended Standard	
Quantity	<p>The current standard for Playing Pitches equates to 0.45ha it is recommended that this increases to 0.48ha per 1000 population. This is to meet the requirements of the Playing Pitch Assessment that identifies deficiency of 4.4 (5) Junior pitches in 2025 this can be met by reducing 4.4 (5) senior pitches; requirement for additional cricket facilities 5.2 (6) in 2025 and demand for 7.3 additional sand dressed pitches by 2025 although these would lead to a reduction of 4 grass hockey pitches in the Borough.</p> <p>Bowling Greens 0.02 greens per 1,000 population Tennis Courts 0.21 courts per 1,000 population Athletics Track 0.004 tracks per 1,000 population</p>
Quality	<p>All sites to be of good standard – 46% or above All pitches to achieve 65% pitch score or above</p>
Accessibility	Distance threshold of 1.2km

Indoor Sport

- 4.206 A quantitative assessment of the current and future supply and demand for indoor sports facilities has been undertaken. It sets out the current position in terms of level of provision across the main facility types identified by PPG17, namely:
- **Swimming pools**
 - **Health and fitness**
 - **Indoor sports halls**
 - **Indoor bowling rinks**
 - **Ice rinks**
 - **Indoor tennis courts**
- 4.207 The study has set out analysis of each facility type in turn. It should be noted that this study does not take account of the quality of facilities and the implications/need for possible replacement or augmentation.

Swimming Pools

- 4.208 The table below summarises the current (2009) public accessible water space (m²) in the London Borough of Lewisham and the future (2013) public accessible water space (m²).

Table 4.34 – LB Lewisham: Swimming Pool Provision by Type of Swimming Pool

Pool Facilities	Type	2009 m²	2013 m²
Banantynes	Main	325	325
Downham Health and Leisure	Main	325	325
Downham Health and Leisure	Learner	130	130
Forest Hill Pools*	Main	247.5	325
Forest Hill Pools*	Learner	238.5	120
LA Fitness (Sydenham)	Learner	62.5	62.5
Ladywell Leisure Centre	Main	428.8	0
Ladywell Leisure Centre	Learner	144	0
Loampit Vale	Main	0	425
Loampit Vale	Learner	0	160
St Dunstons College	Main	345.6	345.6
The Bridge Leisure Centre	Main	250	250
The Bridge Leisure Centre	Learner	110.5	110.5
Wavelengths Leisure Centre and Library	Leisure	456	456
Wavelengths Leisure Centre and Library	Main	325	325
Total Waterspace		3388.40	3359.60

* Forest Hill Pools temporarily closed for refurbishment.

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- 4.209 The table above identifies 3388.4 m² of water space for public use in 2009. However, Forest Hill Pools are currently closed and will be refurbished and completed in 2012. With the closure of Forest Hill Pools this leaves a total of 2902.4 m² of water space. In addition Loampit Vale Swimming Pool a new pool is due to be completed in 2012.
- 4.210 When the new Loampit Vale is completed Ladywell Leisure Centre pools will be closed.
- 4.211 With the opening of Forest Hill Pools, Loampit Vale Pool and the closure of Ladywell Leisure Centre Pools provision of water space will be 3359.60 m² in 2013.
- 4.212 In addition to the public accessible pools the following pools have been identified as having no public access.

Table 4.35 - LB Lewisham: Swimming Pools without Public Access

Pool Facilities	Type	2009 m ²	2013 m ²
Downderry School	Learner	14	14
Atheneley School	Learner	20	20
Watergate School	Hydro	14	14
Greenvale School	Hydro	60	60
University Hospital – Lewisham	Hydro	14	14
Total Water space		122	122

- 4.213 The table above identifies school pools and hydrotherapy pools. The size of these pools restricts public access. However, it should be an objective of LB Lewisham to open up the two Special Schools Hydrotherapy Pools for specialist access as Lewisham currently has no hydrotherapy pools.
- 4.214 Lewisham residents and those who work in Lewisham do not only swim within the local government administrative boundaries, those living or working close to the borders of Bromley, Southwark and Greenwich may attend facilities operated by neighbouring boroughs and/or private health and fitness clubs, which are closer to their home or place of work.
- 4.215 The impact of swimming pools in neighbouring boroughs is worthy of further consideration. We have therefore, undertaken an audit of swimming pools within an accessible zone (20 minute drive time) in the authorities neighbouring Lewisham to account for facilities which service those living or working close to LB Lewisham's authority boundary (Table 4.36).

Table 4.36 - LB Lewisham: Swimming Pool Provision in Neighbouring Boroughs (within a 20 minute drive time from Lewisham)

Local Authority	Facility Name	Pool Type	Water Space (m ²)
LB Southwark	Dulwich Leisure Centre	Main / General	270
LB Southwark	Seven Islands Leisure Centre	Leisure Pool	420
LB Southwark	Peckham Pulse	Main / General	325

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Local Authority	Facility Name	Pool Type	Water Space (m ²)
LB Greenwich	Arches Leisure Centre	Main / General	299
LB Greenwich	Arches Leisure Centre (leisure pool)	Main / General	375
LB Greenwich	David Lloyd Kidbrooke	Small General / Main Pool	200
LB Greenwich	Colfes School Leisure Centre	Main / General Pool	300
LB Greenwich	Eric Liddle Sports Centre	Main / General	312.5
LB Bromley	Spa at Beckenham	Main / General Pool	450
LB Bromley	Spa at Beckenham (learner pool)	Learner / Teaching / Training	150
LB Southwark	Crystal Palace National Sports Centre	Main / General 50 Metre Pool	1100
LB Southwark	Crystal Palace National Sports Centre	Diving Pool	400
LB Southwark	Crystal Palace National Sports Centre	Main / General Pool	312.5
LB Southwark	Crystal Palace National Sports Centre	Learner / Teaching / Training	128
Total			5042m²

Location and Distribution of Swimming Pools in Lewisham

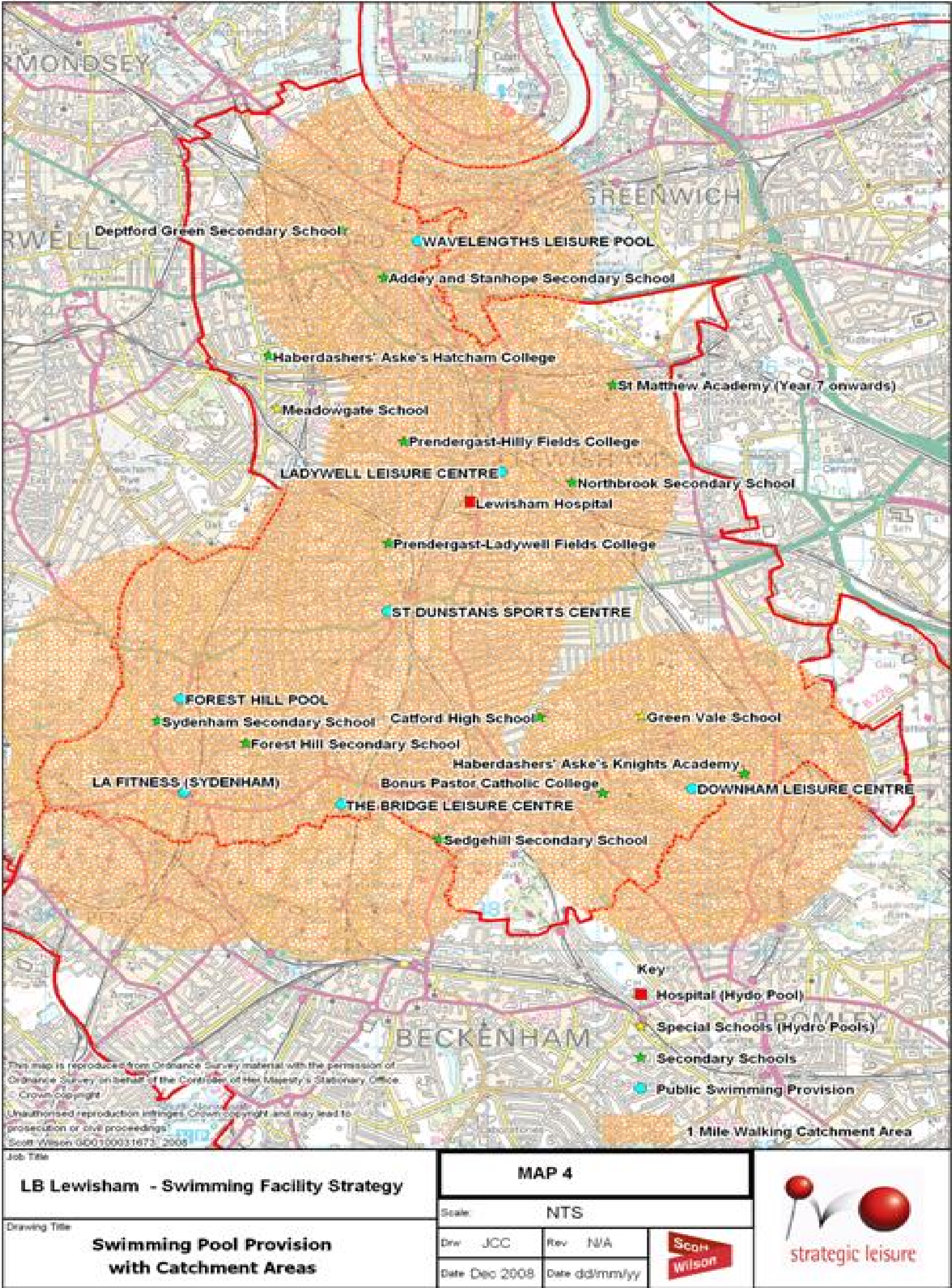
4.216 The map below demonstrates the location of the swimming pools within the Lewisham borough boundary, and those swimming pools in neighbouring authorities. The map demonstrates there is a significant level of swimming pool coverage across the borough.

Location of Swimming Pools within Lewisham, Greenwich, Bromley and Southwark



Job Title		MAP 2			
LB Lewisham - Swimming Facility Strategy		Scale: NTS			
Drawing Title		Drw JCC	Rev N/A		
		Date Dec 2008	Date dd/mm/yy		
Swimming Provision with Neighbouring Facilities					

- 4.217 There is significant overlap in provision between the Bridge Leisure Centre and Forest Hill Pools, this issue will remain in 2013 with the refurbishment and opening of Forest Hill Pools. Travel time and/or distance are known barriers to participation, and a key determiner in the frequency of people's attendance at leisure facilities. Recent surveys undertaken by Sport England and also the Amateur Swimming Association have found that attendance drops after 20 minutes travel time from a swimming pool.
- 4.218 The location of the swimming pools identified in the map above demonstrates there are more swimming pools in the South of the Borough than in the North, and the majority of public swimming pools are located close to the boundaries of the borough.
- 4.219 The map below identifies the catchment area of Lewisham swimming Pools (straight line distance).



- 4.220 There are significant overlaps of leisure facility catchment areas (1 mile walking distance), and potentially over provision in areas such as Sydenham and Forest Hill. The map above also identifies there are a number of areas where there is significant overlap between the catchment area of swimming pools close to the Lewisham border but located within a neighbouring boundary.
- 4.221 There are a number of town centres and wards within Lewisham where there is a significant overlap of the walk and drive time buffer zones. These towns/areas include:
- **Deptford and New Cross, which host Wavelengths Leisure Centre, but residents also have good access to Seven Islands, Peckham and Dulwich Leisure Centres, all owned by LB Southwark and operated by Fusion.**
 - **Sydenham / Forest Hill, which hosts the Bridge Leisure Centre, and residents have easy access to swimming pools at Crystal Palace, the Spa Beckenham and the Pavilion Leisure Centres in Bromley.**

Supply and Demand

- 4.222 The swimming pools supply and demand is formulated by applying national planning tools to the facilities to which they relate. Sport England has collated data on the availability of publicly accessible sports and leisure facilities in the national 'Active Places' database and the Active Places Power diagnostic tool. This has been the starting point for the assessment of current supply in Lewisham. The database has been cross-referenced locally and updated accordingly.
- 4.223 Sport England's Sports Facility Calculator (SFC) model is a national planning tool used to assess future demand for sports facilities. This model uses demographic profiles and projected populations and identifies the theoretical level of provision required for a given future population based on nationally-collected data on propensity to participate.
- 4.224 The demand modelling exercises using the 2009 population statistic (265,855)², has identified a demand for 2,922.60m² of water space within Lewisham.
- 4.225 As highlighted above (Table 3.29), the audit of provision shows a current supply of 2902m². This figure excludes the Forest Hill Pools which are currently closed. In 2013 with the refurbishment of Forest Hill Pools and the new build of Loampit Vale and the closure of Ladywell Leisure Centre the publicly accessible water space provided will be 3359.60m².
- 4.226 The Sport England Sports Facility Calculator (SFC) model identifies a requirement for a total of 3405.93 m² of water space by 2025.
- 4.227 In 2013 with the refurbishment of Forest Hill Pools the opening of the new Loampit Vale Pools and the closure of Ladywell Leisure Centre Pools the water space will be 3359.60 m². This creates a small under supply of 46.33 m².
- 4.228 The neighbouring local authority swimming facilities identified in table 3.31 around Lewisham leads us to advise that the Council should focus on improving accessibility to its existing and the refurbished Forest Hill Pools and new Loampit Vale Pool in the future rather than building new pools.

² Source: GLA Population Data

- 4.229 It has been identified that there is an aspiration to improve the quality of the pools at the Bridge Leisure Centre. The improvements would include reducing the depth of the main pool to allow for swimming lessons and speed up the turnover of water. The estimated cost for this work is £500K.

Sports Halls

- 4.230 There are currently 44 badminton courts supplied within 4 court sports halls or above. In addition there are 34 (1, 2 and 3 courts) courts supplied either on school sites, community centres or by private/ voluntary sector clubs across Lewisham.
- 4.231 The demand is anticipated using the Sport England Facility Calculator to be 82.23 courts using the 2009 population data.
- 4.232 Whilst an under supply exists, this is further exacerbated by schools not opening there facilities for community use. There is a need to negotiate and introduce community use agreements for school sports facilities generally across Lewisham. Any school applying for Planning Permission to build sports facilities should have community use written into the planning conditions.
- 4.233 The number of badminton courts per 1000 population equals 0.29.

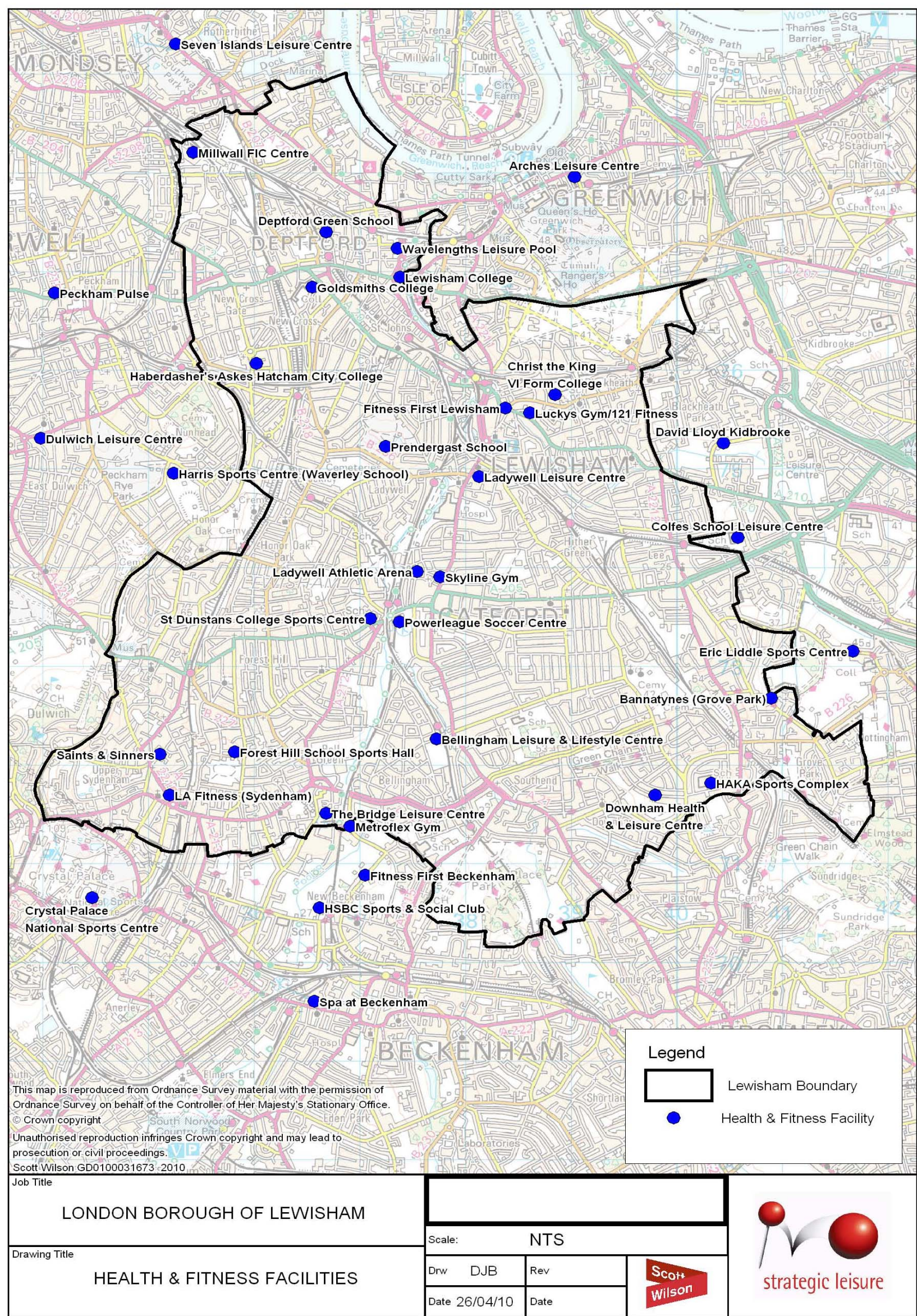
Health and Fitness

- 4.234 There is an identified current supply of 1053 fitness stations across Lewisham and an identified demand for 1427 fitness stations³. It is anticipated that this will rise to a shortfall of 393 stations by 2021.
- 4.235 In addition a further 910 fitness stations have been identified within a 20 minute drive time in neighbouring authorities which local Lewisham residents are likely to use.
- 4.236 The opening of Loampit Vale Leisure Centre will provide an additional 100 stations and Forest Hill Pools a further 35 fitness stations. In total 75 new fitness stations will be provided this is due to the closure of Ladywell Leisure Centre with the loss of 30 stations following the opening of Loampit Vale.

³ Draft Lewisham Leisure Review 2009

Location and Distribution of Health and Fitness in Lewisham

4.237 The map below demonstrates the location of the Health and Fitness facilities within the Lewisham borough boundary, and those facilities in neighbouring authorities.

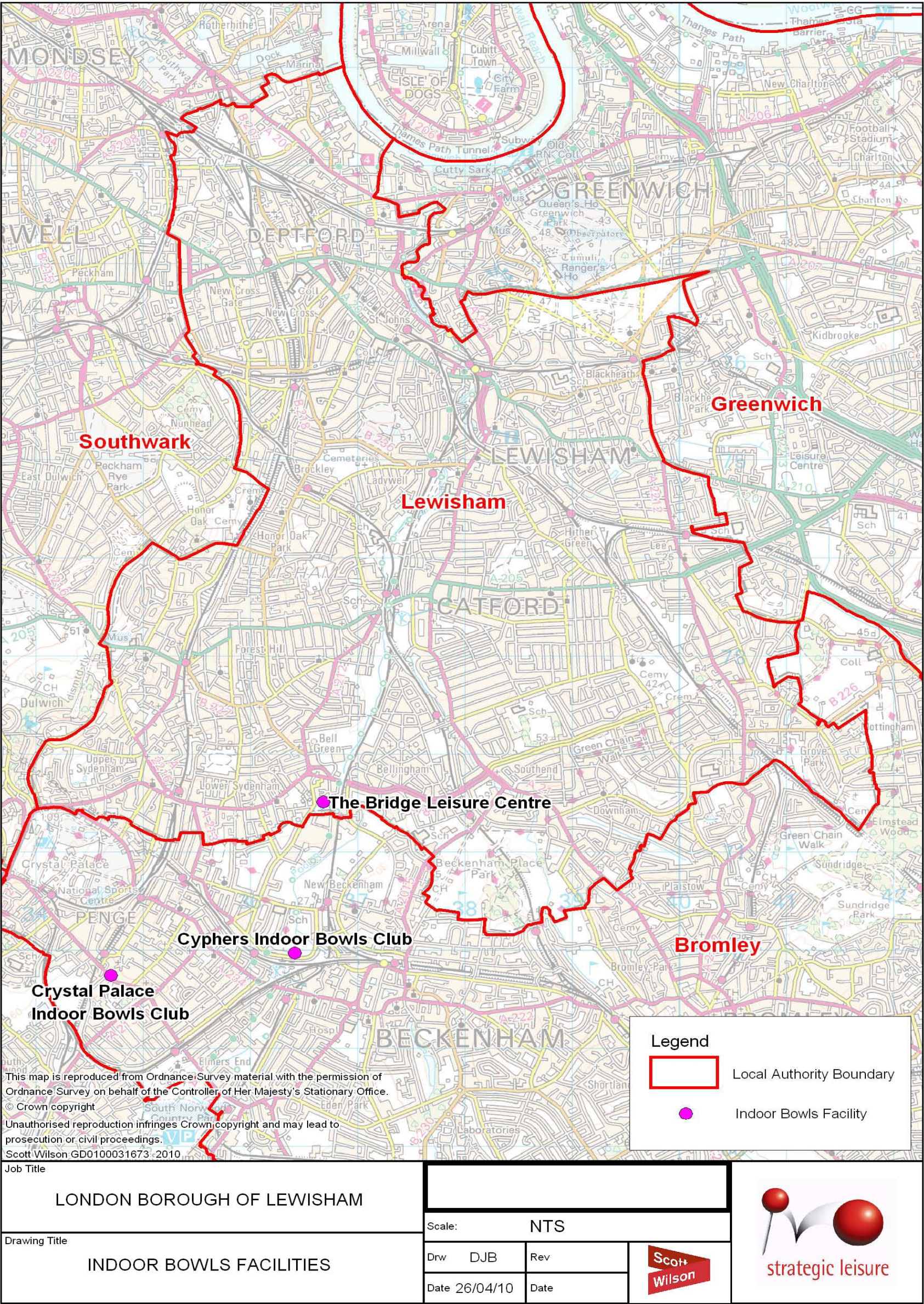


Indoor bowls

- 4.238 There is one indoor bowls facility in Lewisham – a six rink facility at The Bridge.
- 4.239 There are a further two sites within a 20 minute drive time of Lewisham – the Cyphers Indoor Bowls Club and Crystal Palace Indoor Bowls Club.
- 4.240 The Sport England Facility Calculator suggests a current demand for 11.59 indoor rinks across Lewisham and by 2025 a requirement of 13.56 rinks.
- 4.241 Sport England's Active Power measures provision in terms of rinks per 1000 population for comparative purposes. The national average for England has been calculated at 0.04 rinks per 1,000 people. The London average is half that figure – 0.02 rinks per 1,000 people. Adopting this approach, the current level of provision in Lewisham (assuming a population of 264,732) is also 0.023 rinks.
- 4.242 This analysis suggests that Lewisham, in benchmarking terms, does not have particularly high, or particularly low levels of provision, however, as the population of the Borough grows (as is projected), the level of provision in relation to population will fall slightly unless additional rinks are provided.
- 4.243 While it is difficult to make firm recommendations without additional research and consultation evidence, the current level of provision in Lewisham would appear to be adequate. The level of provision is comparable with similar Boroughs.
- 4.244 Points for consideration include the fact that in the long term, The Bridge Leisure Centre will be in need of replacement, and it should be ensured that the capacity for bowls is not lost in the redevelopment of this facility.
- 4.245 The location of provision is also an issue for future consideration. The current site, at the extreme south of the Borough, is not ideal for maximising accessibility for Lewisham residents, particularly given that Bromley (to the south) is already well stocked with indoor bowls facilities. The Council may wish to explore a more central – northern location.

Location and Distribution of Indoor Bowls in Lewisham

4.246 The map below demonstrates the location of the Indoor Bowls facilities within the Lewisham borough boundary, and those facilities in neighbouring authorities.

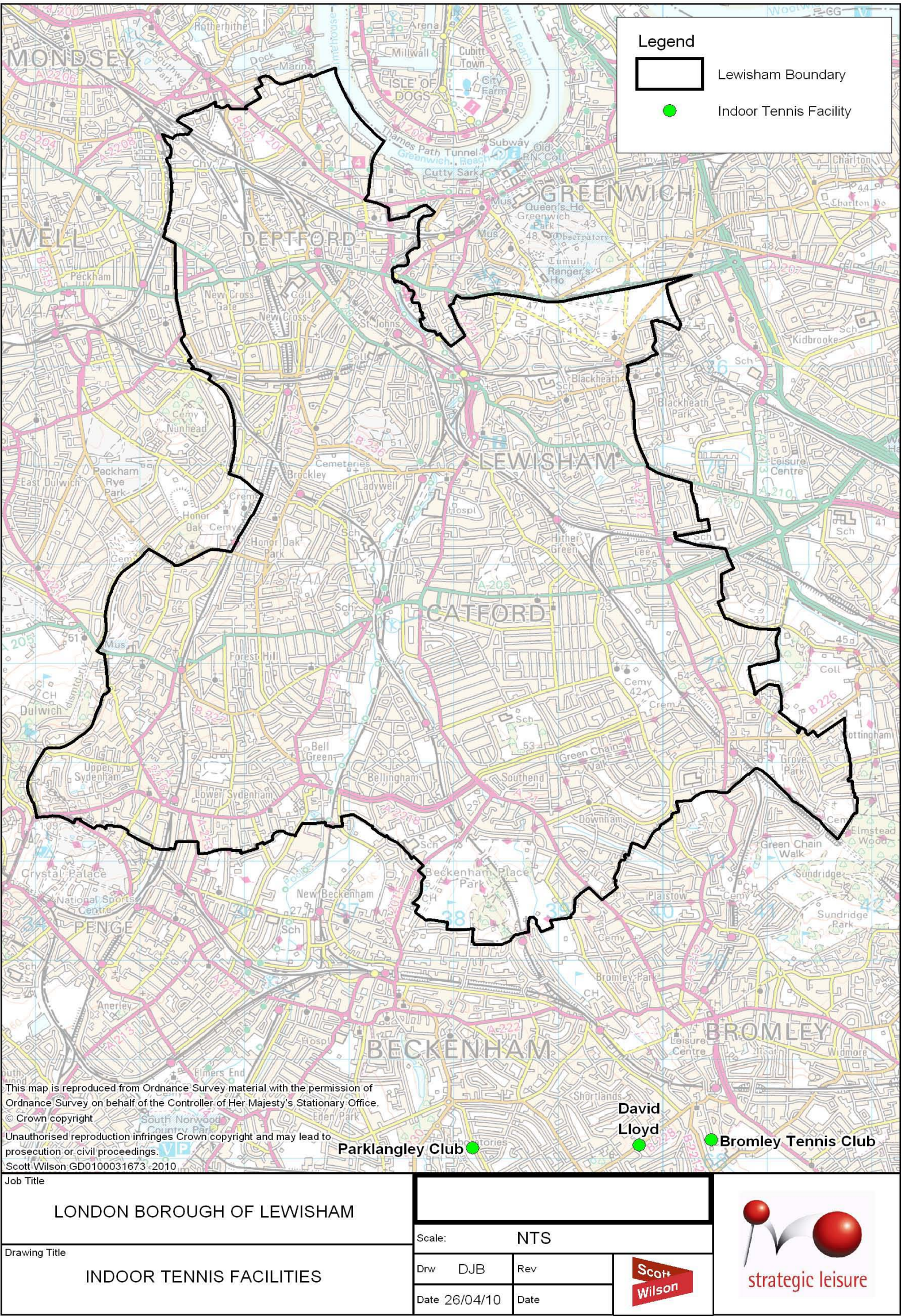


Indoor Tennis

- 4.247 The audit has established that there are currently no indoor tennis courts in the Borough. The nearest sites are:
- **David Lloyd Beckenham (six courts)**
 - **Parklangley Club**
 - **Bromley Tennis Club**
- 4.248 There are no recognised statistical techniques for calculating the supply/demand balance for indoor tennis facilities. However, Sport England's Active Places Power measures provision in terms of courts per 1,000 population for comparative purposes.
- 4.249 The national average for England has been calculated at 0.03 courts per 1,000 people. The London average is the same.
- 4.250 If Lewisham was to adopt 0.03 courts per 1000 population as its standard then there is a requirement for an indoor facility catering for 8 courts. Discussion is ongoing with neighbouring authorities and the Lawn Tennis Association on the provision of an indoor tennis facility.

Location and Distribution of Indoor Tennis in Lewisham

4.251 The map below demonstrates the location of the Indoor Tennis facilities within the Lewisham borough boundary, and those facilities in adjacent boroughs or south-east London.



Recommended Standards	
Quantity	<p>Recommended minimum standards for provision are:</p> <ul style="list-style-type: none"> • 0.29 badminton courts per 1000 population • 10.91m sq of swimming pool water space per 1000 population • 3.97 health and fitness stations per 1000 population • 0.02 indoor bowls rinks per 1000 population • 0.03 indoor tennis courts per 1000 population
	<p>Quality: The quality of the existing Lewisham Council Leisure facilities will need to be maintained, and in the case of school facilities these need to be improved through Building Schools for the Future.</p> <p>The future standard of provision for new facilities should be:</p> <ul style="list-style-type: none"> • The sports facilities are to be designed to a minimum playing standard of 'fit for purpose' depending on the terminology of the various national governing sporting bodies and Sport England Guidance. • External elevations to utilise high quality, low maintenance finishes, and be sympathetic to the surrounding environment. • Finishes being robust and suitable for location and use. • Building fabric and services to be cost effective and low maintenance. • First major maintenance to structure to be 50 years. Life expectancy of materials used to external elevations to be 25 years minimum (excluding routine maintenance). • Sustainable, being responsible to environmental issues in terms of the use of energy and non-sustainable resources and the control of pollution. Use of environmentally friendly and sustainable building services and building materials to be maximised. Materials to be recyclable where possible. • Services to be essentially economic and environmentally friendly, which allow cost in use to be minimised. The use of natural ventilation to be maximised. Full life cycle cost analysis will be required when considering the building fabric and services
Accessibility	<p>Setting the Standard for Provision – The most sustainable location for new residential development is within 20 minutes walking time of a good quality Indoor Sports Facility, (based on the fact that walking is more sustainable than driving).</p>



Section 5

Developing and Applying Standards of Provision

5 Developing and Applying Standards of Provision

Introduction

- 5.1 This section examines the development of local standards for the open space typologies as classified in Section 2. The local standards consider surpluses and deficiencies in provision on the basis of the quantitative assessments undertaken. GIS mapping has been utilised to illustrate a number of key aspects, in particular dispersal and access by straight line.
- 5.2 Standards of provision have been derived on the basis of:
- **Existing standards**
 - **Consultation with local residents of Lewisham**
 - **Consultation with specific user groups**
 - **Consultation with key providers namely sports clubs and schools**
 - **Consultation with Key Stakeholders**
- 5.3 Local residents were asked a range of questions regarding current open space provision with relation to quantity, quality and accessibility. The survey of local residents and other consultation findings have been used to inform the appropriate distance thresholds. The responses have been used to set provision standards, which have then been applied using GIS mapping. The consultation and survey findings also reveal the local communities' perception of accessibility, quantity and quality of provision.
- 5.4 PPG 17 advocates the development of standards for all the major typologies of provision. The total amount of open space by typology has been measured as part of this audit of provision. The assessment of quantity has been undertaken on the basis of:
- **A review of the number of sites and size of provision, in relation to local population**
 - **The identification of a site typology based on the 'primary purpose' of each site**
- 5.5 As a result the following quantitative standards have been developed. The overall provision across the Borough is 726.11 hectares.

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An Assessment of Open Space, Sport and Recreation

- 5.6 This gives the Borough an overall current standard of 2.74 ha per 1,000 population (based on total provision and the overall population of 264,732). This is broken down in Table 5.1:

Table 5.1 – Summary of provision across LB Lewisham 2009

Typology	Provision in Hectares	Provision per 1,000 Population
Parks and Gardens	373.33	
Metropolitan Sites of Importance – Natural and Semi Natural	16.88	
Grade I Sites of Importance – Natural and Semi Natural	7.16	
Grade II Sites of Importance – Natural and Semi Natural	3.85	
Local Sites of Importance – Natural and Semi Natural	2.88	
Green Corridors	90.49	
Outdoor Sports Facilities (excluding golf courses)	120.10	
Amenity Greenspace	31.12	
Provision for Children and Young People – Stand alone provision *	2.27	
Allotments and Community Gardens	24.85 ha	
Cemeteries and Churchyards	53.18 ha	
Borough Total	726.11 ha	2.74 ha

- 5.7 To avoid double counting of Ha and to provide the overall provision of Ha in the Borough, sites that fall within more than one typology have only been counted within their primary typology. Table 5.1 above only shows the Ha for each of the typologies that relates to sites in their primary typology.
- 5.8 It is important to note that the purpose of PPG17 assessments is to ensure that local people have equal access to a range of good quality facilities near to where they live. Therefore it is important especially when considering identified surplus of provision not to see this figure as a means that leads to the disposal of land. Rather the figure is used to address other deficiencies by change of use or change in management regimes. The surplus and deficiencies identified need to be considered at a local level to address deficiencies in other types of greenspace.
- 5.9 It is also important to recognise that some areas in Lewisham identified quantity deficiencies may never be addressed due to the nature of the area (Built up areas). In these areas it is more important to address deficiencies in quality and accessibility to ensure the spaces provided give the opportunity for local people to enjoy a quality experience in a safe clean and well catered for environment.
- 5.10 The actual provision can be used as a guide to establish provision standards for the future. This follows the guidance identified within the PPG 17 companion guide as a means of establishing standards and is supported by local residents. 69% of respondents from the responses stated they believe they have enough open space within their local area.

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An Assessment of Open Space, Sport and Recreation

- 5.11 Whilst it is important to maintain existing provision and to demonstrate the level of provision across the Borough, it will be necessary to ensure that there is a pro rata increase in provision that is commensurate with population increase. However the provision of children and young people (equipped play areas), outdoor sports facilities, allotments and cemeteries is more complicated because of ownership, demand and management. For example there may be localised over provision in an area compared with the Borough wide standard but this does not mean there is not a need for more provision or improvement of provision albeit in a different location.
- 5.12 The Borough has to make some informed decisions with regards to future provision; the information needs to be considered in terms of where planning policy can govern change of land use to ensure that residents have equal access to provision.
- 5.13 Planning policy needs to seek to redress the surplus and deficiencies on a Ward basis. The Borough needs to implement ward focused protective policies guided by the local development framework for those areas low in provision. The individual greenspace deficiency maps identify areas of deficiency. The policy should protect existing ward standards and work to increase areas of green space through development gains where possible. Quality deficiencies should be addressed as identified in Appendix 4.
- 5.14 It is important that disposal of sites is seen very much as a last resort. Disposal should only be considered following further consultation with the local community that will be most affected.
- 5.15 It is important to keep the spatial distribution of provision in context and to recognise that certain typologies may at the local level redress the identified deficiencies for example the large over provision of parks and gardens in the South Wards adds to the character of the area, helping create a sense of place. The parks and gardens may also provide access to nature and wildlife and therefore serve the needs of the local community in a similar way that natural and semi natural greenspace does, thereby addressing the deficiency of natural and semi natural greenspace. What needs to be considered rather than quantity is the quality and access that local people have to these facilities.
- 5.16 In order to validate the distance thresholds as acceptable to local people, part of the consultation asked local people how far and by what means they travelled to the different types of greenspace across the Borough. The response to travel time was turned into distance based on a 3 mph walking distance and an average driving speed of 20mph.
- 5.17 When residents were asked if there was anything that prevented them from visiting open space in their area, only 4% of all respondents highlighted that open space facilities were 'too far away' to travel to them. When questioned further 69% of all respondents considered there to be enough publicly accessible open space in their local area.
- 5.18 The standards devised reflect the information received from the various needs surveys and the audit information. The standards that need to be applied across the Borough are summarised below:

Parks & Gardens

- 5.19 Lewisham's parks and gardens provide a sense of place for the local community and provide landscape quality to particular dense urban areas of the Borough. The recommended minimum standards are:

Recommended Standard

Quantity	1.41 ha per 1,000 population
Quality	All sites to achieve 46% or above All large parks to achieve 61% or above
Accessibility	Distance threshold of Local Parks and Gardens 400 metres, District 1.2 km and Metropolitan Parks 3.2km

Natural and Semi-Natural Greenspace

- 5.20 It is widely understood that sites of a natural or semi-natural nature that are accessible would enhance the quality of life for people. The wildlife and bio-diversity benefits that these sites also contribute are often neglected. Bio-diversity is important to the quality of the air that people breathe, to the richness in variety of species in an area and as an indicator of the health and quality of a local environment. These areas not only have benefits in terms of biodiversity, they can also be valuable to local economies and as a tourist asset. The recommended minimum standards are:

Recommended Standard

Quantity	2.44 ha per 1,000 population including Green Corridors
Quality	To achieve 46% or above 'Good' LNRs will be maintained to 61% or above 'Very Good'
Accessibility	Distance threshold of 1Km

Amenity Greenspace

- 5.21 Amenity greenspace includes open space in housing areas, greens, and informal recreational space. Amenity greenspace should offer opportunities for informal activities close to home or work or enhance the appearance of residential or other areas. The recommended minimum standards are:

Recommended Standard

Quantity	Amenity Greenspace 0.12 ha per 1000 population
Quality	All sites to be of good standard – 46% or above
Accessibility	Distance threshold of 400 metres

Provision for Children and Young People

- 5.22 Provision for children and young people consists of equipped play areas and other specialist provision such as multi-use games areas and wheeled play provision or skate parks. The facilities for children and young people are important in facilitating opportunities for physical activity and the development of movement and social skills. As such the results for quality audit for play provision are often much lower than expected as the audit considers not only the physical condition of the equipment it considers the range, play value and measures them against models that are considered best practice in terms of play provision.
- 5.23 The quantity standard examines space designated for children's play, but recognises that children play in a wide variety of other spaces as well. The recommended minimum standards are:

Quantity	Quality	Accessibility
Standard 10m²(of play Space) per child recommended to meet the requirements of the London Plan arising from future increase in the child and young people population across Lewisham	Standard All sites to be maintained to a good standard of 46% or above <ul style="list-style-type: none"> • Reasonably close to home and within sight of main travel routes across site • Located with informal surveillance from surrounding property or other well used facilities or public spaces • Sited in places identified in agreement with local children and young people • Be seen as part of the local community infrastructure • Provide the opportunity for risk through design and choice of equipment and landscaping • Provide opportunities for children of all abilities <p>In addition all equipment should comply with recognised European standards BSEN 1176 for fixed equipment and BS EN 177 for Impact absorbing surfacing Provision for Teenagers should provide variety of expectation and enable young people to sit or take exercise in a safe and clean environment.</p>	Standard Distance threshold of 400 metres

- 5.24 In order to provide safe and accessible play and rather than provide small play areas that serve limited needs and have limited play value whilst incurring ongoing maintenance costs, the Council may want to consider the development of a hierarchy of provision that would lead to the development of larger 'super' play areas that may provide the opportunity to reduce the number of actual play areas whilst providing bigger and better quality play areas across the Borough.

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- 5.25 PPG 17 guidance advocates that Councils move away from the NPFA (now named as Fields in Trust) Standard and establish standards based on local need and what best fits the local area. The development of a hierarchy of provision would be a means of ensuring that all children and young people in the Borough have access to good quality diverse play opportunities.

Allotments

- 5.26 This section considers the provision of both council managed and private allotments across Lewisham. The accessibility of greenspace varies greatly dependent upon the type of provision, and it is by their very nature that allotments are only accessible with restrictions in that you must be a tenant or plot holder. Allotments provide a key type of provision within the overall portfolio of open space, sport and recreation facilities. From the consultation undertaken, the value of allotments is significant, providing facilities for physical activity in addition to the promotion of healthy eating and educational value. The provision of allotments is a statutory function for local authorities under a number of legislative acts including the 1950 Allotment Act. The recommended minimum standards are:

Recommended Standard	
Quantity	0.9 ha per 1000 population
Quality	To achieve 46% 'Good' or above All Council managed sites to have a water supply and toilet provision
Accessibility	Distance threshold of 1,200 metres

- 5.27 The Council needs to promote Community Gardens to enhance the quantity of food growing areas across Lewisham. This will assist in reducing waiting lists and provide additional land being used from the private sector.

Cemeteries and Churchyards

- 5.28 Cemeteries and closed churchyards can provide a valuable contribution to the portfolio of open space provision within an area. For many, they can provide a place for quiet contemplation in addition to their primary purpose as a final resting place. They often have wildlife conservation and bio-diversity value. In the context of this study, it is important to acknowledge that cemeteries are not created with the intention of providing informal or passive recreation opportunities. The recommended minimum standards are:

Recommended Standard	
Quantity	No standard set
Quality	To achieve 66% or above
Accessibility	Distance threshold of 1,200 metres

London Borough of Lewisham

An Assessment of Open Space, Sport and Recreation

- 5.29 No assessment has been undertaken to survey the adequacy of cemetery provision and availability of plots to meet demand. This is in keeping with other local authority strategies where research has shown that no reference is made to calculating future demand.
- 5.30 The quality of cemeteries is of paramount importance as they are places where people come to grieve and remember lost loved ones. In a caring society these sites should be maintained to the highest possible standards.

Outdoor Sports Facilities

- 5.31 The standards for outdoor sports, a facility refers to dedicated sites developed for sport. The recommended minimum standards are:

Recommended Standard	
Quantity	<p>The current standard for Playing Pitches equates to 0.45ha per 1000 population. It is recommended that this increases to 0.48ha per 1000 population. This is to meet the requirements of the Playing Pitch Assessment that identifies deficiency of 4.4 (5) Junior pitches in 2025 this can be met by reducing 4.4 (5) senior pitches; requirement for additional cricket facilities 5.2 (6) in 2025 and demand for 7.3 additional sand dressed pitches (ATPs) by 2025 although these would lead to a reduction of 4 grass hockey pitches in the Borough.</p> <p>Bowling Greens 0.02 greens per 1,000 population Tennis Courts 0.24 courts per 1,000 population Athletics Track 0.004 tracks per 1,000 population</p>
Quality	<p>All sites to be of good standard – 46% or above All pitches to achieve 65% pitch score or above</p>
Accessibility	<p>Distance threshold of 1,200 metres</p>

Indoor Sport

- 5.32 This section considers the provision of indoor sports facilities across Lewisham. The recommended minimum standards are:

Recommended Standards

Recommended minimum standards for provision are:

Quantity	<ul style="list-style-type: none"> • 0.29 badminton courts per 1000 population • 10.91m sq of swimming pool water space per 1000 population • 3.97 health and fitness stations per 1000 population • 0.02 indoor bowls rinks per 1000 population • 0.03 indoor tennis courts per 1000 population
Quality	<p>Quality: The quality of the existing Lewisham Council Leisure facilities will need to be maintained, and in the case of school facilities these need to be improved through Building Schools for the Future.</p> <p>The future standard of provision for new facilities should be:</p> <ul style="list-style-type: none"> • The sports facilities are to be designed to a minimum playing standard of 'fit for purpose' depending on the terminology of the various national governing sporting bodies and Sport England Guidance. • External elevations to utilise high quality, low maintenance finishes, and be sympathetic to the surrounding environment. • Finishes being robust and suitable for location and use. • Building fabric and services to be cost effective and low maintenance. • First major maintenance to structure to be 50 years. Life expectancy of materials used to external elevations to be 25 years minimum (excluding routine maintenance). • Sustainable, being responsible to environmental issues in terms of the use of energy and non-sustainable resources and the control of pollution. Use of environmentally friendly and sustainable building services and building materials to be maximised. Materials to be recyclable where possible. • Services to be essentially economic and environmentally friendly, which allow cost in use to be minimised. The use of natural ventilation to be maximised. Full life cycle cost analysis will be required when considering the building fabric and services
Accessibility	<p>Setting the Standard for Provision – The most sustainable location for new residential development is within 20 minutes walking time of a good quality Indoor Sports Facility, (based on the fact that walking is more sustainable than driving).</p>



Section 6

Policy Recommendations

6 Policy Recommendations

Introduction

The PPG 17 audit and assessment has identified several specific issues relating to the provision, quality and accessibility of open space, outdoor sports and recreation facilities across Lewisham.

- 6.1 The key priority the Council needs to consider is to redress the deficiencies in provision both in terms of quantity and quality. The audit has identified accessibility issues faced by local residents when trying to use facilities at a local level.
- 6.2 The following recommendations are made to address the findings of the assessment undertaken. Specific recommendations are made for the development of planning policies to help address the findings of the audit. A number of recommended actions are then proposed relating to sites in general.

Planning Policy

Context

- 6.3 The Companion Guide to PPG 17 suggests that planning policy needs to:
- **Enhance or protect existing open spaces or sport and recreational facilities of value to the local community. The guidance stipulates that this needs to be the key driver that influences planning decisions regarding provision.**
 - **Ensure that new provision fills identified deficiencies in existing provision.**
 - **Develop planning policy that clarifies the circumstances in which the authority may consider allowing the redevelopment of existing provision.**
 - **Set clear guidance on developer requirements for both onsite/ off site contributions complete with the methods for calculating any necessary future maintenance or establishment costs.**
 - **Develop the principles for relocating necessary provision that is poorly located.**
- 6.4 Strategic policies and standards need to be set out in the council's Local Development Framework. Not all housing developments will require or justify additional recreational facilities, but it is important to recognise that all new residents will have needs and place additional demands on existing provision and collectively the impact of major housing allocations will be significant.
- 6.5 This means that to meet the needs arising from some developments, improvements to existing facilities may need to be provided even if additional facilities are not required.
- 6.6 The guidance also identifies the need to produce new policies or clarify existing policy to ensure that developers contribute to strategic greenspaces (those used by people over a wide catchment area) in addition to local provision (that provides for the local area).

- 6.7 Therefore developers will be expected to contribute financially to the improvement of existing facilities or provision as the residents of the properties they develop will add to the wear and tear of existing strategic provision.
- 6.8 This needs to include all the typologies considered:
- **Parks and Gardens**
 - **Natural and Semi-Natural Greenspace**
 - **Outdoor Sports Facilities**
 - **Amenity Greenspace**
 - **Provision for Children and Young People**
 - **Indoor Sport**
 - **Allotments**
 - **Cemeteries**
- 6.9 Government planning policy set out within the PPG 17 guidance makes clear that local authority standards covering the provision of all open space, sport and recreation facilities, as a minimum, should be able to satisfy or to help answer the questions:
- **How much is needed?**
 - **What quality should it be?**
 - **How easy should provision be to reach and use for those for whom it is designed?**
- 6.10 The Companion Guide to PPG 17 identifies five stages which need to be completed when undertaking local audit assessments of provision for open space, sport and recreation. Step 5 of the guidance involves providing advice on drafting future planning policies.
- 6.11 The guidance also suggests that four strategic options need to be identified when considering planning policies:
- **Existing provision to be protected**
 - **Existing provision to be enhanced**
 - **Areas in which new provision is required**
 - **Opportunities for new, enhanced or relocated provision.**
- 6.12 In implementing the standards recommendations identified in Section 5. This will ensure that existing provision is protected.
- 6.13 Map 13 identifies the new housing developments and how close they are to existing typologies.

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- 6.14 It will be practically impossible to achieve the increase of 63.45 ha required by 2025 in Parks and Gardens, yet alone the required increases to maintain the existing standards per 1000 population for amenity greenspace, natural and semi natural greenspace, allotments, outdoor pitches (no need for new pitches just quality upgrades of existing pitches and replacement of senior with junior pitches) and provision for children and young people due to pressure on land development.

Policy – General

- 6.15 The main policy should be:

- 1. To protect open space in the Borough from inappropriate built development.**
- 2. To seek to provide additional open space in the Borough, particularly in areas identified as deficient in accessible provision.**
- 3. To protect and wherever possible enhance nature conservation and biodiversity in the Borough.**

Policy – Parks and Gardens

- 6.16 It would be sensible to address access and quality issues of existing parks and gardens, allotments, natural and semi natural areas and provision for children's play. Enabling greater access to existing open space can help to achieve greater intensity and diversity of usage.
- 6.17 Measures which should be considered include:
- **Working with the community to introduce Community Gardens (Discussed under the typology Allotments and Community Gardens) such as the existing Friendsbury Gardens and Stansted Strip. They vary greatly in size, from a few square metres to a park-sized area of several hectares. Most existing Community Gardens do not own the land they use and are not always in Local Authority ownership but are leased from private land holders. Lewisham is joining forces with Capital Growth (www.capitalgrowth.org) to create 2012 new food growing spaces in London by the year 2012. The Capital Growth web site has a web page for people requesting space and people offering space some of these are back gardens and some residents of Lewisham have placed requests and are offering space. The Lewisham Planning Department should support this initiative.**
 - **Assessing barriers to usage such as the presence of busy roads which may deter visitors from accessing open space and considering the introduction of suitable measures to overcome these barriers such as new pedestrian crossing or vehicle speed reduction initiatives.**
 - **Developing new entrances to open space to make access easier for local communities.**
 - **Reviewing existing policy for parks opening hours and the need to lock parks with a view to extending opening hours. This measure would need to be considered in conjunction with an examination of the safety implications of introducing extended opening hours.**

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- **Explore the potential to achieve greater public access to private disused allotment sites and sites such as the old Goan Club.**
- **Exploring the potential to achieve greater public access to housing (amenity greenspace and children's play space and educational open space where current access is restricted).**

- 6.18 Specifically in relation to open space, there is a direct correlation between site quality and levels of usage with better-maintained sites attracting higher levels of usage. The Council has been successful in obtaining 'Green Flag' status, a national benchmark of quality; it is recommended that the criteria for award of Green Flag status be adopted as the quality standard to which all open spaces in the Borough should aspire and that a number of sites be prioritised as potential future Green Flag sites.
- 6.19 There is a need identified in Section 4 Paragraph 4.24 to raise the quality of Durham Hill, Bridge House Meadows, Krikdale Green and Evelyn Green rated as Average and Wickham Gardens and Tarleston Gardens rated as poor. The requirement is for information boards, signage, seating and bins.
- 6.20 There is the need for improved levels of co-ordination and communication between those Council departments with responsibilities for open space planning and provision.
- 6.21 Visitor perceptions of personal safety and security have been identified both in national market research commissioned by CABI and in local research undertaken for this study as a key factor affecting usage levels and enjoyment of open space. In order to address this issue, it will be important to make improvements on a range of inter-related measures which collectively influence the overall perception of safety and security experienced by visitors.
- 6.22 Open Space design is a fundamental ingredient affecting visitor perceptions. Locations with overgrown plant and shrub planting, poor sight lines, inadequate lighting, poorly located buildings and run down entrances serve to heighten perceptions of poor safety.
- 6.23 The Council should consider the following in relation to Parks and Gardens. The Council should adopt a policy of providing "Good" sites as a minimum, rather than "Average" or "Poor". A 'Good' site is one which provides appropriate infrastructure to facilitate usage, for example, signage, seating and bins, is clean, safe, welcoming, and attractive.

- The Council needs to continue with its Policies within the Adopted UDP 2004 for Parks and Gardens to safeguard existing and future Parks.
- Continue to develop and support Friends Groups for key parks, and recreation grounds to increase local involvement and ownership.
- Continue to develop parks to meet the needs of people with disabilities and continue working with the Lewisham Access Group to identify what is required.
- Continue to develop and improve Parks Management Plans and extend the practice of management planning to a greater range of parks.

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- Test the quality and “performance” of parks through entering externally judged competitions and quality recognition schemes, for example, the Green Flag Award.
- The Council needs to resist inappropriate development on the areas of Public Open Space (POS) or Urban Green Space (UGS).
- In areas identified as being deficient in Public Open Space the Council needs to concentrate its efforts to enhance public access and quality to existing open space, and to negotiate with developers for new greenspace provision.
- The Council needs to continue working with the community to introduce Community Gardens. This initiative should be supported by the Planning Department.
- Continue to protect and enhance through the Planning process parks and gardens of special historic interest included in the Register compiled by English Heritage under the Planning (Listed Buildings and Conservation Areas) Act 1990. (Horniman Gardens, Grade II; and Manor House Gardens, Grade II).
- Give special consideration to developments within the declared World Heritage Site Buffer Zone (Blackheath). New developments on land within the buffer zone will be required to have no adverse visual impact on, and enhance the World Heritage Site.

Policy - Sites of Importance Semi Natural and Natural and Green Corridors

- 6.24 When considering the additional ha required by 2025 is 37.64ha for sites of Metropolitan Site of Importance Nature Conservation, 15.41 Grade 1 Sites of Importance Nature Conservation, 20.27 Grade 2 Sites of Importance Nature Conservation, 11.66 ha Sites of Importance Nature Conservation Local Importance and 21.47ha for Green Corridors. This will be difficult to achieve with pressure on land use for development.
- 6.25 However, this could be achieved with the provision of new community woodlands and by transferring other space within parks and informal recreation areas to natural and semi natural greenspace, for example, Mountsfield Park has had some space transferred to natural and semi natural green space. The standard should be to maintain 2.36ha per 1000 population for this typology.
- 6.26 A number of other recommendations are made in response to the assessment findings regarding Natural and Semi Natural greenspace. These are:

- The Council should adopt a policy of providing “Good” sites rather than “Average” or “Poor”. A ‘Good’ site is one which provides appropriate infrastructure to facilitate usage, for example, signage, seating and bins, is clean, safe, welcoming, and attractive.
- Prioritise improvements to quality of sites that fall below the Borough average as identified in Section 4. (Table 4.15, 4.16 and 4.17).

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- The provision of signage, bins and seating (where appropriate) are seen as key to improving the quality of current provision. There is a need to develop a rolling programme of renewal and improvements at sites that have rated very poor, poor, below average and average.
- Identify and develop circular routes for people with disabilities to enjoy.
- Continue to protect through Planning Policy Metropolitan Open Land, Green Chains, River Corridors and sites identified by the London Ecology Unit e.g. Metropolitan, Borough or Local Nature Conservation importance.
- Work in partnership to implement comprehensive habitat management plans.
- Work in partnership to raise the hectareage of natural and semi natural green space per 1,000 population and where possible continue to develop existing park land and informal open space to natural and semi natural green space. Include sites identified as Community Gardens that could be used for natural and semi natural greenspace.
- Where there is new development, this should provide the opportunity to incorporate features for wildlife and to promote local biodiversity. Development schemes should be designed to retain natural features to encourage wildlife and to promote local distinctiveness. New features could include living roofs which can make considerable contributions to local biodiversity.

Policy – Outdoor Sports Facilities

- 6.27 There is a requirement to raise the standard of outdoor pitches at Northbrook Park, Fordham Park, Blackheath, Pepys Park and Deptford Park. In addition from work undertaken previously by Lewisham Council on Downham Playing Fields, Warren Avenue, Ladywell Arena and the Bridge Leisure Centre. This analysis included soil samples and has made recommendations on improving soil structures of the pitches and raising the nutritional levels. These pitches require potassium, phosphorous and sand. The ground requires use of a ground breaker and aeration to break up the compactness of the pitches.

Playing Pitch Recommendations

Football (F)

Junior Pitches

There is currently a shortfall of 4.4 junior soccer pitches in the Borough by 2025. As a result of this, provision for Junior Soccer is an area that requires significant consideration by LB Lewisham and partners.

Recommendation (F1)

There is currently a surplus of Senior Football pitches (+13.8 at peak times it is recommended that some of these pitches be used to accommodate Junior Soccer demand to make most effective use of the available space. The remainder are to be rested or programmed for maintenance.

Recommendation (F2)

Keep additional areas in readiness for Football in case of an upsurge in demand pre and post Olympics. The areas should be Mountsfield Park, Beckenham Place Park (BPP) (Common), and Deptford Park. There will be a requirement to provide changing facilities at BPP and Mountsfield.

Recommendation (F3)

Given that there will be a significant increase in the number of teams across Lewisham for all outdoor playing pitch sport due to future development particularly in Evelyn and New Cross Wards; it is recommended that the need for additional Junior and Senior pitches is considered as part of developer negotiations for residential development in the Borough.

Given that the majority of the housing growth may be in the Evelyn, New Cross, Catford South and Lewisham Central Wards, these should be priority areas for additional provision or at the least improving the quality of existing provision to maximise use as part of off site developer contributions.

Recommendation (F4)

Pitch Providers should look closely at the quality of the Senior and Junior Football provision in the Borough and seek to improve it. This will allow greater carrying capacity if required. It is also critical to stress that there should be a small surplus of senior pitches retained, to facilitate pitch rotation, resting and improvement works on an annual basis. No existing senior pitches should be disposed of as these sites could potentially be re-marked to provide for identified junior pitch needs.

Recommendation (F5)

It is recommended that the quality of the current provision is improved to bring all pitches up to a minimum of a 'Good' standard. There is a requirement to raise the standard of outdoor pitches at Northbrook Park, Fordham Park, Blackheath, Pepys Park and Deptford Park. In addition from work undertaken previously by Lewisham Council on Downham Playing Fields, Warren Avenue, Ladywell Arena and the Bridge Leisure Centre. This analysis included soil samples and has made recommendations on improving soil structures of the pitches and raising the nutritional levels. These pitches require potassium, phosphorous and sand. The ground requires use of a ground breaker and aeration to break up the compactness of the pitches.

Recommendation (F6)

It is recommended that a new changing facility is provided at Blackheath and this is addressed as part of the Council's Green Infrastructure Delivery Plan. In addition, changing facilities need to be improved at Summerhouse and Beckenham Place Park and in addition changing facilities need to be addressed at Firhill. There is also a need to consider the growth of girls and women's football within the existing use of changing facilities.

Cricket (C)

There is currently a deficit in provision of 1.8 pitches (nearly 2 pitches) at peak times on a Saturday afternoon. Based upon projections for 2025 there will be a deficit of -5.2 pitches at senior peak times (Saturday afternoons).

Recommendation (C7)

LB Lewisham needs to work in partnership with Kent Cricket and the ECB to seek funding and to consider provision of more cricket pitches between now and 2025 across Lewisham (Hillyfields and Mayow Park).

In terms of quality, all pitches reached a minimum of 'Average' standard meaning that there are no pressing issues over pitch quality; however the opportunity to improve pitch quality should be taken wherever possible.

Recommendation (C8)

It is recommended that the quality of the current provision is improved to bring all pitches from 'Average' up to a minimum of a 'Good' standard.

Recommendation (C9)

Given that there will barely be an adequate supply of senior pitches at peak times by 2025, it is recommended that the need for additional pitches is considered as part of developer negotiations for residential development in the Borough.

Recommendation (C10)

There is a need for a Cricket Sports Development Plan for the Borough.

Rugby (R)

Junior Pitches

There is currently adequate provision of pitches for Junior Rugby now and in the future. There are currently no senior rugby teams playing within Lewisham although this may well change with the development of Whitefoot Warriors Rugby Club.

Recommendation (R11)

It is recommended that the potential for opening up the 3 rugby pitches at Knights Academy (Westminster Fields) for community use will be considered in the future.

Developer Contributions (DC)

Recommendation (DC12)

Given the issue of quality in relation to existing pitch provision across the Borough, and in relation to all pitch types, it is recommended that developer contributions are also sought to improve existing provision through off site contributions, where it can be demonstrated that existing pitches will provide for housing growth areas.

Recommendation (DC13)

It is recommended that the London Borough of Lewisham and partners develop a planned programme of pitch improvements to address the identified issues in relation to quality; this will maximise use of existing pitches, and enhance accessibility to existing provision.

Community Use (CU)

At present 82% of pitches within the Borough have community access. Whilst this is a reasonable percentage, it could be improved in order to provide better access to pitches.

Recommendation (CU14)

The recommendation is therefore to ensure this level of accessibility is maintained as a minimum, but that negotiations should be undertaken with education in particular independent schools and academy schools where possible in order to provide access to a greater number of pitches. According to the audit, there are a number of existing pitches on school sites which do not have community access, for example, St Dunstons - 2 cricket pitches.

Recommendation (CU15)

It is recommended that the Planning Service will implement Section 106 agreements to ensure that any commercial or private sports ground development or refurbishment provides time for education schools use and community use at set times and that it is clearly understood that these Section 106 agreements will be monitored.

Provision of ATPs

There is a current identified deficit of 5.5 ATPs and in 2025 this deficit rises to 7.3 ATPs.

Recommendation (ATPs1)

It is recommended that LB Lewisham and its partners continue to discuss with the education establishments across Lewisham the opening up of their ATPs for community use (Sedgehill School, Crofton School, Knights Academy and possible use of Sydenham Girls School ATP during day light hours on a Saturday and Sunday). These facilities need to be regulated by a formal community use agreement.

In areas of deficiency, negotiating community access to existing education facilities offers an attractive means of securing additional facility capacity, especially if such use is regulated by a formal community use agreement.

It has to be recognised that with PFI Schools and BSF Schools the requirements to open these facilities for community use is paramount and the accessibility for the community needs to be recognised in any agreement in the Planning Policy should ensure that these facilities are open for community use as part of the Planning Agreement

Full support should be given to developing a full size ATP at Bonus Pastor BSF project and possible part funding from the Football Foundation.

Discussions should continue to develop a 3G ATP at Bellingham Lifestyle and Fitness Centre.

The North of the Borough is lacking an ATP and this could be resolved with greater community use of the Millwall Lions Indoor Facility (3rd generation ATP) by local residents. However, a sand based ATP is also required in the North of the Borough.

The following Options should be considered:

- **With the major redevelopment of this area to re consider some of the development growth to provide space for outdoor sports (ATP).**
- **Deptford Green School to have a Multi Use Games Area as part of the Building Schools for the Future Programme.**
- **Find additional sites in Deptford for MUGAs**

ATPs should be full size, and floodlit to maximise opportunities for community participation. The best option is to provide Sand – dressed pitches, however it is difficult to obtain partnership funding from the Football Foundation for this type of ATP they prefer 3rd generation type pitches.

Recommendation (ATPs2)

It is recommended that provision of local MUGAs be secured wherever possible within the growth areas, to provide locally accessible facilities, free at the point of access, to facilitate participation especially by young people.

Athletics Provision (A)

Given the existing level of athletics facility provision in the LB of Lewisham and neighbouring areas, the development of additional athletics tracks is not considered to be a sustainable way forward. The existing track will require resurfacing in the near future.

Deptford Green will be losing its J Track and if an opportunity arises this should be replaced. The development of a range of athletics training facilities is supported by the NGB, and should be investigated as a potential element of school-based provision through BSF. Such a project would require partnership working at local level, linking to the BSF process.

Recommendation (A1)

It is recommended that an Athletics Sports Development Plan for the Borough.

Tennis (T)

The Lawn Tennis Association (LTA) works on the basis of 2% of the population participating in tennis on a regular basis. This figure is used as a basis for their facility planning prioritisation on a national and regional level.

An assessment of court provision in Lewisham has been undertaken using this participation level as a framework, which sets broad standards for outdoor court provision with, and without floodlighting.

These standards are:

- **A requirement for 1 outdoor court per 45 players**
- **A requirement for 1 outdoor floodlit court per 65 players**
- **The current requirement based on this standard and GLA population data 2008 is for 118 courts of which 81 are floodlit. In 2025 this requirement grows to 240 of which 166 are floodlit**

The current number of tennis courts identified by the audit across Lewisham is 63. The Aspiration on the part of Lewisham Council should be to increase the number of Tennis Courts in Lewisham.

Recommendation (T1)

On the basis of existing levels and locations of provision, it is considered that there is a need for additional outdoor tennis courts in all wards with the exception of Downham. There is a potential to develop this type of provision through BSF, which would also ensure community access to quality and fit for purpose provision.

Recommendation (T2)

There is a need for a Tennis Sports Development Plan for the Borough.

Bowls (B)

Recommendation (B1)

It is recommended, given the existing levels of provision of outdoor bowls greens in the Borough, that this level is maintained as a minimum to provide for both pay and play and club usage.

Golf (G)

Recommendation (G1)

There is a need to ensure provision of pay and play access at Beckenham Place Park Golf Course; this may have to be undertaken in partnership with the commercial sector.

Netball (N)

Recommendation (N1)

There is a need to work with the existing netball clubs based in Lewisham to ensure all the clubs develop and have school club links. School sites should be considered for future netball development centres and as the sport expands a centre of excellence should be considered again on a school site ensuring school club links or at the Bridge Leisure Centre. An indoor facility should be considered in partnership with Basketball.

Recommendation (N2)

There is a need for a Netball Sports Development Plan for the Borough.

Generic Recommendations (GR)

A number of recommendations are made in relation to all sites and the assessment undertaken. The following recommendations are made:

Recommendation (GR1)

Patterns of pitch provision: It is recommended that consideration should be given to establishing a hierarchy of outdoor sports facility sites in LB Lewisham, involving development centres for each sport where appropriate, in line with the current and future needs of the sports development programmes for each sport. This needs to be taken forward and discussed with Football, Rugby, Cricket, Hockey, Tennis, Athletics and Netball Clubs as part of the individual sports development plans.

Recommendation (GR2)

An officer to be specified in the new parks project that would be responsible for the development of the parks and sports pitches with a target to increase participation, increase club use, build club capacity, including accredited clubs etc.

Recommendation (GR3)

- All Lewisham focus sports to have development plans developed and sports action groups set up e.g. Borough wide Football Development Plan.
- A cultural stakeholder group to be established to advise on capital development in the borough.
- Develop women and girls teams across Lewisham focus sports as currently there is low participation amongst these groups across the majority of outdoor team sports.

Recommendation (GR4)

Audit provision on a regular basis (every two years) and publish findings. This will allow trend data to be collated and improvements to be tracked.

It is important that findings are published to enable wider stakeholders to track progress in terms of identified needs being met.

Recommendation (GR5)

Develop a central record of all provision to include the findings of the assessment undertaken. It is often the case that many sections within a council hold information containing certain sites although this is not always consistent (sites listed by different names etc.). The central record should include access to GIS mapping.

Recommendation (GR6)

Develop an access standard regarding physical access for those users and potential users with a disability.

Recommendation (GR7)

The Council should continue to ensure that private facilities are retained in outdoor sport and recreation use these sites include:

- Private Banks Sports Ground
- Catford Wanderers Sports Club
- BECORP, Randlesdown Road
- Blackheath Hockey Club and Catford Cyphers Cricket Club
- Forest Hills Bowls Club
- Former Midland Bank Calmont Road

- **Goan Club, Ravensboure Ave – Currently disused.**
- **Guys Hospital Sports Ground**
- **Rutland Walk Sports Club**
- **Former Forbanks Sports Ground, Beckenham Hill Road**
- **Bellingham Bowls Club**

Policy - Amenity Greenspace

- 6.28 The quality of amenity greenspace varies between poor and Very Good this could be improved with seating and bins at the poor, very poor and average sites as identified in Section 3.
- 6.29 Amenity Green Space sites need to be protected to resist inappropriate development and this will require covering Housing Association Amenity Green Space that has not been identified as part of this audit.
- 6.30 Develop a plot data base with contact details for each site and ensure that future provision is well designed, serves a purpose and is appropriate in size (anything below 0.1 ha is not readily useable by children and young people without the potential for conflict with neighbours).

Policy – Children and Young People

- 6.31 There is a need to provide 'Good' quality provision for children and young people as a minimum. There is a need to expand signage with site details and contact numbers.
- 6.32 Sites should be developed to cater for disabled children and young people and young people should be involved in the design and choice of provision.
- 6.33 Continue to improve the range and provision of facilities for Children and Young People, making the provision within the Borough's main parks more adventurous, a greater range of equipment with elements of risk.
- 6.34 Ensure that the recommended quantity standard is implemented 10m² per child for new developments from 2009.
- 6.35 In order to provide safe and accessible play and rather than provide small play areas that serve limited needs and have limited play value whilst incurring ongoing maintenance costs, the Council may want to consider the development of a hierarchy of provision that would lead to the development of larger 'super' play areas that may provide the opportunity to reduce the number of actual play areas whilst providing bigger and better quality play areas across the Borough.

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- 6.36 PPG 17 guidance advocates that Councils move away from the NPFA (now named as Fields in Trust) Standard and establish standards based on local need and what best fits the local area. The development of a hierarchy of provision would be a means of ensuring that all children and young people in the Borough have access to good quality diverse play opportunities.

Policy – Allotments and Community Gardens

- 6.37 The Council must protect its stock of existing allotments and other allotments from development. It must continue to promote Community Gardens as a means of increasing the hectareage within the Borough. The Community Gardens Scheme will bring about partnerships and the further development of health related projects.
- 6.38 Existing sites need improvements to paths and provision of toilet facilities and facilities for disabled people need to be developed.

Policy - Indoor Sport

- 6.39 The Council should focus on improving accessibility to its existing facilities and in the future new facilities. There will not be a requirement for anymore new pools past 2013 and the development of Loampit Vale and the refurbishment of Forest Hill Pools.
- 6.40 There is an aspiration to improve the quality of the Bridge Swimming Pool. Improvements include reducing the depth of the main pool to allow for swimming lessons and speed up the turnover of water.
- 6.41 There is a need to negotiate and introduce community use agreements for school sports facilities particularly sports hall use and outdoor use. Any school applying for planning permission to build sports facilities should have community use written into the planning conditions.
- 6.42 The current position of the indoor bowls facility in Lewisham at the extreme south of the Borough is not ideal for maximising accessibility for Lewisham residents. In the future the Council may wish to explore a more central – northern location.
- 6.43 Indoor tennis provision identifies a need for indoor tennis provision catering for 8 courts. Discussion is ongoing with neighbouring authorities and the Lawn Tennis Association on the provision of an indoor tennis facility.

Policy - Cemeteries

- 6.44 There is a need to protect cemeteries as areas of open space and to provide and address future demands and possible lack of burial space.
- 6.45 All cemeteries should have a quality rate of 'Good'.

Policy – Environmental Noise/Quiet Area designation

- 6.46 The Environmental Noise/Quiet Area designation came into practice once this study had been completed. The London Borough of Lewisham recognises the importance of quiet area designation. It is recommended to undertake further work in the future with Environmental Health given that the Mayor of London is calling for protection of tranquil havens in the capital.

Local Development Framework

- 6.47 The Planning and Compulsory Purchase Act (2004) reformed the planning system, replacing Local Plans with Local Development Frameworks (LDFs). The LDF will consist of a series of Local Development Documents (LDDs) which may be prepared at different times. There are two main types of LDDs, namely:
- **Development Plan Documents (DPDs):** these form part of the statutory development plan, replacing local plans. They include the Core Strategy (which sets the broad vision and policy framework), Development Control Policies, Development Allocations, a Proposals Map and any Action Area Plans the authority chooses to prepare.
 - **Supplementary Planning Documents (SPDs)** do not have full development plan status but still carry significant weight as part of the LDF. These may include development briefs for particular sites, or more detailed guidance on certain topics.
- 6.48 In addition to these Local Development Documents setting out future policy, the new legislation also requires that local planning authorities prepare a Statement of Community Involvement, setting out how the local community and stakeholders will be consulted on planning policies and applications, an Annual Monitoring Report reviewing the effectiveness of policies and the progress on the LDF, and a Local Development Scheme which sets out the work programme for preparing the LDF, and which is reviewed annually.
- 6.49 The Council's strategic planning policy on open space, sport and recreation will be set out within the Core Strategy of the LDF.
- 6.50 A more detailed Development Control policy is likely to be required to indicate how open space standards will be met on new development sites, the current Supplementary Planning Document may also need to be updated with the most recent data from this assessment. This will explain in more detail how these policies will be implemented, providing developers with a clear framework and formulae to identify the scope and scale of on-site and off-site financial contribution requirements.

Conclusions

- 6.51 Analysis of existing guidance on open space, and the results of the audit, lead to the conclusions that:
- **The Council should establish and set standards for the different types (typologies) of provision (Local standards for the Borough are proposed in this report).**
 - **Whilst it is recognised that that this is not the first time the Council has identified standards of provision for each type of open space, the Council needs to take a logical approach to future provision.**
 - **The Council needs to ensure that all new housing developments over 10 units contribute to open space and recreation provision.**

- **Development contributions may justifiably be used to enhance the quality of existing provision as well as to provide new areas. In parts of the Borough there may be adequate quantity of provision to meet the needs arising from a new development, but the pressure of the additional use could lead to the need for quality improvements.**
- **The Council should seek provision, or contribution towards provision, from development on the basis of the borough-wide open space standard. This should be divided between the various typologies taking account of whether there are deficiencies or surpluses in that area currently, in both quantity and quality, and whether the additional population from the development will result in deficiencies. If there are deficiencies in particular typologies then more of those typologies and less of other typologies may be sought.**
- **Where the audit has shown that there is extensive over-provision of a typology in an area, and where this would still be the case after the population arising from a new development in that area has been taken into account, then provision of new space of this typology should not be sought. Contributions towards quality improvements, or contributions/provision of other typologies depending on identified need should be sought instead.**
- **The Council should give consideration to the development of a borough-wide open space fund (pooled fund). This would be established to ensure contributions are always sought and create the means whereby funds could be used to enhance and improve existing provision or provide new provision to address deficiencies and need. This would prove useful in order to address the cumulative impact of small developments, which on their own generate insufficient funds to provide anything of purpose. In order to ensure that funding is used for improvements that will benefit the population of the new development, a series of area-based pooled funds could be set up – or development contributions could go partly towards local improvements and partly to the borough-wide improvements fund (e.g. 75% local and 25% borough wide).**
- **A Supplementary Planning Document should set out a list of priority projects and wherever possible contain costing detail which can be annually updated. The initial priorities should be linked to priorities identified in the audit to bring sites up to a good standard.**

6.52 Government policy in Circular 05/2005 specifies that contributions from developers should only be sought where they are directly related to the proposed development. This leads to pooled funds needing to be carefully administered and ring fenced within particular areas. Pooled funds can be based around the accessibility standards identified earlier within this strategy although this can be restrictive in some areas. The same applies to off site contributions.

6.53 The improvements that can be provided to open space should be detailed within the SPD. The results of the quality audit should be referred to on a site by site basis to inform what qualitative improvements should be made.

- 6.54 Further consultation with the local community will take place as planning policy is developed, as this is a requirement of the national planning system. This will provide further input into the agreements of standards and approaches, helping to ensure that local people have access to a network of good quality facilities within their local area.

Generic Recommendations

- 6.55 A number of recommendations are made in relation to all sites and the assessment undertaken. These are concerned with the use of information gathered and the further development of the study in future years, and indicate current best practice. The following recommendations are made:
- a) Set up a working group from Parks, Leisure and Planning, and utilise the expertise of these officers, to ensure that specific site development issues are fully considered, and the implications shared, before a planning decision is made.**
 - b) Ensure that sport, leisure and open spaces are monitored on a regular basis (every two/three years) and publish findings in terms of the quality and quantity of provision. It is important to monitor the quality of sites on a regular basis to ensure that the quality issues identified are improving and to act as a guide in determining where priorities for investment have changed. This will allow trend data to be collated and improvements to be tracked. It is important that findings are published to enable wider stakeholders to track progress.**
 - c) Develop a central record of all open space, sport and recreation facilities to include the findings of the assessments undertaken. The central record should include access to GIS mapping and be updated regularly.**
 - d) Establish a central consultation database for the greenspace working group, using the data and contacts gathered through this study.**
 - e) Continue to develop the marketing information produced about the parks and open space facilities available, key activities accommodated and access arrangements. The Council should seek to work with key partners in future marketing, such as the local Primary Care Trust (PCT), the wider voluntary sector, education, the Youth Service etc to ensure that open space fulfils a valuable role in meeting wider social objectives (e.g. health improvement, increased active participation).**
 - f) Develop an access standard regarding physical access for disabled users in agreement with local providers. Further detailed work required to assess sites for DDA compliance.**
 - g) Develop a consistent approach to the provision of signage at all sites, through encouraging signage improvement with key providers. All sites should have a sign with site details, ownership and contact numbers. This can address a number of issues including helping with the reporting of vandalism and improving community safety.**

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- h) Continue to work towards the reduction of the effects of crime and anti-social behaviour in parks and open spaces.**
- i) Develop a Green Space Strategy for the Borough utilising the results, issues and recommendations.**

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