

London Borough of Lewisham

**Metropolitan Open Land
Review**

Additional Sites Report

Issue | 9 December 2021

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 284263-00

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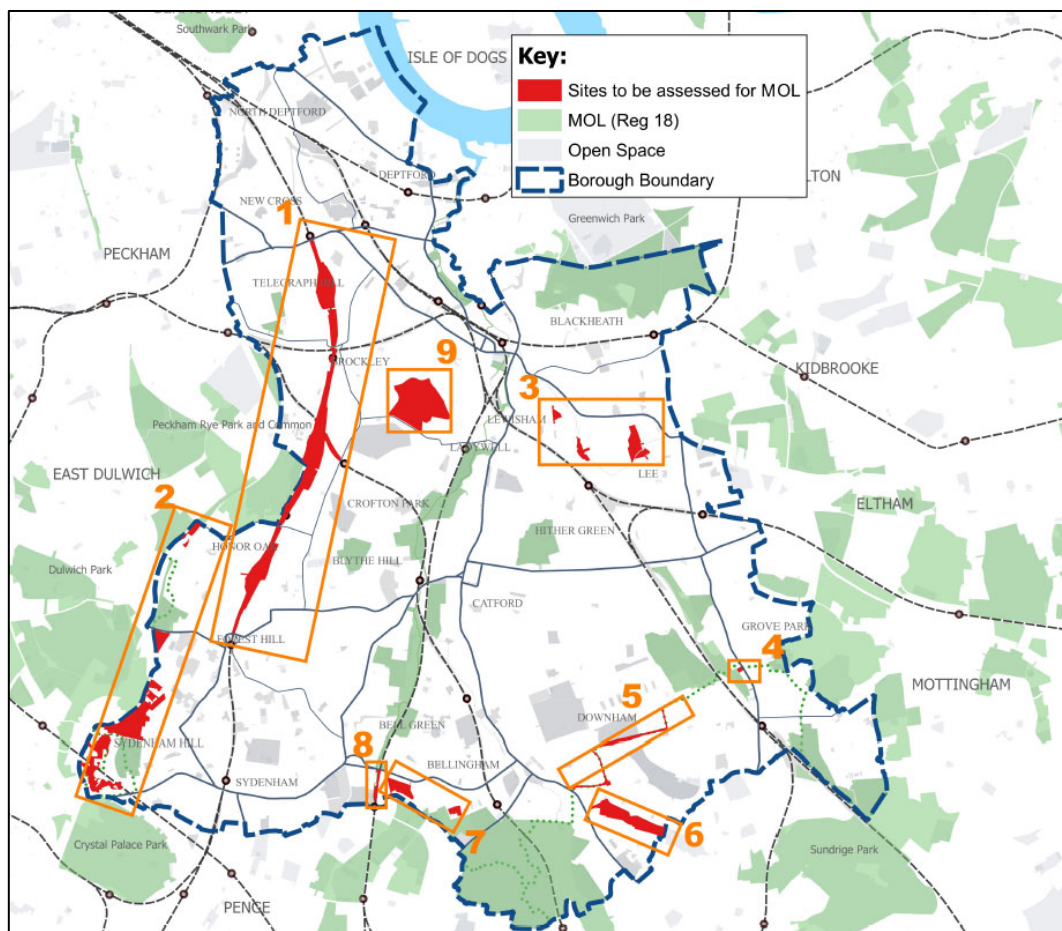
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1 Scope of Additional Work

Arup has been appointed by the London Borough of Lewisham (LBL) to undertake a further Metropolitan Open Land (MOL) Review for 9 additional sites (shown in Figure 1.1 below). This will support the preparation of Lewisham's new Local Plan which, once adopted, will form part of the statutory development plan for the borough. This study aligns in methodology and detail with the earlier MOL Assessment (2020), also undertaken by Arup.

Figure 1.1: Sites to be assessed for potential MOL designation



The purpose of this MOL Review is to provide evidence regarding the performance of sites within Lewisham, assessed against the MOL designation criteria as set out in the London Plan (2021). The Review will inform potential MOL designation in Lewisham. LBL may then take the findings of the review into account alongside other evidence in making decisions about their Local Plan Strategy and site allocations and ultimately possible alterations to MOL boundaries.

The additional sites were not originally assessed as part of the MOL Review (2020), which considered all of Lewisham's MOL, as defined in the adopted Local Plan as well as six non-MOL sites that were to be

considered for inclusion in the MOL as part of the Local Plan review process. The additional sites for assessment in this MOL Review have come through Regulation 18 feedback following the completion of the original study which identified several open spaces to be considered further for potential MOL designation, and a requirement to assess open spaces which could form part of the South East London Green Chain Plus, and other strategic green corridors.

The report is structured as follows:

- Section 2 sets out the methodology
- Section 3 presents the key findings
- Section 4 draws together the conclusions and recommendations.

Appendix A presents the assessment pro formas for each of the MOL areas.

2 Methodology

The approach taken to assessing the additional sites is consistent with the methodology set out in the MOL Review Main Report, section 3¹. A stepped approach was undertaken for the original MOL Review, as shown in Figure 22.1, first identifying the proposed areas for MOL extension (Step 1). The identified areas were then subdivided into assessment areas (Step 2), the boundaries of which were defined in line with the NPPF (2019, Para 139) Green Belt boundary definition. The MOL assessment process itself drew on both primary evidence from site visits (Step 3) and desktop research; and comprised:

- An assessment against London Plan MOL criteria to reach a judgement as to the performance of the potential MOL (Step 4a); and
- Consideration of the strength of area boundaries and whether mitigation or enhancement might be required (Step 4b).

The assessment findings were then categorised and recommendations (Step 5) for the area presented, including enhancements and boundary alterations / mitigations.

Since the 2020 MOL Review methodology was prepared and the assessment was undertaken, there have been further updates to both the NPPF (2021) and London Plan (2021). The policy updates however require no changes to the MOL Review methodology as previously drafted.

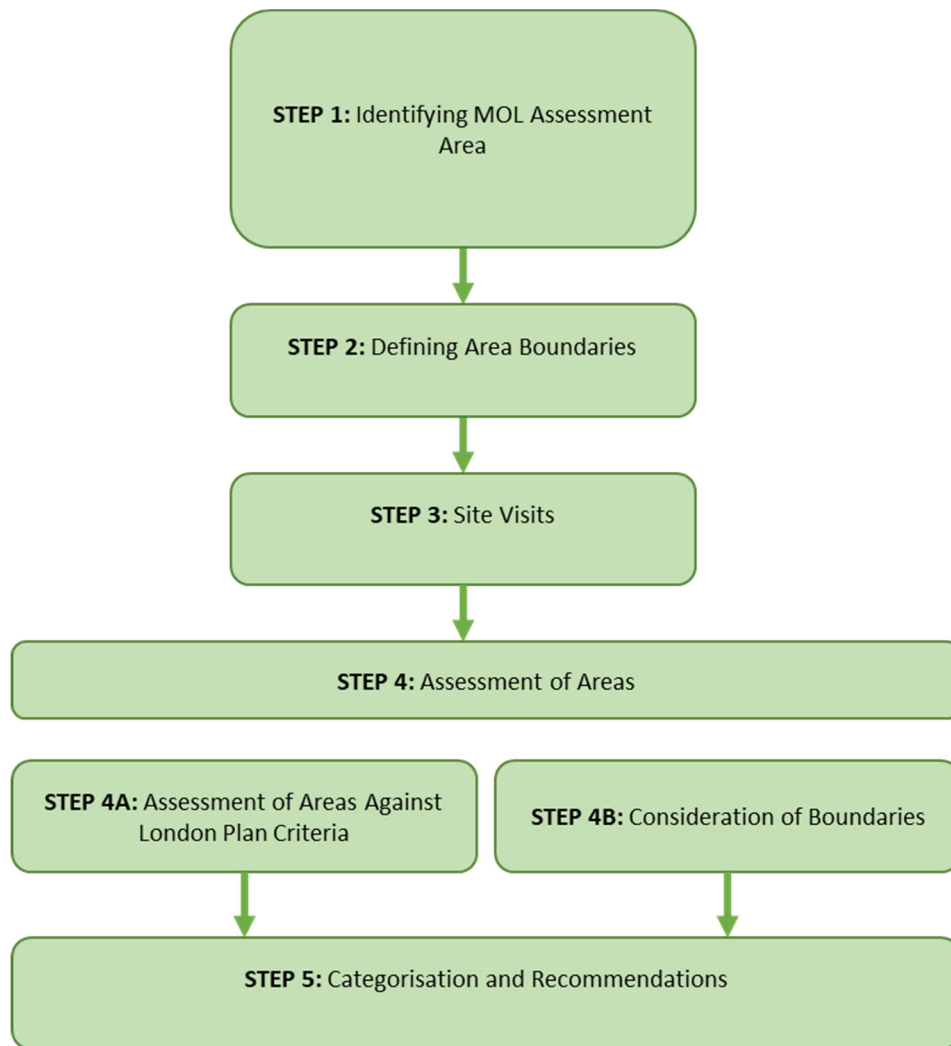
London Plan policy continues to suggest that NPPF Green belt policy principles should be applied to MOL (London Plan (2021), Para 8.3.2), and it therefore follows that a similar approach can be adopted for defining MOL boundaries. In dividing the MOL into assessment areas, the boundaries continue to be defined “clearly, using physical features that are readily recognisable and likely to be permanent” as per the 2020 MOL Review, but now set out in the NPPF (2021) paragraph 143². The assessment criteria used in the MOL Review continue to be based on the same four criteria underpinning MOL set out in the London Plan (2021), Policy G3 Metropolitan Open Land Part B 1 – 4 (previously labelled A – D). There is a slight variation to the wording of Part B (4), which now refers to forming part of broader “strategic corridor” from the previous Green Chains. These terms have been considered interchangeably as part of this assessment.³

¹ LBL (2020) Metropolitan Open Land Review. Available at: <https://lewisham.gov.uk/-/media/files/imported/lewishammolreviewreportissue190520.ashx>

² National Planning Policy Framework (July 2021). Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

³ The London Plan (2021). Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Figure 2.1: MOL Assessment Process



2.1 Area Identification

The scope of this MOL Review was to consider 24 additional non-MOL sites to be considered for the inclusion in the MOL as part of the Local Plan review process. The additional sites were identified through feedback following Regulation 18 consultation (held in early 2021) feedback. The sites were raised by residents as having the potential to be strategically important, particularly given the potential role of some of the proposed sites in forming part of the South East London Green Chain Plus⁴, and other strategic corridors

⁴ Mayor of London (2015) South East London Green Chain Plus Area Framework. Available here: https://www.london.gov.uk/sites/default/files/af06_south_east_london_green_chain_plus.pdf

2.2 General Area Boundary Definition

Paragraph 143 of the NPPF (2021) requires Green Belt boundaries to be defined 'clearly, using physical features that are readily recognisable and likely to be permanent'. As previously stated, given that the London Plan policy states that NPPF Green belt policy principles should be applied to MOL, it therefore follows that a similar approach can be adopted for defining MOL boundaries.

In dividing the MOL into assessment areas, the following key features were initially used to subdivide the MOL: A and B roads and railway lines (as shown in Figure 2.2). Boundaries were adjusted as necessary, based on desktop analysis and on-site observations during the site visits, to reflect the site characteristics as accurately as possible. This included the exclusion of small areas of proposed land under 0.05 hectares that were judged to be too small to be considered as MOL following the definition of the boundary features. Each area was assigned a unique reference number, as shown in Figure 2.3.

Figure 2.2 Assessment Area Boundaries and Features

Increase colour contrast to view map

Legend: solid blue line: Lewisham Borough boundary, orange shaded areas: Areas reviewed for potential MOL designation (2020 study), yellow shaded areas: Areas reviewed for potential MOL designation (2021 study), green shaded areas: adopted MOL within the existing Local Plan of London Borough of Lewisham, red lines: A roads, brown line: B Road, black line: rail line

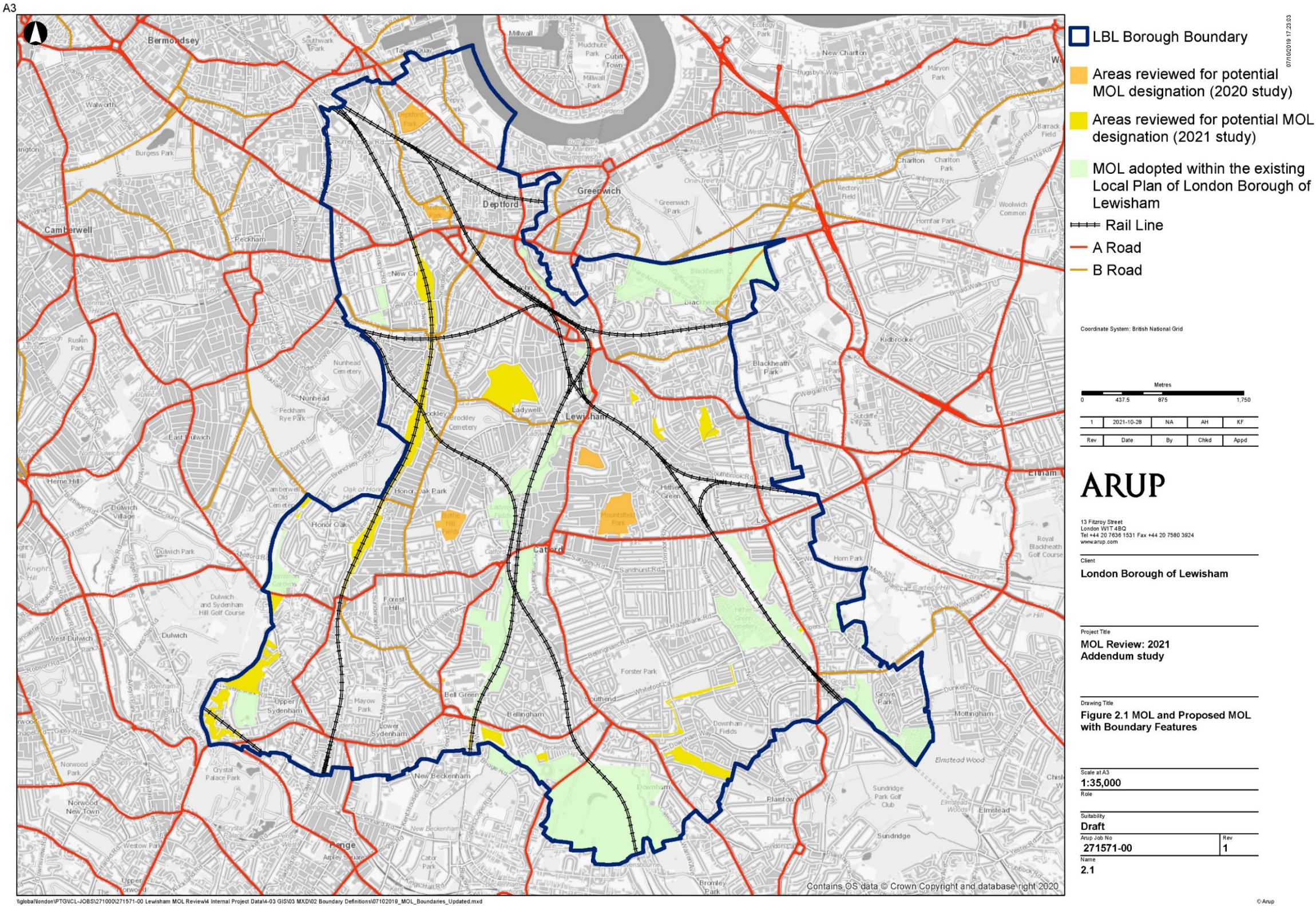
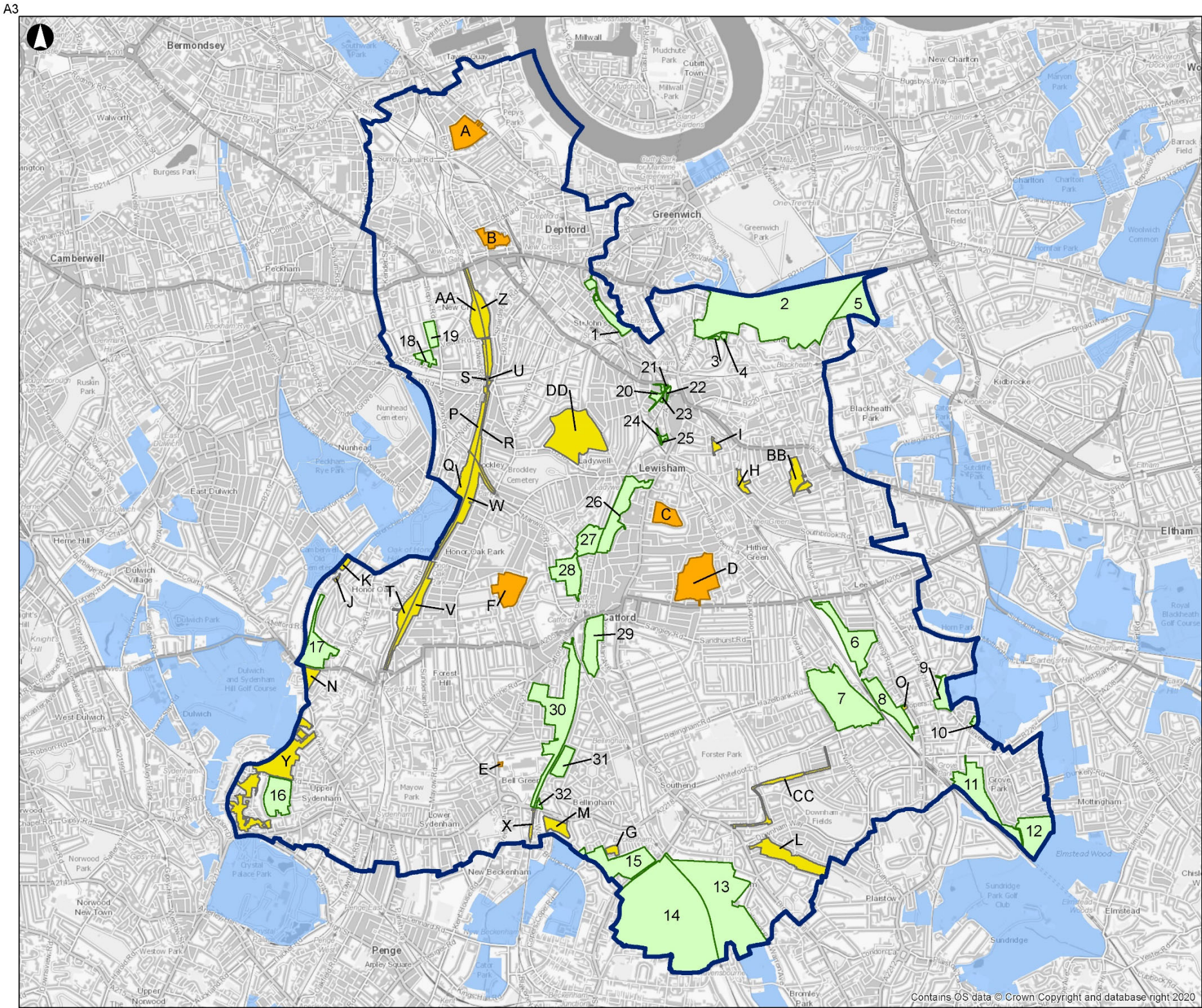


Figure 2.3 Assessment Area Boundaries

Increase colour contrast to view map

Legend: solid blue line: Lewisham Borough boundary, orange shaded areas: Areas reviewed for potential MOL designation (A – F) (2020 study), yellow shaded areas: Areas reviewed for potential MOL designation (G - DD) (2021 study), green shaded areas: adopted MOL within the existing Local Plan (1-32), light blue shaded areas: MOL adopted within existing Local Plan's within wider London Boroughs



- Lewisham Borough Boundary
- Areas reviewed for potential MOL designation (2020 study) General Areas A-F
- Areas reviewed for potential MOL designation (2021 study) General Areas G-DD
- MOL adopted within the existing Local Plan of London Borough of Lewisham
- MOL adopted within existing Local Plan's within wider London Boroughs

Coordinate System: British National Grid

Metres				
0	437.5	875	1,750	
1	2021-10-28	NA	AH	KF
Rev	Date	By	Chkd	Appd

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Client
London Borough of Lewisham

Project Title
MOL Review: 2021
Addendum study

Drawing Title
Figure 2.2 MOL Assessment Area
Boundaries

Scale at A3
1:35,000
Role

Submittal	
Draft	
Arup Job No	271571-00
Name	2.2
Rev	1

2.3 Assessment

The additional General Areas were assessed using the same methodology as the MOL Review (2020). The following tables (Table 2.1a to Table 2.1d) set out the assessment criteria and the data and information sources to be applied in assessing sites against each of the criteria.

2.4 Categorisation and Recommendations

Following the assessment, each area was categorised. The categorisation identified which areas could be considered further for MOL designation. The summary scores and narratives and a set of concise, strategic principles and recommendations for the MOL areas in light of the analysis, for example, consideration of boundary robustness and options to conserve, enhance, restore etc., have been captured in the proformas found in Appendix A. The recommendations developed draw upon the field survey findings.

Table 2.1a Assessment criteria - London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Assessment Thresholds and Definitions

Weak	Weak-Moderate	Moderate	Moderate-Strong	Strong
<p>Parcel is significantly eroded by built/ancillary development which creates highly notable incursions in the parcel/blurs the relationship between built form and open space/creates a highly permeable boundary with a very weak sense of contrast between the two.</p> <p>And/or: Urbanising influences includes adjacent development directly impacting on the visual openness, likely not to be screened and affecting the majority of the parcel, such that it makes little or no contribution to structure of a neighbourhood.</p> <p>And/or: Very weak landscape structure and/or low levels of topographic variation, such that edge conditions are very poorly defined.</p>	<p>Built development is notable in parts of the parcel.</p> <p>And/or: Sense of openness is relatively weakly defined with a clearly apparent sense of erosion by development and urbanising influences. Contributes to physical structure at a very local (neighbourhood) scale</p> <p>And/or: Fairly low level of topographic variation contributing to definition of edge conditions, or partly fragmented landscape structure (likely to great have enhancement potential).</p>	<p>Built development is generally absent across much of the area.</p> <p>And/or: Sense of openness is mostly well-defined with only localised erosion by development and urbanising influences. Contribution to physical structure of London is apparent, although likely to be fragmented rather than intact.</p> <p>And/or: Reasonable level of topographic variation contributing to definition of edge conditions, or fair landscape structure (which may have enhancement potential).</p>	<p>Built development is largely absent.</p> <p>And/or: The parcel provides a clear and well-defined sense of openness and separation, such that sense of openness is more than apparent. Notable contribution to the structure of London – large scale greenspace asset which provides clear distinction and sense of separation, although may have some localised erosion.</p> <p>And/or: Contains strong and possibly varied landscape structure and/or topographic variation, which define edge conditions.</p>	<p>Built development is completely absent.</p> <p>And/or: The parcel provides a very clear and highly defined sense of openness and separation, such that openness is the defining/dominant characteristic of the parcel. Highly notable and prominent contribution to structure of London (e.g. river valley, Metropolitan scale park or greenspace)</p> <p>And/or: Contains very strong and varied landscape structure (intimate spatial scale and landscape mosaic) and/or topographic variation, which define edge conditions – a hard, well-defined boundary.</p>

Potential data and information sources: Ordnance Survey 1:25,000 Explorer mapping and MasterMap data, aerial photography, historic mapping/map regression where available/relevant, field survey.

Table 2.1b Assessment criteria - London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Assessment Thresholds and Definitions

Weak	Weak-Moderate	Moderate	Moderate-Strong	Strong
A very local level and/or weakly performing Green Infrastructure (GI) asset/of low GI functionality.	A GI site of neighbourhood level importance. And/or: A parcel which contains open air sport, recreational or cultural facilities of neighbourhood importance/catchment.	Recognised as a GI site of at least district or borough level importance. And/or: A parcel which contains open air sport, recreational or cultural facilities of borough-wide importance/catchment.	A strategic GI site of importance to more than one borough. And/or: Parcel contains 'destination' open air sports, recreational or cultural facilities of importance for several boroughs.	A strategic GI site of London-wide importance. And/or: Parcel contains 'destination' open air sports, recreational or cultural facilities of London-wide importance, which may also serve a catchment beyond London.

Potential data and information sources: Ordnance Survey 1:25,000 Explorer mapping and MasterMap data, aerial photography, All London Green Grid and local greenspace assessment/green infrastructure strategy mapping where available, Local Plan and National Land Use data (where available), field survey.

Table 2.1c Assessment criteria - London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

Assessment Thresholds and Definitions

Weak	Weak-Moderate	Moderate	Moderate-Strong	Strong
<p>Parcel is not part of nor linked to landscapes of national importance (Registered Battlefields or Registered Parks and Gardens).</p> <p>And/or: Parcel may make a very weak or tangential contribution to a locally listed landscape.</p> <p>And/or: Parcel is/is forms part of a very local level GI/recreational asset.</p> <p>And/or: Is un-designated for ecological interest, supporting common-place habitats.</p> <p>And/or: Parcel may be in very poor condition/very poorly maintained and managed.</p>	<p>Parcel may form at most a tertiary part of a Registered Park and Garden (e.g. on its periphery).</p> <p>And/or: Parcel is partially linked to a GI asset of Metropolitan significance.</p> <p>And /or: Parcel may be designated or proposed as a local graded Site of Importance for Nature Conservation (SINC) or Site of Nature Conservation Interest (SNCI) or Local Nature Reserve (LNR) or may support habitats of parish value.</p>	<p>Parcel may form a secondary or small/minor part of a Registered Park and Garden (e.g. within the boundary but not forming one of the features listed in the citation/not part of a designed view included in the listing).</p> <p>And/or: Parcel forms a small part of or is partially linked to a GI asset of Metropolitan significance.</p> <p>And /or: Parcel may be designated or proposed at metropolitan level for its ecological interest e.g. SINC (Metropolitan).</p>	<p>Parcel forms part of an important part of a Registered Park and Garden and is likely to contain some features listed in the citation/ parcel contains a Registered Park and Garden in its entirety.</p> <p>And/or: Parcel forms an important part of a Regional Park or other green space of Metropolitan importance.</p> <p>And/or: Parcel is ecologically rich, possessing either nationally important habitats or is designated for ecology at the national level, as a Site of Special Scientific Interest (SSSI), a National Nature Reserve (NNR), or both.</p>	<p>Parcel forms a key location in a World Heritage Site or is a key part of a Registered Park and Garden/contains many key features listed in the citation/contains a Registered Park and Garden in its entirety.</p> <p>And/or: Parcel forms an essential part of a Regional Park or other green space of Metropolitan importance.</p> <p>And/or: Parcel is ecologically outstandingly rich, possessing either internationally important habitats or is designated for ecology at such a level – RAMSAR*/Natura 2000*/Special Protection Area (SPA)/Special Areas of Conservation (SAC)/SSSI, or both. (*for definitions see Appendix A1 Glossary and Definitions)</p>

Potential data and information sources: Ordnance Survey 1:25,000 Explorer mapping and MasterMap data, aerial photography, landscape and townscape characterisations and relevant Conservation Area appraisals, Historic Parks and Gardens Register and citations plus local list, relevant statutory and local heritage designations and nature conservation designations, UK Biodiversity Action Plan (BAP)/Local BAP Habitat and Priority Habitat data, green infrastructure datasets, field survey.

Table 2.1d Assessment criteria - London Plan MOL Criterion 4: 'Forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria

Assessment Thresholds and Definitions

Weak	Weak-Moderate	Moderate	Moderate-Strong	Strong
A GI asset with very low or poor levels of accessibility and connectivity.	Has a generally fragmented green link/access network, likely to be of at most secondary level of importance to the GI network (e.g. may also include local routes/Public Rights of Way (PRoW)).	Has a partial green link/access network, which may in part fulfil a strategic function as part of a wider GI network.	Parcel connects to a green link of London-wide importance, such as a Green Chain. Likely also to contain a mostly well-connected green link network.	Parcel contains or forms part of a park of Metropolitan importance or contains part of a green link of London-wide importance, such as a Green Chain. Likely also to contain an extensive or well-connected green link network

Potential data and information sources: South London Green Chain dataset

3 Findings

The section summarises the key findings and recommendations from the MOL review. Table 3.1 presents a summary of the overall scores of the areas against the criteria and methodology outlined in Section 2. Full assessment profiles, scoring and recommendations based on the assessment are shown in the proformas in Appendix A.

Figure 3.1 presents the overall recommendations from the original study and these additional sites review. It illustrates whether existing areas of MOL should retain their current designation or be subject to further consideration for whole or partial release; and whether sites proposed for MOL designation meet the London Plan criteria.

Table 3.1 Area Assessment Summary

Summary table whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong.

This table summarises information from the pro forma assessment summaries detailed in the Annex report. It is not necessary to read through this table if you are using a text reader, as the information is expanded upon and explained more fully in the pro forma assessments.

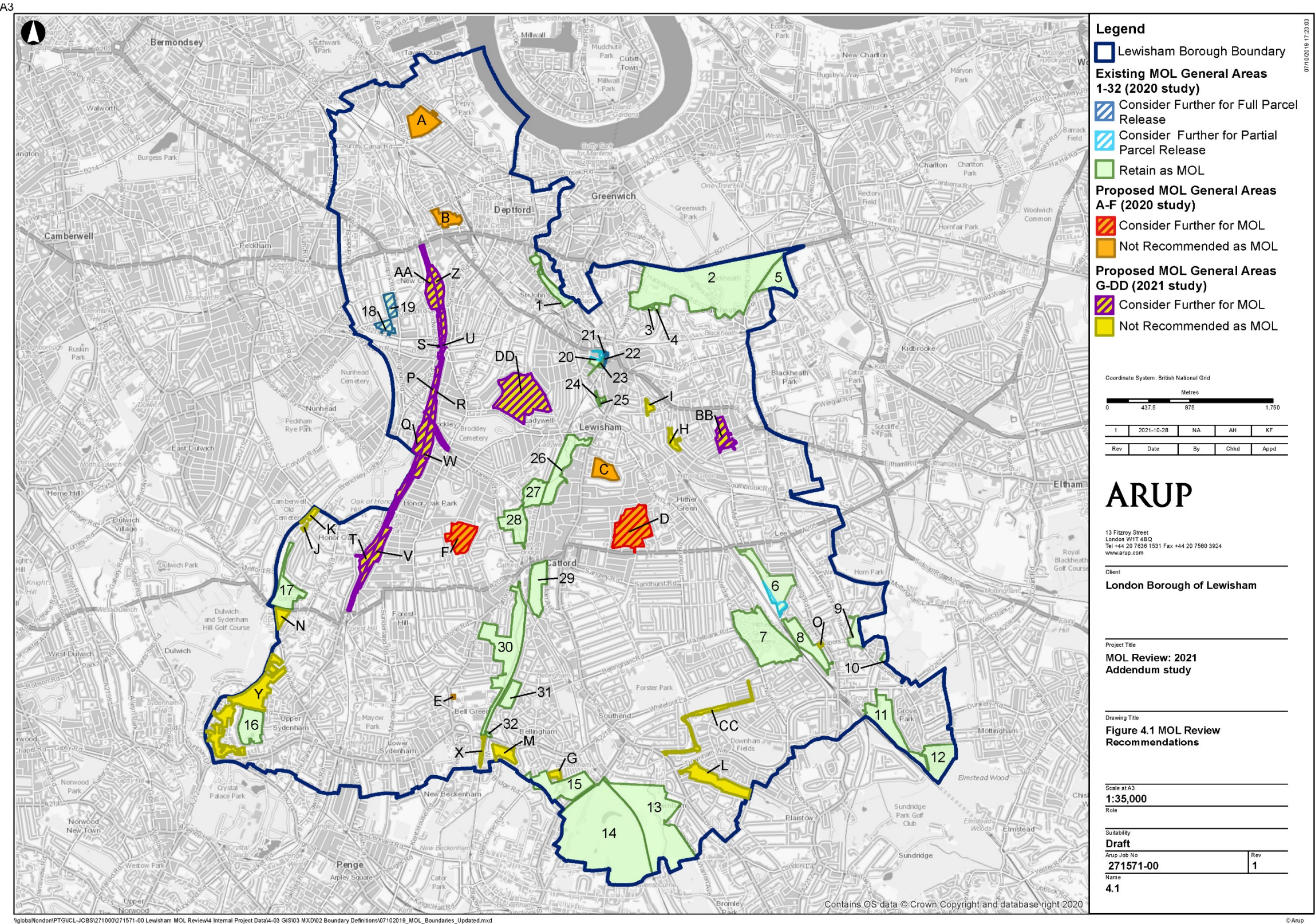
	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	Strategy	MOL Status
MOL Area G	2	2	1	0	2	Review	Not recommended as MOL
MOL Area H	2	2	2	0	2	Review	Not recommended as MOL
MOL Area I	2	1	2	0	2	Review	Not recommended as MOL
MOL Area J	2	1	1	0	2	Review	Not recommended as MOL
MOL Area K	1	1	1	0	1	Review	Not recommended as MOL
MOL Area L	2	2	2	0	2	Review	Not recommended as MOL
MOL Area M	2	2	1	0	2	Review	Not recommended as MOL
MOL Area N	2	2	2	0	2	Review	Not recommended as MOL
MOL Area O	1	2	2	0	2	Review	Not recommended as MOL
MOL Area P	2	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area Q	3	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area R	2	1	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area S	2	1	3	1	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area T	3	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area U	2	1	3	1	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area V	3	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area W	3	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area X	2	2	2	0	2	Review	Not recommended as MOL

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating	Strategy	MOL Status
MOL Area Y	1	2	2	0	2	Review	Not recommended as MOL
MOL Area Z	3	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area AA	3	2	3	2	3	Conserve, Enhance, Review	Consider further as MOL
MOL Area BB	2	2	5	2	5	Conserve, Review	Consider further as MOL
MOL Area CC	2	2	2	0	2	Review	Not recommended as MOL
MOL Area DD	3	2	3	2	3	Conserve, Review	Consider further as MOL

Figure 3.1 MOL Review Recommendations

Increase colour contrast to view map

Legend: solid blue line: Lewisham Borough boundary, green shaded areas: MOL, as defined in the adopted Local Plan, recommended to be retained as MOL (2020 study), green shaded areas with light blue hatch: MOL, as defined in the adopted Local Plan, recommended for further consideration for partial parcel release (2020 study), green shaded areas with dark blue hatch: MOL, as defined in the adopted Local Plan, recommended for further consideration for full parcel release (2020 study), orange shaded areas: proposed areas not recommended as MOL (2020 study), orange shaded areas with red hatch: proposed areas recommended to consider further for MOL (2020 study), yellow shaded areas: proposed areas not recommended as MOL (2021 study), yellow shaded areas with purple hatch: proposed areas recommended to consider further for MOL (2021 study).



4 Conclusions and Recommendations

4.1 Performance Assessment

This study reviewed the additional sites proposed for inclusion within Lewisham's MOL, subdivided into 24 areas, and assessed its performance against the London Plan MOL criteria. Consideration was also given to the strength of existing boundaries and whether they were 'clearly defined using physical features that are readily recognisable and likely to be permanent' (in line with NPPF paragraph 139).

The overall recommendations for these areas are:

- 12 areas should be considered further for designation as MOL as part of the development of the Lewisham spatial strategy.
- 12 areas are not recommended as MOL.

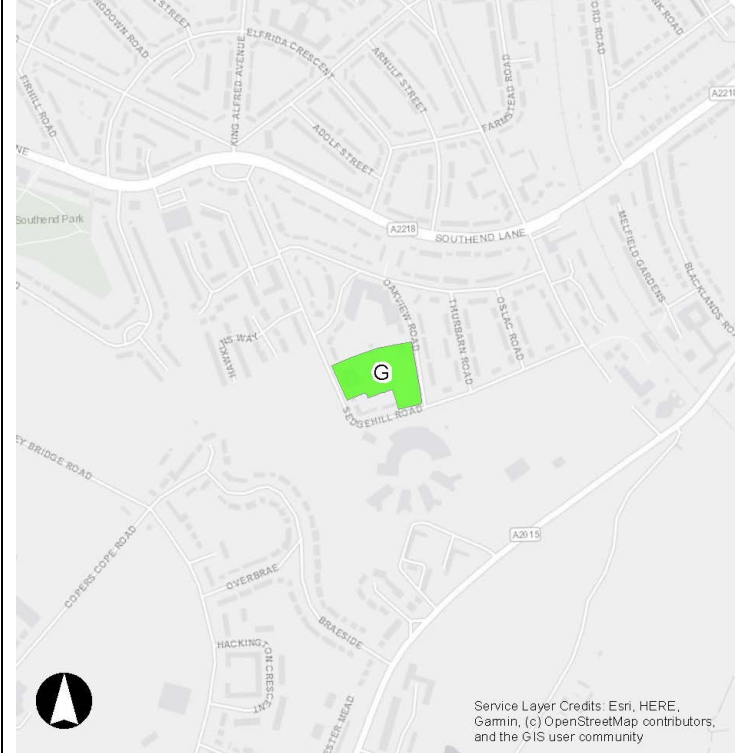
4.2 Potential Amendments to MOL

The recommendations from the MOL review should be considered by the Council in the decision-making process for Lewisham's spatial strategy. These recommendations will ultimately need to be balanced against the findings of other technical work and the Council's preferred spatial strategy as part of the wider site selection process. The recommendations set out in this Review will therefore not automatically lead to the inclusion of land as MOL, and further decision making by the Council will determine which areas, if any, might be added to the MOL.

Appendix A Site Pro Forms

Note: These pro formas are for the additional General Areas (G-DD) assessed as part of this 2021 MOL Review. Pro formas for the General Areas (A-F) can be found in the original 2020 MOL Review.

MOL Area G Assessment

	MOL area	G
	Neighbourhood Area	Bellingham
	Area (ha)	0.89

MOL Area G Site Photos

Photograph 1: View looking south east along on the Sedgehill Road with views of Happy Days Breakfast After School & Play Schemes.



Photograph 2: View looking northwest on Oakview Road with views of Dumps Adventure Playground.



Photograph 3: View looking north east from Sedgehill Road with views into Happy Days Breakfast After School & Play with Dumps Adventure Playground play features visible in the background.



Assessment of MOL Area G against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	1	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Around one third of the parcel consists of built development including a community centre in the north west and ancillary building in the north east associated with Dumps Adventure Playground is visible and accessed from the eastern boundary.

Landscape structure is mainly open with multi-use amenity lawn and outdoor activity play equipment close to the ancillary buildings. There are notable urban views in most parts of the parcel with only the part of the eastern side screened with tree lined boundaries. Other views are partially screened by formal hedge planting and sporadic clusters of shrubs and trees.

The parcel is adjacent MOL green corridor to the south although physically separated by development along Sedgemoor Road.

Overall, the parcel has notable urban influences and contributes only at a local level; due to its small size it does not physically separate urban areas or contribute to the physical structure of London and therefore scored weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains several open-air facilities serving the neighbourhood with a community centre attached to an outdoor adventure playground. Open amenity lawn with football facilities and some associated seating present.

Due to the local catchment of these facilities, the park functions at a neighbourhood level and therefore scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel consists of many recreational provisions but contains no features of historic value or landscape designations. It is well maintained due to its use as a mixed local recreational space and is likely to support common place habitats but is not designated for its biodiversity value.

As the parcel is of very local recreational value without any ecological or historical designations, it has a weak (1) score for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is part of a green chain, as designated in the 'South East London Green Chain Plus Area Framework 6, All London Green Grid'. However, it is mainly physically separated by development from the wider MOL designated green corridor.

The parcel is likely to partially contribute to wildlife connections due to close proximity to wider green spaces. There are no public rights of way through the space so accessibility and connectivity is poor.

Whilst the parcel is likely to make a partial contribution to a strategic corridor for wildlife, the parcel does not meet Criteria 1, 2 or 3 and therefore does not gain a score for criterion 4.'

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area G Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

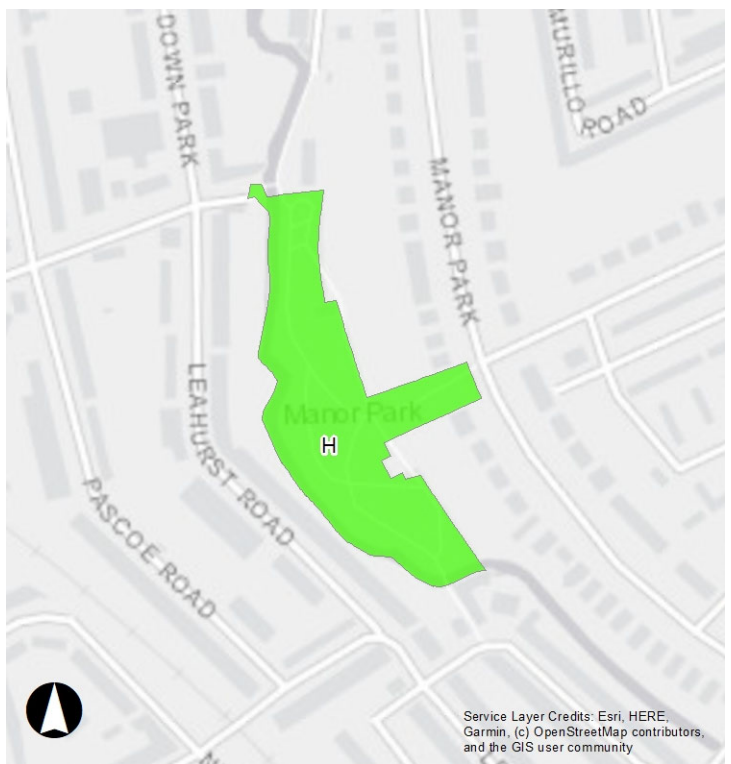
The parcel is bounded by Sedgehill Road to the west and Oakview Road to the east. Residential properties on Sedgehill Road and Watergate School grounds bound the parcel to the north. Irregular back of residential properties and Sedgehill Road bound the parcel to the south.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area H Assessment

	MOL area	H
	Neighbourhood Area	Lee
	Area (ha)	1.35

MOL Area H Site Photos

Photograph 1: View looking south from café seating area with views of recreational walking routes and amenity grass.



Photograph 2: View looking north east along the public footpath with views of the local playground, residential housing and woodland boundaries.



Photograph 3: View looking south east along from the southern park entrance via Longhurst Road with views of the River Quaggy.



Assessment of MOL Area H against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

Built development is largely absent from the parcel apart from a couple buildings which are standalone and ancillary to their use as a cafe, toilet block and classroom/event space. Due to the small-scale nature of the buildings, they do not affect the openness of the parcel.

Surrounding development is well screened by dense vegetation along the perimeters contributing to a good sense of separation from surrounding urban areas, apart from an open view of residential housing to the north and some localised urban views to the south.

The landscape structure is flat with wooded/scrub boundaries, with areas of amenity lawn and ornamental planting areas through the centre. The River Quaggy runs along the south and west boundary of the parcel at a lower level screened by woodland and scrub.

However, whilst features noted above enable the parcel to be distinct from the adjacent urban area of Hither Green, due to its small size and being a standalone green space, it does not contribute to a wider sense of separation between neighbourhoods and therefore scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The parcel forms Manor Park. As a local park the parcel provides recreational and leisure facilities at a neighbourhood level. The parcel has several recreational opportunities, including a playground, formal walking routes, and well-maintained open amenity grass and ornamental gardens. Seating is provided throughout plus additional temporary seating associated with the café.

Due to the local catchment of these facilities, the park functions are of neighbourhood importance and therefore scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

The parcel is designated as a SINC. As note in criterion 2, the parcel supports neighbourhood recreation.

As the parcel is of local ecological and recreational value, it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

Within the parcel there is a good path network from the south, east, and north boundaries providing strong connectivity and accessibility to surrounding residential areas.

In addition, the parcel forms a good quality green space along the River Quaggy and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity associated with the river corridor.

Overall, although the parcel is part of the green corridor along the River Quaggy and provides both local recreational and biodiversity value, it does not meet criteria 1, 2 or 3 and therefore does not score for criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area H Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**


The parcel is bounded by the River Quaggy to the south and west, and largely regular backs of residential properties along Manor Park to the east. To the north the parcel boundary runs along the edge of residential flats (Parkview) on Weardale Road, and a commercial building along Dermody Road.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area I Assessment

	MOL area	I
	Neighbourhood Area	Lewisham
	Area (ha)	0.74

MOL Area I Site Photos

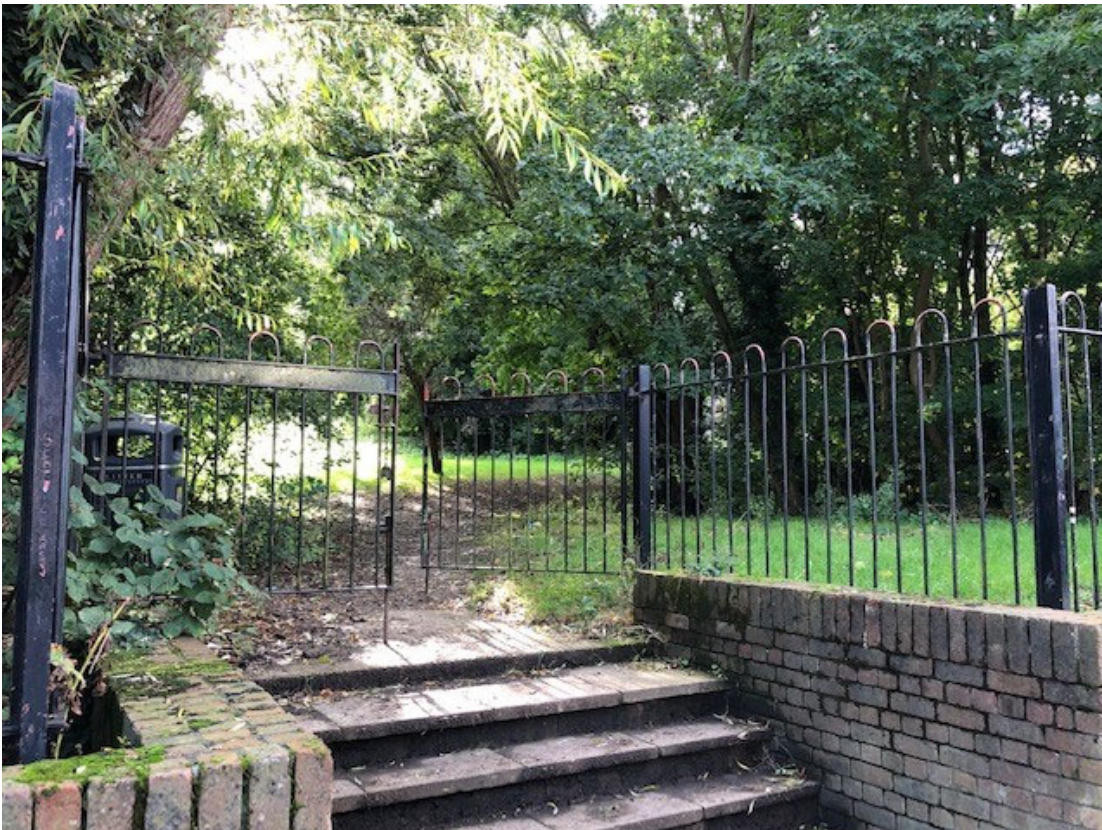
Photograph 1: View looking west from the centre with views of residential housing through woodland planting.



Photograph 2: View looking north from western side with views of open amenity grass, sporadic tree planting and enclosed boundaries.



Photograph 3: View looking west from eastern entrance with views of enclosed boundaries.



Assessment of MOL Area I against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	1	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

There is no built development located within the parcel.

It is a standalone small green space known as Gilmore Road Park, containing dense clumps of scrub/mature woodland, and grassland which screens most urban views resulting in a good sense of separation from the surrounding urban area.

The landscape structure has moderate levels of topographic variation with amenity grass and vegetation that slopes from west to east with informal paths through the parcel.

Overall, the parcel provides a well-defined sense of openness, which due to its small size physically separates the urban areas of residential housing within the estate at a very local level. Whilst the parcel is well defined, it does not separate urban areas of London therefore it scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

Gilmore Road Park provides no formal recreational facilities, with some open amenity grass in the centre. No formal paths are visible, and vegetation has low levels of maintenance.

Overall, it is a weak performing local green asset with low functionality and therefore scores weak (1) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

The parcel is designated as a SINC but has no recreational or historic designations.

As the parcel is of local biodiversity value, it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: ‘It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria’

The parcel has some accessibility and connectivity through informal paths but only at a very local level. It is not connected to any other green space and there are no apparent wildlife corridor connections.

As the parcel does not meet criteria 1, 2 or 3, it does not meet the second requirement for criterion 4 and therefore no score is given for criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area I Boundary Assessment

London Plan Boundary Criterion: ‘Clearly, using physical features that are readily recognisable and likely to be permanent’

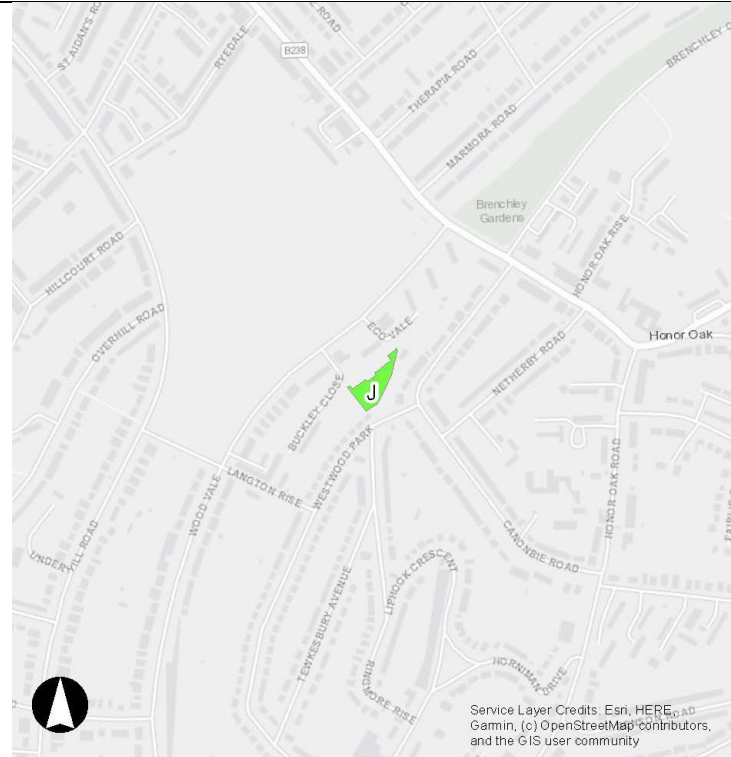
The parcel is bounded by generally regular backs of residential properties on all sides along Gilmore Road to the north and east, Clarendon Rise to the east and Wisteria Road to the south.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area J Assessment

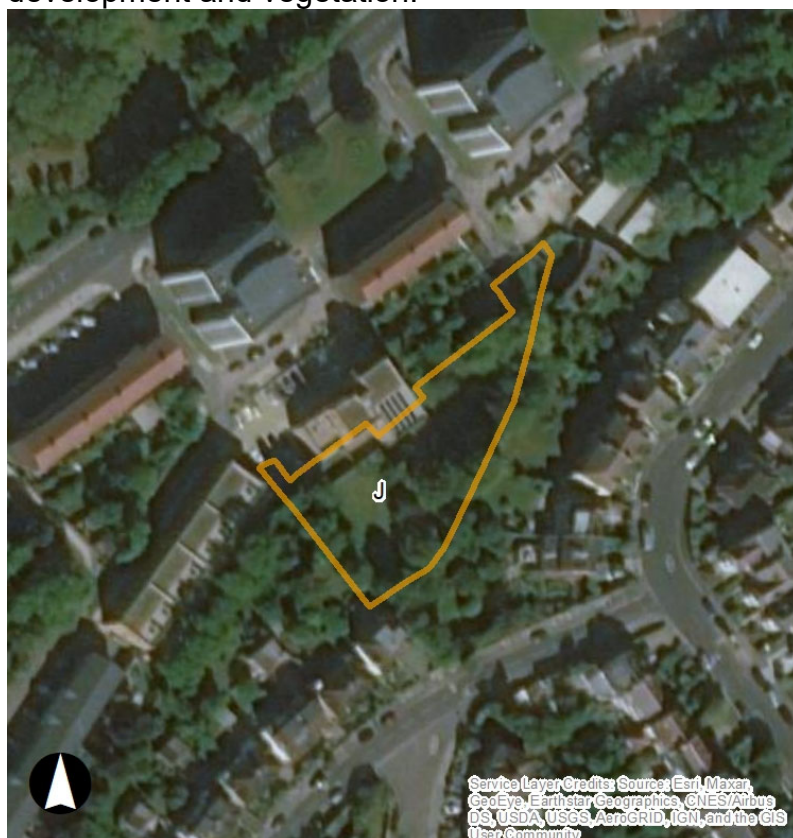
	MOL area	J
	Neighbourhood Area	Forest Hill, Honor Oak
	Area (ha)	0.20

MOL Area J Site Photos

Photograph 1: View looking south from residential carpark with views of access into parcel along fence line.



Photograph 2: Aerial map showing parcel boundary and surrounding built development and vegetation.



Assessment of MOL Area J against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	1	1	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development located within the parcel. These observations are based on site visit where access was limited, only partially visible from the west and east, and from aerial photography.

The parcel has dense vegetation cover consisting of a mix of mature trees and scrub, providing a sense of enclosure, which adds to a sense of separation from the surrounding urban area. The landscape structure is sloped from east to west, with urban views likely to the north, west and south due to high rise residential properties, although partially obscured by mature trees.

Overall, adjacent built development erodes the parcels sense of openness. It is a very small standalone parcel which does not separate urban areas and therefore does not contribute to the physical structure of London. It therefore scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal recreational or sports facilities. There are no paths, apart from formal steps on western tip to a gate entrance.

It is a small area of derelict land that provides no or very little recreational value as it mainly consists of dense vegetation preventing access to most parts of the parcel. The parcel has a weak (1) score for criterion 2 due to the lack of amenity space or recreational opportunities.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

There are no designations for ecological, recreational, or historic value within the parcel and provides no or very little recreational value as noted in criterion 2. Although mature trees and scrub vegetation are likely to support commonplace habitats, the parcel is a very local level green infrastructure asset scoring weak (1) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel has low levels of accessibility and connectivity and therefore does not form part of a strategic corridor. The parcel is part of a green chain, as designated in the 'South East London Green Chain Plus Area Framework 6, All London Green Grid', however as discussed above most of the parcel is inaccessible with very little recreational value.

It lies in close proximity to a number of larger greenspaces to the west and north and directly connects to residential gardens to the north east and south west. Therefore, the parcel is likely to contribute to local wildlife corridors. As the parcel does not meet criteria 1, 2 or 3, it does not meet the second requirement for criterion 4 and therefore no score is given for this criterion.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area J Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by regular backs of residential properties along Westwood Park and Canonbie Road to the south, west and east, and irregular backs of residential properties along Buckley Close to the north.

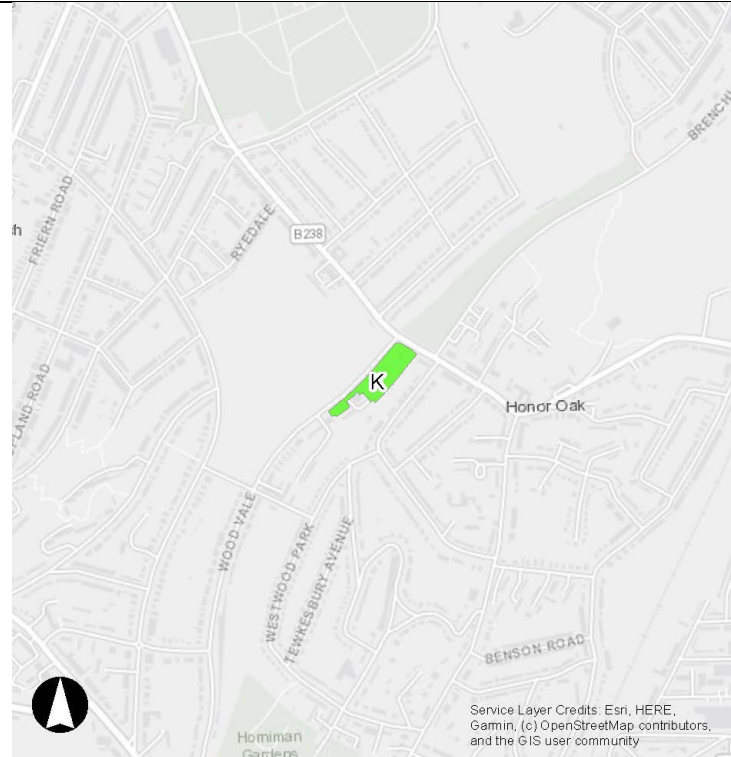
Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

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MOL Area K Assessment

	MOL area	K
	Neighbourhood Area	Forest Hill, Honor Oak
	Area (ha)	0.86

MOL Area K Site Photos

Photograph 1: View looking north east along Wood Vale with views of parcel and the residential housing blocks situated within it.



Photograph 2: View looking south west from inside parcel with views of amenity lawns, sporadic tree planting and ornamental planting.



Photograph 3: View looking north east from inside the parcel with views of amenity grass and ancillary car parking.



Assessment of MOL Area K against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	1	1	1	0	1

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel is significantly eroded by built development, approximately half in total, including multiple residential blocks, car parking and road access, which provide a significant urbanising influence and weak contrast to the open green space.

Surrounding urban views, particularly to the north, west and south west, impact the visual openness of the parcel. South and south east views consist of residential gardens with tree planting likely to screen some urban views. To the south west the parcel is directly adjacent to high-rise residential blocks without vegetation screening.

The landscape structure consists of mainly open amenity lawns, standalone mature trees and ornamental planting. There is slight topographic variation through the parcel that cannot compete with the scale of the built development and therefore has a very poor sense of openness.

Despite there being larger MOL designated green spaces adjacent to the north and west, as the parcel is significantly eroded by built development, it does not contribute to a wider sense of separation between neighbourhoods and makes no contribution to the structure of London even at a very local scale and therefore scores weak (1) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Primarily the parcel is the ground of a residential estate, offering informal recreational grounds for residents.

Due to the very local catchment of recreational opportunities, the parcel scores weak (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

There are no designations for ecological, recreational, or historic value within the parcel and as noted in criterion 2 only provides very local recreational value.

Although well maintained and likely to support commonplace habitats through its indirect links to surrounding MOL designated green space, the parcel is a very local level green infrastructure asset and has a weak (1) score for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is part of a green chain, as designated in the 'South East London Green Chain Plus Area Framework 6, All London Green Grid', however as discussed above most of the parcel is developed land.

The parcel is a small housing estate and, although open, there are no formal Public Right of Way's resulting in poor connectivity.

Due to a number of large MOL designated sites to the west and north, the parcel's green spaces are likely to provide a small contribution to a local wildlife corridor.

As the parcel does not meet criteria 1, 2 or 3, it does not meet the second requirement for criterion 4 and therefore no score is given for this criterion.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area K Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

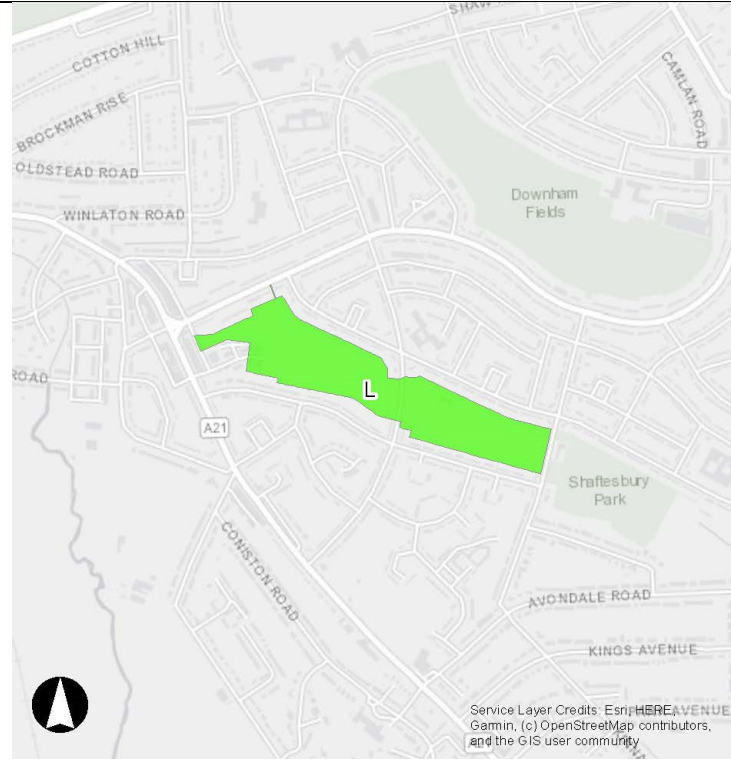
The parcel is bounded by Wood Vale to the northwest and Forest Hill Road (B238) to the northeast. To the southeast and southern west the parcel is bounded by a mixture of regular backs of residential properties along Canonbie Road, and irregular fronts of residential properties along Wood Vale accessed from Buckley Close.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area L Assessment

	MOL area	L
	Neighbourhood Area	Downham
	Area (ha)	8.08

MOL Area L Site Photos

Photograph 1: View looking west along pathway from northern parcel entrance via Downham Way with views of sporadic tree planting, public walking routes and residential housing.



Photograph 2: View looking north west across amenity grass from footbridge across waterway with views of woodland boundaries and residential housing.



Photograph 3: View looking northwest from Downham Playing Fields with views of a playground and parking facilities.



Assessment of MOL Area L against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

Built development is generally absent from the parcel, apart from two minor roads, a car park and small building providing changing facilities. The building is standalone and ancillary to the parcel’s use as playing fields and therefore does not have an urbanising influence.

Surrounding urban views are largely screened by dense vegetation along boundaries with some localised glimpse views of surrounding residential properties and open views to a residential development to the northwest. Views to surrounding urban development are more open at centre due to Glenbow Road and Valeswood Road crossing through the parcel, but the sense of openness is mostly well defined.

The landscape structure is mostly flat open amenity grassland with a central naturalised wooded river corridor and wooded/scrub around the perimeter of the parcel. Directly connected to the south east is Shaftesbury Park, but otherwise it is not connected to any other green spaces. The river is not connected visually to surrounding river corridors but runs from the southeast to northwest of the parcel.

Overall, the parcel has a good sense of openness and is mostly well-defined with only very localised erosion by development and urban influences. However, due to its size it physically separates sections of the urban area of Downham contributing to the physical structure of London at a neighbourhood level. Therefore, it scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The parcel forms Downham Playing Fields, providing several recreational/sports opportunities: formal walking routes, playground, and well -maintained football pitches associated with the sports centre to the south east, and informal open amenity grassland.

Due to the local catchment of these facilities, the park functions at a neighbourhood level and therefore scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

The river corridor through the parcel has a SINC designation. In addition, although severed by Valeswood Road, the parcel indirectly connects to SINC designated Shaftesbury Park wetlands.

As noted in criterion 2 the recreational facilities are well maintained and there are multiple local recreational facilities.

Overall, the parcel is of mainly local recreational and biodiversity value due to the SINC designation and local park facilities, scoring weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

Within the parcel there is a good path network, which connects well to surrounding urban residential areas on most boundaries. The parcel therefore has good connectivity and accessibility at a local level.

In addition, the parcel forms a green space that connects to Spring Brook, a short tributary of the River Ravensbourne, and therefore is likely to contribute to a local wildlife corridor, although it does not directly link further green spaces.

Overall, whilst the parcel has good access, due to its small size and standalone nature it is at most of secondary importance to the green infrastructure network. As the parcel does not meet criteria 1, 2 or 3, it does not meet the second requirement for criterion 4 and therefore no score is given for this criterion.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area L Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'


The parcel is largely bounded by generally regular backs of residential properties along Farmfield Road and Rangefield Road to the south and north, and Valeswood Road to the east. The parcel is mainly bounded by irregular grounds of properties along Medhurst Drive to the west.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

Overall, the parcel should not be put forward as MOL.

MOL Area M Assessment

	MOL area	M
	Neighbourhood Area	Bellingham
	Area (ha)	2.73

MOL Area M Site Photos

Photograph 1: View looking north with views of open amenity grassland with football facilities, mixed mature woodland edges and glimpse views of adjacent housing.



Photograph 2: View looking west with views of open amenity grassland with football facilities and continuous mixed mature woodland in the background.



Photograph 3: View looking east with views of open amenity grassland, playground and standalone mature trees, with continuous mixed mature woodland in the background.



Assessment of MOL Area M against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	1	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent from the parcel. The landscape structure consists of continuous wooded or tree lined edges, with flat central amenity lawn with further clusters of trees. Trees or scrub along all boundaries screen adjacent development well, with very local localised views of adjacent urban development resulting in a well-defined sense of openness.

The parcel is small, and whilst it lies in close proximity to other green spaces to the north and south, as the parcel's margins are developed on all sides, it is a standalone parcel which contributes to the physical structure of London only at a local neighbourhood level, scoring weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel forms Southend Park and provides local, well maintained recreational facilities including a playground, seating, outdoor gym and football facilities. As the parcel provides recreational opportunities of neighbourhood catchment, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel contains no historic or biodiversity designations, however its woodland is likely to support common place habitats. As discussed for criterion 2, the parcel provides informal recreational facilities of neighbourhood importance. Overall, as the parcel is of local recreational value but is not designated for recreational, historic or biodiversity value, it scores weak (1) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The small parcel has good network of internal access routes, however due to development on all sides, the parcel only indirectly connects to a local footpath along the Pool River to the south.

The parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. It lies within 200m of green spaces along the Pool River corridor to the north and south, it is therefore likely to provide a small contribution to a wildlife corridor along the river. Based on aerial photography, the Pool River appears to run directly below the parcel in a culvert.

Whilst the parcel makes a small contribution to a green corridor along the Pool River, as the parcel does not meet criteria 1, 2 or 3, it does not gain a score against criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area M Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'


Regular backs of residential properties along Meadowview Road and Worsley Bridge Road bounds the settlement to the east, south and west. The parcel is bounded by the grounds of Berkshire House and car parking associated with shops along Southend Lane (A2218) to the north.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area N Assessment

	MOL area	N
	Neighbourhood Area	Forest Hill
	Area (ha)	1.66

MOL Area N Site Photos

Photograph 1: View looking west with views of amenity grassland, multiple play areas and continuous hedge/ tree lined boundary in the background



Photograph 2: View looking west with views of amenity grassland, small building and continuous hedge/ tree lined boundary in the background



Photograph 3: View looking south with views of amenity grassland and mixed mature woodland/ scrub along the southern boundary



Assessment of MOL Area N against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent from the parcel, apart from one small building which is standalone and therefore does not have an urbanising influence.

Views of surrounding development are very well screened, due to the high continuous hedge with intermittent tree planting along the northern boundary, and the largely continuous wooded strip on all other boundaries. This results in a strong sense of separation in most areas of the parcel. The remainder of the parcel is open amenity grassland sloping northwards providing fair landscape structure overall.

Overall, the well vegetated boundaries enable the parcel to be highly distinct from adjacent urban areas. The parcel is small in scale, and whilst it lies adjacent to other MOL designated greenspaces directly to the north and indirectly to the south, the parcel is physically and visually separated. Therefore, the parcel is standalone and only contributes to the physical structure of London at a very local level, scoring weak-moderate (2) for criterion 2.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The whole parcel forms a small park known as the Horniman's Triangle. The parcel is well maintained and offers multiple recreational facilities, including a diverse play area, seating and large grass areas. Overall, the parcel provides neighbourhood level recreational value, scoring weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is a SINC. The parcel lies within the Conservation Area and lies adjacent to a listed building and a Registered Park and Garden. As discussed for criterion 2, the park is of local recreational value based on the facilities present. Overall, the parcel is of mainly local ecological, historical and recreational value, therefore it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. In addition, it is designated as a Green Corridor area (policy CS12) within the Lewisham Core Strategy 2011.

The parcel is not located along a designated cycling and walking route, and only has two access points in the north east and north west corners resulting in a generally poor green link network. However, it does indirectly connect to entrances for the

Horniman Museum and Gardens, a large accessible green space to the north. In addition, the parcel is likely to contribute to a local wildlife corridor to the north.

Overall, despite the parcels green chain designations it has a fragmented access network. As the parcel does not meet criteria 1, 2 or 3, it does not gain a score against criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area N Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'


The parcel is bounded by London Road (A205) to the north, Sydenham Rise to the east and Sydenham Hill to the west. Sydenham Rise and Sydenham Hill both partially bound the parcel to the south.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area O Assessment

	MOL area	O
	Neighbourhood Area	Grove Park
	Area (ha)	0.20

MOL Area O Site Photos

Photograph 1: View looking northwest from Baring Road with views of Ringway Community Centre, ancillary buildings and woodland boundaries.



Photograph 2: View looking south west from the eastern boundary with views of buildings and a hardstand driveway associated with Ringway Community Centre



Photograph 3: Aerial map showing parcel boundary and surrounding built development and vegetation.



Assessment of MOL Area O against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	1	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

Most of the parcel is developed, with multiple buildings and large areas of hardstanding driveways associated Ringway Community Centre. Based on aerial photography, the western tip of the parcel consists of amenity lawn and a small area of woodland, which directly connects to further extensive woodland outside the parcel. Elsewhere in the parcel, green space is limited to small areas of amenity lawn or ornamental planting.

The parcel is significantly developed, providing a very limited sense of openness. The parcel therefore does not contribute to a wider sense of separation between neighbourhoods or to the physical structure of the London, scoring weak (1) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The parcel contains Ringway Community Centre which provides a range of community activities and events. Based on views from the public highway and aerial photography, the parcel does not provide any formal open-air facilities, however there are likely to be some informal recreational opportunities associated with the community centre. As the parcel provides is likely to provide recreational opportunities of neighbourhood catchment, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

The parcel contains no historic or biodiversity designations. However, the parcel contains a very small area of woodland which is likely to support common place habitats. As discussed for criterion 2, the parcel is likely to provide informal recreational facilities of neighbourhood importance. In addition, the site is a Dark Sky Discovery Site. Overall, as the parcel is of local recreational value but is not designated for historic or biodiversity value, it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: ‘It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria’

The small parcel has no public rights of way and therefore has very poor levels of accessibility and connectivity. It contains a small area of woodland that directly connects to further extensive woodland outside the parcel of Grove Park Nature Reserve, therefore it is likely to provide a very small contribution to a wildlife corridor.

Whilst the parcel is likely to make a very small contribution to a local green corridor for wildlife, as the parcel does not meet criteria 1, 2 or 3, it does not score against criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area O Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'


The parcel is bounded by Baring Road (A2212) to the east. To the south the parcel is bounded by a mixture of development and small hedgerow. Based on aerial photography, to the north and west the parcel is bounded by mature woodland.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area P Assessment

	MOL area	P
	Neighbourhood Area	Brockley
	Area (ha)	2.80

MOL Area P Site Photos

Photograph 1: View looking north from pedestrian bridge between the eastern side of Brockley and Crofton Park and the western side of Brockley with views of the mature woodland separating the Deptford Allotments from the railway line.



Photograph 2: View looking south from northern tip along eastern boundary with views of path access to buildings and residential properties.



Assessment of MOL Area P against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The northern third of the parcel is significantly eroded by built development. It includes the railway line, Brockley station platform and fragmented thin strips of green space.

The southern two thirds of the parcel contain no development apart from the railway line along the eastern boundary, based on aerial photography and limited views from the public highway. It is primarily formed by Deptford Allotments with mixed vegetation cover. Urban views are likely to the east and west throughout the parcel due to the lack of continuous scrub or woodland along boundaries and thin nature of the parcel, however irregular trees may screen some urban views. Continuous woodland along the southern boundary is likely to screen most adjacent urban development to the south, resulting in a good, localised sense of openness.

The parcel lies adjacent to Parcel R, which whilst physically separated by a railway line, is linked to it visually and perceptually due to topography. However, together these parcels form a largely narrow green space either side of the railway which do not physically separate urban areas of London beyond a very local level.

Overall, the northern section of the parcel is developed and there are views of surrounding built development in parts of the parcel. Due to the narrow width, it contributes to the physically structure of London only at a neighbourhood scale. Therefore, the parcel scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Half of the parcel contains Deptford Allotments, which are of borough level recreational importance. The remaining areas of the parcel provides no recreational or sports facilities within the parcel and are not publicly accessible.

On balance, as half the parcel is not publicly accessible offering no open-air facilities, whilst half provides a borough level recreational facility, overall, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel has a SINC (metropolitan) designation contributing to a fragmented green corridor running further north and south along the railway line. As noted in criterion 2, the parcel contains borough level recreational facilities.

As the whole parcel has metropolitan biodiversity value, this outweighs its local recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. However, there are no public rights of way within any part of the parcel and therefore access and connectivity are limited to those using the allotment or buildings to the north.

The undeveloped section of the parcel forms part of a SINC designated fragmented linear green corridor along the railway line, which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criteria 3 and contributes to a local green corridor for wildlife, as the internal access within the site is poor, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 3, it should be considered for MOL designation. It performs weakly against other MOL criteria due to it not being clearly distinguishable from surrounding urban areas, lack of access and providing local level recreational value.

MOL Area P Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by railway lines to the north, south and east. To the west the parcel is mainly formed by regular backs of residential properties along Brockill Crescent and South Norbert Road, an unnamed access road, Mantle Road, and fencing along the back of Deptford allotments which form part of the parcel.

Strategy and recommendations

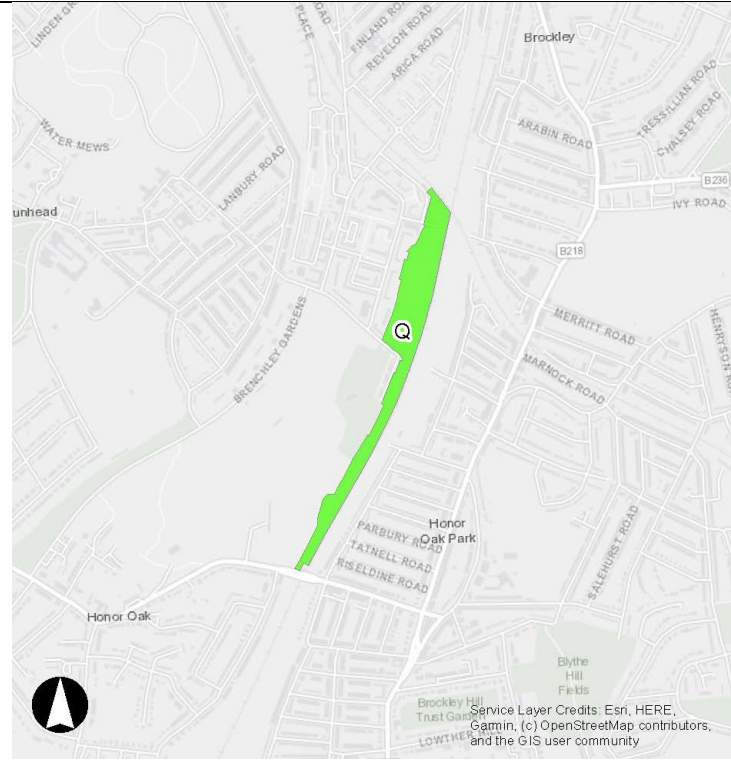
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's metropolitan biodiversity value should be conserved and enhanced.

Recommended Area (RA) for MOL



MOL Area Q Assessment

	MOL area	Q
	Neighbourhood Area	Crofton Park, Honor Oak, Brockley
	Area (ha)	5.75

MOL Area Q Site Photos

Photograph 1: View looking south west from public pathway views of amenity grass and sports facilities in the distance.



Photograph 2: View looking north east from a residential access road with views of the mature woodland and scrub eastern edge.



Photograph 3: View looking north west from Honor Oak Park (B238) with views of the sloped grassland railway bank.



Assessment of MOL Area Q against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is generally no built development on the parcel, apart from a small number of low scale structures or buildings associated with Honor Oak Adventure Playground and National Grid sub stations. In addition, the eastern edge of the parcel contains a section of the railway line and Honor Oak Park station. This assessment is partially based on aerial photography and limited views from the public highway, as the parcel has limited public access.

Most of the site consists of woodland/scrub that is particularly mature in the parcel's centre, generally screening views of the adjacent railway line and development. In the northwest tip, an area of amenity grass results in open views of unscreened development on the western edge of the parcel. The southern tip is sloped grassland with open views of development to the east and south, with direct views of unscreened development including Honor Oak Park station.

The small parcel is directly linked to other larger MOL designated green spaces to the west, located within the London Borough of Southwark. In addition, it is perceptually and partially physically linked to Parcel W via railway bridge connections, which in combination results in a wide corridor of woodland along the railway. Cumulatively, these green spaces have strategic roles to separate multiple urban districts, including Honor Oak and Crofton Park to the east, and Nunhead, Newlands and Peckham to the west. As urbanising influences are only localised and the parcel provides a small contribution to a series of greenspaces strategically important to the structure of London, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

Approximately half of the parcel contains recreational, sports and leisure facilities serving the local area with formal walking routes while the other half is inaccessible green space. The former includes some open-air recreational facilities, including amenity lawns, basketball and football courts and an outdoor adventure playground open on a weekly basis.

Due to the local catchment of these facilities, the parcel functions at a neighbourhood level and therefore scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

As noted in criterion 2, the parcel has neighbourhood recreational value.

In addition, it has a SINC (metropolitan) designation contributing to a fragmented green corridor running further north and south along the railway line. The parcel is also directly adjacent to other SINC designated sites. The parcel forms a very small

section of the London Cycle Network Route 22 and Brockley Three Peaks local walking route.

A small area of the parcel from south east to north west is designated as an Area of Archaeological Priority.

As the whole parcel has metropolitan biodiversity value, this outweighs its local historic and recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

Most of the northern section of the parcel is publicly accessible. It also contains two pedestrian and cycle bridges over the railway, which are designated as part of the London Cycle Network Route 22 and Brockley Three Peaks local walking route. These routes help to connect larger green spaces either side of the railway, including Honor Oak Recreation Ground, and Brockley and Ladywell Cemetery. Therefore, this section of the parcel is likely to be of secondary level importance to the green infrastructure network. The southern section of the parcel, and the remainder of the northern section, has no public access and therefore has very poor connectivity.

The parcel forms part of a fragmented linear wooded corridor along the railway line which is likely to contribute to a local wildlife corridor. In addition, woodland within the parcel directly connects to the adjacent woodland and grassland of the larger MOL designated green space to the west.

Whilst the parcel meets criteria 1 and 3, and contains two important links, as these go over the parcel via railway bridges rather than through the parcel, and overall the internal access within the site is poor, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criteria 1 and 3, it should be considered for MOL designation. It is clearly distinguishable from the surrounding urban areas, which helps to separate. It performs weakly against other MOL criteria due its lack of access and providing local level recreational value.

MOL Area Q Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The parcel is bounded by railway lines to the north and east, and Honor Oak Park road to the south. To the west the parcel is bound by a mixture of a fence line, some of which also has an unbroken mixed tree line/woodland, Brockley Mews, Brockley Way, Turnham Road, and regular backs of residential properties along Turnham Road.

Strategy and recommendations

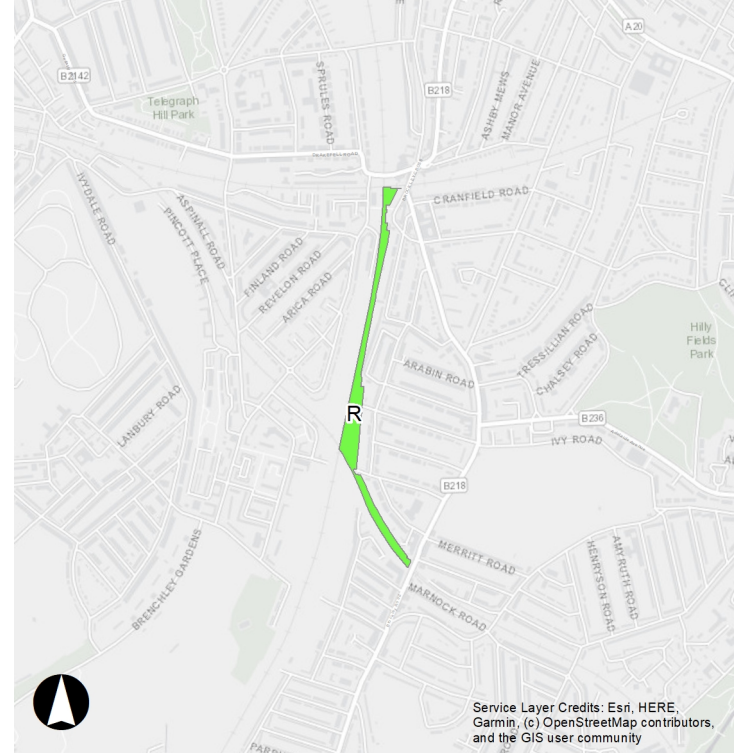
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's local recreational and metropolitan biodiversity value should be conserved. The recreational value of the parcel could be significantly enhanced through improving pedestrian routes north to south parallel to the railway line.

Recommended Area (RA) for MOL



MOL Area R Assessment

	MOL area	R
	Neighbourhood Area	Crofton Park, Brockley
	Area (ha)	2.59

MOL Area R Site Photos

Photograph 1: View looking south from the Brockley station bridge with views of railway line and hardstanding in Brockley station within the northern tip of the parcel.



Photograph 2: View looking north from Howson Road Footbridge with views of the mature woodland and the railway line within the western edge of the parcel.



Photograph 3: Aerial map showing parcel boundary, surrounding built development and vegetation.



Assessment of MOL Area R against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	1	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

The western half of the parcel is significantly eroded by built development, including the railway line and Brockley Station. The northern half has fragmented and largely thin strips of scrub between the development and the railway line, resulting in adjacent development being notable throughout.

The southern half of the parcel contains no development apart from the railway line, based on aerial photography and limited views from the public highway. Here the parcel is mainly formed of dense mature woodland and scrub and is likely to screen most urban views of surrounding development to the west due to vegetation cover and sloping topography, resulting in a good, localised sense of openness. This sense of openness is partially eroded due to the Howson Road Footbridge and a railway line on the southern boundary.

The parcel lies adjacent to Parcel P to the west, which whilst physically separated by a railway line, is linked to it visually and perceptually due to topography. However, together these parcels form a largely narrow green space either side of the railway, therefore they do not physically separate urban areas of London beyond a very local level.

Overall, there are views of surrounding built development in multiple parts of the parcel. Due to the narrow width, it contributes to the physical structure of London only at a neighbourhood scale. Therefore, the parcel scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The parcel provides no recreational or sports facilities within the parcel. One very small section of the parcel is publicly accessible and contains Brockley Common, a community garden, at the northern tip. There is no other public access. Therefore, the parcel scores weak (1) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

As noted in criterion 2, the parcel has little recreational value. The parcel is not designated for historic value.

The parcel has a SINC (metropolitan) designation, contributing to a fragmented green corridor running further north and south.

As the whole parcel has metropolitan biodiversity value, this outweighs its low recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

There are no Public Rights of Way within the parcel and therefore access and connectivity are poor. The parcel is forms part of a SINC designated fragmented linear green corridor along the railway line, which is likely to provide a small contribution to a local wildlife corridor.

Whilst the parcel meets criterion 3 and is likely to contribute to a local green corridor for wildlife, as it lacks public access, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 3, it should be considered for MOL designation. It performs weakly against other MOL criteria due it not being clearly distinguishable from surrounding urban areas, and lack of access and recreational value.

MOL Area R Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by railway lines to the north, south and west. To the east the parcel is mainly formed by regular backs of residential properties along Beecroft Road, Dalrymple Road, Howson Road, Kneller Road, Foxberry Road and Coulgate Street. The remainder of the eastern boundary is formed by backs of commercial properties, unbroken mixed tree planting, railway fencing at Brockley Station and Brockley Road (B218).

Strategy and recommendations


Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's metropolitan biodiversity value should be conserved and enhanced.

Recommended Area (RA) for MOL



MOL Area S Assessment

	MOL area	S
	Neighbourhood Area	Brockley
	Area (ha)	0.08

MOL Area S Site Photos

Photograph 1: View looking south west from Endwell Road (B2142) with views of scrub and tree planting.



Photograph 2: View looking south east from Mantle Road with views of fenced boundary and scrub and tree planting.



Photograph 3: View looking north east from Mantle Road with views of tree and scrub vegetation between the Endwell Road (B2142) and built development.



Assessment of MOL Area S against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	1	3	1	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Most of the parcel is undeveloped scrubland, apart from the eastern third consisting of a railway line and a small section of Brockley railway station. The vegetation cover contains a small number of trees with low-level scrub below. Along most boundaries is a fence or wall, however there are still urban views in most directions. This includes views of the railway line to the east and views of Brockley station and residential development directly south.

The parcel is very small in size and due to being visually and physically screened by infrastructure on all sides, it is separated from adjacent larger greenspaces to the north. Therefore, the parcel is standalone, and due to built development being notable in most parts it does not contribute to the physical structure of London. Therefore, the parcel scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There is no access to any part of the parcel, which provides no recreational or sports facilities. Therefore, the parcel scores weak (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

As noted in criterion 2, the parcel has no recreational value. The parcel is not designated for historic value. The parcel has a SINC (metropolitan) designation contributing to a fragmented green corridor running further north and south.

As the whole parcel has metropolitan biodiversity value, this outweighs its lack of historic and recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. However, there are no public rights of way within any part of the parcel and therefore access and connectivity are non-existent.

The parcel forms a very small part of a fragmented linear green corridor along the railway line, which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criterion 3, due to the parcel's severance resulting from adjacent infrastructure and lack of access, overall, it has very low levels of accessibility and connectivity for people and wildlife. Therefore, it scores weak (1) for criterion 4.

Overall comment

As the parcel meets criterion 3, it should be considered for MOL designation. It has metropolitan biodiversity value; however, it performs weakly against other MOL criteria due its lack of access and recreational value.

MOL Area S Boundary Assessment

London Plan Boundary Criterion: ‘Clearly, using physical features that are readily recognisable and likely to be permanent’

The parcel is bounded by railway lines to the south and west, Endwell Road (B2142) to the north and Mantle Road to the west.

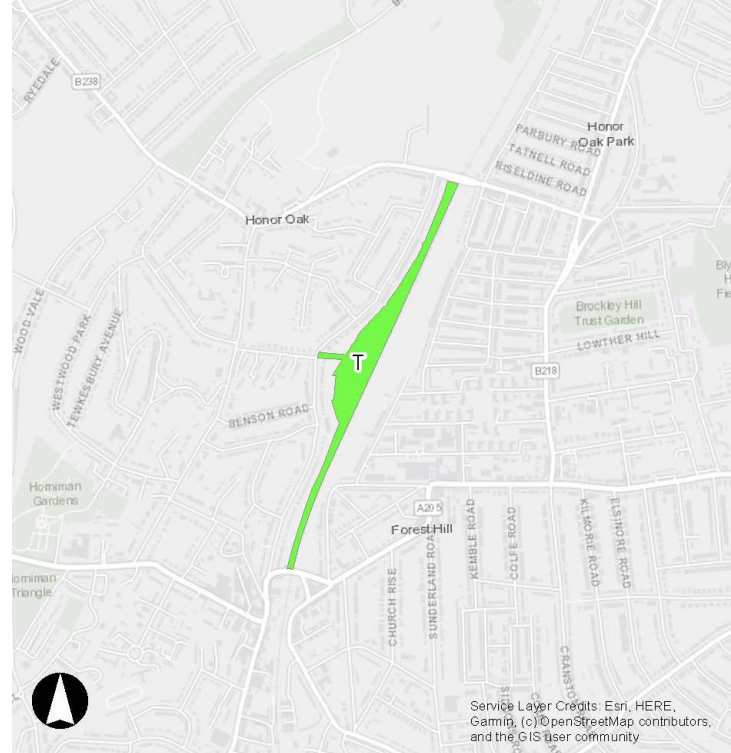
Strategy and recommendations

Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel’s metropolitan biodiversity value should be conserved. The biodiversity value of the parcel could be enhanced through increased vegetation management.

Recommended Area (RA) for MOL

MOL Area T Assessment

	MOL area	T
	Neighbourhood Area	Forest Hill, Honor Oak
	Area (ha)	4.24

MOL Area T Site Photos

Photograph 1: View looking south west from Honor Oak Park bridge with views of the railway line, and dense scrub/ woodland within the parcel



Photograph 2: View looking west from Devonshire Road with views of Devonshire Road Nature Reserve.



Photograph 3: Aerial map showing parcel boundary and surrounding built development and vegetation.



Assessment of MOL Area T against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is largely no built development in the parcel apart from a small single structure ancillary to Devonshire Road Nature Reserve and a railway line along the eastern boundary. This assessment is based on aerial photography and limited views from the public highway, as the parcel has no public access.

The parcel is mainly formed of dense mature woodland with scrub understorey, likely to screen most urban views of surrounding residential properties to the west due to vegetation cover and sloping topography, resulting in a good, localised sense of openness. The southern and northern tips towards Forest Hill station and Honor Oak Park station, are particularly narrow and mainly formed of scrub without tree canopies, therefore some urban views are likely. The centre is wider and therefore has a stronger sense of openness.

The parcel lies adjacent to Parcel V, which whilst physically separated by a railway, is linked to it visually and perceptually due to topography and continued land use of dense woodland belts. Cumulatively, these parcels together provide a wide wooded corridor physically separating large sections of Honor Oak and Forest Hill. As urbanising influences are only localised and the parcel provides a small contribution to the structure of London in combination with Parcel V, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The western edge of the parcel contains Devonshire Road Nature Reserve, which is open to the public sporadically. The remaining areas of the parcel have no recreational or sports facilities.

At the parcel provides a nature reserve providing some local recreational value, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

As noted in criterion 2, the parcel has low recreational value.

The whole of the parcel has a SINC (metropolitan) designation that continues further north and south along the railway line, and indirectly links to surrounding SINC designations. The parcel contains no historic designations.

As the whole parcel has metropolitan biodiversity value, this outweighs its local recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

Most of the parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. However, the parcel generally has no access, apart from a path associated with the Devonshire Road Nature Reserve, although no access was available at time of the site visit.

The parcel forms part of a fragmented linear wooded corridor along the railway line which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criteria 1 and 3, due to the parcel's overall poor access network, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 1, in combination with Parcel V, and criterion 3, it should be considered for MOL designation. These two parcels are directly linked and together they are clearly distinguishable from the surrounding urban areas, which it helps to separate.

MOL Area T Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by railway lines to the east, Honor Oak Park (B238) to the north and WalDRAM Crescent (A205) to the south. To the west the parcel is bound by largely regular backs of residential properties along Devonshire Road and a small section of Devonshire Road.

Strategy and recommendations


Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's local recreational and metropolitan biodiversity value should be conserved. The recreational value of the parcel could be significantly enhanced through increasing pedestrian routes north to south along the railway line.

Recommended Area (RA) for MOL



MOL Area U Assessment

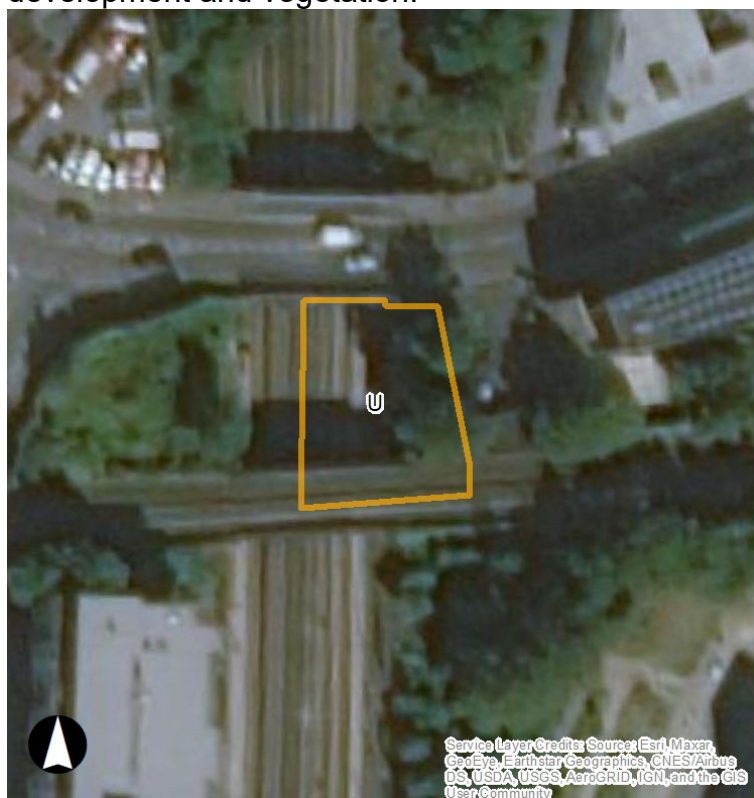
	MOL area	U
	Neighbourhood Area	Brockley
	Area (ha)	0.05

MOL Area U Site Photos

Photograph 1: View looking south east west from Endwell Road (B2142) bridge with views of dense vegetation between railway lines.



Photograph 2: Aerial map showing parcel boundary and surrounding built development and vegetation.



Assessment of MOL Area U against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	1	3	1	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

The parcel is largely eroded by built development. The western half and southern tip consists of a railway line and the eastern half contains trees with scrub understorey vegetation.

Along most boundaries is a fence or wall, however there are still urban views in most directions. This includes views of the railway line and part of Brockley station to the south and west, Endwell Road (B2142) bridge to the north and lighting industrial buildings to the east.

The parcel is very small in size and due to being visually and physically screened by infrastructure, it is separated from adjacent to larger greenspaces to the north. Therefore, the parcel is standalone, and due to built development being notable in most parts it does not contribute to the physical structure of London. Therefore, the parcel scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

There is no access to any part of the parcel, which provides no recreational or sports facilities. Therefore, the parcel scores weak (1) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

As noted in criterion 2, the parcel has no recreational value. The parcel is not designated for historic value.

The parcel has a SINC (metropolitan) designation, contributing to a fragmented green corridor running further north and south.

As the whole parcel has metropolitan biodiversity value, this outweighs its lack of historic and recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. However, there are no public rights of way within any part of the parcel and therefore access and connectivity are non-existent.

The parcel forms a very small part of a fragmented linear green corridor along the railway line, which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criterion 3, due to the parcel's severance resulting from adjacent infrastructure and lack of access, overall, it has very low levels of accessibility and connectivity for people and wildlife. Therefore, it scores weak (1) for criterion 4.

Overall comment

As the parcel meets criterion 3, it should be considered for MOL designation. It has metropolitan biodiversity value; however it performs weakly against other MOL criteria due its lack of access and recreational value.

MOL Area U Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by railway lines to the east and south, Mantle Road to the west and Endwell Road (B2142) to the north.

Strategy and recommendations

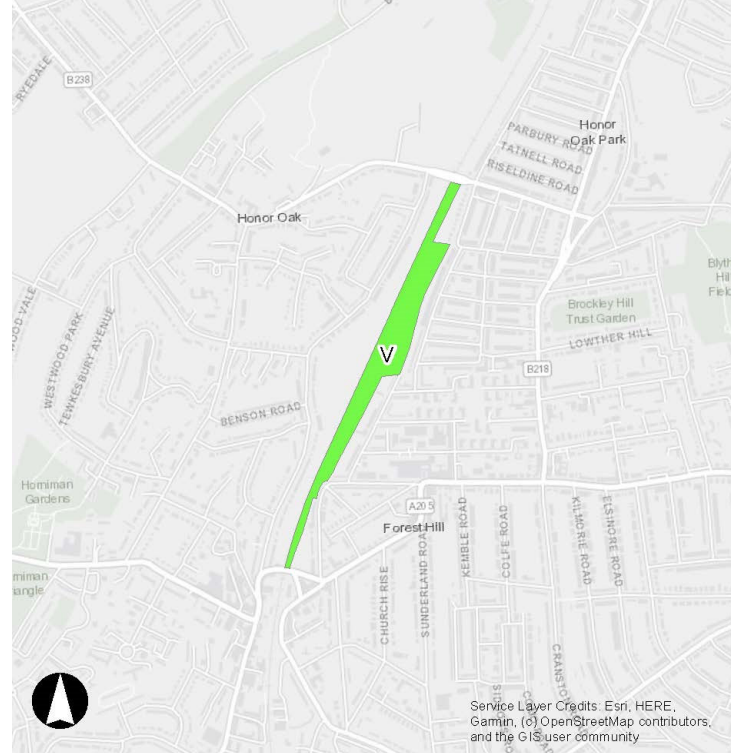
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's metropolitan biodiversity value should be conserved. The biodiversity value of the parcel could be enhanced through increased vegetation management.

Recommended Area (RA) for MOL



MOL Area V Assessment

	MOL area	V
	Neighbourhood Area	Forest Hill, Honor Oak
	Area (ha)	5.20

MOL Area V Site Photos

Photograph 1: View looking south along from Honor Oak Park bridge with views of the railway line, and dense woodland with scrub understorey.



Photograph 2: View looking north from Beadnell Road with views of Garthorne Nature Reserve.



Photograph 3: View looking north west from Stanstead Road with view of open grassland and opening along railway line.



Assessment of MOL Area V against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

There is largely no built development in the parcel apart from a small single structure ancillary to Garthorne Road Nature Reserve and a railway line along the western boundary. This assessment is based on aerial photography and limited views from the public highway, as the parcel has no public access.

The parcel is mainly formed of dense mature woodland and scrub and which is likely to screen most views of surrounding residential development to the east due to vegetation cover and sloping topography, resulting in a good, localised sense of openness. The northern three quarters are wider and therefore have a stronger sense of openness. In the southern quarter the parcel narrows resulting in urban views being likely throughout, especially in locations where vegetation cover changes to low grassland, resulting in a weak sense of openness.

The parcel lies adjacent to Parcel T to the west, which whilst physically separated by a railway, is linked to it visually and perceptually due to topography and continued land use of dense woodland belts. Cumulatively, these parcels together provide a wide wooded corridor physically separating large sections of Honor Oak and Forest Hill. As urbanising influences are only localised and the parcel provides a small contribution to the structure of London in combination with Parcel T, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The southern section of the parcel contains Garthorne Road Nature Reserve, which is open irregularly and of local level recreational importance. The remaining areas of the parcel have no recreational or sports facilities.

At the parcel provides a nature reserve providing some local recreational value, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

As noted in criterion 2, the parcel has low recreational value.

The whole of the parcel has a SINC (metropolitan) designation that continues further north and south along the railway line, and indirectly links to surrounding SINC designations.

As the whole parcel has metropolitan biodiversity value, this outweighs its local recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

Most of the parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. However, the parcel generally has no access, apart from paths associated with the Garthorne Road Nature Reserve, although no access was available during the site visit.

The parcel forms part of a fragmented linear wooded corridor along the railway line which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criteria 1 and 3, due to the parcel's overall poor access network, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 1, in combination with Parcel T, and criterion 3, it should be considered for MOL designation. These two parcels are directly linked and together they are clearly distinguishable from the surrounding urban areas, which it helps to separate. It has metropolitan biodiversity value, however it performs weakly against other MOL criteria due its lack of access and providing local level recreational value.

MOL Area V Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by railway lines to the west, Honor Oak Park (B238) to the north and WalDRAM Crescent (A205) to the south. To the east the parcel is bound by largely regular backs of residential properties along Grierson Road, Garthorne Road, Beadnell Road and Stanstead Road.

Strategy and recommendations

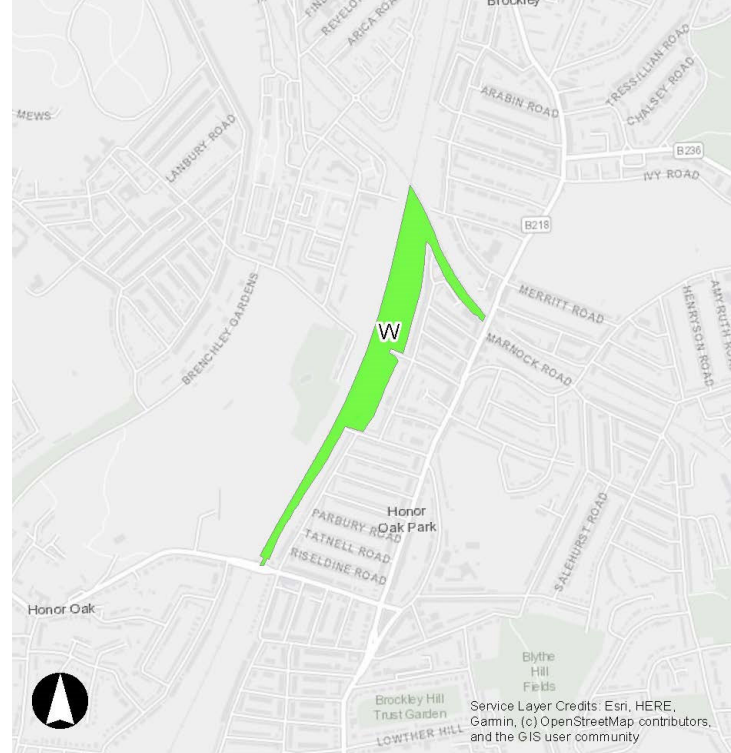
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's local recreational and metropolitan biodiversity value should be conserved. The recreational value of the parcel could be significantly enhanced through increasing pedestrian routes north to south along the railway line.

Recommended Area (RA) for MOL



MOL Area W Assessment

	MOL area	W
	Neighbourhood Area	Crofton Park, Honor Oak, Brockley
	Area (ha)	6.49

MOL Area W Site Photos

Photograph 1: View looking north east of eastern boundary from Buckthorne Bridge with views of dense woodland and scrub planting.



Photograph 2: View looking north from Buckthorne Bridge with views of Buckthorne Cutting Nature Reserve.



Photograph 3: View looking north west from Honor Oak Park (B238) with views of Honor Oak Park station and woodland/scrub along the railway line.



Assessment of MOL Area W against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

There is generally no built development in the parcel apart from a small single structure ancillary to Buckthorne Cutting Nature Reserve, a derelict Scout hut and a railway line along the western boundary. This assessment is based on aerial photography and limited views from the public highway, as the parcel has no public access.

The parcel is mainly formed of dense mature woodland and scrub which is likely to screen most urban views of surrounding residential development to the east due to vegetation cover and sloping topography, resulting in a good, localised sense of openness. The southern and eastern tips narrow in width towards Honor Park Road station and Crofton Park station; therefore, views of surrounding development are more likely. However, in the southern tip views westward is likely to be dominated by large greenspaces, including Honor Oak Playground.

The small parcel is perceptually and partially physically linked to adjacent Parcel Q to the west via railway bridge connections. Cumulatively, these parcels together provide a wide wooded corridor physically separating sections of Honor Oak, Nunhead and Crofton Park. At a wider scale, the Parcel W and Q are linked to other larger MOL designated green spaces within the London Borough of Southwark further west, separating additional urban areas including Newlands and Peckham to the west. As urbanising influences are only localised and the parcel provides a small contribution to a series of greenspaces which have strategic importance to the structure of London, in combination with Parcel Q, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The southern section of the parcel contains Buckthorne Cutting Nature Reserve, which is open sporadically and of local level recreational importance. The remaining areas of the parcel have no recreational or sports facilities.

At the parcel provides a nature reserve providing some local recreational value, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

As noted in criterion 2, the parcel has low recreational value. The parcel also forms a very small section of the London Cycle Network Route 22 and Brockley Three Peaks local walking route.

The whole of the parcel has a SINC (metropolitan) designation that continues further north and south along the railway line, indirectly links to other surrounding SINC designations.

A small area of the parcel from south east to north west is designated as an area of archaeological priority.

As the whole parcel has metropolitan biodiversity value, this outweighs its local historic and recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: ‘It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria’

Most of the parcel is designated as part of the South East London Green Chain Area, as set out within ‘South East London Green Chain Plus Area Framework 6’ within the All London Green Grid. A very small section of the parcel contains two pedestrian and cycle bridges over the railway, which are designated as part of the London Cycle Network Route 22 and Brockley Three Peaks local walking route. These routes help to connect larger green spaces either side of the railway, including Honor Oak Recreation Ground, and Brockley and Ladywell Cemetery. Therefore, this section of the parcel is likely to be of secondary level importance to the green infrastructure network. However, the majority of the parcel generally has little access, apart from a small number of informal paths associated with the Buckthorne Cutting Nature Reserve, although no access was available during the site visit.

The parcel forms part of a fragmented linear wooded corridor along the railway line, and directly connects to a series of large green spaces to the west between Honor Oak and Peckham Rye. Therefore, the parcel is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criteria 1 and 3, and contains two important links, as these go over the parcel via railway bridges rather than through the parcel, and overall the internal access within the site is poor, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 1, in combination with Parcel Q, and criterion 3, it should be considered for MOL designation. These two parcels are directly linked and together they are clearly distinguishable from the surrounding urban areas, which it helps to separate. It performs weakly against other MOL criteria due its lack of access and providing local level recreational value.

MOL Area W Boundary Assessment

London Plan Boundary Criterion: ‘Clearly, using physical features that are readily recognisable and likely to be permanent’

The parcel is bounded by railway lines to the north and west, and Honor Oak Park road to the south. To the east the parcel is mainly bound by regular backs of residential properties along Grierson Road, Courtrai Road, Buckthorne Road and Holdenby Road, the remainder bound by Brockley Road (B218), Croftongate Way and Eddystone Road.

Strategy and recommendations

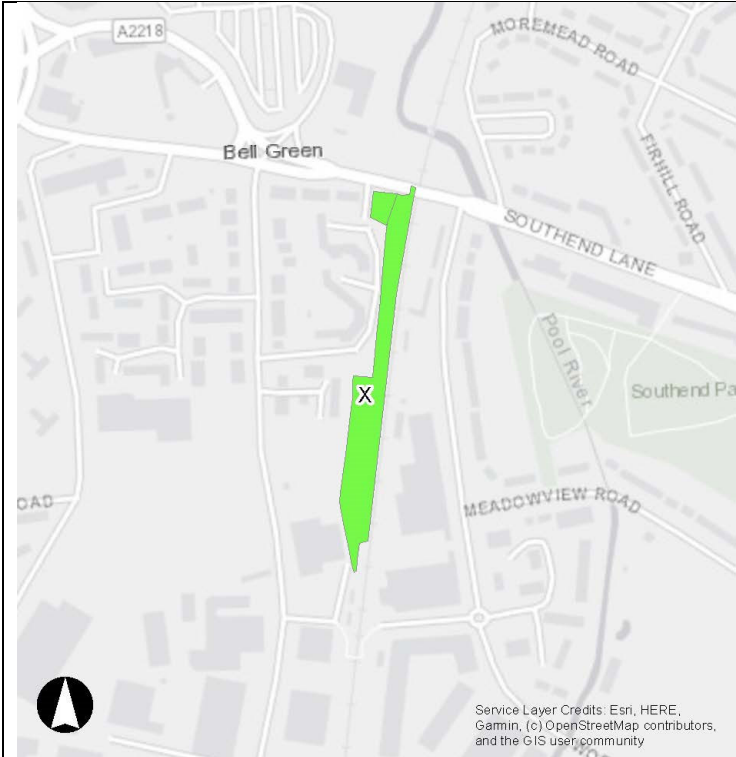
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's local recreational and metropolitan biodiversity value should be conserved. The recreational value of the parcel could be significantly enhanced through providing pedestrian routes north to south parallel to the railway line.

Recommended Area (RA) for MOL



MOL Area X Assessment

	MOL area	X
	Neighbourhood Area	Perry Hill / Bell Green
	Area (ha)	0.68

MOL Area X Site Photos

Photograph 1: View looking from the southern part of the parcel with views of mixed woodland and scrubland, hardstanding path and fence along the western boundary.



Photograph 2: View looking south from the western boundary with views of scrub and amenity grass within the northern half of the parcel.



Photograph 3: View looking northeast from the western boundary with views of ornamental hedge planting, seating and hardstanding.



Assessment of MOL Area X against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

Built development is completely absent from the parcel. Within the southern half of the parcel, dense mixed woodland and scrub vegetation offers a complex landscape structure, which screens surrounding urban development well, such that openness is the defining characteristic.

The northern half of the parcel includes low scrub vegetation with intermittent trees, areas of hardstanding and ornamental hedge planting. Due to the low nature of the vegetation and shallow in width of the parcel, there are open views of adjacent housing looking east and west, resulting on urbanising influences being notable.

Overall, built development is notable in parts of the parcel due to views of surrounding urban areas. The parcel is small in scale, and whilst it is partially connected to larger green spaces to the north along the Pool River green corridor, as views of built development are notable in northern half of the parcel, it does not contribute to physically separating surrounding urban areas. Therefore, the parcel scores weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The parcel provides informal seating areas and a woodland walk recreational path in the southern section, whilst approximately half of the parcel is inaccessible. Half of the parcel forms part of the Waterlink Way link of borough importance and National Cycle Route 2. Whilst the parcel contains recreational routes of borough or multiple borough importance, half the parcel offers no public access, and the remainder of the parcel provides a recreational asset of neighbourhood importance. On balance this results in an overall score of weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

The whole parcel is a SINC and contains no heritage designations. As discussed for criterion 2, half of the parcel forms part of the Waterlink Way link of borough importance and National Cycle Route 21, however most of the parcel provides recreational facilities of neighbourhood importance. Overall, as the parcel is of mainly local ecological and recreational value, it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: ‘It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria’

The parcel is designated as a Green Corridor area (policy CS12) within the Lewisham Core Strategy 2011. The southern half of the parcel has good connections north to south, offering a local connection to Lower Sydenham station and forms a small part of strategic recreational routes of the Waterlink Way and NCR 21.

However, approximately half of the parcel is inaccessible and there are no routes east to west. The parcel indirectly connects to adjacent green spaces to the north and is therefore likely to provide a small contribution to a local wildlife corridor.

Whilst the parcel forms a very small part of a green chain, as the parcel did not score for criteria 1, 2 or 3, it does not gain a score against criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area X Boundary Assessment

London Plan Boundary Criterion: ‘Clearly, using physical features that are readily recognisable and likely to be permanent’

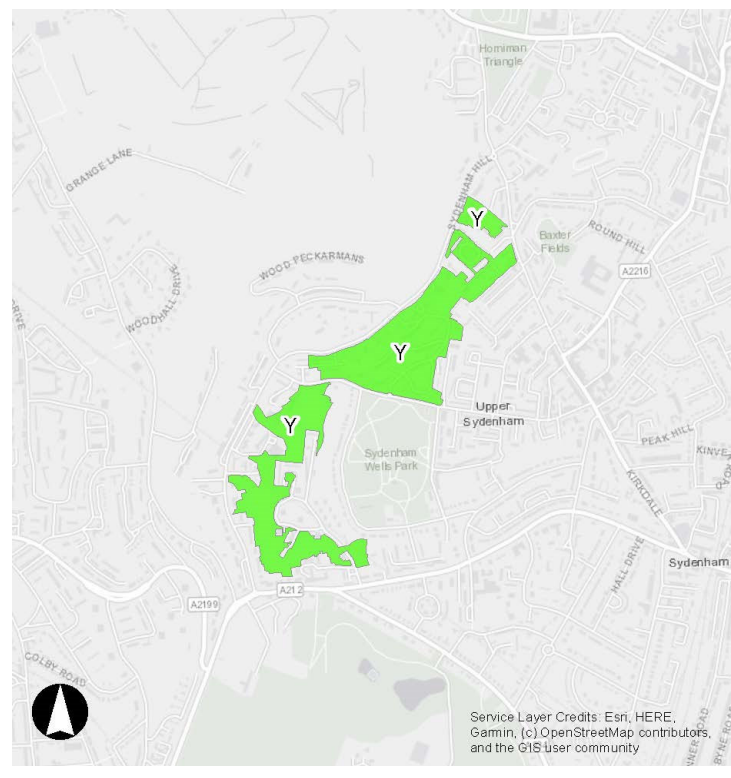
The parcel is bounded by a railway line to the east and Southend Lane (A2218) to the north. To the east the parcel is bound by Fambridge Close, regular backs of residential properties along Thomas Dean Road and sport centre along Kangley Bridge Road which also forms part of the southern boundary. The remainder of the southern boundary is weak, cutting through an area of amenity grass.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area Y Assessment

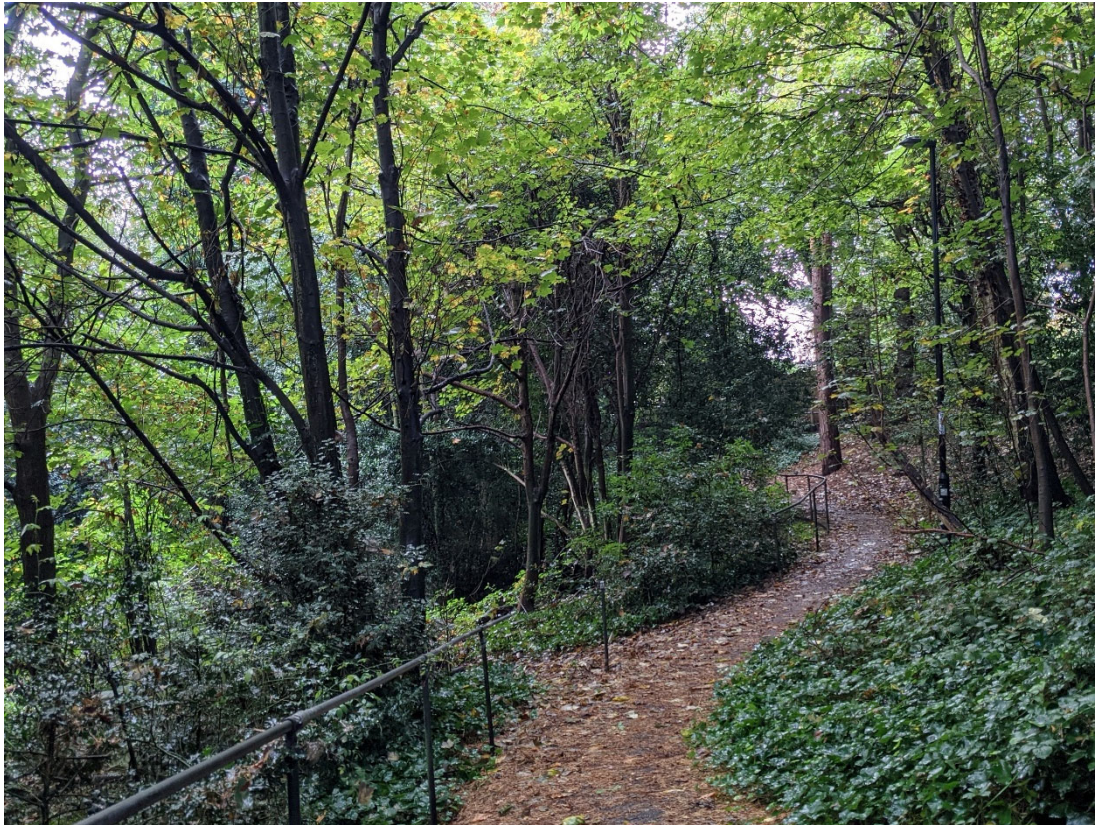
	MOL area	Y
	Neighbourhood Area	Sydenham Hill
	Area (ha)	17.51

MOL Area Y Site Photos

Photograph 1: View looking southwest with views amenity grass with mature trees and high storey residential development within the northern section of the parcel.



Photograph 2: View looking south with views mature woodland and path which is part of the Green chain Walk, within the southern half of the parcel.



Photograph 3: View looking west along Droitwich Close with views of minor road hardstanding, residential development and grass verges, within the northern half of the parcel.



Assessment of MOL Area Y against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	1	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

The parcel has two distinct areas for criterion 1. Within the southern half, built development is completely absent apart from a small section of Dane House residential development and High Level Drive minor road. Dense mixed woodland and scrub vegetation dominates, offering a complex landscape structure and screening surrounding development well resulting in a mainly well-defined sense of openness. Steep topography sloping down eastwards further screens development to the west. However, due to the thin nature of the woodland and irregular boundaries which weave between sections of development, there are localised views of adjacent residential buildings. Whilst the southern half has a mostly well-defined sense of openness, as it only separates sections of Sydenham, it contributes to the physical structure of London at a neighbourhood scale.

Built development is present throughout the northern half of the parcel, including Sydenham Hill Estate and residential developments along Sydenham Hill road. Between residential development, sloped amenity grass with large mature trees dominates resulting in open or partially screened urban views throughout. Based on aerial photography, the northern tip contains large private houses and gardens with mainly wooded boundaries or tree lined boundaries, likely to screen adjacent development well.

Overall built development is highly notable in the parcel’s northern half, and there are more localised urban influences in the southern half of the parcel. Therefore the parcel scores weak (1) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The northern half of the parcel provides informal seating areas, amenity grassland, a playground and basketball facilities. The southern half also contains several woodland paths, including a small part of the Green Chain Walk, a recreational route of South East London importance.

Around half of the parcel offers no public access, containing private gardens or woodland areas without paths. As the public areas of the parcel mainly provide recreational facilities of neighbourhood importance, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

The northern tip of the parcel lies within a conservation area. Several listed buildings lie directly adjacent but outside the parcel, which is likely to contribute positively to these heritage assets. The southern half of the parcel is designated as a SINC. As discussed for criterion 2, a small part of the parcel forms part of the Green Chain Walk of South East London importance, however most of the parcel provides

recreational facilities of neighbourhood importance. Overall, as the parcel is of mainly local ecological, historic and recreational value, it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel is designated as part of the South East London Green Chain Area, as set out within 'South East London Green Chain Plus Area Framework 6' within the All London Green Grid. The southern half of the parcel is largely inaccessible, apart from a singular path north to south which forms part of the Green Chain Walk, indirectly connecting to Crystal Palace park to the south. The northern half has good series of paths and pavements through Sydenham Hill Estate; however the rest of the area is private inaccessible land. Due to the large amount of woodland and mature trees in the parcel, which indirectly connect to large adjacent green spaces including Dulwich Wood, it is therefore likely to provide a small contribution to a local wildlife corridor.

The parcel is likely to be of secondary importance to the green infrastructure network for people and wildlife. However, as it did not meet criteria 1, 2 or 3, it does not gain a score against criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area Y Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

The southern section of the parcel is largely bounded by irregular backs of residential properties along Sydenham Hill, Bluebell Close, Westwood Hill (A212), Mountacre Close and Hillcrest Close to the west and south. The parcel is bounded by Wells Park Road to the north. A mixture of regular and irregular backs of residential properties along Longton Avenue, Vigilant Close, Talisman Square, High Level Drive and Hillcrest Close mainly bound the parcel to the east. The remainder of the eastern boundary comprises of High Level Drive, Talisman Square and Vigilant Close.


The northern section of the parcel is bounded by Wells Park Road to the south, Sydenham Hill and irregular backs of residential properties along Sydenham Hill to the west, and irregular backs of residential properties along Otto Close and Kirkdale road to the north. To the east the parcel is bounded by Mount Gardens, Oaksford Avenue and generally regular backs of residential properties along Oaksford Avenue.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area Z Assessment

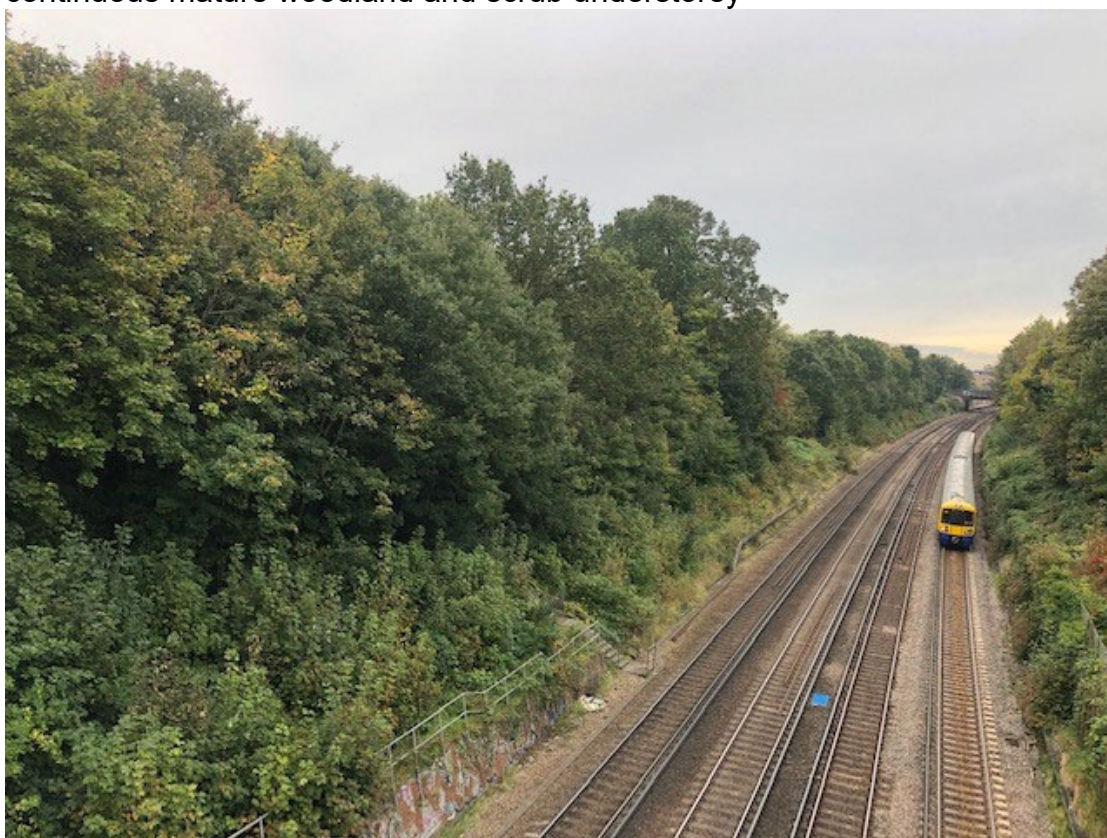
	MOL area	Z
	Neighbourhood Area	New Cross, Brockley
	Area (ha)	5.43

MOL Area Z Site Photos

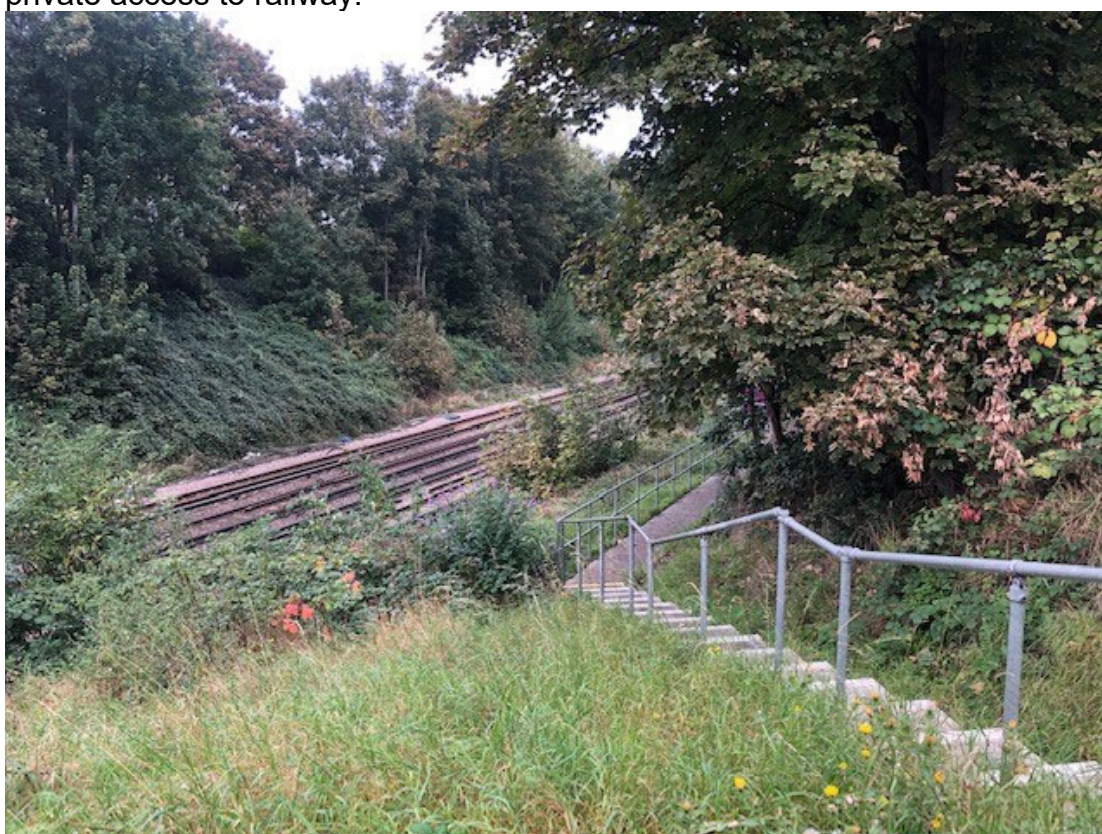
Photograph 1: View looking north from Vesta Road with views of Barriedale allotments, railway line and scrub vegetation.



Photograph 2: View looking south east from Vesta Road with views of dense continuous mature woodland and scrub understorey



Photograph 3: View looking north west from Endwell Road (B2142) with views of private access to railway.



Assessment of MOL Area Z against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: ‘Contributes to the physical structure of London by being clearly distinguishable from the built-up area’

There is no built development within the parcel apart from a railway line along the western boundary. This assessment is based on aerial photography and limited views from the public highway, as the parcel has no public access.

The parcel is mainly formed of dense mature woodland, which is likely to screen most urban views of surrounding development to the east due to vegetation cover and sloping topography, resulting in a good, localised sense of openness. The central section contains Barriedale allotments, containing mixed vegetation cover with sporadic mature trees and hedging which partially screens views of adjacent development.

The parcel narrows at the northern tip towards at New Cross Gate station, which is dominated by the wide railway line and there are likely to be notable views of surrounding development.

The parcel lies adjacent to Parcel AA, which whilst physically separated by a railway, links to it visually and perceptually due to topography and continued land use of dense woodland belts. Cumulatively, together these parcels provide a wide wooded corridor physically separating urban areas of Telegraph Hill and Brockley. As urbanising influences are only localised and the parcel, in combination with Parcel AA, provides a greenspace which has strategic importance to the structure of London it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: ‘Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London’

The parcel contains Barriedale allotments, which are of borough recreational importance. The remaining areas of the parcel have no recreational or sports facilities.

Whilst the allotment provides borough recreational value, the majority of the parcel has no public access resulting in an overall score of weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: ‘Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value’

As noted in criterion 2, the parcel has low recreational value.

The whole of the parcel is designated as a SINC (metropolitan) that continues further north and south along the railway line. It is also part of the Telegraph Hill Conservation Area.

A small area of the parcel in the north east is also adjacent to an Area of Archaeological Priority.

As the whole parcel has metropolitan biodiversity value, this outweighs its local historic and recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: ‘It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria’

The parcel generally has no access, apart from a small number of private informal paths associated with the Barriedale allotments.

The parcel forms part of a fragmented linear wooded corridor along the railway line which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criterion 1 and 3, due to the parcel’s overall poor access network, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 1, in combination with parcel AA, and criterion 3, it should be considered for MOL designation. It is of metropolitan biodiversity value and is clearly distinguishable from the surrounding urban areas, which helps to separate. It performs weakly against other MOL criteria due its lack of access and providing local level recreational value.

MOL Area Z Boundary Assessment

London Plan Boundary Criterion: ‘Clearly, using physical features that are readily recognisable and likely to be permanent’

The parcel is bounded by railway lines to the west, New Cross Road to the north and Endwell Road (B2142) to the south. To the east the parcel is mainly bounded by regular backs of residential properties along Millmark Grove and Barriedale, backs of commercial buildings and Goldsmiths College.

Strategy and recommendations

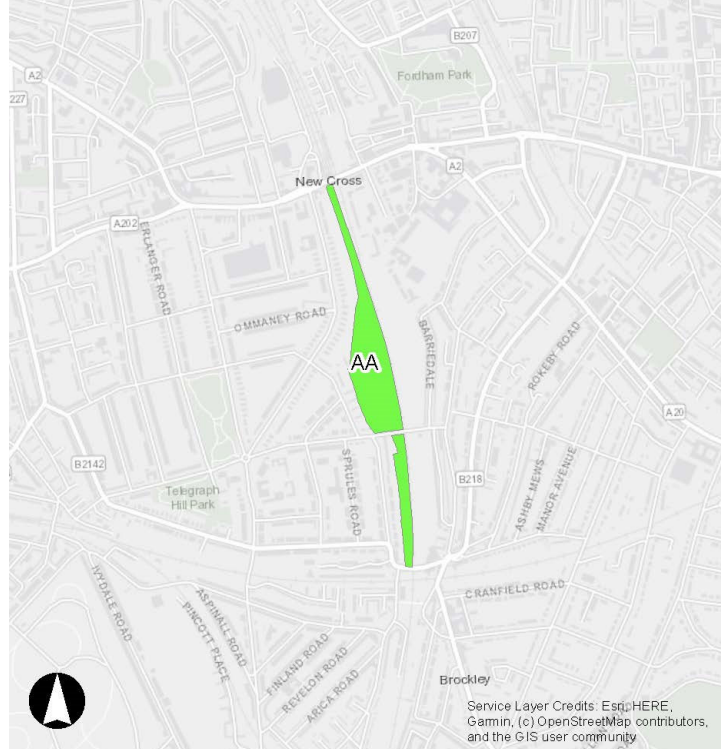
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel’s local recreational and metropolitan biodiversity value should be conserved. The recreational value of the parcel could be significantly enhanced through creating pedestrian routes north to south along the railway line.

Recommended Area (RA) for MOL



MOL Area AA Assessment

	MOL area	AA
	Neighbourhood Area	New Cross, Telegraph Hill, Brockley
	Area (ha)	4.96

MOL Area AA Site Photos

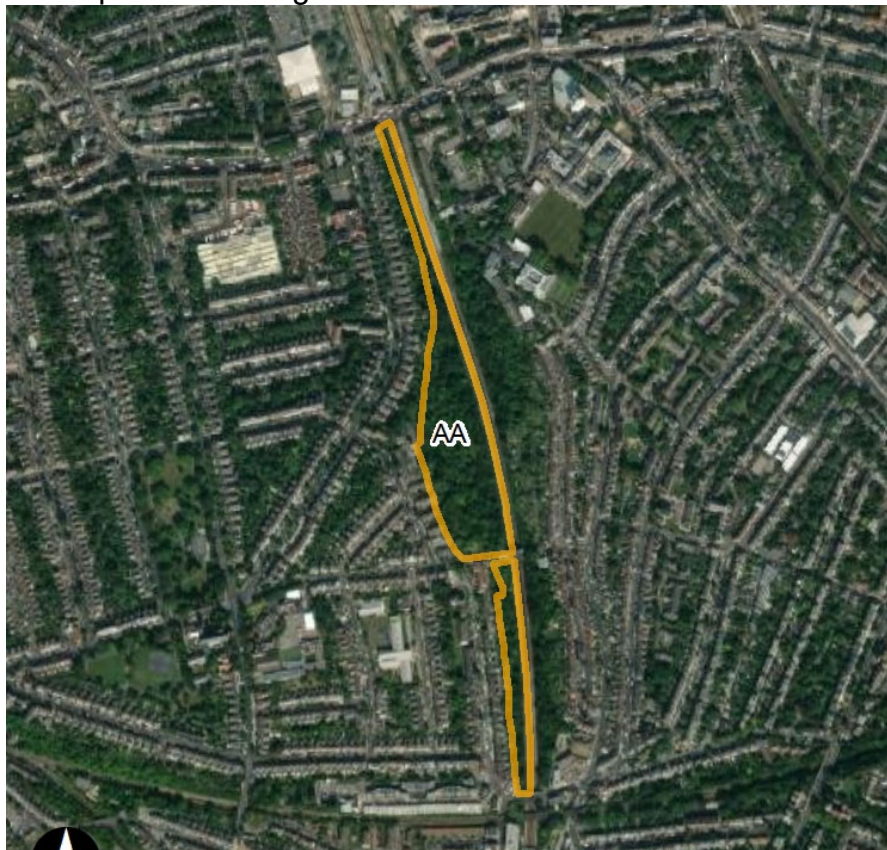
Photograph 1: View looking south from Vesta Road with views of dense railway vegetation.



Photograph 2: View looking north east from Vesta Road with views of New Cross Gate Cutting.



Photograph 3: Aerial map showing parcel boundary and surrounding built development and vegetation.



Assessment of MOL Area AA against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

There is no built development in the parcel apart from a railway line along the eastern boundary. This assessment is based on aerial photography and limited views from the public highway, as the parcel has no public access.

The parcel is mainly formed of dense mature woodland with scrub understorey, which is likely to screen most urban views of surrounding residential development due to vegetation cover and sloping topography, resulting in a good, localised sense of openness. The parcel narrows to the northern at New Cross Gate station and southern tip at Endwell Road (B2142) where there are likely to be some urbanising influences.

The parcel lies adjacent to Parcel Z to the west, which whilst physically separated by a railway, links to it visually and perceptually due to topography and continued land use of dense woodland belts. Cumulatively, these parcels provide a wide wooded corridor physically separating urban areas of Telegraph Hill and Brockley. As urbanising influences are only localised and the parcel, in combination with Parcel AA, provides a greenspace which has strategic importance to the structure of London, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel contains the London Wildlife Trust's 'New Cross Gate Crossing' site which is open to the public sporadically. The remaining areas of the parcel have no recreational or sports facilities.

At the parcel provides a nature reserve providing some local recreational value, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

As noted in criterion 2, the parcel has some local recreational value.

The whole of the parcel has a SINC (metropolitan) designation that continues further north and south along the railway line. It is also part of the Telegraph Hill Conservation Area.

As the whole parcel has metropolitan biodiversity value, this outweighs its local historic and recreational value, scoring moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel generally has no access, apart from a small number of private informal paths associated with the New Cross Gate Cutting nature site.

The parcel forms part of a fragmented linear wooded corridor along the railway line which is likely to contribute to a local wildlife corridor.

Whilst the parcel meets criterion 1 and 3, due to the parcel's overall poor access network, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion 1 in combination with parcel Z and criterion 3, it should be considered for MOL designation. It has metropolitan biodiversity value and is clearly distinguishable from the surrounding urban areas, which helps to separate. It performs weakly against other MOL criteria due its lack of access and providing local level recreational value.

MOL Area AA Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by railway lines to the east, New Cross Road to the north and Endwell Road (B2142) to the south. To the west the parcel is mainly bounded by regular backs of residential properties along Endwell Road, Sandbourne Road and Jerningham Road, in addition to a community building.

Strategy and recommendations

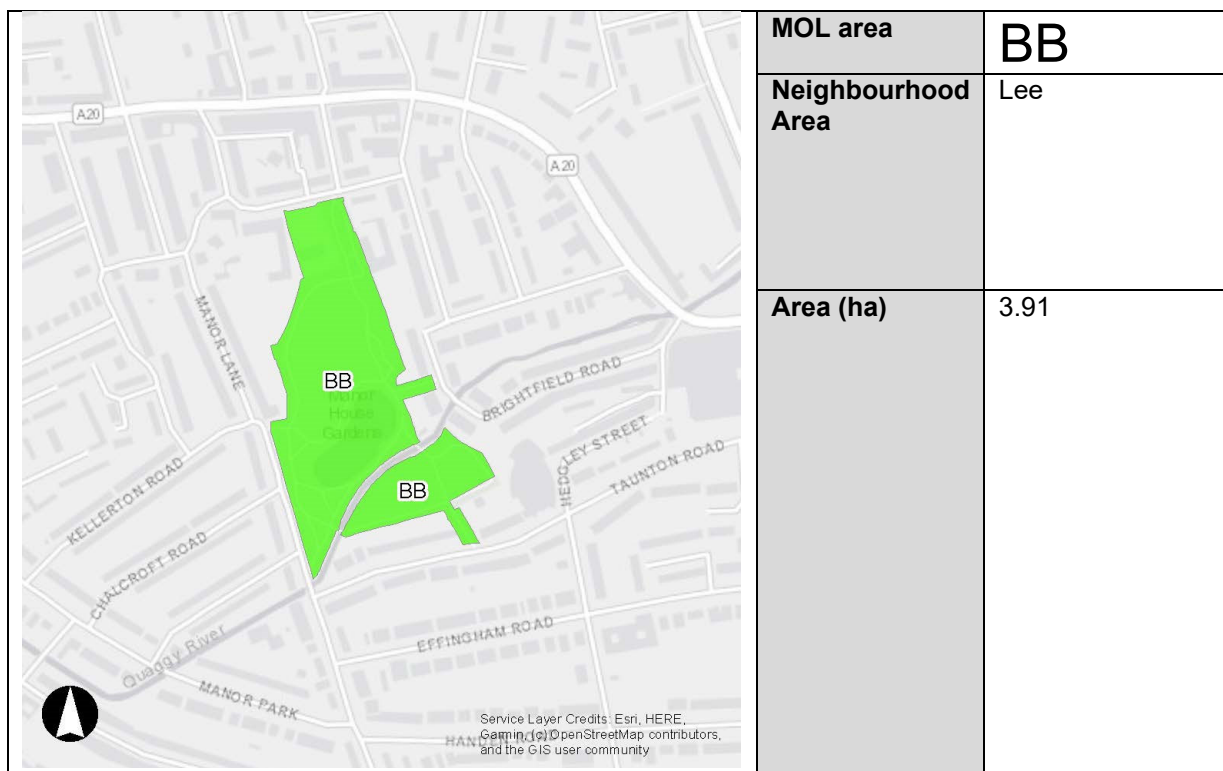
Conserve	Enhance	Restore	Review
Yes	Yes	No	Yes

The parcel's local recreational and metropolitan biodiversity value should be conserved. The recreational value of the parcel could be significantly enhanced through creating pedestrian routes north to south along the railway line.

Recommended Area (RA) for MOL



MOL Area BB Assessment



MOL Area BB Site Photos

Photograph 1: View looking north from inside Manor House Gardens with views of Manor House and amenity lawn.



Photograph 2: View looking west along from eastern boundary with views of the central pond.



Photograph 3: View looking north from the southern Taunton road entrance with views of sports facilities.



Assessment of MOL Area BB against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	5	2	5

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development largely absent from the parcel apart from Manor House library within the northern tip of the parcel, including a driveway and a small number of buildings that are standalone and ancillary to their use as a cafe and toilet block.

The landscape structure consists of woodland boundaries on most edges and is well screened to the urban surrounding development minus a break on the western edge and minor views of residential housing to the south of the parcel.

There are low levels of topographic change with a gentle slope towards the River Quaggy that dissects the parcel running from the eastern to south west corner. The landscape structure varies, including mature woodland edge around the boundary and through the centre of the parcel, amenity lawn to the north, a central pond enclosed by vegetation, ornamental planting at the north and west entrances, and sports facilities in the south. These all add to a strong sense of separation from the surrounding urban area.

Overall, whilst the parcel has a defined sense of openness, it is a small stand-alone green space and therefore only contributes to the physical structure of London at a neighbourhood scale, scoring weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel covers the extents of Manor House Gardens, providing recreational, leisure and sports facilities. As a formal park it has a high level of maintenance with good levels of connectivity and accessibility throughout.

There are multiple formal sports facilities within the parcel, including a playground, open amenity lawn, ping pong table, cafe seating, dog walking area, multi-use courts for organised sports and outdoor gym equipment. Manor House library in the northern tip of the parcel also provides cultural and arts-based facilities for the local neighbourhood.

The parcel provides a diverse range of recreational and cultural facilities at a neighbourhood level and therefore scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

As noted in criterion 2, the parcel has neighbourhood level recreational value.

The whole parcel is a Registered Park and Garden 'Manor House and Gardens' and is designated as a SINC. It lies within an Archaeological Priority Area and the Lee Manor Conservation Area. It also contains a Grade 2 listed library to the northern

boundary and is surrounded by several Grade 2 listed points of interest in the surrounding perimeter of the parcel.

Whilst the parcel has local recreational and biodiversity value, as the whole park is a Registered Park and Garden of national historic importance it scores strong (5) for criterion 3.

London Plan MOL Criterion 4: ‘It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria’

The parcel meets criterion 3. Whilst the parcel has good access network and provides a green space along a river corridor, it is small and standalone, and therefore does not fulfil a strategic function, scoring weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criterion C, it should be considered for MOL designation. As the parcel forms a complete Registered Park and Garden, it scores strong against criterion 3.

MOL Area BB Boundary Assessment

London Plan Boundary Criterion: ‘Clearly, using physical features that are readily recognisable and likely to be permanent’

The parcel is bounded by generally regular backs of residential properties along Brightfield Road and Aislibie Road to the east, by regular backs of residential properties and Trinity Church of England School along Taunton Road to the south, and Old Road to the north. To the west, the parcel is bound by Manor Lane, regular backs of residential properties along Manor Lane and grounds of Lewisham Hostel.

Strategy and recommendations

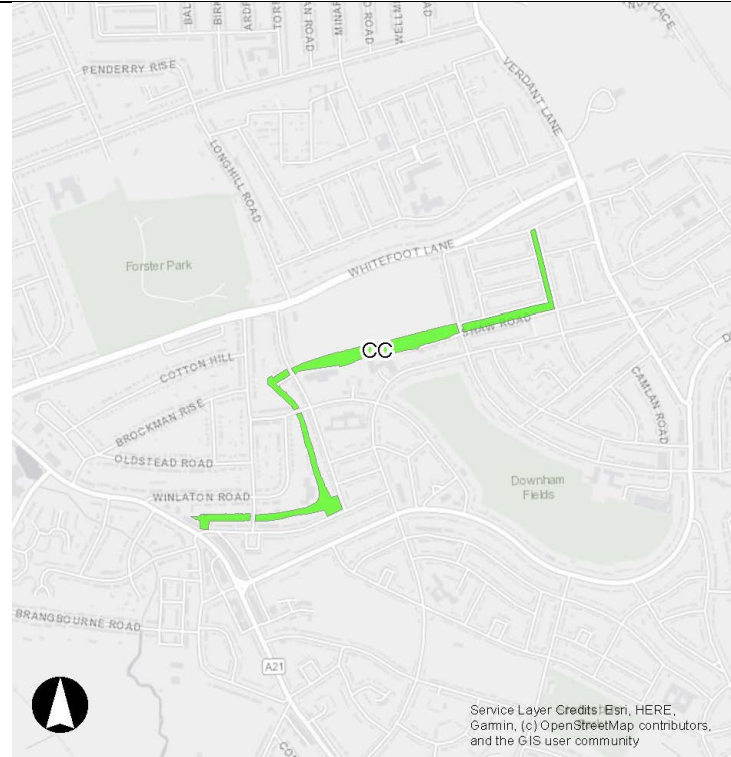
Conserve	Enhance	Restore	Review
Yes	No	No	Yes

Consider further as MOL. The national historic importance, and local ecological and recreational importance of the parcel should be conserved.

Recommended Area (RA) for MOL



MOL Area CC Assessment

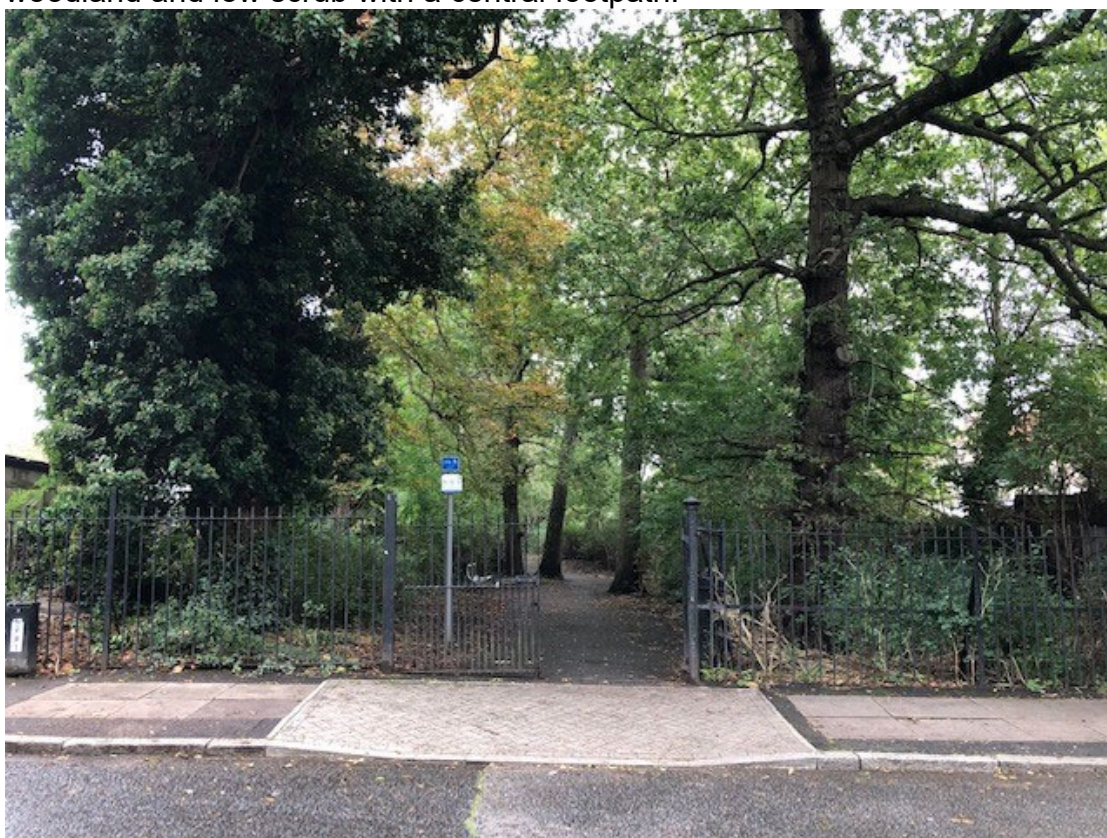
	MOL area	CC
	Neighbourhood Area	Downham
	Area (ha)	3.70

MOL Area CC Site Photos

Photograph 1: View looking east with views of mixed mature woodland and dense scrub with a central footpath.



Photograph 2: View looking east from Haddington Road with views of mixed mature woodland and low scrub with a central footpath.



Photograph 3: View looking east from Undershaw Road with views of Mixed mature woodland with grassland groundcover.



Assessment of MOL Area CC against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	2	2	2	0	2

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is completely absent from the parcel. The parcel is fragmented into multiple sections by frequent minor roads, providing localised urban influences.

The eastern third of the parcel comprises of grassland understorey and clusters of mature trees. The lack of vegetation and thin nature of the parcel results in open views of surrounding development throughout and therefore urban influences are notable in most of the area.

The western two thirds of the parcel mainly consists of mature mixed woodland with scrub understorey which generally screens adjacent development well, despite the thin nature of the parcel, resulting in a well-defined sense of openness. The area is partially connected to a small greenspace offering playing fields to the north, however together these green spaces only contribute to separating urban areas at a very local level.

Urban influences are generally absent from most of the parcel. However, due to its narrow width, it contributes to the physical structure of London only at a very local neighbourhood level, scoring weak-moderate (2) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel provides no formal open-air facilities. The western two thirds offer informal seating areas and a woodland walk recreational path. The eastern third provides no paths or seating. The parcel forms a small part of the Literary Heritage Trail, Green Chain walk and Capital Ring, of local, South East London and London-wide importance respectively. As the parcel provides no formal open-air facilities, and mainly offers informal recreation opportunities of neighbourhood catchment, it scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The whole parcel is a SINC and contains no heritage designations. As discussed for criterion 2, the parcel contains the Green Chain walk and Capital Ring, however most of the parcel provides informal recreational facilities of neighbourhood importance. Overall, as the parcel is of mainly local ecological and recreational value, it scores weak-moderate (2) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel has good access and connections throughout, offering a path along the length of most of the parcel. The parcel contains a section of the South London Green Chain Walk and Capital Ring, of South East London and London-wide

importance respectively. Whilst the parcel does not provide direct connections to other green spaces it lies within 400m of Beckenham Place park, a strategic green space node, and therefore may partially contribute to a strategic green corridor for wildlife and people. However due to the parcels particularly small size, it is of secondary level of importance to the green infrastructure network.

Whilst the parcel is of secondary importance to the green infrastructure network and contains the Capital Ring, a metropolitan level recreational route, as the parcel does not meet criteria 1, 2 or 3 it does not gain a score against criterion 4.

Overall comment

Overall, the parcel performs weakly against all MOL criteria and therefore it should not be considered for MOL designation.

MOL Area CC Boundary Assessment

London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'

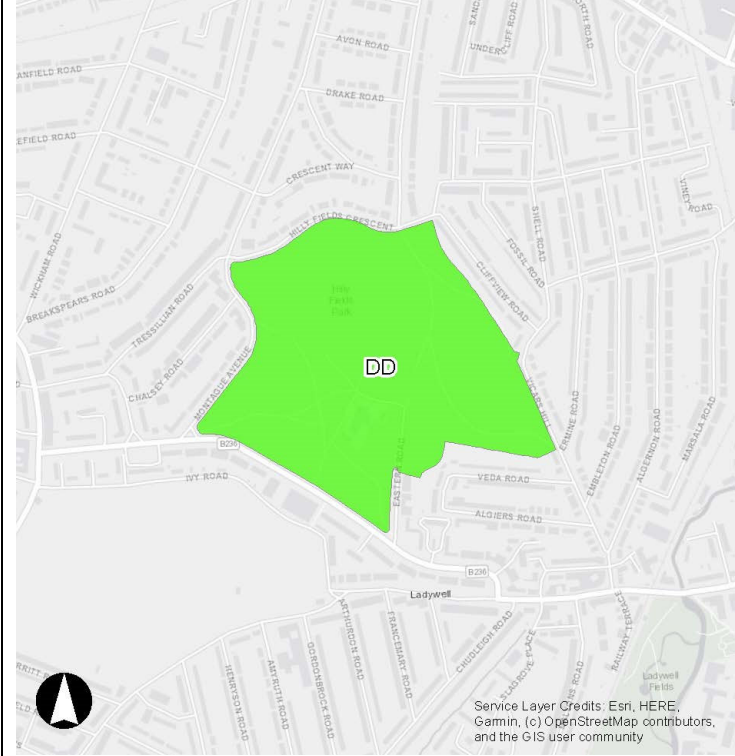
To the north the parcel is mainly bounded by regular backs of residential properties along Winlaton Road and Haddington Road, in addition to Bonus Pastor Catholic College, private playing fields and Undershaw Road. Regular backs of residential properties along Oakridge Road, Downderry Road and Churchdown form most of the southern boundary, the rest formed by Bonus Pastor Catholic College (churchdown site), Nubia Way and Shaw Road. The eastern tip of the parcel is bounded by Woodbank Road. The parcel is bounded by backs of commercial properties along Bromley Road (A21) to the east.

Strategy and recommendations

Conserve	Enhance	Restore	Review
No	No	No	Yes

The parcel should not be put forward as MOL.

MOL Area DD Assessment

	MOL area	DD
	Neighbourhood Area	Brockley, Ladywell
	Area (ha)	18.98

MOL Area DD Site Photos

Photograph 1: View looking east from formal pathway with views of sporadic tree planting, vegetated boundaries, and open amenity grass.



Photograph 2: View looking west from vehicular access road with views of Prendergast School.



Photograph 3: View looking south west from centre of Hilly Fields Park with distant views of into surrounding areas.



Assessment of MOL Area DD against London Plan criteria

	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Overall Rating
MOL area scores	3	2	3	2	3

(Whereby: 1= Weak, 2= Weak-moderate, 3 = Moderate, 4= Moderate-strong, 5= Strong)

London Plan MOL Criterion 1: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'

Built development is largely absent from the parcel, apart from a small number of standalone buildings, car parking and a minor road associated with Prendergast School, and a park café. The school buildings and minor road are largely screened by mature woodland and does not obscure views, therefore has little urbanising influence.

The parcel has strong topography throughout consisting of a central high point, providing attractive and dramatic long-distance views in multiple directions including towards the skyline of London, which contribute to a good sense of separation. The varied landscape structure, including amenity grassland, blocks of trees and tree avenues result in several different areas and views to discover, which furthers the good sense of openness.

Boundaries are mainly partially screened by mature trees with occasional open views of residential housing throughout the perimeter, with some areas of more dense woodland fully screening adjacent development. Due to the parcel's strong topography these adjacent urban views are impeded in most areas of the parcel.

Overall, these features enable the parcel to be distinct from surrounding urban areas of Brockley, Crofton Park and Ladywell, which it helps to separate due to its significant size and it being part of a series of green spaces central to these three urban districts. As the parcel has a mostly well-defined sense of openness with only localised erosion, strong topographic variation and contributes to the physical structure of London by separating urban areas, it scores moderate (3) for criterion 1.

London Plan MOL Criterion 2: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'

The parcel forms the Hilly Fields Park, provides several recreational / sports opportunities: formal walking routes, amenity grass, multiple natural and built age distinct playgrounds, Millfield Cricket Club (using Hilly Fields Park for home games), tennis courts, outdoor gym and seating.

In addition, the parcel includes attractive long-range views, which are protected by local designation within the Lewisham Core Strategy 2011, which contributes to its local cultural and recreational value.

As these facilities are of mainly neighbourhood recreational and cultural importance, the parcel scores weak-moderate (2) for criterion 2.

London Plan MOL Criterion 3: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'

The parcel is designated a SINC. It is part of a wider Conservation Area and contains a Grade 2 Listed building located centrally within the park. As the parcel separates the listed building from the wider urban context and offers a high-quality parkland setting with large numbers of mature trees, the wider parcel provides a strong contribution to its setting. As the parcel has local neighbourhood biodiversity importance and contains one heritage asset of national importance which the parcel contributes positively to its setting, the parcel scores moderate (3) for criterion 3.

London Plan MOL Criterion 4: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'

The parcel has good levels of accessibility and connectivity throughout and has an extensive path network, which connects well to surrounding residential areas on all boundaries.

In addition, the parcel lies within 100m of Ladywell and Brockley Cemetery, and 400m from Ladywell Fields Park which is part of the Ravensbourne River green chain. Therefore, the parcel contributes to a secondary connection to a strategic green chain and is likely to contribute to a wider local wildlife corridor. Overall, the parcel is likely to be of secondary level importance to the green infrastructure network, and meets criterion 1 and 3, it scores weak-moderate (2) for criterion 4.

Overall comment

As the parcel meets criteria 1 and 3, it should be considered for MOL designation. It is clearly distinguishable from the surrounding urban areas and provides the setting for a national heritage asset.

MOL Area DD Boundary Assessment**London Plan Boundary Criterion: 'Clearly, using physical features that are readily recognisable and likely to be permanent'**

The parcel is bounded by Hilly Fields Crescent to the north, Montague Avenue to the east, Adelaide Avenue, Eastern Road and regular backs of residential properties along Veda Road to the south. To the east the parcel is bound by Vicars Hill and regular backs of residential properties along Cliffview Road.

Strategy and recommendations

Conserve	Enhance	Restore	Review
Yes	No	No	Yes

Consider further as MOL. The national historic importance of the parcel should be conserved.

Recommended Area (RA) for MOL

