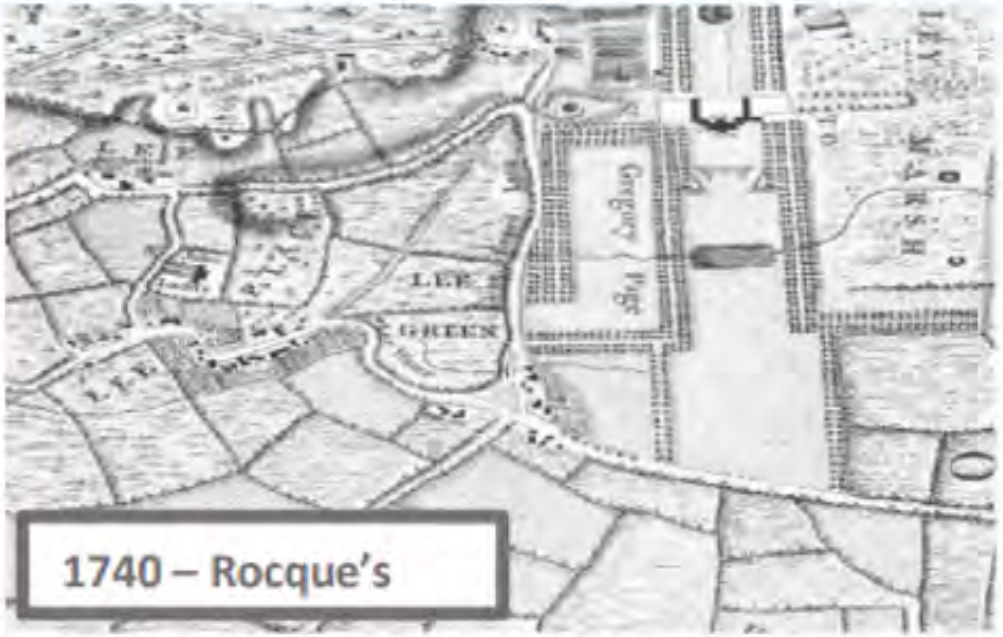
The Neighbourhood Plan For Lee 2021-2031

(Adoption Version: March 2024)



1740 – Rocque's



1882 – OS Map



1920s – OS



2022 – Google Earth

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Lee Forum is immensely grateful to Gill Stoker, one of our founding members, who passed away three days before the adoption of this Plan. Gill's interests were many and varied. Volunteering with Lee Forum she was particularly passionate about restoring local derelict, empty buildings and bringing them back into use. Gills was a life well lived. Lee Forum's work continues in her memory.



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Telephone Box, Old Road



Stable, Fernbrook Road

Foreword

This Neighbourhood Plan comes out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. It is a statutory document that will be incorporated into district planning frameworks and must be used by London Borough of Lewisham and Royal Borough of Greenwich to determine planning applications. The Neighbourhood Plan aims to ensure that future development serves the needs and desires of the local community and to give the community access to Community Infrastructure Levy funding to improve local facilities.

The Plan was produced by local volunteers, using the views of those resident, working or with an interest in the area as obtained through extensive consultation. Every effort was made to ensure that the policies and projections contained in this document reflect the views of the majority of local people.

Special thanks must be given to more people than can be listed here including; many local people who have contributed to consultations; other local groups including the Lee Manor Society and Quaggy Waterways Action Group; volunteers on the Forum's working groups; local Councillors, Lewisham Council and Royal Borough of Greenwich planning officers, planning consultants Tony Burton and Kay Pallaris, and past and present Lee Forum committee members Nicolette Duckham, Marcus Meyers, Gill Stoker, Peter Richardson, Pat Richardson, Mark Rochell, David Ford, Gillian Deal, Pippa Bampton, David Brining, Peter Cleary, Carole Hicks, Leonard Kelly, Michael Diamond, Ann Lewis, Alex Feegrade, Ayaka Takaki, Diana Stevenson, Tom Bilson, Theresa Webb and Rozina Visram.



Woodyates Road Amenity Green

Sarah McMichael, Chair of Lee Forum (2016 – present)

Section One – Background



Source: Google Earth

1. Background and Statutory Compliance

1.1 What is the purpose of a Neighbourhood Development Plan?

A Neighbourhood Development Plan is a legal planning document that allows communities to have an influence on the planning policy for their area. The Neighbourhood Plan must be considered alongside current National, London and Local Plans when future development, regeneration and enhancement of the Lee Forum area are being considered.

1.2 Why do we need a Neighbourhood Plan for the Lee Forum area?

The aim of the Lee Forum founders was to create a platform from which the local community could have a say on planning policy within the Lee Forum area. The reason for a Neighbourhood Plan is to ensure that the green spaces, heritage, architecture, community assets and local amenities, which are so valued by the residents of the Lee Forum area, are protected and enhanced whilst ensuring that future developments help to create a cohesive, healthy and sustainable environment and encourage the creation of an ongoing history for the current and future benefit of all.

1.3 Where is the Lee Forum area?

The Lee Forum area is located in South East London (Figure 1 below) and demarcated by the boundary depicted in Figure 2. It covers an area of approximately 293 hectares and includes parts of the Lee Green and Blackheath council wards in the London Borough of Lewisham, and part of the Middle Park and Sutcliffe council ward in the Royal Borough of Greenwich. The Lee Forum area has 9,242 households, with an approximate total population (based on the 2011 census) of 20,650. The mean age of the area's population is 37 years. The second largest ethnic group after White British (67%) is Black/African/Caribbean. 22.16% of the population works in lower managerial, administrative and professional occupations.

Figure 1. Lee Forum Area Borough/Ward Context.

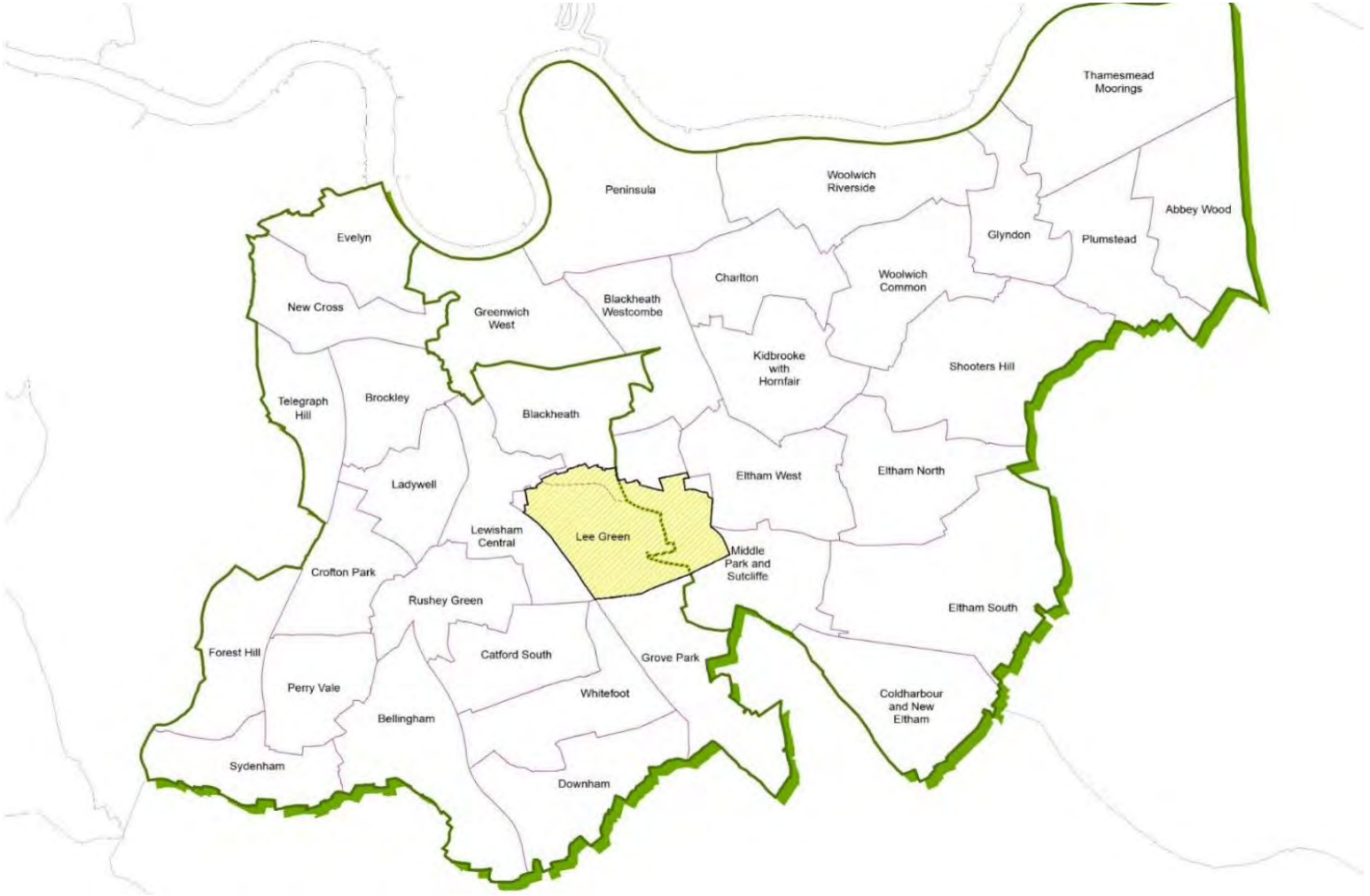
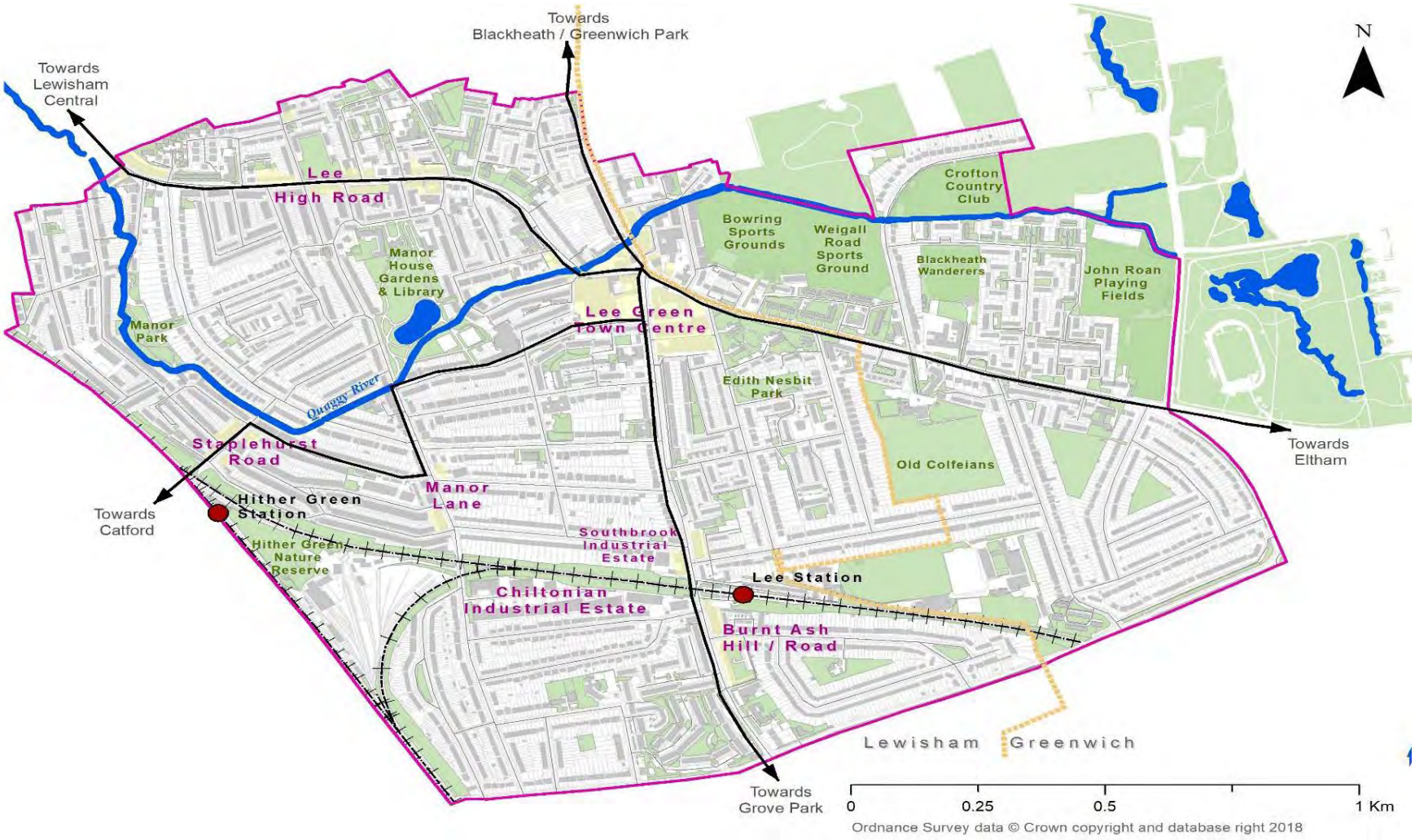


Figure 2. Lee Forum area.



1.4 Who are Lee Forum?

Following applications made to the London Borough of Lewisham and the Royal Borough of Greenwich by local people in August 2015, the London Borough of Lewisham Mayor approved the application to designate the Lee Forum area and create the Lee Forum at the Mayor and cabinet meeting on 13th January 2016 (1). The Royal Borough of Greenwich approved Lee Forum's application on 29th January 2016 (2). The Forum is run by local volunteers. Everyone who lives, works or has an interest in the Forum area is automatically a member. The Forum represents the qualifying body who have prepared and submitted the Lee Neighbourhood Development Plan to both borough councils.



Lee Forum members (photo from Lewisham Ledger, October 2019)



Local community and councillors exploring the River Quaggy

(1) London Borough of Lewisham Approval - https://www.lewisham.gov.uk/myservices/planning/policy/LDF/Neighbourhood-plans/Pages/Lee-Neighbourhood-Forum-and-Area-.aspx

(2) Royal Borough of Greenwich Approval - http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1620/neighbourhood_planning

1.5 Delivery Timeframe

The Lee Neighbourhood Development Plan covers a 10-year period from 2021 to 2031. The typical period is 15 years but councils have to amend plans every 5 years and Lewisham is in the process of updating its plan. The plan recognises that some proposals are longer-term in nature and some rely on parallel processes in order to be achieved.

1.6 Conformity with Local, Regional and National Policy

The Lee Neighbourhood Development Plan has been prepared in accordance with the Localism Act (2011), The Neighbourhood Planning Regulations (as amended) (2012), and The Neighbourhood Planning Act (2017). The plan has taken into account Strategic Planning Practice Guidance, key national and local strategies and policies and generally conforms with the strategic extant policies contained in:

- The National Planning Policy Framework (NPPF) (July 2019)
- The London Plan (2011) and The London Plan 2017 (draft)
- The London Plan – adopted 2021
- The Lewisham Local Development Framework (Core Strategy adopted June 2011; Development Management Framework adopted November 2014)
- The Lewisham Local Plan (Draft) (2018)
- The Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014)

Further details of planning policy conformity are outlined in the Policy section of this document and the Basic Conditions Statement that accompanies this document.

1.7 Community Engagement

Lee Forum have organised and held a number of engagement activities. A chronology of the community and stakeholder engagement events, along with ideas and feedback that have shaped the content of the Lee Neighbourhood Development Plan, has been captured in the Consultation Statement that is submitted alongside The Plan.

1.8 Key Supporting Evidence

In accordance with National Planning Regulation 15(1), Lee Forum submits this Neighbourhood Development Plan to the London Borough of Lewisham and the Royal Borough of Greenwich. The Lee Neighbourhood Development Plan includes the following key parts:

- A map which identifies the area to which the proposed Neighbourhood Development Plan relates – see Figures 1 and 2 above.
- A Consultation Statement
- A Basic Conditions Statement, which includes a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B of the 1990 Act
- Annex 4 - Key Evidence Report captures the background analysis and evidence that has informed the development of policies.



St Margaret's School, Lee Church Street



Fernbrook Road



New tree planting, Lee High Road

Section Two – Area Appraisal



Burnt Ash Road Shopping Parade from Lee Railway Station

2. Lee Forum Area Appraisal

Lee Neighbourhood Plan's strengths, weaknesses and opportunities were determined from 'Lee Forum Area Profile and History' (Annex 2) and How the Lee Forum Area Relates to the Wider Region (Annex 3) as well as analysis of extensive consultation, details of which can be read in the Consultation Statement which accompanies this plan and Key Evidence Reports which can be read in Annex 4.

2.1. Local Economy – Strengths, Weaknesses, Opportunities

Strengths:

- Independent shops providing a range of retail, culture, sports and leisure offerings
- A district level retail centre in Lee Green District Town Centre
- Industrial / trading sites offering local employment opportunities
- Shopping parades with high quality architectural heritage
- Improvements to some public realm through street planters, particularly on Staplehurst Road

Weaknesses:

- Neglected and under-used Leegate Shopping Centre within Lee Green District Town Centre
- Lack of cohesive shop frontage on Lee High Road and in Lee Green District Town Centre
- Neglected and empty shops, lack of diversity of provision, poor quality public realm and dilapidated shop fronts on Lee High Road and in Lee Green District Town Centre
- Dominance of sprawling Sainburys car park and lack of Sainsburys active frontage on Burnt Ash Road and Lee High Road

Opportunities:

- Revitalisation of Lee Green District Town Centre alongside redevelopment of Leegate Shopping Centre
- Revitalisation of Lee High Road as a more active space and destination
- Improved public realm in the Forum's retail and leisure areas
- Improved connectivity and cohesion between retail and leisure hubs



Lee High Road



Southbrook Mews



Chiltonian Industrial Estate, Manor Lane



Leegate Centre, Burnt Ash Road

2.2. Heritage and Design – Strengths, Weaknesses, Opportunities

Strengths:

- Consistent and homogeneous architecture
- A number of conservation areas ensuring period consistency of built environment
- Historically significant heritage spread across Lee Forum area
- Some developments sympathetic to the cohesion of the built environment

Weaknesses:

- Sites of architectural and heritage importance becoming neglected
- Unsympathetic development harming the cohesion of the built environment
- Loss of heritage due to over-saturation of new developments
- New estates turn in on themselves creating access and natural surveillance issues

Opportunities:

- Develop design codes for future development
- Establish new Conservation areas and local and national listings
- Master planning of Lee Green Town Centre
- Use of high quality innovative design and materials contributing to the ongoing evolution of local character
- Use of innovative materials and technologies to reduce the impact of new buildings on the wider environment
- Design that demonstrates that human experiences and perspectives are central, at human scale
- Designing to Lifetime Homes Standards and allowing for the continued evolution of homes to suite changing circumstances, including growing families and multigenerational occupancy.



Westhorne Avenue



Murillo Road



Depository and Auction House converted into flats, Old Road



Factory converted into flats, Dermody Road

2.3. Green and Blue Spaces – Strengths, Weaknesses, Opportunities

Strengths:

- The greatest natural asset in Lee is the River Quaggy
- Public parks and green spaces
- Public and private sports grounds
- Nature reserve in Hither Green triangle
- Green streetscapes provided through amenity group spaces adding to character and perception of public realm
- Three allotment sites

Weaknesses:

- Lack of access to many parts of the River Quaggy often resulting in antisocial behaviour such as fly-tipping in the river
- Neglected green spaces
- Lack of green infrastructure in public realm, particularly in Lee Green District Centre
- Lack of public access to many of the sports grounds
- Loss of protected trees through development
- New developments leading to loss of green space and missing opportunities to reconnect the River Quaggy to the public realm

Opportunities:

- Develop a River Quaggy Trail, increasing accessibility to the river and awareness of this key natural asset
- Establish new Sites of Importance for Nature Conservation
- Re-establish public access to, celebrate and protect sports grounds from development
- Improve and protect existing green spaces and parks



Crathie Road East Allotments



Edith Nesbit Gardens



Crofton Albion Sports Ground



Manor House Gardens

2.4. Community Infrastructure – Strengths, Weaknesses, Opportunities

Strengths:

- Manor House Library
- A number of Church Halls and Community Centres
- Sports grounds and facilities
- Local public houses, restaurants and cafes
- Variety of housing stock to cater to all ages

Weaknesses:

- Reduction in number of public houses
- Limited adult education provision
- Perceived shortage of social infrastructure such as Secondary School options
- Limited community access to private sports grounds
- Limited provision for health, mental health and wellbeing
- Limited provisions and facilities for youth
- Limited affordable homes, creches and nurseries
- Existing facilities within local schools underused since not available or bookable as required under the Social Value Act 2013

Opportunities:

- Provide for new facilities within new developments
- Consolidate the Manor House as a community hub with the aim of opening hours seven days a week
- Activate the sports grounds and school facilities to wider public access
- Integrate vibrant cultural hubs with improved youth and vulnerable group facilities within retail and activity areas in Lee



Duke of Edinburgh PH, Lee High Road



Trinity School, Taunton Road



Edmund Halley PH, Leegate



Arts Network, mental health charity, Leegate

2.5. Transport and Connectivity – Strengths, Weaknesses, Opportunities

Strengths:

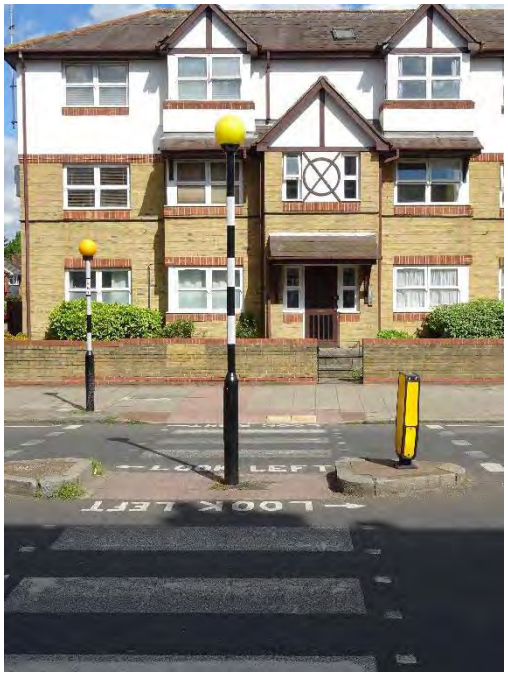
- Geographic location close to central London and major roads out of London including A20 and A205
- Public transport links. Majority of homes less than 1km from train station

Weaknesses:

- High levels of traffic and congested streets and low levels of traffic calming provision make walking and cycling hazardous
- Poor WC and resting facilities discourage less able residents from walking
- Poor air quality, particularly along the A20 and A205 which are also residential streets
- Lack of public transport to other parts of South East London especially Greenwich town centre and peninsular
- Poor pedestrian crossing provision at junctions and on main roads including dangerous staggered crossing, not following desire lines in Lee Green District Town Centre, create problems for people with disabilities
- Area is treated as a car park for those wanting to continue their onward journey by public transport into Central London

Opportunities:

- Instil Healthy Streets and/or Home Zone Initiatives in new developments, particularly the Leegate Centre redevelopment
- Increase accessibility of cycling and walking through public realm improvements
- Improve rail and bus links to other parts of South East London; existing bus routes can be extended to Greenwich
- Improve cycling and walking access through a network of green transport and public realm infrastructure
- Instil initiatives to reduce number of vehicles in use and facilitate the use of sustainable transport
- Increase road safety provision such as pedestrian crossings and traffic calming



Pedestrian crossing, Burnt Ash Road



261 Bus Lewisham to Princess Royal Hospital



Bicycle lock up, Burnt Ash Road



Hither Green Station

2.6 Area Appraisal Summary

Table 1 below summarises the key issues around each of the key themes as:

- Lee's unique qualities that need to be protected and enhanced.
- Key issues that need to be addressed through future planning and interventions.
- Priorities to guide investment and future regeneration opportunities.

Table 1: Area Appraisal Summary

Unique Qualities	Key Issues	Priorities
• A strong, family-oriented and diverse community driven to improve their neighbourhood • The River Quaggy • Access to sports grounds • Large areas of consistent heritage architecture • Community library in the Grade II listed Lee Manor House in the conservation area • Community centre in the retail shopping centre • Its district level retail offer with good locally run shops • Many local and diverse community groups • A number of tree lined roads	• River Quaggy hidden from view for most of its stretch through Lee • Lack of school, affordable childcare and other facilities provision • Decline of district level retail with a poor range of provision • Many heritage buildings empty / disrepair / run-down • Traffic heavy town centre and 'rat-runs' • Unacceptable levels of litter and pollution levels	• Under-valued and underused retail on Lee High Road • The District Centre – its function and design and relationship to the proposed Leegate redevelopment • Wider variety of shops and amenities including community centres • Protection of heritage features to avoid any deterioration of the pleasant environment • Access to the River Quaggy • Provision of facilities relative to the demand • Improved traffic management • Improved green spaces and environmental standards • Design creating ongoing quality history

Section Three – Spatial Strategy



Trains crossing at Hither Green Railway Station, on the London Charing Cross/Cannon Street to Sidcup and Orpington Lines

Lee Neighbourhood Plan's Vision and Spatial Strategy are determined from 'Lee Forum Area Profile and History' (Annex 2), How the Lee Forum Area Relates to the Wider Region (Annex 3), Key Evidence which can be found in Annex 4 and analysis of extensive consultation, details of which can be read in the Consultation Statement which accompanies this plan.

3.1. Spatial Vision for Lee

Residents would like to see their neighbourhood improve and thrive as a focal District Town Centre once again. Their vision calls for good growth that respects the human-scale and healthy streets, along with the protection and enhancement of their built and natural heritage assets.

" We'd like Lee to be a distinctive and welcoming place attracting people from a wide catchment area to visit, work, study, shop and stay.

We want to see the District Town Centre thrive once more. New development should respect the much-loved heritage architecture and contribute to a sustained local economy and healthy environment.

We want future development to contribute to enhancing the best of Lee's natural heritage assets, protecting and connecting green infrastructure, particularly a linear park making the River Quaggy a public asset to be enjoyed by all."

3.2. Spatial Principles

The spatial vision for Lee is underpinned by a number of key spatial principles as illustrated in the Key Diagram of Figure 3 which should guide and steer the development over the period of the Neighbourhood Plan:

These high-level strategic principles are designed to ensure that development contributes to the realisation of the Spatial Vision, through the application of the policies which underpin them. They provide a framework for how planning decisions will be made in the Area.

Spatial Principle 1: Green Infrastructure and active travel-led development to achieve:

- A continuous local green chain linear park between Manor Park and Sutcliffe Park linking the route of the River Quaggy (including the hidden parts) to be known as the River Quaggy Trail.
- Increased protection and use of the area's playing fields
- Increased opportunities for active travel such as walking and cycling in the Forum area.
- The creation of a nature trail connecting the Hither Green Triangle along the railway tracks to sites of nature conservation importance south of St Mildred's Road.

Spatial Principle 2: Heritage-led development to achieve:

- Protection and enhancement of heritage assets (designated and non-designated).
- Heritage-sensitive design of new development, especially in Lee Green Town Centre and, that considers scales, symmetry, form, massing, detailing etc.
- Sensitive integration of new development of human scale, particularly in the District Town Centre.
- Use of high quality innovative design and materials contributing to the ongoing evolution of local character

Spatial Principle 3: Accessible and connected social-cultural nodes of retail and social activity to achieve:

- A healthier public realm within and between the Lee Forum areas of principle retail activity to encourage a thriving local economy in line with the Mayor of London's Healthy Streets Approach.
- Amenities that serve all cultures and age groups living in the Forum area.
- A thriving local economy.
- Opportunities for active and sustainable travel, negating over-reliance on cars

The spatial vision and spatial principles identified above will ensure that the Plan contributes to the to the achievement of sustainable development. The policies in the following sections of the Plan seek to ensure that new development meets the needs of people living and working in the forum area now and in the future.

Particular emphasis is placed on addressing some of the perceived weaknesses identified through profiling work including the need to strengthen and diversify the retail provision, better links between retail and leisure hubs and to revitalise key local areas. This will enhance the local economy, support local people through the provision of jobs and services as well as their health and wellbeing and enhance the local environment by making it easier to walk, cycle and enjoy high quality green and blue spaces.

The policies encourage innovation and promote design led development of the highest quality to ensure that environmental objectives are achieved for future generations whilst seeking to protect valued local character and heritage that makes Lee such a special place.

At the heat of the Plan is a desire to ensure that Lee recognises its existing strengths, capitalises on the opportunities available to revitalise local areas and reflects the human scale of its inhabitants, particularly the importance of local place and wellbeing after the Covid 19 pandemic. Most of all, the Plan recognises that sustainable development for Lee means a thriving, vibrant and welcoming place now and in the future.

3.3. Policy Themes

The Lee Neighbourhood Development Plan contains policies, derived and refined from the spatial principles above, under five themes:

- **Green and Blue Spaces (GB)**
- **Transport and Connectivity (TC)**
- **Building Homes and Amenities (BHA)**
- **Local Retail, Leisure and Economy (RLE)**
- **Heritage and Design (HD)**

Each policy theme is set out as follows:

- **Policy Intent** – An overview of the views of the community and how the plan aims to resolve issues.
- **Strategic Aim** – A concise explanation of the overall aim of the policies.
- **Objectives** – A more detailed list of improvement targets to be achieved by policies and projects in the plan.
- **Identification and Mapping** – Map the sites the policies refer to (where possible since some policies do not relate to specific locations).
- **Policies** – Lee Neighbourhood Development Plan policies created to define how sustainable development should be achieved.
- **Recommended Further Actions** – These do not fall within the scope of planning policies but reflect the desires of the community and, if followed, support the successful implementation of the Lee Forum area spatial strategy, its strategic aims and objectives and the ultimate delivery of the plan.

Several policies refer to 'Major Developments'. It is understood that these policies cannot apply to smaller developments. The threshold of 'major developments' to which this policy should apply was reached by reference to local councils' Local Plans, which use the major development threshold of 10 residential units to determine what is a larger development for the purposes of affordable housing. For retail and employment space, the threshold is where floor space to be created by the development is 1,000 square metres.

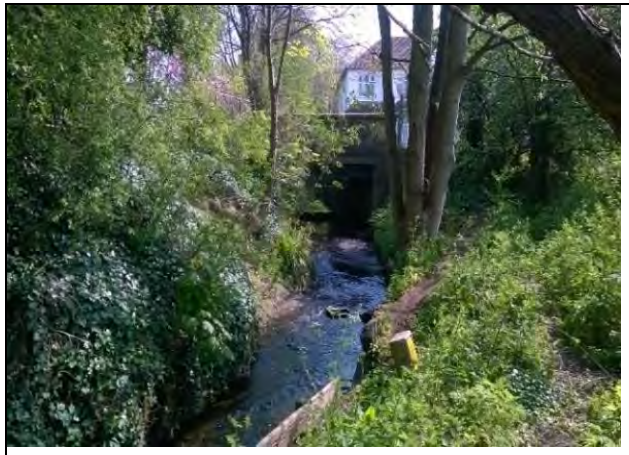
Figure 3. Current Land Use in Lee Forum Area.



Figure 4. Spatial Vision for the Lee Forum Area



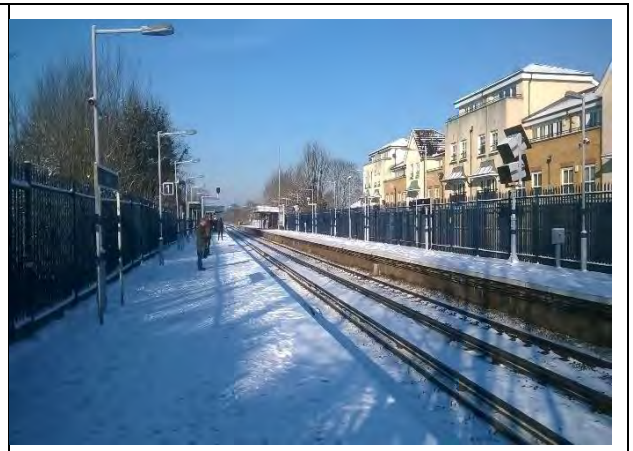
Section Four – Policies



1.Green and Blue Spaces
(River Quaggy, Weigall Road)



2. Community Infrastructure
(Brindishe Lee School, Leahurst Road)



3. Transport and Connectivity (Lee Railway Station)



4. Building New Homes and Amenities
(Old Post Office redevelopment, off Woodyates Rd)



5. Local Economy (Manor Lane Shops)



6. Heritage and Design
(Almshouses, Brandram Road)

4.Lee Neighbourhood Plan Policies

4.1 Green and Blue Spaces

4.1.1. Policy Intent

As a community we are incredibly proud and protective of the Green (land) and Blue (water) Spaces within the Lee Forum area. Our Parks - Manor House Gardens, Manor Park and Edith Nesbit Memorial Park – along with the John Roan, Bowring, Crofton Albion, Blackheath Wanderers, Old Colfeians and Weigall Road Playing Fields and Metropolitan Open Land are seen as vital to the wellbeing and health of the community. We also value greatly our street trees and Urban Green Spaces such as Woodyates Road/Pitfold Road amenity green and Milborough Crescent green. We are lucky to have three designated Allotment areas within the Forum Area, Dacre Park, West and East Crathie Allotments. We would like to see future development projects intensify the natural aspects of our streetscapes to combat poor levels of air quality. We also believe that there is scope to enhance and improve the natural assets that the Forum area holds, in particular to improve access to, and enjoyment of, the River Quaggy; improve access to and use of local playing fields, and potential for the creation of Sites of Importance for Nature Conservation within the Hither Green Triangle Nature Reserve and Milborough Crescent natural space.



Willow Tree Country Club, fenced and closed off to local community



Bridge over the River Quaggy, John Roan Sports Club

4.1.2. Strategic Aim

To protect and enhance existing green and blue spaces, and to promote new green/blue infrastructure across the Lee Forum area, enhancing its ecological diversity and nature conservation, and to provide opportunities for health-benefiting recreational pursuits throughout.

4.1.3. Objectives

- Reinstate, protect, enhance and reconnect the green/blue infrastructure of the neighbourhood, particularly of Lee High Road and the Lee Green District Town Centre so that 'Lee Green' is connected back to its name.
- Preserve and maintain a high standard of parks and other amenity green spaces which provide a healthy environment for all to enjoy.
- Improve access to the River Quaggy through a dedicated River Quaggy Trail, from Sutcliffe Park to the Lee Green District Town Centre and beyond towards Manor Park.
- Increase street planting and greening with trees, shrubs, rain gardens and other green infrastructure so that they provide multiple benefits in terms of sustainable drainage, reduced air pollution, and improved experience and opportunity for walking and cycling.
- Improve access to, protect and enhance the playing fields and Metropolitan Open Land, to increase and enrich amenity use for health and wellbeing pursuits, recreation, and sport.
- Work with the friends' and local resident's groups and community to improve access to and use of Royal Borough of Greenwich Weigall Sports Ground, to reactivate its prominence and use in the neighbourhood, and to support wider community recreational pursuits there.
- Improve access to, and protect and enhance, the green areas between Hither Green train station and the south circular, from the Hither Green Triangle Nature, following the line of the railway tracks towards Grove Park.

4.1.4. Identification and Mapping

Table 2. Green Space Designations

Ref	Typology	Site Name / Description	Existing Local Council Plan Designation	Proposed Additional Designation	Borough	Notes
1	Park	Manor House Gardens (Grade II listed)	Public Open Space; Site of Importance for Nature Conservation	No Change	Lewisham	At the heart of the Conservation Area and the location of the Library, the park and its setting is a key destination and cultural hub.
2	Park	Manor Park	Public Open Space; Site of Importance for Nature Conservation	No Change	Lewisham	Manor Park has characterful topography and is one of three places where the River Quaggy can be viewed and enjoyed.
3	Park	Edith Nesbit Gardens	Public Open Space	No Change	Lewisham	Edith Nesbit Gardens celebrates a past local author and provides a much needed local park resource to the surrounding estates in the eastern end of the neighbourhood, which is deficient in local park provision.
4	Nature Reserve (non-statutory)	Hither Green Triangle Nature Reserve (aka Hither Green Nature Triangle)	Site of Importance for Nature Conservation	No Change	Lewisham	Successfully runs as a Nature Reserve, managed by volunteers and open at specific times.
5	Nature Reserve (non-statutory)	Milborough Natural Space	Green Corridor; Site of Importance for Nature Conservation	No Change	Lewisham	Along the railway tracks. Closed and currently not actively managed, the site has potential to be more actively run as a nature reserve, with the possibility of creating an access route to the south.
6	Amenity Green Space	Milborough Crescent Green	Urban Green Space	No Change	Lewisham	Substantial amenity green spaces, adding natural vistas for a quality public realm setting.
7	Amenity Green Space	Woodyates Road Amenity Green	Urban Green Space	No Change	Lewisham	Substantial amenity green spaces, adding natural vistas for a quality public realm setting.

Ref	Typology	Site Name / Description	Existing Local Council Plan Designation	Proposed Additional Designation	Borough	Notes
8	Amenity Green Space	Woodyates Road / Pitfold Road Amenity Green	Urban Green Space	No Change	Lewisham	Substantial amenity green spaces, adding natural vistas for a quality public realm setting.
9	Sports Ground	Colfe's School Sports Fields and Leisure Centre	Community Open Space	No Change	Greenwich	Educational sports playing field.
10	Sports Ground	Old Colfeians Sports Ground	Community Open Space	Playing Field	Greenwich	Educational sports playing field.
11	Sports Ground	Bowring Sports Ground	Metropolitan Open Land	Playing Field	Greenwich	Privately managed playing fields. Proposed buffer around the river to form a 'linear park' with access to the River Quaggy.
12	Sports Ground	Weigall Road Sports Ground	Metropolitan Open Land	Playing Field	Greenwich	Privately managed playing fields. Proposed buffer around the river to form a 'linear park' with access to the River Quaggy.
13	Sports Ground	Blackheath Wanderers Sports Club	Metropolitan Open Land	Playing Field	Greenwich	Privately managed playing fields.
14	Sports Ground	Crofton Albion Sports Club	Metropolitan Open Land; Kidbrooke Strategic Development Location; Green Chain	Playing Field	Greenwich	Privately managed playing fields. Proposed buffer around the river to form a 'linear park' with access to the River Quaggy.
15	Sports Ground	John Roan School Playing Fields	Metropolitan Open Land; Kidbrooke Strategic Development Location; Green Chain	Playing Field	Greenwich	Educational sports playing field. Proposed buffer around the river to form a 'linear park' with access to the River Quaggy.
16	Allotments	Crathie Road West Allotments	Community Open Space	No Change	Greenwich	Well used allotment spaces.
17	Allotments	Crathie Road East Allotments	Community Open Space	No Change	Greenwich	Well used allotment spaces.
18	Allotments	Dacre Park Allotments	Urban Green Space	No Change	Lewisham	Well used allotment spaces.
19	Natural Parkland	NC33 River Quaggy at Blackheath Park (1.51); Valley & Floodplains of the River Quaggy	Metropolitan Open Land; Green Chain; Site of Importance for Nature Conservation (applies to small buffer along the river channel, this designation applies to a wider	No Change	Greenwich	Approximate area for the proposed nature improvement area to deliver the Lee Green Meadows – a new 'linear park' as a natural parkland to follow the route of the river. Greenwich Local Plan describes it as: 'Section of

Ref	Typology	Site Name / Description	Existing Local Council Plan Designation	Proposed Additional Designation	Borough	Notes
			buffer and linear park being established)			river with natural banks but little aquatic vegetation. Hedgerows, bramble scrub and rough grassland. Proposed Environment Agency river enhancements will increase the value of this site.'
20	Amenity Green Space	The Dermody Gardens Triangle	None	Urban Green Space	Lewisham	Substantial amenity green spaces, adding natural vistas for a quality public realm setting.
21	Amenity Green Space	Burnt Ash Road Avenue of Trees	None	Urban Green Space	Lewisham	Substantial amenity green spaces, adding natural vistas for a quality public realm setting.
22	Sports Ground	Willow Tree Sports Ground	Metropolitan Open Lane	Playing Field	Greenwich	Privately managed playing fields.

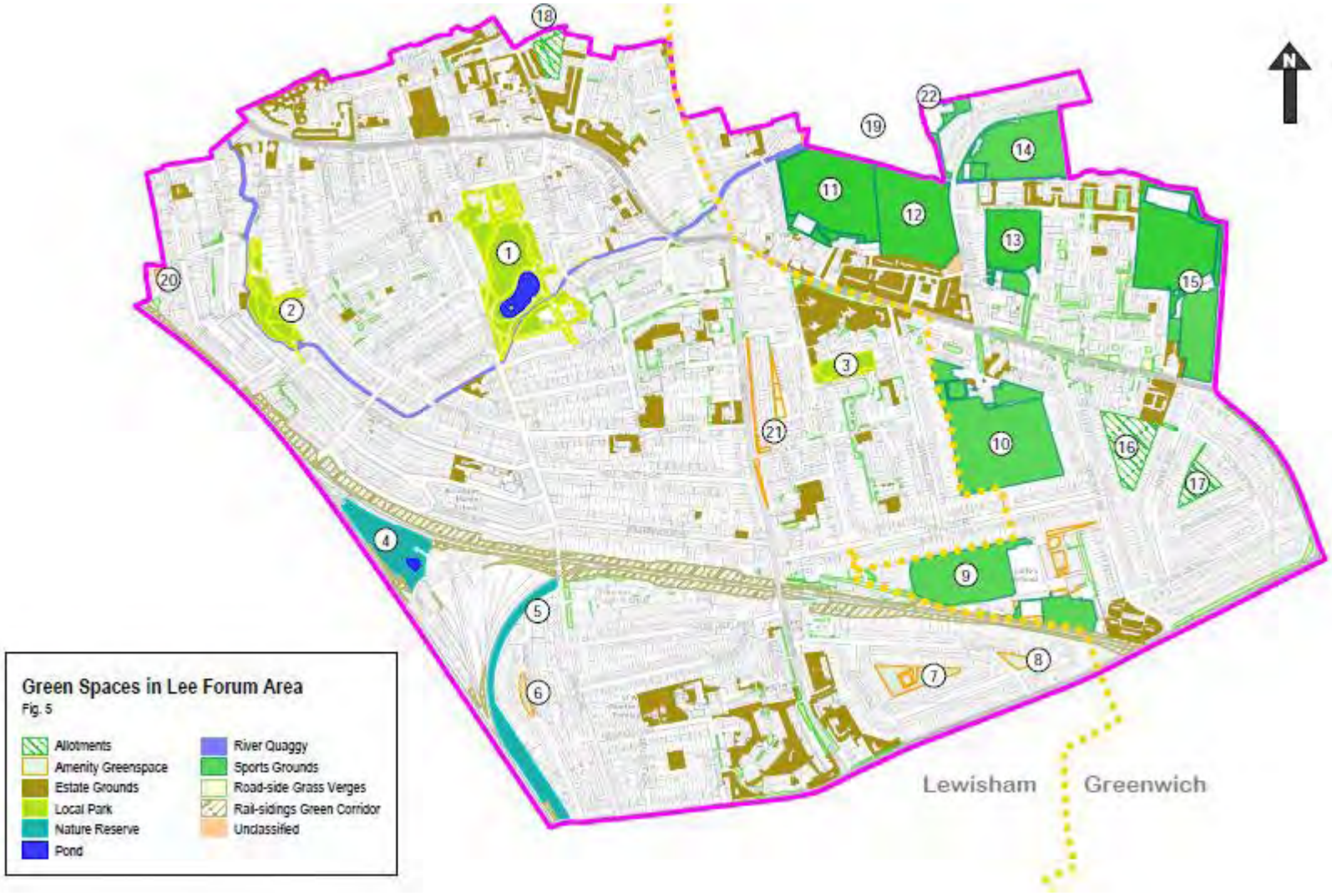


Figure 5. Green Spaces in Lee Forum Area



Manor Park



Manor House Gardens (Grade II listed)



Dacre Allotments



Crathie Road West Allotments



Blackheath Wanderers Sports Ground



Weigall Road Playing Fields

4.1.5 Lee Neighbourhood Development Plan Policies

Policy GB1 Protection and Enhancement of Green Spaces

A. Proposals that achieve improvements in terms of the following criteria will be supported:

1. A net gain in biodiverse green space.
2. Improvements to the landscape setting with no net loss of permeable ground.
3. Improved access to existing or new green spaces.

B. Major developments should draw up a landscape scheme to demonstrate how improvements are to be achieved.

C. Development adjacent to green space should provide active frontages onto the space to provide natural surveillance.

Policy GB2 Achieving a Green Infrastructure-led Development Approach

A. Major development will be required to make a positive contribution to the quality of the public realm through biodiversity green infrastructure provision and permeable surfaces wherever possible. The scale of green infrastructure provision should be proportionate to the size of the scheme and seek to address the following criteria:

1. A net greening of the Lee Forum area, avoiding where possible areas of hard landscaping.
2. Demonstrate how wider ecosystem services, particularly for climate adaptation, are being met such as addressing the Urban Heat Island, air quality, management of storm-water runoff and promoting the wellbeing of inhabitants.
3. Enhanced biodiversity through the provision, where appropriate, of multi-layered green infrastructure such as green roofs, green walls, trees, shrubs, hedges, swales, rain gardens and community planting areas, which will benefit visual amenity and wildlife value.
4. Incorporate appropriate landscape buffers such as rain gardens, tree-lined boulevards, planters and hedges between highways and pedestrian areas where viable and seek to use tree and shrub planting as a means of slowing down traffic and addressing poor air quality.
5. Provision for new green infrastructure should be accompanied by a long term management and maintenance plan which outlines how the green space will be maintained and managed, where appropriate in agreement with local stakeholders and through covenants, and regularly reviewed, so that they do not fall into disrepair.
6. Provide evidence for the appropriate selection and design of green infrastructure, including the selection of appropriate tree species, hedges and grasses to address wider issues like air pollution or avoiding allergy hotspots.
7. Ensure adequate grey water harvesting schemes from green roof provision are incorporated where possible into new development proposals.
8. Where necessary, secure Biodiversity Net Gain in accordance with national and local policy requirements. The calculation of Biodiversity Net Gain should be based on the Government's latest biodiversity metric tools, which include a specific metric for smaller development sites.

Policy GB3 – Delivering the Proposed Nature Trails

A. The Plan proposes the creation of two Nature Trails, the River Quaggy Trail Link and the Hither Green Nature Trail Link, as shown on Figure 7, in order to enhance the green infrastructure and ecological networks and to provide new opportunities for walking and cycling within the Plan area. Detailed proposals for the proposed Nature Trails, including their delivery, will be developed by the Lee Neighbourhood Forum in partnership with all relevant stakeholders, including the Royal Borough of Greenwich, the London Borough of Lewisham, the Environment Agency and the Quaggy Waterways Action Group.

B. Development proposals within the areas adjacent to the proposed Nature Trials should contribute positively to the improvements and enhancements being sought as part of the Nature Trial proposals and be in accordance with the requirements of policy GB2.

Policy GB4 Protection of Trees and Hedgerows

A. Development proposals within the Plan area will be supported where they demonstrate that full account has been taken of any existing trees and hedgerows that are within the development site, and that the layout, siting and design of new development includes the retention, as far as can be achieved, of existing trees and hedgerows as part of the landscaping scheme for the proposed development. Where necessary, planning applications should also include an arboricultural impact assessment.

B. Proposals will also be supported where opportunities to plant new or replacement trees and hedgerows are identified and incorporated as part of development proposals and their accompanying landscaping schemes.

Policy GB5 Managing Flood Risk

A. The Lee Forum area is particularly susceptible to flooding (see Figure 6 for areas most adversely affected). To adequately manage this risk, major development in or adjacent to areas within Flood Zones 2 or 3 as shown on Figure 6 must demonstrate that it will not increase flood risk and will be required to contribute to surface water flood risk mitigation in the area. This will need to be reflected through the inclusion of a positive statement within the Flood Risk Assessment (FRA) for the site that sets out how this will be delivered.

B. Sustainable Drainage Systems (SUDs) should be integrated into major development proposals wherever possible. SUDs should achieve green field run off rates to ensure that water run off is managed as close to the source as possible.

C. Parking spaces and driveways associated with new development should use permeable surfaces where possible.

D. Where planning permission is required the paving over of front gardens will not be supported.

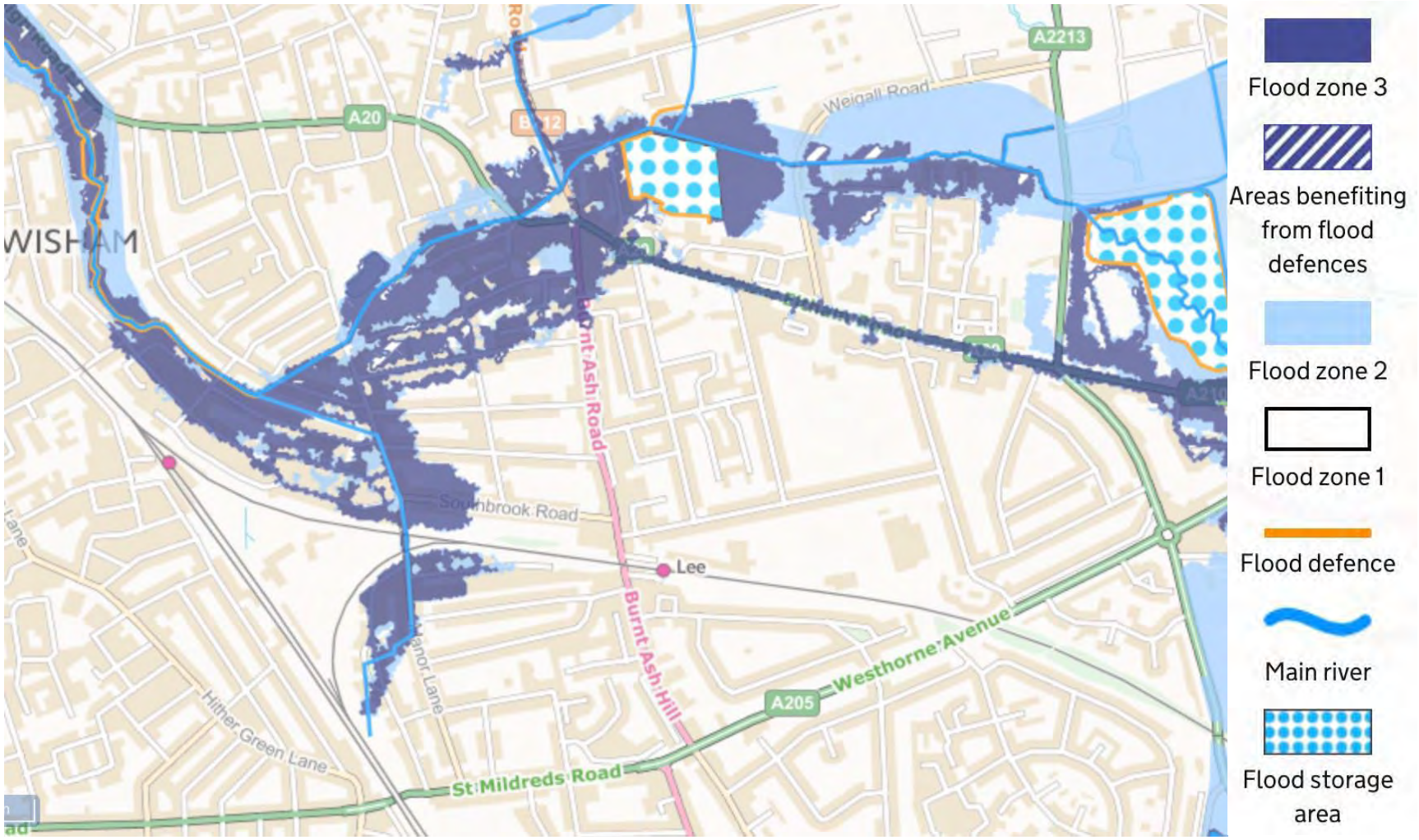
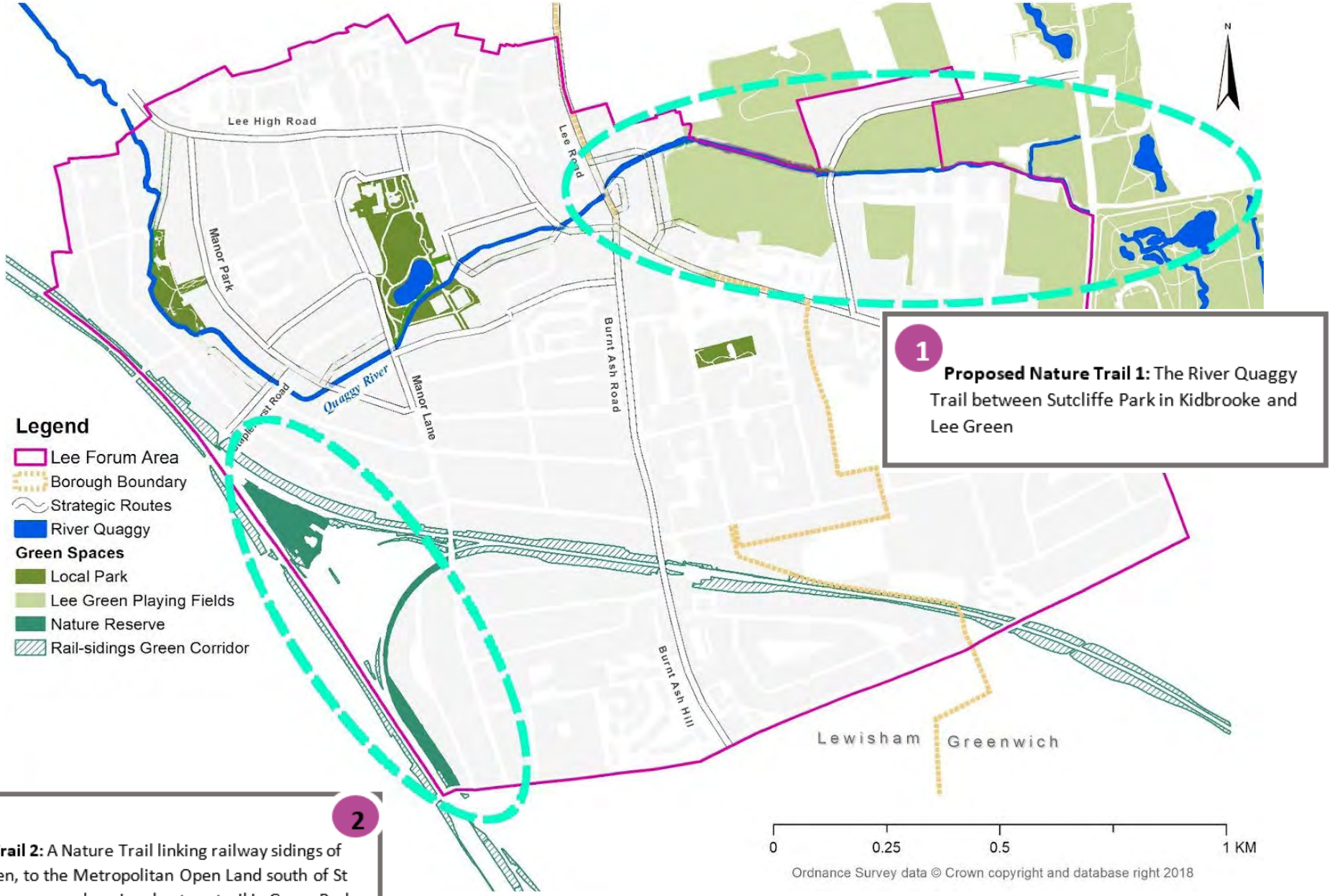


Figure 6. Flood Risk in Lee Forum Are

Figure 7. Proposed Nature Trails



4.1.6. Recommended Further Actions

- Work with London Borough of Lewisham, Royal Borough of Greenwich, Quaggy Waterways Action Group, the Environment Agency and Thames 21 to design a linear park adequately buffering the River Quaggy to deliver longer-term access to this natural resource.
- Work with Sport England and Playing Fields stakeholders to widen the use and accessibility of the playing fields.
- Work with stakeholders towards achieving the Hither Green Nature trail link.
- Ensure up to date audits of existing tree type and location are done and continue to identify trees within the Forum area that are worthy of protected status and ensure their designation.
- Work with local groups to arrange and fund street trees, green roofs, green walls and green landscaping in imaginative ways like this
- Work with London Borough of Lewisham, Royal Borough of Greenwich to prevent fly-tipping.
- Work with London Borough of Lewisham and Royal Borough of Greenwich Council greenspace teams and other partners to improve local biodiversity projects, working towards the borough biodiversity targets (such as 'A Natural Revival for Lewisham 2015-2020').
- Actively encourage the increased use and maintenance of small amenity green spaces as Community Gardens/projects.
- Work with London Borough of Lewisham and local groups to increase and enhance Edith Nesbitt Gardens amenities and provisions.
- Lobby for the River Quaggy Trail to be incorporated into TfL's Green Chain Link.
- Lobby for the Weigall Sports Ground to be made more accessible from Raven's Way and the northern corner on Weigall Road.

4.1.7 Justification and Evidence

Policies place emphasis on trees due to Lee's heavily polluted roads and the threat to TPO trees. A mature tree takes decades to achieve biodiversity and amenity value. Development should not be blasé about their removal and should work creatively to incorporate them into new urban layout. Guides include: Trees in the Townscape: A Guide for Decision Makers[1], Trees in Hard Landscapes: A Guide for Delivery[2] and Species Selection for Green Infrastructure: A Guide for Specifier[3].

The Quaggy trail aligns to All London Green Grid guidance for Area Strategy No. 6 (SE London Green Chain)[4], the 'National Park City' concept of the new London Plan 2017 (DRAFT); Restoration plans which reinstate a natural river course along the River Quaggy and create stainable

[1] Trees in the Townscape: A Guide for Decision Makers http://www.tdag.org.uk/trees-in-the-townscape.html.
[2] Trees in Hard Landscapes: A Guide for Delivery http://www.tdag.org.uk/trees-in-hard-landscapes.html
[3] Species Selection for Green Infrastructure: A Guide for Specifier http://www.tdag.org.uk/species-selection-for-green-infrastructure.html
[4] All London Green Grid – Area Strategy No. 6. SE London Green Chain https://www.london.gov.uk/WHAT-WE-DO/environment/environment-publications/all-london-green-grid-area-framework

drainage schemes in 'A River Reborn. Restoring the River Quaggy'[5], the Ravensbourne Catchment Plan[6] and River Corridors Improvement Plan noting Public Rights of Way (PROW)[7]. The Quaggy Trail is part and extension of the Brockley to Lee PROW. Nature areas are under pressure in urban areas. Incorporating biodiverse Green Infrastructure will not only help to create spaces for wildlife to flourish, but also harmonious environments for health and wellbeing pursuits and environmental resilience to climate change.

The north-eastern end of the forum area is deficient in access to local parks (figure 5 RBG Local Plan); playing fields exist but many are tied to educational establishments or private sports clubs and under pressure from development. The River Quaggy trail aspiration in a linear park will help address this. Sport England[8] guidance protects playing fields, stemming from Government's commitment to their protection[9], 'Sporting Future: A New Strategy for an Active Nation' and paragraphs 73 and 74 of the NPPF.

Local Plan: Lewisham	▪ Core Strategy Policy 12: Open space and environmental assets ▪ DM Policy 25: Landscaping and trees	London Plan	▪ London Plan Policy 7.17 (Metropolitan Open Land) ▪ LP Policy 7.18
Local Plan: Greenwich	▪ Policy OS1 Open Space ▪ Policy OS2 Metropolitan Open Land ▪ Policy OS3 South East London Green Chain ▪ Policy OS4 Biodiversity ▪ Policy OS(b) Community Open Space ▪ Policy OS(c) Public Open Space Deficiency Areas ▪ Policy OS(d) Sportsgrounds and Playing Fields	London Plan (New)	▪ Policy G1 Green infrastructure ▪ Policy G4 Local green and open space ▪ Policy G5 Urban greening
NPPF	▪ Section 8: Promoting Healthy Communities (Para 73-77) ▪ Section 11: Conserving and enhancing the natural environment		

[5] A River Reborn. Restoring the River Quaggy. https://restorerivers.eu/wiki/images/5/55/A_River_Reborn_-_Quaggy.pdf
[6] Ravensbourne Catchment Plan 2015-2012. Thames 21 http://www.thames21.org.uk/wp-content/uploads/2013/07/Ravensbourn-CIP.pdf
[7] Lewisham Council. River Corridors Improvement Plan https://www.lewisham.gov.uk/myservices/planning/policy/LDF/SPDs/Documents/DraftRCIPSPD.pdf
[8] Sport England Playing Fields Policy and Guidance. March 2018 https://www.sportengland.org/media/12940/final-playing-fields-policy-and-guidance-document.pdf
[9] Cabinet Office December 2015. Sporting Future: A New Strategy for an Active Nation https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/486622/Sporting_Future_ACCESSIBLE.pdf

4.2 Transport and Connectivity

4.2.1. Policy Intent

One of the major concerns for all who live within the Lee Forum area is the volume of traffic and lack of adequate public transport. To the south the area is bordered by the South Circular Road and cutting through the area we have the A20 with a busy junction at the heart of the Lee Green District Town centre. Between these major highways we have a number of roads which are regularly congested at peak times due to parked cars narrowing the roads to one-lane highways. The large volume of traffic has led to reductions in air quality and concerns about road safety, which are of particular concern around the area's schools. At the same time, vehicles used for drop-off and pick-up at many of the area's schools area a contributing factor to the lack of safety and air quality. We would like to see measures to reduce the number of cars used for journeys in and around the Lee Forum area, an increased capacity for walking and cycling, improved road safety including safer street design and better enforcement of road safety measures, including enforcement of speed restrictions. There is an urgent need for an area-wide policy to improve the quality of the air that we breathe. We would also like to see the Lee Forum area's advantageous geographical position, in relation to its proximity to central London and nearby towns such as Blackheath and Greenwich, enhanced and improved with better public transport and connections, particularly for north-south journeys which are poorly served at the moment, leading to increased and unnecessary private car journeys. Our two train stations in Lee and Hither Green should be modernised to provide full accessibility and capacity for an ever-increasing population.

4.2.2. Strategic Aim

To improve air quality, road safety, the vibrancy of our streetscapes, and encourage active travel in and around the Lee Forum area, by providing easy access to more environmentally friendly and healthy modes of transport.

4.2.3. Objectives

- Create better opportunities to experience safe walking and cycling within the Lee Forum area in line with Healthy Streets, Vision Zero and the draft London Plan.

- Increase capacity for less polluting forms of transport.

- Reduce the number of motor vehicle journeys on roads within the Lee Forum area.

- Reduce the pressure on on-street parking spaces for residents and visitors to the neighbourhood.

- Improve road safety for all users through better streetscape design and better enforcement of the Highway Code in support of the Mayor of London's Vision Zero plan.

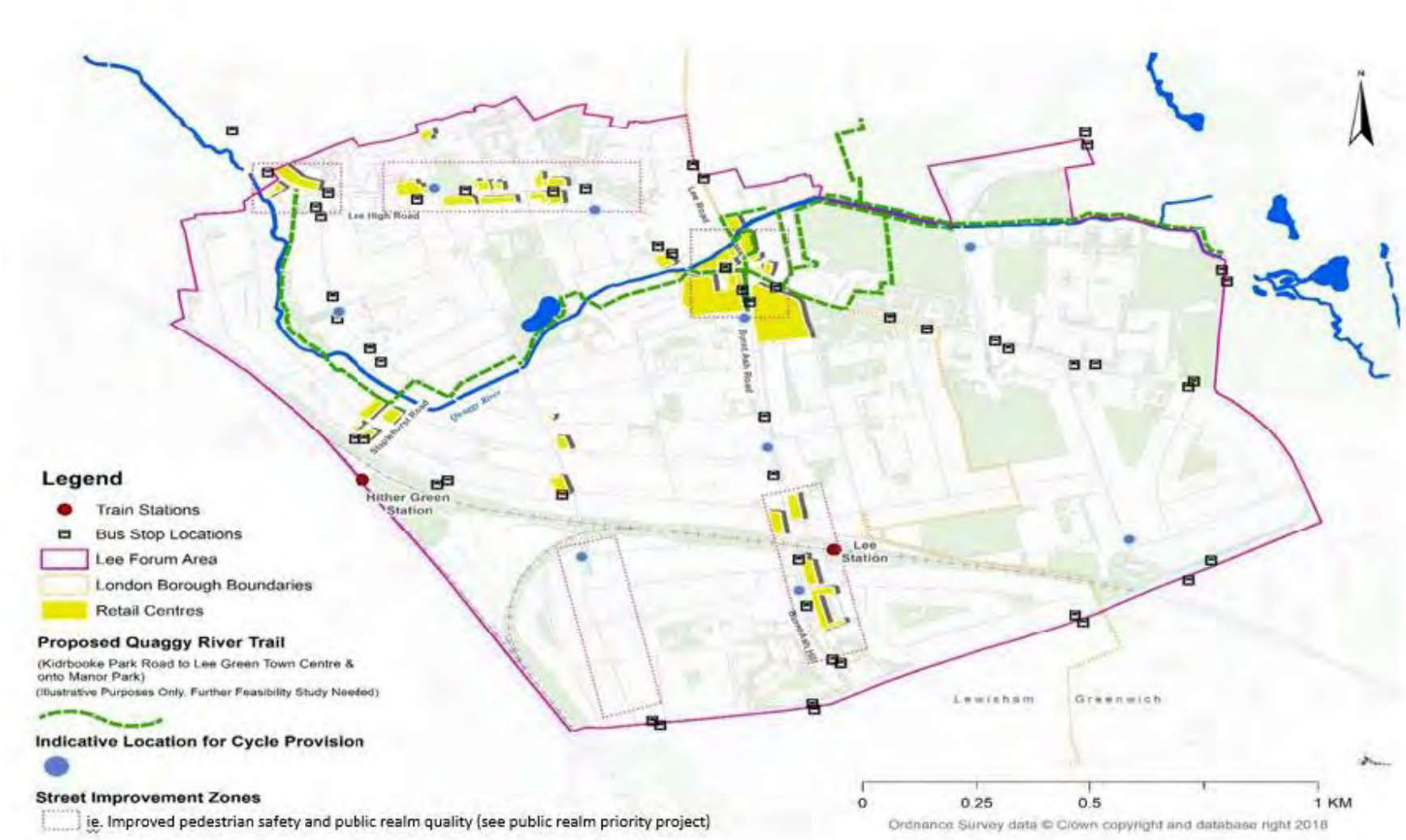
- Improve accessibility at Lee and Hither Green railway stations.

- Improve and increase public transport links and capacity in south east London, particularly to North Greenwich and Greenwich Village which are currently not served.

- Improve and increase public transport links and capacity to Central London.

4.2.4. Identification and Mapping

Figure 8. Lee Forum Area Transport Improvement Strategy





Cycle storage, Murillo Road



Speed sign, Courtlands Avenue



Pedestrians, Lyme Farm Road



Car Club vehicle, Chalcroft Road



273 Bus, Southbrook Road



Cyclists, Eltham Road

4.2.5. Lee Neighbourhood Development Plan Policies

Policy TC1 Protect, Promote and Enhance Public Transport

A. New developments should seek to include measures that will improve access to public transport facilities and enhance walking and cycling routes in the Plan area. The following improvements are prioritised (a full list of improvements is in 'recommended actions' in 4.2.6 of this Plan)

B. Major developments that are likely to cause a negative impact to the capacity of existing travel options should demonstrate through Transport Assessments prepared in line with Transport for London guidance, including an Active Travel Zone assessment, how this impact is to be addressed.

Policy TC2 Improve Measures to Reduce Pollution Levels

Major Development proposals should make a positive contribution to improving air quality and reducing noise pollution in the Forum area. Proposals should, where appropriate:

1. Maximise the contribution that the public realm makes to encouraging active travel via design that discourages travel by car and avoids an over-reliance on street parking.
2. Promote and encourage a reduction in the use of private vehicles by adopting measures such as reduced parking provision, controlled parking zones, cycle hire facilities and car clubs.
3. Proposals should reduce private vehicle use by only providing private parking spaces off street. Off street parking should be considered underground on major schemes, avoiding urban design impacts and to achieve more efficient land use. Developers will make best efforts to ensure delivery of suitable public transport solutions to population increases.
4. Consider how they can contribute to improving and creating walking and cycling routes particularly along routes identified on Figure 4 in this Plan as strategic neighbourhood routes linking the Forum area's key destinations including Lee High Road, Lee Road, Burnt Ash Road and Burnt Ash Hill and the A205.
5. Reduce barriers to cycling by ensuring that all new developments and public realm provide safe, secure routes
6. Car parking should not dominate front gardens. National Guidance on front garden paving and planting should be considered that accommodates a screened and permeable design.

7. Car parking and cycle parking for new development should be provided in accordance with Policies T6 and T5 respectively in The London Plan (2021) and its accompanying guidance

Policy TC3 Improve and Encourage Active Travel Options and Road Safety Measures in the Forum Area

Major development proposals impacting on the capacity or provision of road infrastructure should demonstrate a positive contribution towards the Mayor of London's Healthy Streets Approach to design and support improvement to the ten Healthy Street Indicators in line with Transport for London guidance. Proposals should demonstrably consider the following:

1. Provide more pedestrian and cyclist safety improvements to junctions and road crossings on the key routes of Lee High Road, Lee Road, Burnt Ash Road/Hill and Eltham Road.

2. Where appropriate provide small traffic islands to reduce the width of the roadway where it is over 9 metres wide (kerb to kerb).

3. Improve access and streetscape around public transport sites.

4. All proposals for improvements affecting The Transport for London Road Network (TLRN) will require the approval of Transport for London (TFL) and should be the subject of engagement and consultation with TFL at an early stage.

5. Prioritise improvements and crossings along identified walking routes, particularly those between retail areas, green spaces and public transport nodes

6. Give pedestrians the maximum possible space and accessibility through appropriately positioned dropped kerbs and waiting areas at and in road crossings. Pavement widths and furniture should accommodate the needs of varying abilities, considering the Disability Discrinination Act 1995 guidance.

7. Proposals should consider how they can contribute to improving walking and cycling routes particularly along routes that link Lee's key destinations

8. Proposals should demonstrate a reduction in the use of private vehicles by adopting measures such as reduced parking provision, car clubs, on-site car parking spaces limited to designated for disabled people, operational or servicing needs, and not issuing on-street parking permits

9. In order to reduce the reliance on motor vehicles for journeys in and around the Forum area, proposals will be supported that help to secure the aim of all residential homes being within 100 meters of:
   i. Safe and secure cycle storage (involving local residents in the positioning of these)
   ii. An electric charging point for vehicles.

4.2.6. Recommended Further Actions

- Work with London Borough of Lewisham and Royal Borough of Greenwich councils and residents to consider if residents want to make more streets in the Lee Forum area part of controlled parking zones.

- Work with TfL to provide the results of local consultation on improvements to buses

  1. New bus routes required, as identified through consultation, in order of priority:

  Maritime Greenwich. Several suggested extending the 202 route (very popular)
  North Greenwich Several suggested extending the 335 route (very popular)
  West End and/or Charing Cross area
  Bexleyheath
  Ladywell and Brockley (for those not close to 122 route)

  2. More frequent buses required, as identified through consultation, in order of priority: 202; 261; 122; 273; 321; 178

  3. Main issues that emerge from the consultation exercise:

  Buses must be regular, accessible and user friendly, letting passengers sit before the bus takes off

  With vision zero and healthy neighbourhoods reducing other options for transport new bus routes, changes to routes, increased capacity and improved timetable are needed quickly.
  Two 273 buses on the narrow Fernbrook Road passing each other cause traffic jams as they struggle to pass each other. Residents have asked that a one-way solution be considered, in consultation with other roads

- Work with Network Rail and South Eastern Railways to

1. Provide a faster direct train service for connection to the Elizabeth Line at Abbey Wood from Hither Green and Lee by increasing the speed of already timetabled services via Slade Green.
2. Improve station facilities, accessibility and environment at Hither Green and Lee train stations.
3. Provide a direct route to Victoria station, central London

- Work with London Borough of Lewisham, Royal Borough of Greenwich and Transport for London in addressing the safety, traffic and speed issues in the Lee Forum Area.

  1. Work with all stakeholders to identify measures to reduce pollution in the Lee Forum Area.
  2. Encourage the cycle docking stations network used in central London to be expanded to Lewisham and Greenwich.
  3. Support and encourage schemes that promote car sharing.
  4. The London Borough of Lewisham, Royal Borough of Greenwich and Transport for London (TfL) to work with local community to develop proposals for Lee High Road and Lee Green Crossroads, including improved pedestrian environment, safe crossings and environmental enhancements in line with the Healthy Streets Approach, Vision Zero and the draft London Plan.
  5. London Borough of Lewisham and Royal Borough of Greenwich and local groups work together to define priorities for funding through the Local Implementation Plan (LIP) including maintenance and facility improvements.

- Identify appetite for 'Home Zones' in targeted and other streets showing an active interest and streets suitable for traffic calming measures. The forum area and its surroundings will need to be considered holistically to avoid unintended knock on effects.
- Lobby for the Mayor of London's Ultra-Low Emission Zone to be extended to the M25, so taking the extra pollution, traffic and infrastructure away from the more densely populated Lee Forum and surrounding areas.
- Work with councils, TfL, the local community and other groups to ensure both safe pavements and safe cycling.
- Work with councils and TfL to improve understanding and enforcement of vehicle speed limits in the forum area.
- Work with boroughs to increase cycle storage provision outside schools to discourage driving to school.



Electric car charging point, Kellerton Road



202 bus (Blackheath-Crystal Palace)



Platform 1, Lee Railway Station

4.2.7 Justification and Evidence

Consultations showed recognition of changes in lifestyles and leisure pursuits, growing pressure on roads and rail and increasing concern about safety and the effects of harmful pollutants. Emissions and other pollutants caused by vehicles is the biggest contribution locally to deteriorating air quality that is associated with early deaths and the birth of underweight babies. Streets are places where people socialise, exercise, rest and travel. In recent years the primary use has been for the movement and storage of motor vehicles. Traffic calming methods have failed to check the speed and volume of traffic on non-main roads which offer little protection for pedestrians and cyclists. The focus can change to encourage physical activity, reduce harmful pollutants and make safer travel while improving the total quality of journeys.

Noise is causing anxiety and stress for pedestrians and cyclists around roads and from noisy work activities including road works and building projects. Road danger is a significant cause of local concern.

Most of the main causes of early death in London are linked to inactivity, including the two biggest killers – heart disease and cancer. Much research demonstrates the links between inactivity and ill-health, such as Start Active, Stay Active[10]. To address these systemic issues, the Lee NDP promotes the delivery of improved pedestrian friendly routes that will promote active travel such as walking and cycling.

Good public transport links were identified as important factors for choosing to live in Lee neighbourhood. Improvements in transport connections were also identified - especially to Greenwich town centre, North Greenwich and Abbey Wood (for the Elizabeth Line).

The Lee NDP policies align with the following relevant Local, Regional and National Policy frameworks:

Local Plan: Lewisham	▪ CS Policy 14 Sustainable movement and transport ▪ DM Policy 29 Car Parking	London Plan	▪ Policy 6.13 – Parking ▪ Policy 6.9 Cycling ▪ Policy 6.10 Walking ▪ Policy 6.12 Road network capacity
Local Plan: Greenwich	▪ Policy IM(c) Car Parking Standards ▪ Policy CH2 Healthy Communities ▪ Policy IM4 Sustainable Travel ▪ Policy IM(a) Impact on the Road Network ▪ Policy IM(b) Walking and Cycling	London Plan (New)	▪ Policy D7 Public Realm ▪ Policy T2 Healthy Streets ▪ Policy T3 Transport capacity, connectivity and safeguarding ▪ Policy T4 Assessing and mitigating transport impacts ▪ Policy T5 Cycling ▪ Policy T6 Car parking ▪ Policy T6.1 Residential parking ▪ Policy T6.2 Office parking ▪ Policy T6.3 Retail parking
NPPF	▪ Para 4 – Promoting Sustainable Transport		

[10] Start Active, Stay Active – A report on physical activity for health from the four home countries' Chief Medical Officers. July 2011. www.gov.uk Chief Medical Officer annual report 2011: volume 1. Chapter 3. www.gov.uk

4.3 Building Homes and Amenities

4.3.1. Policy Intent

The most valued aspect of living within the Lee Forum area is its community spirit. Residents feel that we belong to a diverse community that is also socially cohesive. This valued sense of community is encouraged and nurtured via its community infrastructure. However, there are fears that this infrastructure is reducing, with a number of community assets, such as local public houses and the Manor House Library, recently being under threat. With the ever-expanding local population there is also concern that the available community facilities are not keeping pace with demand. We feel that current community buildings and social infrastructure need to be protected and increased, with particular emphasis on provision for youth activities, playgrounds and education facilities.

Community infrastructure within the Lee Forum area needs to be future proofed to provide for and meet the health, social, recreational and educational needs of an ever-expanding community.

London's population is predicted to rise to 10.8 million by 2041. Due to this predicted population increase there are a number of National, London, and Local policies which set targets for new house building. As a result we feel that it is important to set down policy that ensures that all new developments planned for the Lee Forum area are providing the right mix of housing, where they are most needed, along with the necessary amenities to provide for these homes, and that the quality, style and design are appropriate for the future harmony of the Lee Forum area. It is recognised though that housing provision is already dealt with in detail by the London Plan and the Local Plans of the Local Boroughs and care is taken to avoid unnecessarily repeating of existing policy.

4.3.2. Strategic Aim

To maintain, enhance and increase the community infrastructure in the Lee Forum area in order to ensure that current feelings of community pride, unity and engagement are nurtured within all age, social, racial and cultural groups, and can grow alongside the expanding population.

Building a sustainable neighbourhood by ensuring that new development delivers the right type of environment, social infrastructure and housing that contribute to the creation of socially just, inclusive and healthy communities for years to come.

4.3.3. Objectives

- Ensure new developments provide a range of homes appropriate for the area's needs, particularly affordable housing and family homes.
- Ensure that all housing developments are of high quality, well designed, energy efficient, sustainable and durable.
- Ensure the parallel timely provision of social infrastructure to support housing and employment growth.
- Deliver healthy and liveable neighbourhoods, promoting active and healthy lifestyles and enhance people's wider health and well-being.
- Ensure inclusive neighbourhoods, avoiding proliferation of gated communities and estates that look inwards.
- Ensure a range of community facilities that meet the needs of, and are accessible to, all members of the community.
- Protect, enhance and promote the current community facilities, public spaces, public realm and streetscapes in the Lee Forum area.
- Increase access to health, leisure and recreational facilities in order to promote a healthier, more active and liveable neighbourhood.
- Increase young people's educational and recreational facilities to increase their involvement and future neighbourhood participation.
- Provide facilities for vulnerable groups within the Lee Forum area.
- Integrate community facilities within Lee Green District Town Centre and other major hubs of activity in order to improve accessibility.
- Ensure the promotion of socio-cultural meeting places to encourage community activity and interaction.
- Ensure inclusive neighbourhoods, avoiding proliferation of gated communities and estates that look inwards.

4.3.4. Identification and Mapping

Table 3. Community Buildings and Recreational Facilities in Lee Forum Area, identified by the community.

ID	Type	Name	xRef	YRef	Address
1	Community Centre	Lee Centre	539474	175127	Aislibie Road, SE12 8QW
2	Community Centre	Lochaber Hall	539225	175027	Manor Lane Terrace, SE13 5QL
3	Community Centre	Lee Green Community Centre Leegate Centre	539885	174873	3 Leegate SE12 8SS
4	Community Centre	Brandram Road Community Centre	539152	175322	25-33 Brandram Road, SE13 5RT
5	Library / Community Hub	Manor House Library	539361	175052	34 Old Road, SE13 5SY
6	Sports Club	Crofton Albion FC	540380	175173	Weigall Road, SE12 8HF
7	Sports Club	Bowring Sports Club	540098	174980	18 Meadowcourt Road, SE3 9DY
8	Sports Club	Colfe's Leisure Centre	540416	174206	Horn Park Lane, SE12 8AW
9	Sports Club	Old Colfeians Cricket and Rugby Club	540333	174668	76c Eltham Road, SE12 8UE
10	Sports Club	John Roan Sports Club	540764	174073	Kidbrooke Park Road, SE3 9NF
11	Church Hall (Christian)	Lewisham Spiritualist Church	539309	175248	65 Boone Street, SE13 5SA
12	Church Hall (Christian)	Lee New Testament Church	539606	175089	370 Lee High Road, SE12 8RS
13	Church Hall (Christian)	Emanuel Pentecostal Church	539618	175058	274-276 Lee High Road, SE12 8RS
14	Church Hall (Christian)	Church of the Good Shepherd	539624	174564	Handen Road, SE12 8NR
15	Church Hall (Christian)	Lee Green URC Church	539974	174397	111-113 Burnt Ash Road, SE12 8RA
16	Church Hall (Christian)	Our Lady of Lourdes RC Church	540055	173997	45 Burnt Ash Hill, SE12 0AE
17	Church Hall (Christian)	St Peter's Church	540332	174831	Eltham Road, SE12 8HQ
18	Public House	Dirty South (Rose of Lee)	538830	175198	162 Lee High Road, SE13 5PR
19	Public House	Elements Bar	539384	175220	207 Lee High Road, SE13 5PQ
20	Public House	The Station Hotel	539048	174571	14 Staplehurst Road, SE13 5NB
21	Public House	The Duke of Edinburgh	539691	175001	394 Lee High Road, SE12 8RW
22	Public House	The Old Tiger's Head	539827	175016	351 Lee High Road, SE12 8RU
23	Public House	The Lord Northbrook	539911	174354	116 Burnt Ash Road, SE12 8PU
24	Church Hall (Christian)	Icthus Christian Fellowship			23 Lampmead Road, Lee, SE12 8QJ

Figure 9. Community Buildings in Lee Forum Area

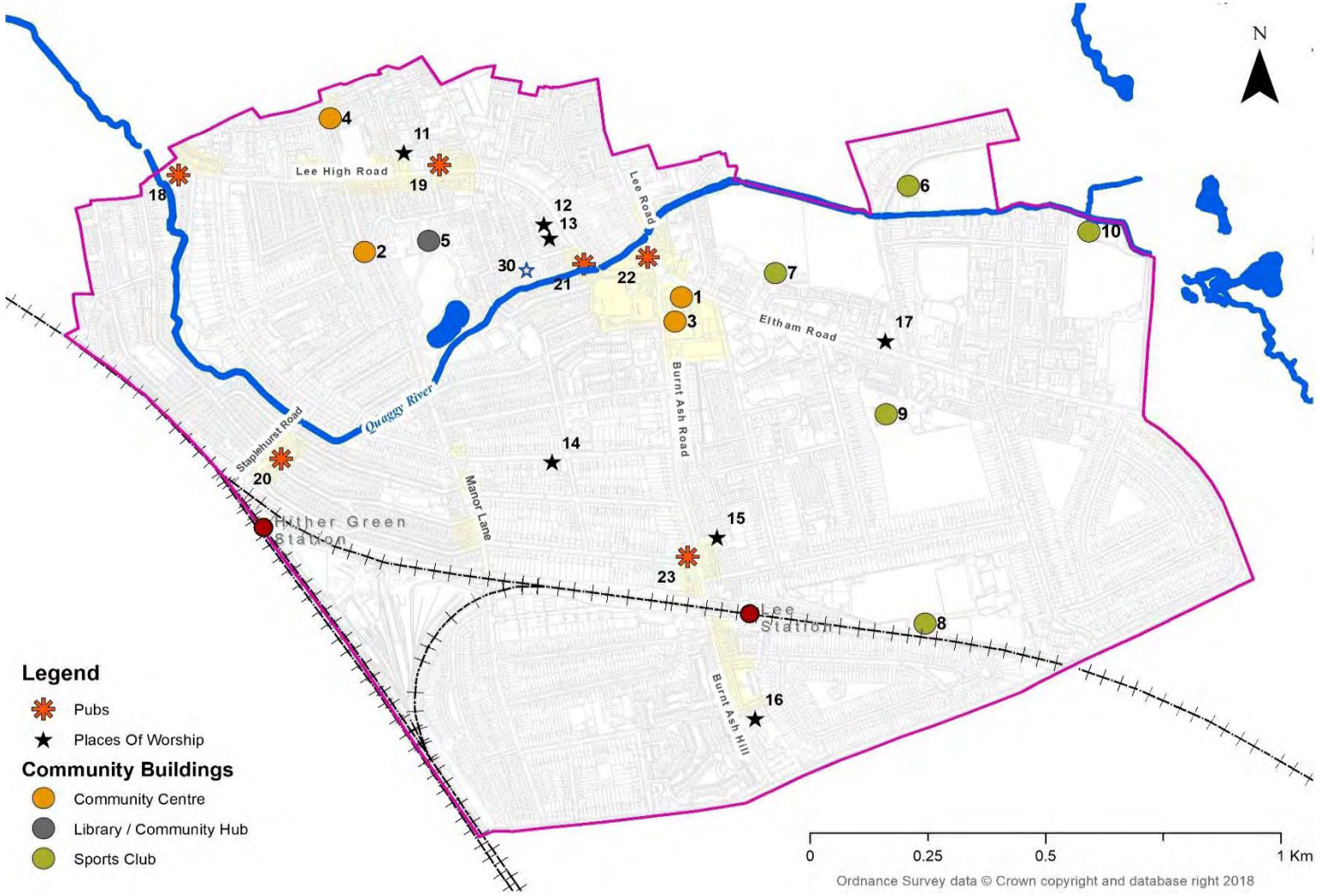
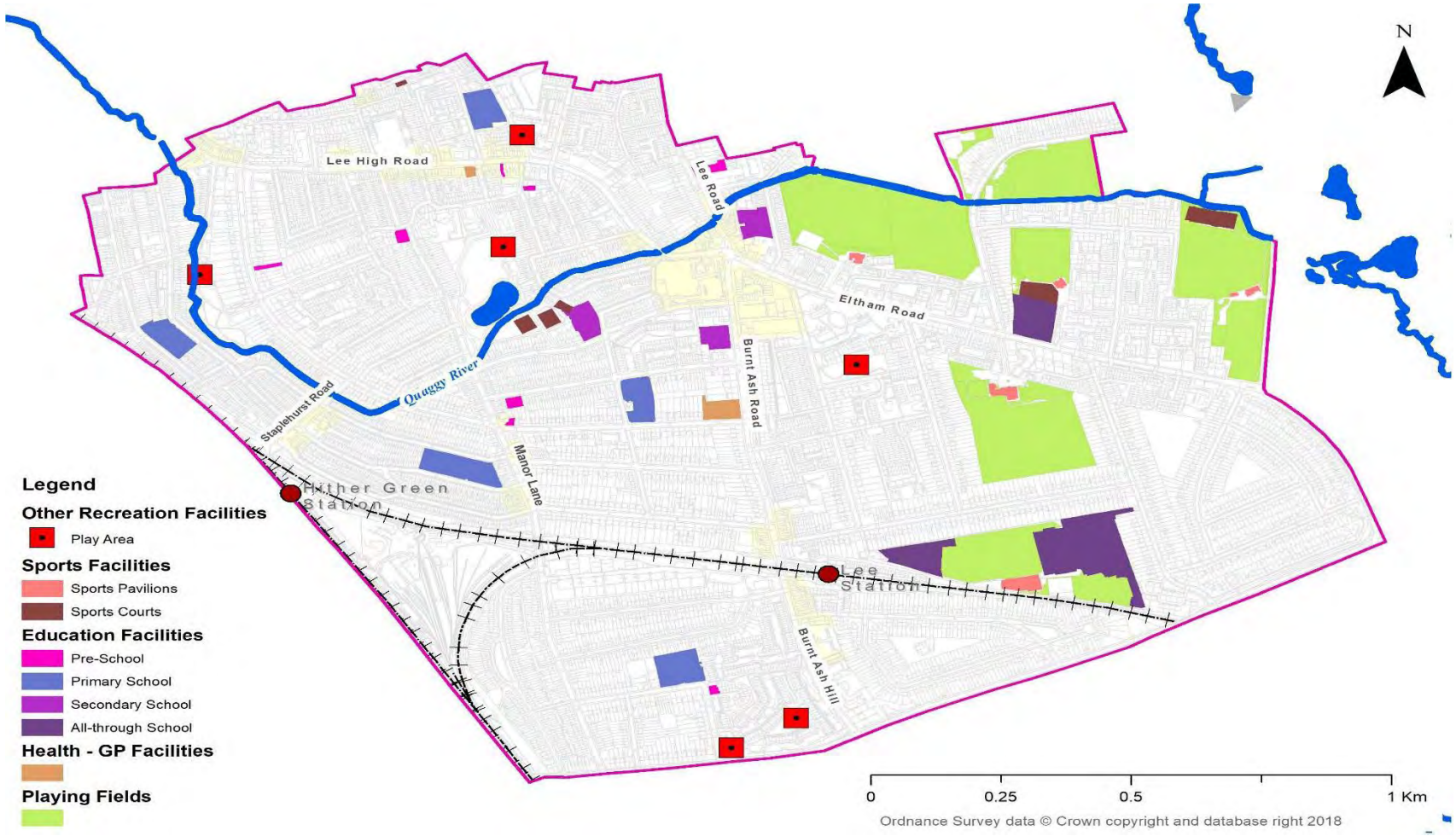


Figure 10. Recreational Facilities in Lee Forum Area





Nursery, Old Road



The Lord Northbrook PH, Burnt Ash Road



John Roan Playing Fields



Bible Study Centre, Eltham Road



Playground, Manor House Gardens



Our Lady of Lourdes, RC Church, Burnt Ash Hill

4.3.5. Lee Neighbourhood Development Plan Policies

Policy BHA1 Protection, Enhancement and Provision of Community Buildings

A. The Lee Neighbourhood Development Plan identifies its key community buildings and assets as listed in Table 3 and illustrated in Figures 9 and 10. Development which would result in the change of use/loss of a community building or asset, whether land or premises, currently or last used as a community facility, will not be supported unless it can be fully demonstrated that the following conditions are met:

1. The space is under-utilised, efforts have been made to increase utilisation over an 18 month period, or the use no longer serves the needs of the community.
2. There is adequate alternative provision or the same or similar activities within the Forum area which has the capacity to meet the needs of the community.

B. Redevelopment or intensification of sites in existing community use may be supported, subject to the criteria above and that:

1. An appropriate alternative community space or equivalent provision being provided as part of the development within 500 metres of the original site.
2. Proposals for the shared use of community buildings demonstrating that the primary need as a community space is met and that these spaces are fully accessible by all members of the community.

C. Major developments should support the development of new or improved community facilities where there are identified local needs, especially to address gaps in accessibility, providing a range of community services including youth facilities, art, culture, health and wellbeing and entertainment uses.

D. New facilities should be located in or near the local retail and economy hubs and on ground floor level to benefit from footfall and accessibility unless it can be demonstrated that there is community need for a location elsewhere.

Policy BHA2 Protection, Enhancement and Provision of Social Infrastructure

A. Proposals for major new development in the Plan Area, as defined in the Glossary, will be assessed in terms of their potential impacts upon the existing provision of supporting social infrastructure, as shown in Figures 9 and 10. Where such development is assessed as requiring new or enhanced social infrastructure in order to support the needs generated by that new development, the Lee Forum will seek the provision and delivery of that infrastructure as part of any planning permissions granted, through the Section 106 agreements, the Community Infrastructure Levy or other appropriate delivery mechanisms.

Policy BHA3 Enhancement of Public Realm Facilities

A. Proposals for public realm improvements and enhancements in the Plan area will be supported.

B. Proposals for major new developments, as defined in the Glossary, will be expected to contribute towards securing appropriate public realm improvements within the vicinity of development sites, in accordance with the objectives of this Plan and those of the Royal Borough of Greenwich and the London Borough of Lewisham, to enhance the quality of the built environment.

Policy BHA4 Housing Delivery

A. Major developments should provide a range of housing sizes and tenures to meet local housing needs and create sustainable communities. This will be achieved through the:

1. Provision of at least minimum viable levels of affordable housing in line with the London Plan and council development plans. This should include appropriate provision of social rented and intermediate housing.
2. Provision of a range of different sized units as needed in the community which includes larger family housing (3+ bedrooms), 2-bed and 1-bed homes. Also consider the need of the local population for multi generational properties, child friendly developments and live/work spaces for home working.
3. Appropriate provision of accessible homes for the elderly and consideration given to the provision of extra care units.
4. All new developments will be subject to design scrutiny in line with the London Plan and Lewisham and Greenwich local plans and the Area Design Guidance at appendix 1

B. Proposals for community led / self-build housing on appropriate sites will be supported.

Policy BHA5 Windfall Sites

The development of sites which are not allocated for housing will be supported, particularly where:

1. Sites which are vacant or underused and suitable for residential or mixed- used development can be brought back into active use
2. Design is of a high quality and makes efficient and sensitive use of the land with minimal impact on amenity.
3. An appropriate mix of housing typologies is ensured, taking the context of the site into account.

Policy BHA6 Design of New Development

A. Proposals for new development in the Plan area should seek to achieve high standards of design and sustainability, both to new buildings and to external areas within the development site. Proposals should demonstrate that they:

1. Provide a satisfactory environment throughout the development for the health and wellbeing of residents, employees and visitors.
2. Incorporate design features to ensure sustainable water use, and reuse of grey water, and avoid watercourse pollution.
3. Incorporate design features that maximise energy efficiency and sustainability to minimise the effects of climate change, in line with the 'be Lean, be Clean, be Green, be Seen' London Plan principles.
4. Incorporate boundary treatments which contribute to an active and attractive street scene, passive surveillance to ensure safety and security and demonstrate a positive interaction with the wider public realm through appropriate scale landscaping.
5. Provide adequate and discreet waste management facilities.



New Homes, Lee Church Street



Lee Manor Community Garden, Micheldever Road



Community Building, Manor Park



New Home, Meadowcourt Road

4.3.6. Delivery

4.3.6.1. Site Allocations

This policy section addresses housing delivery. It recognises that many opportunities in the forum area will be small-scale in nature. However, in light of windfall sites coming forward, it defines a number of development principles specific to each of the different character areas to guide un-planned change and growth. Area Design Guidance produced by the Forum as part of its work on this Plan is appended to this Plan and should be taken account of in drawing up any development proposals.

Windfall sites in both Lewisham and Greenwich areas should take account of the relevant planning policies and design guidance in those areas.

Site specific designations to be taken forward as part of the Lee NDP are listed in the Site Allocations (SA) Table 4 below. The purpose of the SAs is to ensure land is available in appropriate locations to meet development and renewal targets for Lee and to protect land uses for specific activities, such as for employment. For each SA, specific policies are defined to guide how these sites should develop in a sustainable and integrated manner. It is envisaged that each site will be developed through a design-led approach. This will give flexibility for each site, but help to clarify design aspirations, determine site capacity and help to determine the most appropriate form of development for each site. This should ensure that local context and character is taken into account and that the development is well-designed and adds to the overall quality of the area as promoted by the NPPF.

The sites were identified in an assessment undertaken by AECOM (part of a technical support package allocated to Lee Forum), which can be found in Annex 4 of this plan. The assessment took into account sites highlighted by Lewisham and Greenwich councils' call for sites as well as the sites observed during a number of engagement walks with the local community, details of which can be found in the Consultation Statement which accompanies this plan. The final report was reviewed at the committee meeting of January 2018 and the sites were selected as appropriate for future sustainable development. It should be noted that some of the sites originally selected have not been taken forward following further discussion with Lewisham Council. All of the sites allocated for development fall within Lewisham Council area.

The Leegate Centre, the largest site in the Lee Forum area, was not initially identified as a site allocation as it had planning permission to redevelop at that time. This planning permission has since expired and the site has been bought by Galliard Homes. Given that Leegate received more comments at consultation than any other site and was heavily commented on during AECOM's design guidance workshop in 2019 and Lewisham's Local Plan consultation in 2021, it has now been added as a site allocation.

Site allocations are sites that have been identified within the Lee Forum area that may be subject to development proposals during the life of the Plan. If the owners of these sites put them forward for development, Lee Forum would support their development if it were in line with the following policy guidance in each specific policy, in addition to the general policies as stated throughout Section Four and the Area Design Guidance appended to this Plan. Any proposals will also need to take account of relevant policies in Lewisham's Local Plan and any supplementary planning guidance issued by that Council. At present, there is a Small Sites Supplementary Planning Document (SPD) adopted in 2021 and a Tall Buildings Addendum published in May 2022 which are of particular relevance.

Figure 11. Site Allocations

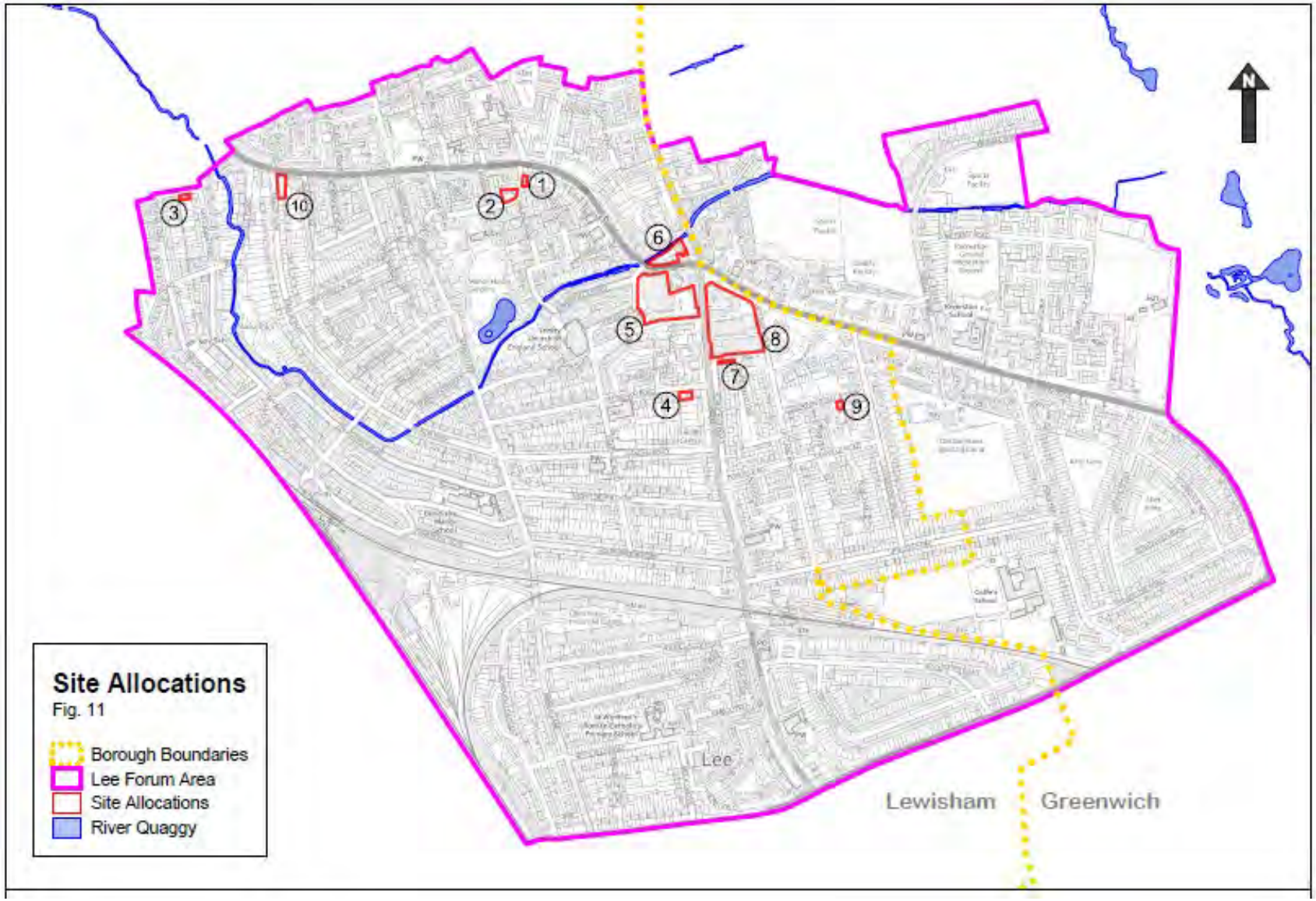


Table 4. Site Allocations

Ref	Current LU	Proposed LU	Name	X Ref	Y Ref	Area Ha	Area SqM
1	Lockup Garages & Open Space	Residential	Old Road, SE13 5SR	539463	175171	0.02	248.74
2	Portacabins - Council Depots	Residential	Old Road Depot, Old Road, SE13 5SU	539428	175141	0.08	785.91
3	Lockup Garages	Residential	Wisteria Road	538715	175137	0.02	245.00
4	Lock Up Garages	Residential	Effingham Road	539834	174708	0.10	1044.50
5	Supermarket	Mixed-Use	Sainsbury's, 14 Burnt Ash Road SE12 8PZ	539770	174914	1.04	
6	Car Sales Showroom & Yard	Mixed-Use	321-341 Lee High Road SE12 8RU	539783	175011	0.21	2057.95
7	Lockup Garages	Residential	Off Burnt Ash Road	539907	174780	0.02	182.57
8	Shopping Centre	Mixed-Use	Leegate Shopping Centre	539918	174863	1.46	14579.14
9	Lock up Garages	Residential	Corner of Osberton Road and Millbank Way	540157	174686	0.02	227.63
10	Car hire	Mixed-Use	168 Lee High Road SE13 5PL	538928	175160	0.09	911.50



Leegate Shopping Centre, SA10



Garages off Burnt Ash Road, SA09



Eurocar Vehicle RentaL, Lee High Road, SA12



Garages, Corner of Burnt Ash Road and Effingham Road SA06



Garages, Wisteria Road, SA05



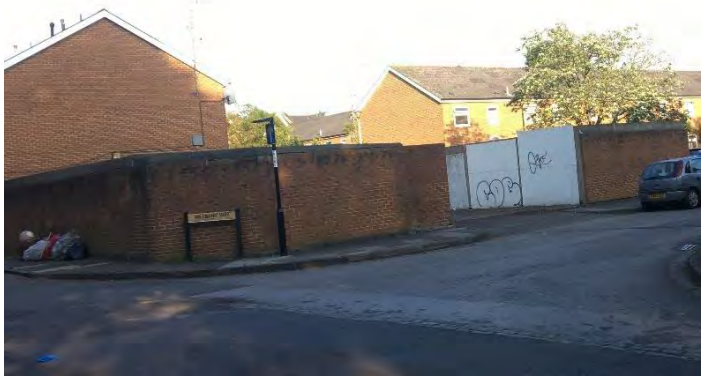
Council Depot, Old Road, SA03



Garages, Old Road, SA02



Car Show Room, Lee High Road, SA08



Garages, crn Osberton Road and Millbank Way, SA12



Sainsburys Site, Burnt Ash Road, SA07

4.3.6.3. Policy SA01: Land on Old Road



Site Ref	1
Site Description / Address	Land on Old Road London SE13 5SR
Current Use	Lockup Garages & Open Space
Proposed Land Use	Residential
Area	0.02 ha 248.7 sqm
Ownership	SIMON MARK COURTNEY
X Ref	539463
Y Ref	175171
SA Policy	Land on Old Road is allocated for residential development. Development proposals should consider the following design principles: i. The development demonstrates how it will not give rise to an unacceptable loss in residential amenity such as overlooking; ii. Applicants must demonstrate how the Area Design Guidance in appendix 1 has been taken account of; iii. The development must respect the local character.

4.3.6.4. Policy SA02: Old Road Depot



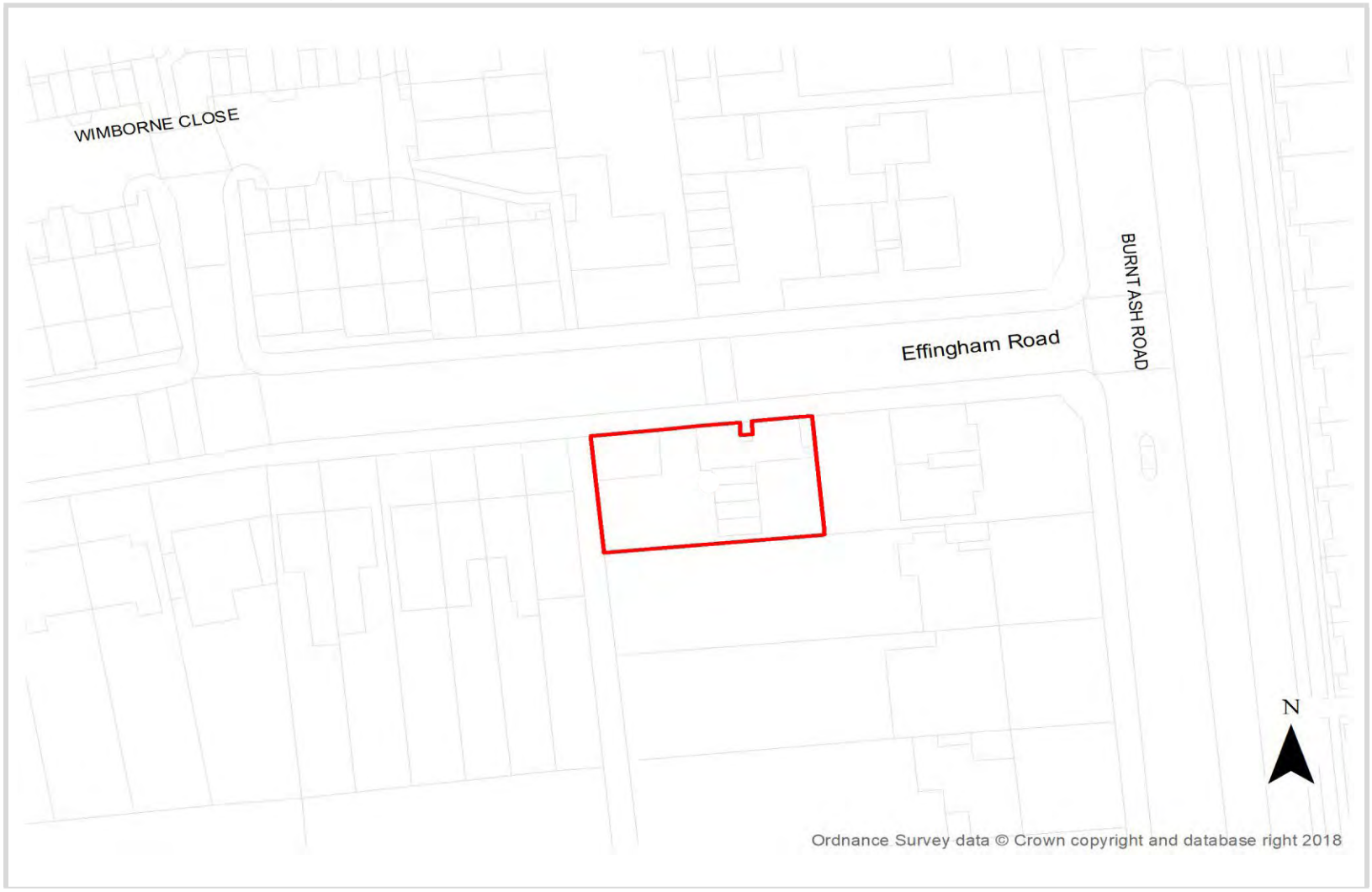
Site Ref	2
Site Description / Address	Old Road Depot, Old Road, LondonSE13 5SU
Current Use	Portakabin - Council Depots
Proposed Land Use	Residential
Area	0.08 ha 785.91 sqm
Ownership	Lewisham Council
X Ref	539428
Y Ref	175141
SA Policy	The Old Road Depot is allocated for residential development. Development proposals should consider the following design principles: i. Will support applications attempting to preserve the surrounding wall, preserving its heritage significance; ii. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking; iii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site iv. Building form, proportions, height, and overall appearance should be considerate towards local character and any new addition should positively contribute to this character. Building should consider the use of upper storey set backs, where appropriate, to reduce any height impacts at street level v. Attention should be paid on the building's facade and its fenestration and articulation of the elevation to provide emphasis of prominent corners and entrances. Consideration should also be given to Lewisham Council's Small Sites SPD

4.3.6.6. Policy SA03: Site of Disused Garages on Wisteria Road



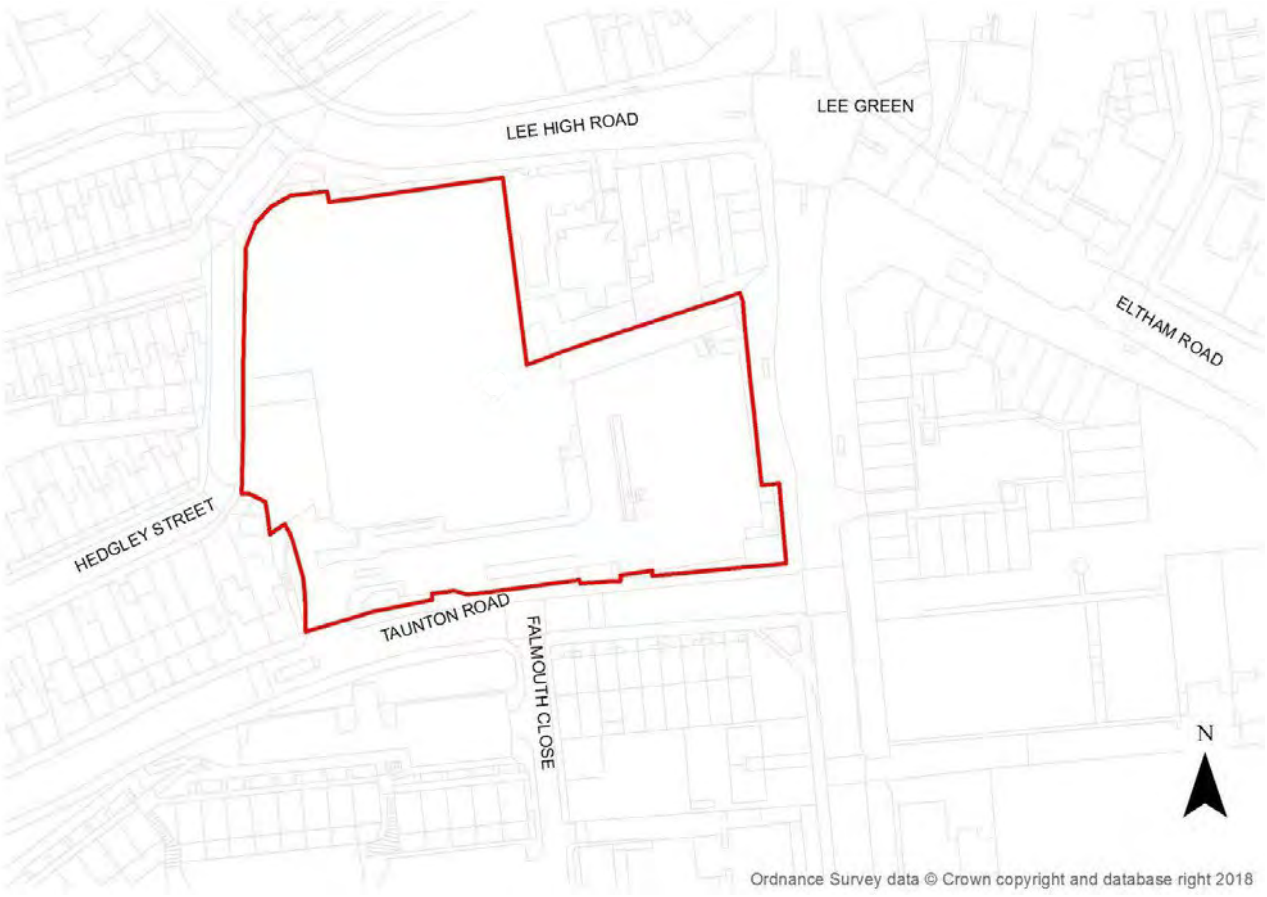
Site Ref	3
Site Description / Address	Site of Disused Garages on Wisteria Road
Current Use	Lockup Garages
Proposed Land Use	Residential
Area	0.02 245.00
Ownership	LONDON & QUADRANT HOUSING TRUST
X Ref	538715
Y Ref	175137
SA Policy	Land on Wisteria Road is allocated for residential development. Development proposals should consider the following design principles: i. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking; ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.

4.3.6.7. Policy SA04: Effingham Road



Site Ref	4
Site Description / Address	Effingham Road
Current Use	Lock up Garages
Proposed Land Use	Residential
Area	0.10 1044.50
Ownership	Lewisham Council
X Ref	539834
Y Ref	174708
SA Policy	This land on Effingham Road is allocated for residential development. Development proposals should consider the following design principles: i. The development should be sympathetic to the heritage setting of the adjacent properties, which fall within the Lee Manor Conservation Area, complementing the materials, height, proportions and massing. ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.

4.3.6.8. Policy SA05: Sainsbury's Site



Site Ref	5
Site Description / Address	Sainsbury's, 14 Burnt Ash Road SE12 8PZ
Current Use	Supermarket
Proposed Land Use	Mixed-Use Development of various heights has yielded an indicative number of 103 flats
Area	1.04 ha 10377.82 sqm
Ownership	Sainsburys
X Ref	539770
Y Ref	174914
SA Policy	Sainsbury's is valued in the area and local people would want it retained and incorporated into any new development. However, should the store decide to redevelop it is allocated for mixed-use development following these design principles: i. Surrounding buildings lines and scale should be respected and development should respond with appropriate typologies. ii. Frontages on Burnt Ash Road and Lee High Road should be made active with ample, safe public realm and prioritised to incorporate appropriate Town Centre Uses (A1-A5, Appropriate B uses; D uses) iii. The site should provide public realm sheltered away from busy roads and be permeable, allowing safe, unpolluted connectivity through this public realm for pedestrians and cyclists visiting the town centre between Lee High Road and Burnt Ash Road iv. Public realm and greening should be added where possible. v. The maximum height of building on this site shall not normally be more than 32.8 metres (10 Storeys) to 39.2 metres (12 storeys). Proposals will be supported if it is designed and built to human scale showing regard to Policy HD2C of this plan, for example, by integrating generous public realm treatments, building set-backs and articulations, active ground floor frontages and greening measures. Applicants must demonstrate how the Area Design Guidance found in appendix 1 has been considered in the design and access statement, illustrating how proposals respect the grade II listed police station within the immediate vicinity of the building. vi. Attention should be paid on the building's facade and its fenestration and articulation of the elevation to provide emphasis of prominent corners and entrances. vii. Shop fronts should be designed to align with the heritage proportions of adjoining shop frontages on Lee High Road in a coordinated and uncluttered manner, following council's and this plan's Shop Front Design Guidance. Development should respect the existing unit grain and rhythm along Lee High Road. viii. Ground floor units should be flexible and adaptable to accommodate future changing town centre needs. ix. Use of building materials, textures, tones and colour palettes that complement the existing buildings of the heritage town centre. The local character should be reinforced by these choices, not distract from them.

	x. Development proposals for this site will need to demonstrate that they will not have a detrimental effect on the safety and function of The London Road Network (TLRN)

4.3.6.9. Policy SA06: Site at 321-341 Lee High Road SE12 8RU



Site Ref	6
Site Description / Address	321-341 Lee High Road SE12 8RU
Current Use	Car Sales Showroom & Yard
Proposed Land Use	Mixed-Use 3 storey building could field 24 flats Town Centre use on ground floor of approximately 691 m2 GFA
Area	0.21 2057.95
Ownership	Penfolds
X Ref	539783
Y Ref	175011
SA Policy	Site at 321-341 Lee High Road SE12 8RU is allocated for mixed-use development. Development proposals should consider the following design principles: i. The site should be permeable. Every effort should be made to allow public access to and along the River Quaggy where the river borders this site to allow the River Quaggy Trail, a priority project of this plan, to pass through Lee Green District Town Centre. ii. An active frontage should be prioritised on Lee High Road to incorporate appropriate Town Centre Uses (A1-A5, Appropriate B uses; D uses) iii. Opportunity for a distinctive rounded gateway corner development to engender a sense of arrival to the town centre from Lee High Road should be taken. iv. Surrounding building lines and scale should be respected and development should respond appropriately with appropriate typologies such as mansion block, town houses or mews houses; v. Building form, proportions, height, and overall appearance should be considerate towards local character and any new addition should positively contribute to this character. Proposals where building heights do not exceed adjacent buildings will be supported. Height and bulking should be of human scale per Policy HD2C of this plan; consider the use of upper storey set backs, where appropriate, to reduce any height impacts at street level vi. Shop fronts should be designed to align with the heritage proportions of adjoining shop frontages in a coordinated and uncluttered manner, following council's and this plan's Shop Front Design Guidance. Development should respect the existing unit grain and rhythm along Lee High Road; Applicants must demonstrate how the Area Design Guidance found in appendix 1 has been considered in the design and access statement for development proposals within an immediate vicinity of a listed building; vii. Ground floor units should take be flexible and adaptable to respond to future changing needs, reducing the likelihood of vacant units; viii. Development proposals for this site will need to demonstrate that they will not have a detrimental effect on the safety and function of The London Road Network (TLRN)

4.3.6.10. Policy SA07: Disused Lockup Garages off Burnt Ash Road



Site Ref	7
Site Description / Address	Disused Lockup Garages off Burnt Ash Road
Current Use	Lockup Garages
Proposed Land Use	Residential
Area	0.02 ha 182.57 sqm
Ownership	Galliard Homes
X Ref	539907
Y Ref	174780
SA Policy	The site of the disused lockup garages off Burnt Ash Road is allocated for residential development. Development proposals should consider the following design principles: i. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.. iii. The development creates a positive relationship to the adjacent Leegate development and Carston Close.

4.3.6.11. Policy SA08: Leegate Shopping Centre



Site Ref	8
Site Description / Address	Leegate Shopping Centre, Eltham Road, SE12
Current Use	Shopping Centre, officers and housing
Proposed Land Use	Mixed-Use Development of various heights has yielded an indicative number of 450 flats
Area	1.46 ha 14579.14 sqm
Ownership	Galliard Homes
X Ref	539918
Y Ref	174863
SA Policy	i. Public realm frontage should be made active and incorporate appropriate Town Centre Uses (A1-A5, D and Appropriate B uses) ii. The site should be permeable, allowing connectivity to it's bordering streets and public realm and greening added where possible. iii. Shop fronts should be designed to acknowledge the heritage proportions of the shop frontages on Lee Road in a coordinated and uncluttered manner, following council's and this plan's Shop Front Design Guidance. iv. Ground floor units should be in a variety of sizes, flexible and adaptable to respond to future changing town centre needs, reducing the likelihood of vacant units. Consideration should be given to increased variety of leisure and retail in line with the Portas Review v. The three mature TPO London Plane trees at the north east corner of the site should be retained within any proposals for the site. vi. This site borders two existing conservation areas (Lee Manor and Blackheath) and a proposed Conservation Area (see vii). As such, special attention should be paid to building form, proportions, building materials, textures, tones and colour palettes and overall appearance. vii. In accordance with Lewisham's 2022 regulation 19 Local Plan policy QD4C and the 2023 Tall Buildings Addendum, the maximum height of a building on this site shall not normally be more than 32.8 meters (10 storeys) to 39.2 meters (12 storeys), and designed an built to the human scale per policy HD2C of this plan, for example, by integrating generous public realm treatments, building set backs and articulations, active ground floor frontages and greening measures. Applicants must demonstrate how the Area Design Guidance in appendix 1 has been considered in the design and access statement, illustrating how proposals respect the Grade II listed fire station within the immediate vicinity of the building. viii. Proposals for development should protect existing business uses and efforts made to reinstate local ix. Development should take account of, attempt to improve and not worsen the polluted, congested junction between the A20 and the B212 x. A Community Centre should be included on the site at ground level xi. Existing public realm total size should be retained or increased if possible, and moved to sheltered places away from busy roads

4.3.6.12. Policy SA09: Garages on the corner of Millbank Way and Osberton Road



Site Ref	9
Site Description / Address	Garages, Corner of Osberton Road and Millbank Way, SE12
Current Use	Garages
Proposed Land Use	Residential
Area	0.02ha 227.63sqm
Ownership	Peabody Trust
X Ref	540157
Y Ref	174686
SA Policy	The site of the disused lockup garages is allocated for residential development. Development proposals should consider the following design principles: i. The development will demonstrate how it will not give rise to an unacceptable level of harm to the residential amenity such as overlooking ii. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site.. iii. The development creates a positive relationship to the adjacent buildings and Edith Nesbit gardens in building materials, textures, tones and colour palettes that complement its surroundings

4.3.6.13. Policy SA10: Vehicle Hire Corner of Lee High Road and Manor Park



Site Ref	10
Site Description / Address	168 Lee High Road SE13 5PL
Current Use	Vehicle Hire
Proposed Land Use	Residential 3-4 storey building
Area	0.09 Ha 911.49 M
Ownership	Joseph Allison McCusker
X Ref	538928
Y Ref	175160
SA Policy	Site at 168 Lee High Road SE13 5PL is allocated for residential development. Development proposals should consider the following design principles: i. Surrounding building lines and scale should be respected and development should respond appropriately with appropriate typologies such as mansion block, town houses or mews houses; ii. Building heights should not exceed adjacent buildings' height; consider the use of upper storey set-backs, where appropriate, to reduce any height impacts; Form, proportions, height, and overall appearance should be considerate towards local character and any new addition should positively contribute to this character iii. Special attention should be paid to building form, proportions, building materials, textures, tones and colour palettes and overall appearance should be especially considerate and contribute positively towards this local character and heritage. Attention should be paid on the building's facade and heritage-sensitive fenestration and articulation of the elevation included to provide appropriate emphasis of prominent corners and entrances that complements the existing buildings of the heritage Lee High Road. iv. Quality materials should be used to retain the appearance of street, not render that ages and stains quickly as has been done elsewhere, reducing the built quality in this proposed conservation area. v. Applicants must demonstrate how the Area Design Guidance in Appendix 1 and the Lewisham Small Sites SPD have taken account of the restrictive nature of the small site..

4.3.7. Recommended Further Actions

- Continue to work with local partners to find an alternative community use for the New Tiger's Head; community preference is to see the building used for cultural activities. There is local demand for a cinema.
- Work with stakeholders to ensure adequate provision of community space in the new Leegate Centre development.
- Encourage greater Youth Provision. Work with groups in local community halls.
- Work with both councils to ensure regular social and community infrastructure needs assessments are undertaken.
- Explore with London Borough of Lewisham, Royal Borough of Greenwich, local community and other organisations, the opportunities for community led/self-build housing and consider nano housing
- Investigate the possibility of setting up Community Trusts that take on responsibility for acquiring and managing new community assets.
- Seek designation of important community facilities as Assets of Community Value (ACV).
- Liaise with local groups and organisations to make the most efficient use of community facilities and to explore the opportunities for shared use of facilities where this will be in the social interests of the local community.
- Continue to develop, promote and improve the provision of community-led local activities.
- Encourage affordable childcare provision in the area

4.3.8. Justification and Evidence

Consultation was positive regarding the community feel of the area. Community facilities play an important role in social wellbeing of communities and the Lee NDP seeks to maintain and improve this. Lee has a good number of facilities that are well used, but a lack of youth focused facilities was highlighted. It is important to ensure that the provision of community facilities continues to reflect the needs of a changing and increasingly diverse population, and that these facilities are accessible to all. Consultation feedback has highlighted Lee as an ideal place to bring up a family. It has become a popular destination for young families and therefore requires housing to be of 2 bed plus housing. People desire affordable housing and creche places.

Much of the response from the community focused on the need for secondary school placements, with 35% of responses pointing out the issue that the IAG school needs to expand urgently and that space must be found for its expansion. One site – the Bowring Sports ground – was put forward as a potential site, but there was a 50/50 split in view from the community about the appropriateness of the site given that it would be building on MOL and a flood plain and might impact on the ability to deliver a River Quaggy trail linear park. Since consultation a planning application for this school has been refused by Royal Borough of Greenwich and at Section 14 consultation secondary school places and the Bowring site were not raised in any responses.

The Lee policies are consistent with the NPPF (paragraph 70), which states the need to plan positively for the provision and use of community facilities, as well as London Plan Policies 3.1 (Ensuring equal life chances for all) and 3.16 (Protection and enhancement of social infrastructure) which requires the need to consider where provision should be made, in particular in relation to growing populations.

The Lee NDP policies align with the following relevant Local, Regional and National Policy frameworks:

Local Plan: Lewisham	▪ Site Allocation – Leegate Centre ▪ Policy 1: Housing provision, mix and affordability	London Plan (New)	▪ Policy H1 Increasing housing supply ▪ Policy H2 Small sites
Local Plan: Greenwich	▪ Policy H1 New Housing ▪ Policy H2 Housing Mix ▪ Policy H3 Affordable Housing ▪ Policy H5 Housing Design	NPPF	▪ Para 6: Delivering a wide choice of high quality homes
London Plan	▪ Policy 3.3 Increasing housing supply ▪ Policy 3.4 Optimising housing potential ▪ Policy 3.10 Definition of affordable housing ▪ Policy 3.11 Affordable housing targets		

4.4. Local Retail, Leisure and Local Economy

4.4.1. Policy Intent

The small independent shops that are currently trading within the Lee Forum area are highly valued by the community. However, there is scope for a wider and more diverse range of shopping, cultural and leisure experiences within the four Local Hubs – Staplehurst Road, Manor Lane, Burnt Ash Road/Hill and Lee High Road – and, in particular, the Lee Green District Town Centre. There is a strong desire to add to the vitality and vibrancy of these retail centres by supporting independent traders, encouraging 'meanwhile use' of empty spaces, and improving the public realm to encourage walking and cycling. We would also like to see regeneration and improvements made to the many empty and neglected retail units in the Lee Forum area, particularly in Lee Green District Town Centre and Lee High Road. Each retail centre should be encouraged and supported to enhance their potential capacity to provide not only a healthy, diverse retail offering, but also a socio-cultural focus for the local community. There are also two industrial estates, the Chiltonian and Southbrook: these should be maintained as valued sites for local employment.

4.4.2. Strategic Aim

To protect and improve local employment workspaces and ensure that the Lee Forum area's retail centres offer a diverse, healthy, vibrant and enjoyable experience, in order to promote a thriving local economy.

4.4.3. Objectives

- To protect and improve the diversity of the retail, leisure and cultural offer, particularly in the Lee Green District Town Centre.
- To maintain and increase the local economic activity by protecting existing employment sites and encouraging new independent shops, businesses and workspaces to start up and flourish.

- To protect and ensure maintenance of the retail centres and the public realm in order to promote a healthy and safe environment.

- To ensure the prominence of smaller, independent businesses.

- To protect the vitality of the retail centres by avoiding unjustified change of use.

- To bring back into use empty properties along the high streets, as key spaces for start-ups and SMEs.

- To make Lee High Road into a key local destination, offering better facilities, improved shop fronts and cultural activities.

- To improve access for pedestrians and cycling to the retail centres.

- To improve connectivity and cohesion between the retail centres.

- To encourage a vibrant daytime and night-time economy, suitable to it's surroundings, around the retail centres.

- To promote the retail centres as hubs for community socio-cultural activity.

4.4.4. Identification and Mapping

Table 5. Retail. Leisure and Local Employment Sites. Proposed additional designations are recommended in order to bring them in line with the new London Plan.

#	Site Name	Existing Local Council Plan Designation	Proposed Additional Designation
1	Lee High Road Shopping Parade (from the junction at Eastdown Park to the junction at Hedgley Street)	Shopping Parade	No Change in designation
2	Staplehurst Road Shopping Parade	Shopping Parade	No Change in designation
3	Burnt Ash Road / Burnt Ash Hill Parade	Shopping Parade	No Change in designation
4	Manor Lane Shopping Parade	Shopping Parade	No Change in designation
5	Lee Green District Town Centre	District Town Centre District Hub Growth Area (in part) Site Allocation for housing in the Leegate Centre	District Hub Opportunity Area
6	Chiltonian Industrial Estate	Local Employment Location (LEL)	Locally Significant Employment Site
7	Southbrook Industrial Estate	Local Employment Location (LEL)	Locally Significant Employment Site



Manor Lane Shopping Parade

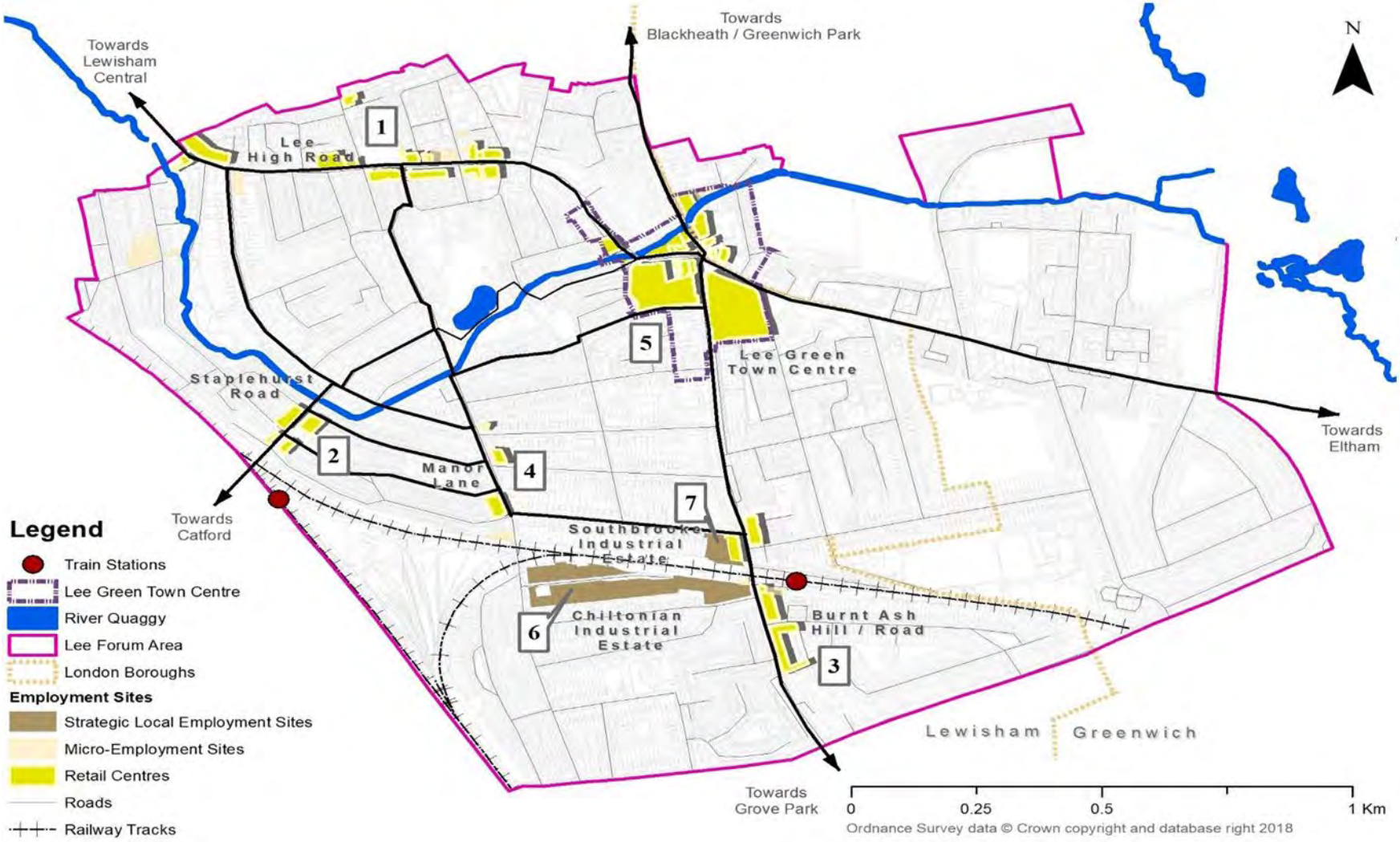


Staplehurst Road Shopping Parade



Chiltonian Industrial Estate

Figure 12. Retail and Local employment Sites





Leegate, Burnt Ash Road



Staplehurst Road



Leegate, Burnt Ash Road



Lee Road



Lee High Road



Burnt Ash Road

4.4.5. Lee Neighbourhood Development Plan Policies

Policy RLE1 Maintain, Improve and Sustain the Diversity, Vitality and Viability of Retail Sites

A. The retail sites within the Lee Forum area form vibrant hubs of local activity. Proposals which will improve the range of shops and social infrastructure within the sites, as defined in Figure 12, will be supported. Proposals that require planning permission will be supported if they:
    1. Retain or support an increase in the range of retail, employment, socio-cultural and leisure uses.
    2. Encourage the use of vacant properties and land for pop-ups or meanwhile uses for retail, cultural and creative activities in order to stimulate and promote diversity of businesses and shops within the retail sites.
    3. Respect and protect the character and heritage of the town centre, helping to create an attractive, welcoming and inclusive environment.
    4. Promote a mix of local economies including retail, hospitality, leisure and entertainment
    5. Where redevelopment of a site can be organised in a way that allows businesses on that site to continue trading throughout and beyond the redevelopment, for example through phased redevelopment, this should be done.

B. Changes of use resulting in the loss of retail, socio-cultural, employment and leisure services will not be supported.

Policy RLE2 Improve Shopfronts and Advertising in Retail Sites

A. Where planning permission is required, shopfronts, including signage and illumination, should complement and enhance the character, proportions, materials and detailing, wider street-scene, and the building of which it forms a part. Canopies, blinds and security shutters, where acceptable in principle, are encouraged to be appropriate to the character of the shopfront and the surrounding context within which it is located. Large illuminated fascias and external security grilles should only be allowed in exceptional circumstances (see Shopfront Guidance in Annex 1).

B. Where planning permission is required, proposals for advertisements and signage should avoid harm to the character and appearance of individual buildings and streets having regard to the interests of amenity and public safety.

Policy RLE3 Improve Public Realm

A. Major development should seek to provide public realm improvements that enhance the vitality of the retail sites. In addition to Policy CI3, proposals in respect of retail sites should:

1. Improve the public realm by linking sites and aiding connectivity.
2. Incorporate best practice in inclusive design to facilitate mobility and accessibility for all.
3. Give priority to pedestrians and cyclists in line with the Healthy Streets Approach.
4. Provide an appealing, healthy space with provision for green outdoor infrastructure, particularly in the retail centers shown on figure 12

Policy RLE4 Protect and Encourage Local Employment Sites (see Table 5 above)

A. Proposals for regeneration of retail sites should protect existing businesses and incorporate them wherever possible into new developments, retaining where possible secure units for local business and economic development.

B. Proposals that would prejudice the continuing industrial and commercial use of designated Local Employment Locations as detailed in Table 5 would not be supported, unless it can be demonstrated that existing uses are unviable and the premises have been vacant for a period of at least 2 years, with past efforts to market them and bring them into active use having failed to generate any interest.

C. Permitted uses to include flexible E (g) uses, including related SME businesses compatible with its designation, where it can be demonstrated that the local economy will be diversified, enhanced, and promoted.

D. Proposals for the changes of use of disused lock up garages to Class E(g) uses will be supported where it can be clearly demonstrated that there will be no adverse impacts upon residential amenities arising from the use of the premises, as a result of traffic generation and parking, including the movement of Heavy Goods Vehicles, noise, smell and other disturbance.

Policy RLE5 Revitalise Lee Green District Town Centre

A. Proposals for major development will be supported which promote the vitality of Lee Green District Town Centre with a mix of town centre uses including culture and leisure. Proposals for intensification must sensitively respect the heritage significance of the town centre. Proposals will be supported if they:

1. Promote the day-time and night-time economy with sensitivity to the local surroundings.
2. Protect and enhance the character and heritage of the town centre.
3. Reinstate the finer urban grain to achieve a more walkable and permeable town centre experience.
4. Improve connectivity between Burnt Ash Road, Lee High Road, Eltham Road and Lee Road and make the town centre a place that feels safe to walk both during the day and at night.

Figure 13.Lee Green District Town Centre Strategy

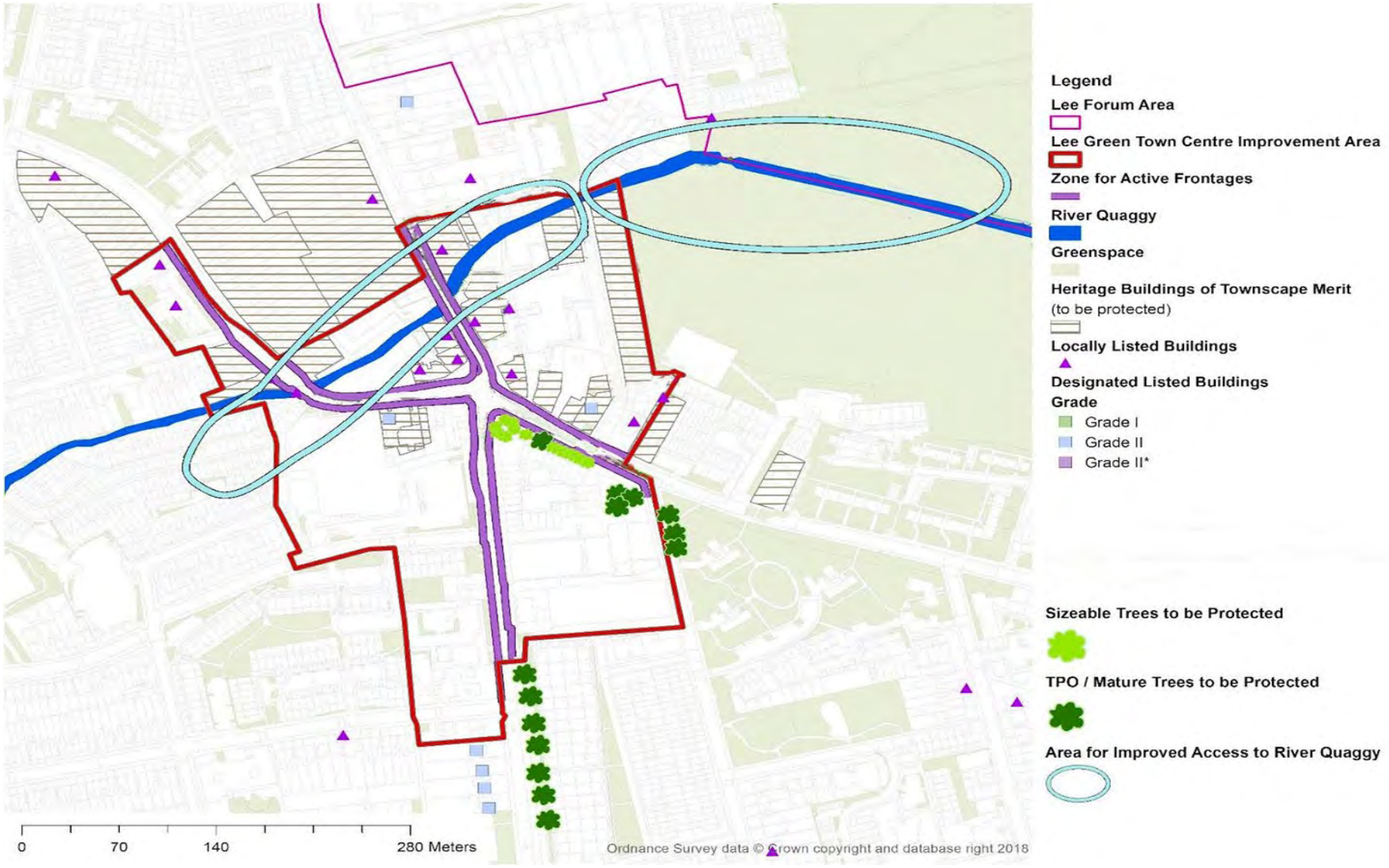


Figure 13.

4.4.6. Recommended Further Actions

- Work with developers, London Borough of Lewisham and Royal Borough of Greenwich to deliver a vibrant and successful town centre that will benefit the wider community and enhance the heritage centre of Lee Green District Town Centre.

- Work alongside London Borough of Lewisham and Royal Borough of Greenwich to prepare and approve a masterplan for the potential development of Lee Green District Town Centre.

- Encourage and support local traders to help them provide an attractive pedestrian environment and public realm. Look at the feasibility of establishing a formal or informal Business Improvement District (BID) to deliver wider public realm improvements and increase footfall, increasing the vitality of the local hubs.

- Work with local art groups to work with local traders to consider opportunities for street art within public realm, thereby improving the appearance of the high streets. Local case studies include the Brockley Street Art Festival.

- Work with stakeholders to develop an action plan to revitalise Lee High Road.

- Work with GLA, London Borough of Lewisham, Royal Borough of Greenwich, businesses and community to access funding to enhance retail sites.

- Support community groups aiming to encourage pop-ups and ‘meanwhile’ uses in vacant retail sites.

4.4.7. Justification and Evidence

High Streets

The Portas Review (2011)[11] highlighted the importance of town centres as focal points for local communities to encourage diverse socialising and sustainable everyday mobility opportunities. They are also fundamental in giving a local identity. While some parades (Manor Lane, Staplehurst Road, Lee Road) have seen signs of revival and improvements, others, particularly on Lee High Road and parts of Lee Green District Centre, still suffer from untidy shop fronts and empty properties which can often detract people from visiting. Policies address the aspiration to see all shopping areas as key local hubs of retail and cultural activity. These key local destinations should offer a good diversity of amenities and social-cultural opportunities and a sustainable pattern of provision where there is less need to travel far away.

Additionally, these local hubs are all within walking distance but can sometimes appear to be far away. By improving the connecting routes, this perception can be reversed, encouraging walking and cycling to these nearby services. In line with the London Plan, the Lee NDP policies enhance the public realm to improve the network connectivity and accessibility between the sites with a focus on providing accessible, attractive walking and cycling options.

To overcome the seeming fragmentation of Lee High Road, the Lee NDP policies protect local shopping facilities from change of use or redevelopment where there is an economic demand for such services.

While Lee Green Town Centre is set at a busy cross-roads, it has elements of a traditional linear high street which should be maintained and enhanced, as these work well. The larger footprint plots should be guided by this finer urban grain and look to reinstate a more walkable, networked pattern of development to make the centre function as a whole again.

Lack of vibrancy, connectivity and diversification, concerns for the integrity of local heritage and difficulties in walking and cycling in Lee Green District Centre were raised at consultation, leading to the commissioning of a Lee Green Design Report from AECOM (Annex 4) upon which some of these policies are based.

[11] The Portas Review: an independent review into the future of our high streets. - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6292/2081646.pdf

The following heritage appraisals of Lee Green must be taken into account when considering future intensification: Edmund Bird 2009 – GLA Heritage Appraisal of GLA Report on Housing Intensification in Seven South London Town Centres; 2009 Design for London. Housing Intensification in Seven South London Town Centres (Annex 4).

In line with the NPPF Section 2, Lee NDP policies positively promote the vitality and viability of its local centres, to ensure their competitive regional offer and ensure their sustainable growth. Overall the Lee Neighbourhood Plan policies support the Lewisham Core Strategy (LCS) policies on District Hubs which state that they provide opportunities for intensification and enhancement.

LCS Spatial Policy 3 highlights that for Lee in particular there is potential to "improve civic space and facilitate a more intensive mixed-use development on the shopping centre site to strengthen its role and function" and "Improve the connectivity between the shopping centre and the supermarket sites."

<u>Employment Sites</u>

The Chiltonian Industrial Estate and surrounding depots around the Lee Spur provide a key employment site and wholesale retail trading. On the other side of the railway tracks, the smaller but equally significant Southbrook Industrial Estate is also seen as a key employment site, within the Lee Manor Conservation area that should be protected. Its traditional work-houses provide a heritage setting to this site.

The Lee NDP policies are compatible with the following relevant Local, Regional and National Policy frameworks:

Local Plan: Greenwich	▪ Policy TC6 Other District Centres Policy TC7 Local Centres and Neighbourhood Parades ▪ Policy TC(a) Primary, Secondary and Local Shopping Frontages ▪ Policy TC(b) Non-retail Uses in Protected Shopping Frontages ▪ Policy TC(c) Hot Food Take-aways	London Plan (2011)	▪ Policy 4.7 and 4.8
Local Plan: Lewisham	▪ Spatial Policy 3: District Hubs ▪ Core Strategy Policy 4: Mixed Use Employment Locations ▪ Core Strategy Policy 5: Other employment locations ▪ Core Strategy Policy 6: Retail hierarchy and location of retail development ▪ DM Policy 15: Neighbourhood local centres ▪ DM Policy 16: Local shopping parades and corner shops	London Plan (New)	▪ Policy GG5 Growing a good economy ▪ Policy E2 Low-cost business space ▪ Policy E3 Affordable workspace ▪ Policy E6 Locally Significant Industrial Sites ▪ Policy E9 Retail, markets and hot food takeaways

4.5. Heritage and Design

4.5.1. Policy Intent

The Lee Forum area holds a wealth of much valued natural and built heritage. There are many sites of historical and cultural importance that we would like to see protected and recognised more widely for the benefit of the community. We are proud of the architectural design, quality, and mix of housing that is available across the area, but there is growing concern that too many new developments are being built without regard to high quality design. There are currently two designated conservation areas in the Forum area, Lee Manor, which is covered by an Article 4 order and Blackheath, and we would like to see conservation areas in other parts of the Lee Forum area. Neglected properties are also a problem with a number of properties of architectural significance being left to become dilapidated; we would like to see action taken by owners and councils to remedy this problem. There is the opportunity to preserve and improve the built environment with sustainable solutions, which will allow the Lee Forum area to maintain, as well as add to this heritage with buildings and alterations and extensions of the highest quality, whilst allowing people to continue to live and work in the area.

4.5.2. Strategic Aim

To recognise and protect the heritage assets of the Lee Forum area and protect and enhance the design quality and cohesion of its built environment, both old and new.



Boone's Chapel, Lee High Road



Blue plaque, 13 Handen Road



Lee Fire Station, Eltham Road

4.5.3. Objectives

- Protect current and proposed new listed heritage sites. Identify and propose new conservation areas.
- Improve the sustainability of buildings, allowing the continued use of buildings for current and appropriate new purposes, using modern technologies and fabric, including Passivhaus standard,s to reduce the Lee Forum area's carbon footprint.
- Improve the experience of all people at a human scale, including pedestrians, cyclists and the mobility impaired, of all backgrounds
- Encourage more blue (English Heritage) and maroon (London Borough of Lewisham) plaques on sites of historical/cultural importance.
- Build quality, non- intrusive new development that enhances harmony and enjoyment of the environment.
- Deliver quality new development that is sympathetically designed to integrate through carefully considered design codes.
- Ensure alterations to existing buildings maintain or enhance the cohesive nature of the surrounding built environment.
- Encourage innovative, sympathetic, high quality contemporary design to continue to evolve the history of the Lee Forum area, making the most of current technologies and materials.



Boundary Marker (1903) on the east parapet of the bridge taking Weigall Road over the Quaggy



Rear extension from Manor Park



Courtlands Avenue 1960's electricity sub-station with Woolwich's coat of arms

4.5.4. Identification and Mapping

Table 6. Nationally Designated Heritage Assets. Source. Historic England

Ref	List Entry	Name	Grade	Borough	List Date	Xref	Yref
N1	1358480	Entrance Gate and Walls to West and South of Merchant Taylors' Almshouses	II	Lewisham	12/03/1973	539164	175254.1608
N2	1080030	Merchant Taylors' Almshouses	II	Lewisham	12/03/1973	539187.5	175310.4828
N3	1079954	Lochaber Hall	II	Lewisham	12/03/1973	539224	175028.3608
N4	1079981	Boone's Chapel (With Short Abutting Wall to East)	I	Lewisham	30/08/1954	539248	175209.3608
N5	1358491	Walls Along West Boundary and South East Boundary of Pentland House Grounds	II	Lewisham	30/08/1954	539281.5	175010.9608
N6	1079969	Pentland House (now Via Hostels)	II	Lewisham	30/08/1954	539309.6	175077.2978
N7	1079953	Wall With Entrance To Underground Ice House In Back Garden Of Number 43 And Running Underneath Manor House Gardens	II	Lewisham	12/03/1973	539323	174949.3608
N8	1285997	Front Wall, Running East From Entrance Gate Along North Boundary Of Pentland House Grounds	II	Lewisham	12/03/1973	539328	175094.3608
N9	1358490	Forecourt Walls at Lee Public Library	II	Lewisham	30/08/1954	539349.298	175096.5538
N10	1252858	K2 Telephone Kiosk Outside Manor House (Public Library)	II	Lewisham	29/05/1987	539358.221	175099.1398
N11	1079968	Manor House Library (Lee Public Library on register)	II*	Lewisham	30/08/1954	539362	175052.3608
N12	1193741	Gate Piers at Lee Public Library	II	Lewisham	12/03/1973	539362.95	175099.5108
N13	1079980	Police Station	II	Lewisham	12/03/1973	539783	174967.3608
N14	1210319	105 And 107 Lee Road SE3	II	Lewisham	08/06/1973	539796	175230.3608
N15	1080774	56 Burnt Ash Road	II	Lewisham	03/04/1990	539846	174692.3608
N16	1262018	58 Burnt Ash Road	II	Lewisham	03/04/1990	539850	174675.3608
N17	1080775	60 Burnt Ash Road	II	Lewisham	03/04/1990	539852	174661.3608
N18	1252940	62 Burnt Ash Road	II	Lewisham	03/04/1990	539855	174644.3608
N19	1358947	Lee Green Fire Station	II	Greenwich	08/06/1973	539928.9	174976.3157
N20	1427638	Men of St Peter's War Memorial, Lee	II	Greenwich	06/08/2015	540618.075	175024.1648

Table 7 lists all the non- designated heritage assets that are situated within the Lee Neighborhood Area. Non-designated heritage assets are identified by both the Royal Borough of Greenwich and the London Borough of Lewisham and are represented on the Local List published by both local authorities. Non-designated heritage assets do not meet the national requirements to have a statutory listing, however they are acknowledged as significantly contributing to the local distinctiveness and character of the area and are protected under the local list. Local listing is treated as a material consideration when assessing a planning application.

Table 7. Locally Listed Buildings and Assets

Reference	Name	Address	Borough	X	Y
L1	Holly Tree Public House	32 Dermody Road SE13 5HB	Lewisham	538614	174923
L2	Semi Detached Villas	7-14 Dermody Gardens SE13 5HG	Lewisham	538648	174868
L3	19th Century Brick Cattle Shed Outbuildings	21 Wisteria Road SE13 5HW	Lewisham	538682	175046
L4	Railway Mans House	1 Pascoe Road SE13 5JE	Lewisham	538726	174774
L5	Dirty South Public House (formerly Rose of Lee)	162 Lee High Road SE13 5PR	Lewisham	538752	175282
L6	Trinity Primary School	Leahurst Road SE13 5HZ	Lewisham	538763	174871
L7	Two Story Brick Cottage at 43 Eastdown Park	43 Eastdown Park SE13 5HU	Lewisham	538773	175111
L8	Bridge Over River Quaggy Eastdown Park	Nr 28 Eastdown Park SE13 5HU	Lewisham	538773	175111
L9		4-34 Eastdown Park SE13 5HU	Lewisham	538773	175111
L10	Art Deco Factory	34-40 Eastdown Park SE13 5HU	Lewisham	538773	175111
L11	Semi Detached House	57 59 Eastdown Park SE13	Lewisham	538773	175111
L12	Railway Bridge	56 Ennersdale Road SE13 5JD	Lewisham	538864	174698
L13	Lee Court and Estate Office	Lee Court Lee High Road SE13 5PE	Lewisham	538965	175209
L14	Stables to Side of 45 Longhurst Road	45 Longhurst Road SE13 5LR	Lewisham	538993	174675
L15	Manor Park Houses	Manor Park 3-41 47-55 odd; 6-38 42-58 even SE13 5RL	Lewisham	538998	174766
L16	Station Parade	11-17 Staplehurst Road SE13 5ND	Lewisham	539020	174591
L17	Station Hotel	14 Staplehurst Road SE13 5ND	Lewisham	539030	174552
L18	Corner Building	24-28 Corner of Staplehurst Road and Longhurst Road SE13 5NB	Lewisham	539030	174552
L19	Semi Detached Housing x7	1-27 Northbrook Road SE13 5QT	Lewisham	539064	174965
L20	Manor Park Bridge	Manor Park Bridge SE13 5RH	Lewisham	539243	174604
L21	Stable Coach House	Fernebrook Road SE13 5NG	Lewisham	539263	174388
L22	Brindishe Manor School	Leahurst Road SE13 5LS	Lewisham	539165	174496
L23	Manor Lane Rail Bridge	Manor Lane SE13 5NQ	Lewisham	539396	174349
L24	Former St Winfred's Catholic Church	85 Manor Lane SE12 8LS	Lewisham	539409	174613
L25	St Winifred's School	Effingham Road SE12 8NS	Lewisham	539443	174636
L26	Good Shepherd Church	Handon Road SE12 8NR	Lewisham	539623	174552

Reference	Name	Address	Borough	X	Y
L27	Industrial Building east end of Chiltonian Industrial Estate	Manor Lane SE12 0TX	Lewisham	539672	174197
L28	Boundary Marker	13 Effingham Road SE12 8NZ	Lewisham	539750	174705
L29	Parish Boundary Marker	8 Micheldever Road SE12 8LX	Lewisham	539776	174484
L30	Parish Boundary Marker	Southbrook Road SE12 8LQ	Lewisham	539817	174358
L31	Southbrook Mews	Southbrook Mews SE12 8LG	Lewisham	539860	174310
L32	The Lord Northbrook Pub	116 Burnt Ash Road, Lee, London SE12 8PU	Lewisham	539914	174355
L33	Reform Church	Burnt Ash Road SE12 8RA	Lewisham	539947	174375



Telephone Exchange, Lee High Road



Trinity primary School, Leahurst Road



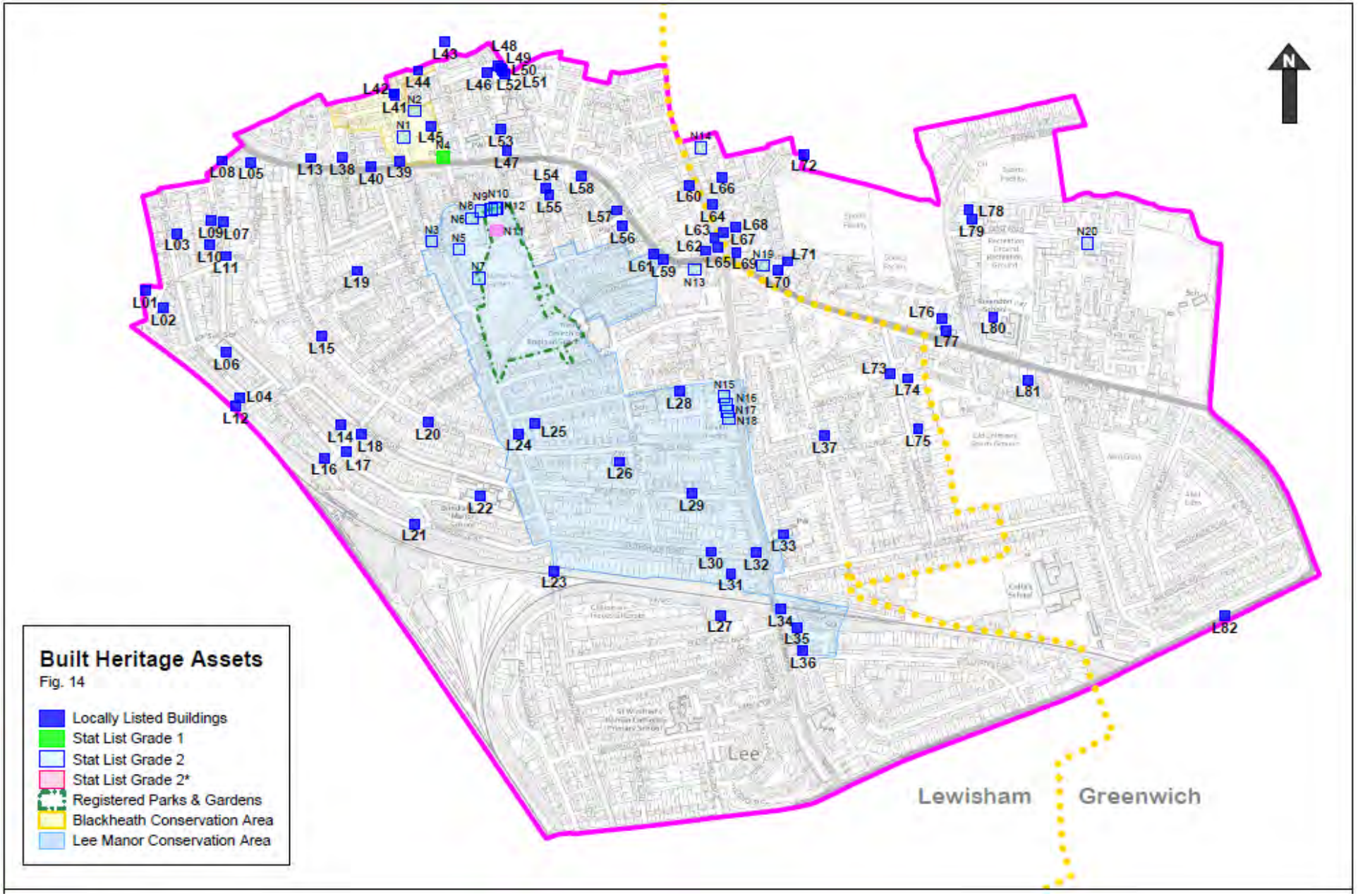
Bridge over River Quaggy, Lee High Road

Table 7 Continued: Locally Listed Buildings and Assets. Source. LBL; RBG

Reference	Name	Addresss	Borough	X	Y
L34	Lee Station	Lee Station SE12 0JE	Lewisham	539965	174234
L35		24-28 Jasmine Court SE12 9HP	Lewisham	540000	174194
L36	Former Postmand Office	1 Woodyates Road SE12 9HP	Lewisham	540013	174143
L37	Villas	31-41 Leyland Road SE12 8DS	Lewisham	540064	174613
L38	Telephone Exchange	Corner of Lee High Road and Glenton Road SE13 5PL	Lewisham	539101	175169
L39	Shop Fronts	159-163 Lee High Road SE13 5PF	Lewisham	539112	175205
L40	Lamps	143-147 Lee High Road SE13 5PF	Lewisham	539112	175295
L41		21 Brandram Road SE13 5RT	Lewisham	539143	175349
L42		23 Brandram Road SE13 5RT	Lewisham	539145	175343
L43	K6 Phone Box	Corner of 84 Belmont Park and Kingswood Place	Lewisham	539190	175430
L44		1 Dacre Gardens SE13 5RY	Lewisham	539194	175398
L45	Boone's Almshouses	Lee High Road SE13 5PH	Lewisham	539222	175278
L46	Royal Oak Pub	2 Boone St Corner Of Boone St And Lee Church St SE13 8SB	Lewisham	539278	175412
L47	Woodman Pub	181 Lee High Road SE13 5PQ	Lewisham	539356	175228
L48		39-47 Dacre Park SE13 5SQ	Lewisham	539365	175408
L49		39-47 Dacre Park SE13 5SQ	Lewisham	539369	175404
L50		39-47 Dacre Park SE13 5SQ	Lewisham	539372	175400
L51		39-47 Dacre Park SE13 5SQ	Lewisham	539374	175396
L52		39-47 Dacre Park SE13 5SQ	Lewisham	539378	175391
L53	39 Lee Church Street (Converted Pub)	39 Lee Church Street SE13 5SG	Lewisham	539395	175309
L54	1/12 Storey Building	50 Old Road SE13 5SR	Lewisham	539423	175106
L55	Lee Centre	1 Aislibie Road SE12 8QW	Lewisham	539484	175073
L56	Emmanuel Penetecostal Church	372 Lee High Road SE12 8RS	Lewisham	539535	175154
L57	New Testament Church	370 Lee High Road SE12 8RS	Lewisham	539535	175154
L58	Semi Detached 2 and a Half Storey Buildings	251 Lee High Road	Lewisham	539535	175154
L59	Metal Railings at Bridge Over River Quaggy (both sides)	Nr 315 Lee Road SE3 9DE	Lewisham	539685	175072

Reference	Name	Addresss	Borough	X	Y
L59	Metal Railings at Bridge Over River Quaggy (both sides)	Nr 315 Lee Road SE3 9DE	Lewisham	539685	175072
L60	10 Row Houses	92 -110 Lee Road SE3 9DE	Lewisham	539762	175130
L61	Duke Of Edinburgh Public House	394 Lee High Road SE12 8RW	Lewisham	539783	174964
L62	19th Century Terrace of Shops at 343 -349 Lee High Road	343 -349 Lee High Road SE12 8RU	Lewisham	539685	175072
L63	19th Century Terrace of 5 Shops And Flats	120-128 Lee High Road SE3 9DE	Lewisham	539762	175130
L64	19th Century Shop Parade	121-137 Lee Road SE3 9DS	Greenwich	539821	175108
L65	Old Tigers Head	351 Lee High Road SE12 8RU	Lewisham	539832	175017
L66	Semi Detached 4 Storey	112 -114 Lee Road SE3 9DE	Greenwich	539842	175167
L67	19th Century Shop Parade	139-149 Lee Road SE3 9DJ	Greenwich	539845	175048
L68	Brick Bridge over Quaggy	Lee Road	Greenwich	539870	175059
L69	New Tiger's Head PH	159 Lee Road SE3 9DJ	Greenwich	539871	175005
L70	7 Eltham Road (now part of Lee Fire Station Complex)	7 Eltham Road SE12 8TF	Greenwich	539959	174965
L71	Firemans Cottage	31 Meadowcourt Road SE12 9DY	Greenwich	539981	174985
L72	House	68 Meadow Court Road SE3 9DY	Greenwich	540015	175217
L73	Row Of Houses	1-9 Cambridge Drive SE12 8AG	Lewisham	540227	174568
L74	Detached House	2 Cambridge Drive SE12 8AJ	Lewisham	540270	174600
L75	Row Of Houses	6-44 Cambridge Drive SE12 8AJ	Lewisham	540270	174600
L76	Ravensbourne Club Apartment Block	Ravens Way SE12 8HA	Greenwich	540308	174862
L77	Ravens Way Sundial	Ravens Way SE12 8HA	Greenwich	540319	174836
L78	Weigall Road Bridge	62 Weigall Road SE12 8HF	Greenwich	540365	175096
L79	Pillar Box Weigall Road	62 Weigall Road SE12 8HF	Greenwich	540372	175076
L80	Semi Detached Row Houses	4-14 Weigall Road SE12 8HE	Greenwich	540418	174865
L81	Victorian Villas	82-188 Eltham Road SE12 8UE	Greenwich	540492	174729
L82	Semi Detached House	361-415 Westhorne Ave SE12 9AB	Greenwich	540910	174220

Figure 14. Built Heritage Assets





Bridge, Manor Park



Manor Park



Grade II listed building, Burnt Ash Road



Sundail, Ravens Way



United Reformed Church, Burnt Ash Road



Victorian House, Eltham Rd

4.5.5. Lee Neighbourhood Development Plan Policies

Policy HD1 Designation, Conservation and Enhancement of Heritage Assets

A. The Lee Neighbourhood Development Plan seeks to protect, conserve, and utilise the significance of the area's designated and non-designated heritage assets in order to maintain the consistent and harmonious character of the neighbourhood. Development proposals should:

1 Protect, conserve or enhance the significance of heritage assets and their contribution to the area's townscape quality and character.

2. Ensure that design of future developments respect, enhance and utilise the heritage assets and their features in order that they sympathetically integrate into the local character and identity.
3. Justify any alterations or additional enhancements through a heritage statement that is proportionate to the significance identified for the asset.
4. Ensure that any additional enhancements take every opportunity to sympathetically incorporate sustainable design features which enhance the building's energy efficiency whilst protecting its character and heritage value especially where this makes a demonstrable positive impact on the public realm.
5. Protect buildings' principal facades, especially where impact to the public realm can be demonstrated. Where proposed works allow, the opportunity to repair and reinstate lost or damaged architectural features which contribute to the integrity of the townscape should be given due consideration
6. Where possible demonstrate that opportunities have been taken to reinstate particular design features where these have been removed, to minimise any disruptions to the streetscape character.
7. Support the retention wherever possible of public realm heritage features such as street-lights, pillar boxes, public phone boxes, shop signage and street name signage.

Policy HD2 Design and Scale of New Development

Proposals for major development will be required to submit a design and access statement as required through both the Royal Borough of Greenwich and London Borough of Lewisham validation lists

A. All new development will be required to complement, enhance or positively contribute to local character and identity. New development will be required to:
    1. Have regard to the form, function, structure and heritage of its context. The scale, massing and orientation of sustainable buildings, streets and spaces must be taken into account.
    2. Incorporate colour, materials, architectural design and scale which are in harmony with the spatial context.
    3. Contribute to an active and attractive street scene, passive surveillance to ensure safety and security and demonstrates a positive interaction with the wider public realm through appropriate scale landscaping. Front walls no higher than 3 feet (0.9 m) high where planning permission is required

B. Positive contributions to the local character may also be seen to include proposals for appropriate, complementary, contemporary interventions. This may involve:
    1. The use of high quality innovative design and materials, where they may contribute to the ongoing evolution of the local character and identity in order to create clearly legible historic reference points for future generations
    2. The use of innovative materials and technologies to reduce the impact of new buildings on the wider environment

C. Design should demonstrate a connection to human needs and requirements of all people. Designs for new development will be supported where human experiences and perspectives are central, including:
    1. Designing at human scale, prioritising pedestrian and wheelchair access
    2. Designing to Accessible Housing Standards allowing for long term occupancy of properties through changing circumstances including mobility and physical and sensory impairment
    3. Allowing for the continued evolution of homes to suit changing circumstances, including growing families and multigenerational occupancy.

Policy HD3 Extensions, Alterations and New Buildings

All proposals for extensions and alterations to existing buildings and all proposals for new buildings in the Plan area should be designed to a high quality that, where appropriate, seeks to complement the form, setting and the architectural character, context and detailing of the original building and its surroundings. Proposals should also take account of relevant Area Design Guidance contained in Section Five of this Plan and should satisfy the following design criteria:

1. Colour and material palate are generally in harmony with those of its context
2. The use of high quality, sustainable materials which are durable against climate conditions, energy efficient and provide healthy and comfortable environments (i.e. low VOC content, acoustic and thermal comfort, visual aesthetic harmony).
3. Applicants are encouraged to consider whether the original built fabric, particularly Victorian, Edwardian and Arts & Crafts buildings and their boundary features could be repaired or restored rather than replaced, wherever feasible, where this would protect and enhance local character.
4. Extensions, infill development and alterations that respect and are sensitive to the height, form and proportions of adjoining properties and existing buildings in their vicinity and setting.

5. Sensitive design and location of bin enclosures within front gardens. Stores in front gardens should be avoided if possible and if required be screened from the street.

4.5.6. Recommended Conservation Areas

Work with the London Borough of Lewisham and Royal Borough of Greenwich to bring forward the designation of new proposed conservation areas in Cambridge Drive, Lee High Road, Lee Green Town Centre and Manor Park.



Manor House Ice House, Manor House Gardens, Ctsy Ralph White



Access Issues in local shop

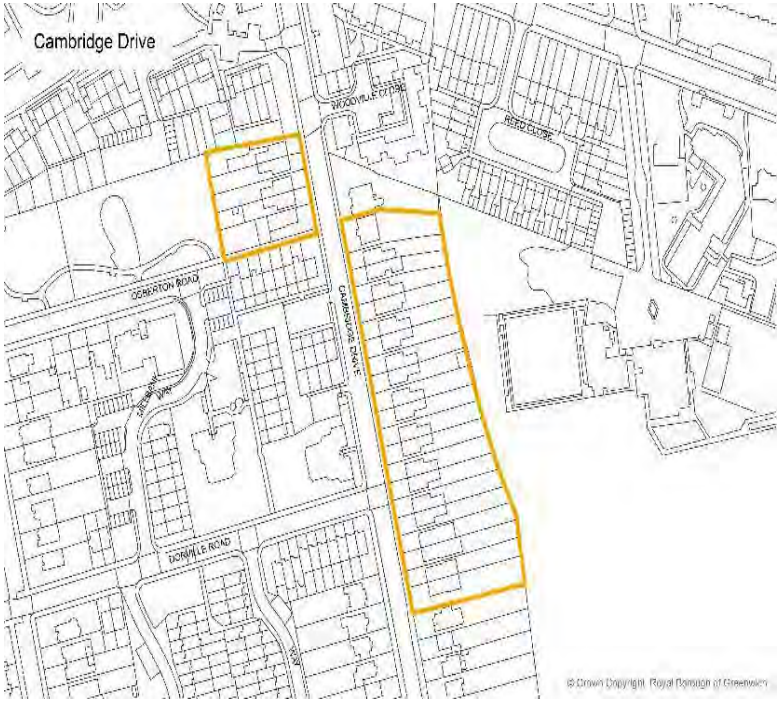


War Memorial, Courtlands Avenue



Mile Stone, Lee High Road

Proposed Cambridge Drive Conservation Area

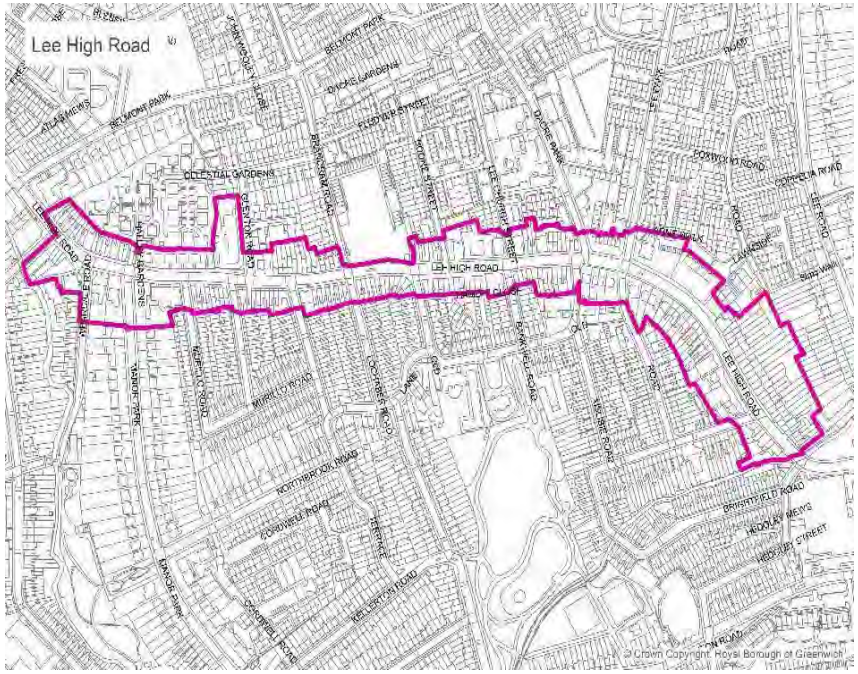




Victorian Houses



Proposed Lee High Road Conservation Area



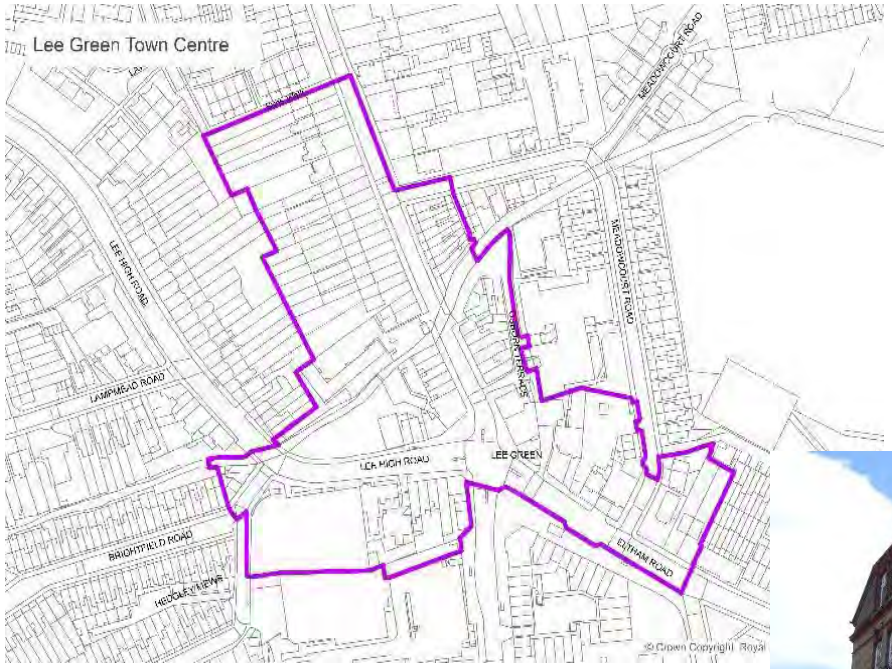


Parade, Lee High Road



Lee Court, Lee high Road

Proposed Lee Green District Town Centre Conservation Area
(as recommended by the Mayor of London's 2009 'Seven South London Town Centres Heritage Report' by Edmond Bird)





Crn Lee High Road/Lee Road



Lee Road

Proposed Manor Park Conservation Area







4.5.7. Recommended Further Actions

- Work with the English Heritage, London Borough of Lewisham and Royal Borough of Greenwich to identify local heritage assets of merit and promote their addition to local/national listings.

- Encourage increased use of S215 of the Town and Country Planning Act (1990), Empty Dwelling Management Orders and Compulsory Purchase Orders by councils to address the problem of neglected buildings and poor amenity in the forum area.

- Monitor approved and proposed planning applications and design quality policies by London Borough of Lewisham and Royal Borough of Greenwich.

- Liaise with Historic England regarding the Heritage Action Zones scheme to unlock the economic potential of heritage sites.

- Form amenity groups for proposed new conservation areas or discuss with existing groups extending to include proposed extentions

- Work with and support working groups and the Royal Borough of Greenwich to bring the New Tiger's Head back into viable community use, including pursuing compulsory purchase orders. Look for funding.

- Work with cinema and arts providers to bring about desired diversity into the empty areas of the Lee District Town Centre.

- Encourage positive and proactive engagement with the community by those bringing forward plans for development.

- Encourage the use of Historic England's guidance in public realm improvements particularly since two areas of proposed public realm improvements are also in proposed conservation areas https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/

4.5.8. Justification and Evidence

Lee's heritage assets have been extensively reviewed and documented including in evidence reports found in Annex 2: Lee Forum Profile and History and Annex 4: AECOM's Heritage and Character Assessment and Edmond Bird's Seven South London Town Centres Heritage Report. The quality and diversity of architecture in Lee is a defining feature and contributes strongly to Lee's sense of place and quality of its environment. Lee's NDP places a specific emphasis on the protection of its heritage landscape.

The proposed conservation areas exhibit outstanding, preserved quality of heritage architecture. While the conservation area process will put these areas forward for consideration, the Plan wishes to ensure their protection in the meantime. The groups of buildings possess an overall style and character with identifiable or distinctive architectural features which are worthy of preservation.

The Lee Forum area already includes examples of modern design that sits well alongside it's heritage counterparts, examples can be round in Section 5, Design Guidance. The Plan encourages design that makes the best of what modern materials and technologies can offer in creating tomorrow's heritage, whilst complimenting and respecting the wealth of yesterday's heritage that exists in the area.

The Lee NDP policies are compatible with the following relevant Local, Regional and National Policy frameworks:

Local Plan: Greenwich	▪ Policy DH3 Heritage Assets ▪ Policy H5 Housing Design ▪ Policy H(b) Conversions ▪ Policy DH(a) Residential Extensions ▪ Policy DH1 Design ▪ Policy DH(h) Conservation Areas	London Plan (2011)	▪ Policy 7.8 Heritage assets and archaeology ▪ Policy 7.9 Heritage-led regeneration ▪ Policy 7.11 London view management framework ▪ Policy 3.5 Quality and design of housing developments
Local Plan: Lewisham	▪ Core Strategy Policy 15: High quality design for Lewisham ▪ Core Strategy Policy 16: Conservation areas, heritage assets and the historic environment ▪ Core Strategy Policy 17: The protected vistas, the London panorama and local views, landmarks and panoramas ▪ DM Policy 37P Non designated heritage assets including locally listed buildings ▪ DM Policy 38: Demolition or substantial harm to designated and non-designated heritage assets	London Plan (New)	▪ Policy HC1 Heritage conservation and growth ▪ Policy HC4 London View Management Framework for ▪ Policy D2 Delivering good design ▪ Policy D3 Inclusive design ▪ Policy D4 Housing quality and standards
NPPF	▪ Conserving and enhancing the historic environment ▪ Requiring good design		

Section Five – Area Design Guidance



Brandram Rd entrance to Merchant Taylor Almshouses

5.1. Area Design Guidance

Site specific design is encouraged throughout the forum area since developments should complement or enhance their surroundings, which vary across the forum area.

High quality and variation in design for additions, alterations and new build will be considered positively/a positive, rather than a homogeneous/standard design approach, taking into account the need to follow published guidance in response to the protection and enhancement of heritage assets. This will be achieved, either through the use of appropriately designed contemporary interventions in order to further and enhance the creation of an ongoing development history, or through a sensitively designed more traditional aesthetic, whilst avoiding poor pastiche. The individual approach taken for any new development should create a legible distinction or seamless link. Examples of where this has been done successfully are shown at 5.2 below

Illustration of existing vernacular and design guidance throughout the forum area can be found in section 5.3 of this plan. The Forum's area has been subdivided and it's existing vernacular explanations derived using an AECOM Heritage and Character Report on the Lee Forum area which can be found in Annex 4 of this plan.

The design guidance in this Plan should be read alongside Lewisham's Alterations and Extensions SPD (2019) and Greenwich Urban Design Guide SPD (2023)

Detailed guidance on shopfronts can be found at Annex 1 of this Plan. This should be read alongside Lewisham Shop Front Design Code SPD (2006) and Chapter H of the Greenwich Urban Design Guide SPD (2023).

5.2. Examples which illustrate the Lee Forum's Area Design Guidance



Left. Affordable Rent. Dacre Park, bordering the forum area. Newly completed affordable rent development. Good quality, well proportioned and well designed doors and windows in a mix of timber and dark painted metal. Use of appropriate choice of brick to blend in with existing surrounding buildings.

Pollard Thomas Edwards Architects for Lewisham Homes



Rght. Newham. 100% shared ownership housing. Illustrative of higher density, affordable housing incorporating design guidance.
Significant density on a large site and wide courtyard. Scale, mass and height broken up by alternating projecting and recessive elements and shadow lines. Ground floor rooted and given additional interest with contrasting arched arcade, glazing set back from the face. Materials complement the surrounding area. *Peter Barker Architects for Enfield Council*



Above. New housing for people aged 60 and over only. Ravens Way, Lee Forum area. Has scale and rhythms of a traditional mews development without replicating them in design or appearing as commercially built mass housing. Gaps in the roof line break up the massing and allow views of the landscape behind. Simple geometric shapes including recessed openings and zinc seam roofing with deep overhanging roof line allow the play of sunshine and shadow, adding interest to the front elevation of the building. *Bell Phillips Architects for Royal Borough of Greenwich*



Right. Limes Grove, just outside Lee Forum area. This rebuild of one of a semi-detached pair of Victorian houses. The new one is on the left is a well made copy of the original property externally, avoiding pastiche. It replaced a poorly designed building probably built in the 1950s





Left. Wolfram Close, Lee Forum area. The staggered forms of this two storey extension and change of materials distinguish it from the original building. Details like the cast concrete pads and gutter zinc gives a streamlined finish. The 2 sections of the recessed extension, set back from the public realm, do not intrude on the eye or the surrounding space and nearby dwellings, but blend in. The development allows for small front garden spaces and synchronicity with the original house. *Selencky /// Parsons Architects*

Above. cnr Gilmore Rd and Eastdown Park, Lee Forum area. Old Telephone Exchange. Grade II Listed building converted to residential whilst preserving the original external envelope. Blends contemporary elements such as glazed metal framed screens with original features. Flat roof has been transformed to a sun terrace. The Gilbert Scott designed telephone box previously stood outside the property, now stands next to the entrance housing a light sculpture.



Left. Peckham, Southwark. Contemporary playful interpretation of traditional Victorian-era architecture. Traditional arrangement of windows and doors maintained, but some openings filled with brickwork. Porch canopy mimics the staircase entrance next door. *31/44 Architects*

Right. Manor Park, Lee Forum area. Use of starkly contrasting geometry, materials and fenestration does not attempt to create an extension, rather an addition of the original house, from which the addition is clearly legible. Although the materials are not typical of the area, the use of timber softens the impact and fits in well with the mature landscaping and the riverside location. *R2 Studio Architects*



Left. Glenton Road front garden, Lee Forum area.

See-through railings, bin store, permeable paving, low wall, planting. All contribute to an active and attractive street scene, passive surveillance to ensure safety and security and demonstrates a positive interaction with the wider public realm through appropriate scale landscaping.



Right. Weardale Road, Lee Forum area. New build house's sharp geometry, accentuated by contrasting render to the adjacent Victorian terrace, is defined by challenging constraints of the infill site, with its riverside location. Fenestration is limited and playful. Setting point lines with frontage of adjacent terrace, and a relief line in the render with adjacent eaves. Top floor is set back to reduce its impact on the street scene. *31/44 Architects*





Above. Micheldever Road, Lee Forum area. This addition is read clearly alongside and without detriment to the original property. The forms respect the neighbouring properties and rear first floor windows. The geometry is accentuated by the folded sheet zinc, creating clean lines, contrasting with the original building. *Meme Architects*

Right: Lee Forum area/ This loft extension has minimal visual impact on the view from Manor House Gardens, or on the perception of the original roof form. It is also clearly read as an early twentieth century addition to the original house, using modern materials and glazing forms. *Neel Dakshy Architects*



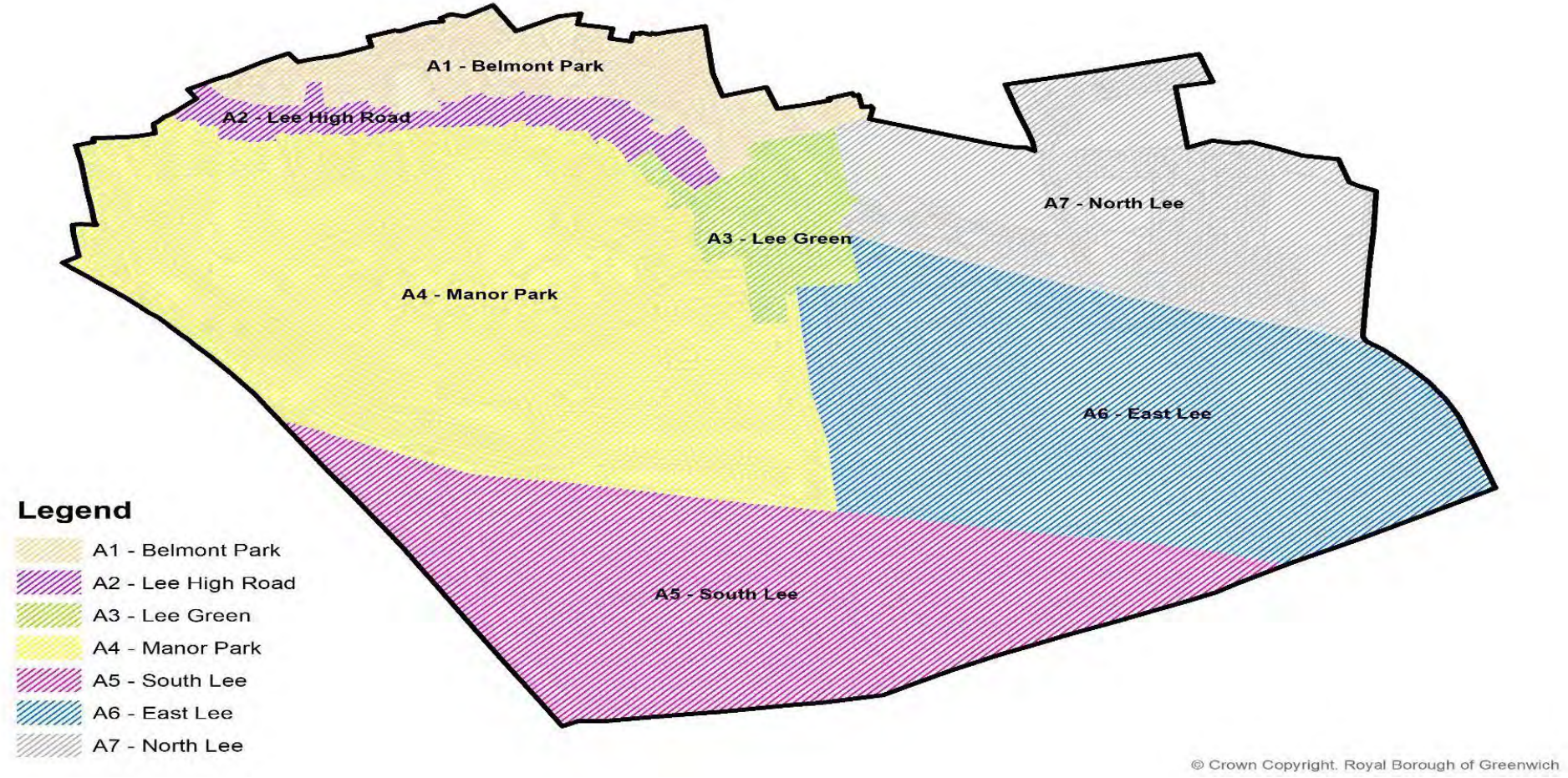


Left and Right. Manor Lane, Lee Forum area. With and without central glazing bars which should be used in conservation areas. Flush with the slope of the roof as per published guidance.



5.3. Area Specific Design Guidance

Figure 15. Map of Area Design Guidance Zones



Area A1: Belmont Park

The area comprising Belmont Park lies north of Lee High Road and west of Lee Road. Its northern boundary follows the rear gardens of properties in Belmont Park and Kingswood Place, before meeting Lee Road between Priory Park and Manor Way. This part of Lee was the first to be developed, but also the first to be redeveloped as a result of post Second World War infill and rebuilding. It is partly covered by the Blackheath Conservation Area.

Post-war housing estates are characterised by their green setting which creates a sense of openness around the buildings. Conversely, these estates are also dominated by cul-de-sacs and one-way streets, which disrupts the historic street pattern and reduces legibility.



Merchant Taylor Almshouses, Lee High Rd



Brandram Road



Boones Chapel, Lee High Road



Converted pub, Corner of Boone & Lee Church St



Heathlee Road



Boone Street



Surviving row of cottages in Dacre Park



Lee Road



Meadowcourt Road



Glenton Road



Lee Road



Sims Walk



Lee Park



Celestial Gardens

Figure 16. Belmont Park area



Locally Specific Design Guidance for A1 – Belmont Park

The quality of surviving built heritage and green space in the area should be preserved, reinforced and enhanced. The design of new development will be required to have regard for the following:

Dominant Materials and Features

Characteristic materials and features include London yellow stock brick, red brick detailing, pitched roofs covered with natural slate or red clay tiles, chimneys, painted timber casement and double sliding sash windows, painted timber front doors, metal and UPVC windows on housing estates, low brick front garden walls, mature garden planting and street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g UPVC, which do not match the historic detailing and opening features.
- Protruding rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Re-covering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering of brickwork which is designed to be visible.
- Removal of front garden boundaries to create parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.
- Loss of street trees.
- New development out of keeping with existing vernacular.

Opportunities

- Preserve and enhance distinctive setting and high quality architecture of the listed Merchant Taylor Almshouses and Boone's Chapel.
- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).

- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees, especially along Lee Road and Lee Green Park must be retained and other streets enhanced with further tree planting.



Lee High Road



Glenton Road



Heathlee Road

Area A2: Lee High Road

Lee High Road is characterised by mixed use development, often with retail on the ground floor of buildings which form 'local hubs' of activity, and residential above; in places this is interspersed with residential only, with less on-street activity. There are also a number of pubs along its length, several of which are in prominent locations, although some have now been converted to other commercial uses. Surviving churches and chapels are another feature, as are the distinctive cast iron railings where the River Quaggy runs under the road. Further variety of building types, some of which act as local landmarks, is provided by the telephone exchange and the Merchant Taylors' Almshouses. These almshouses and the associated Boones Chapel are two of the most important statutorily listed buildings in the Forum area.

The status and concentration of all these types of building along the high road indicate that it is a busy and historic thoroughfare, originally well lined with trees, which connects Lewisham Town Centre to Eltham, via Lee Green, and the section at Old Road has been straightened, although the road still bends at various points along its length creating interesting, varied and changing vistas and views. At the junction of Lee Green it becomes Eltham Road. There are numerous side roads leading north and south from Lee High Road providing access into residential areas.

Lee High Road is a fairly wide road, now a TfL red route, flanked by generous pavements in places and incorporating loading bays, cycle lanes and bus stops. Public realm improvements would help create a sense of arrival and place to this local destination, giving Lee High Road an enhanced sense of purpose. The high road has huge potential to become a key destination in the local area.

The junction at Lee Green town centre acts as a busy activity node or 'district hub'. Although most buildings and shops are occupied along the high road, there are some vacant and/or derelict and run-down buildings which are in a particularly poor state of repair.

Many buildings on Lee High Road are Victorian or early 20th century in origin and have retained interesting architectural features on upper floors, with some surviving original shopfronts at ground level. These include the mock Tudor parade of shops between Bankwell Road and Old Road and the ornate oriel windows of the buildings on the corner of Bankwell Road and Lee High Road. Shopfront renovation and re-instatement, improvement of signage and public realm at street level, along with renovation of upper floors, will help rejuvenate the character and appearance, making Lee High Road a desirable place to visit and socialise. The area is also proposed for designation as a conservation area and several buildings are proposed for local listing.



Shopping parade on Lee High Road



Lee High Road



Dirty South Pub, Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road

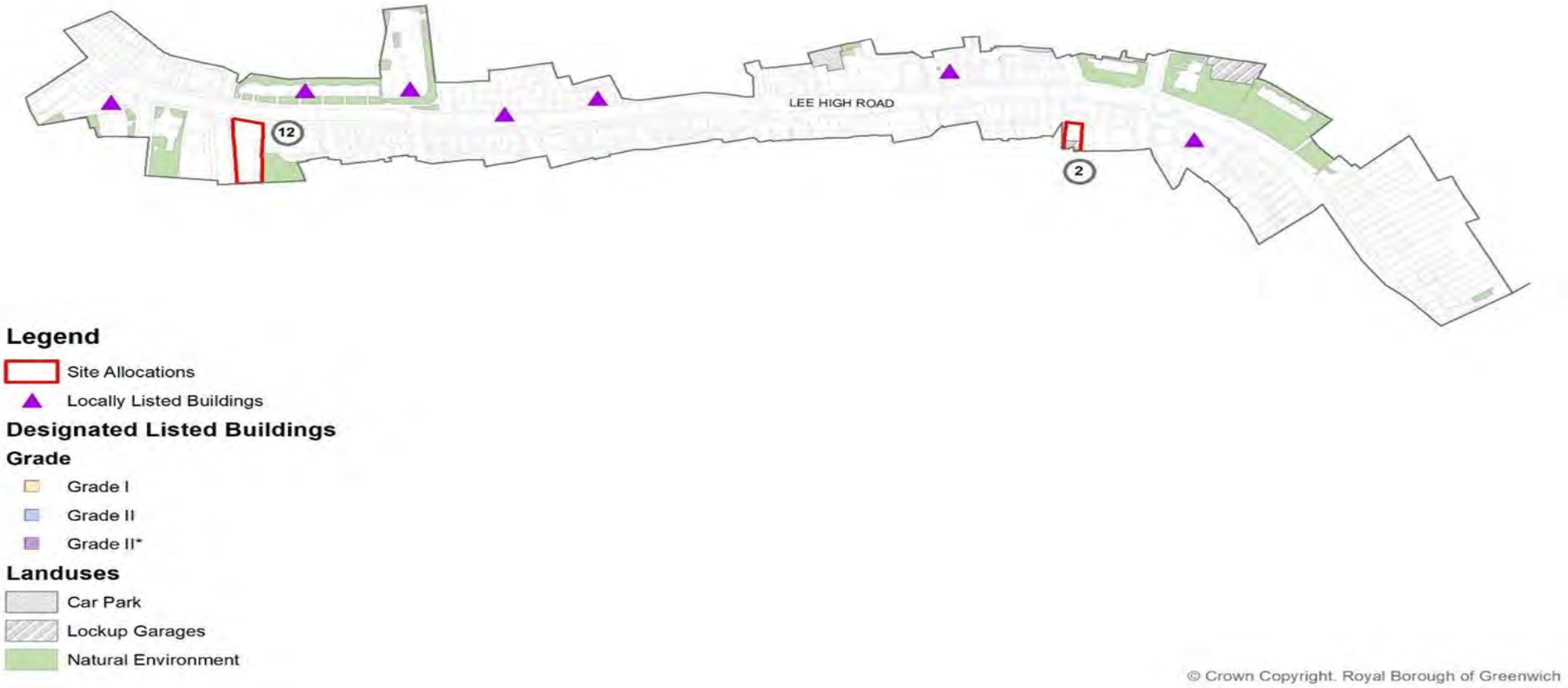


Lee High Road



Lee High Road

Figure 17. Lee High Road area



Locally Specific Design Guidance for A2 – Lee High Road

Development proposals will be required to preserve, reinforce or enhance the quality of surviving heritage in the area.

Dominant Materials and Features

Characteristic materials and features include London yellow stock brick, red brick detailing, painted render, front gables (some half-timbered), painted stone or render architectural detailing, pitched roofs covered with slate or red clay tiles, chimneys, painted timber casement and sash windows and doors, replacement metal or UVC windows, timber shopfronts, replacement metal shopfronts, external metal security grilles.

Problems and Pressures from Development

- Replacement of original shopfronts with those of modern design and materials e.g aluminium, which do not match the historic character and detailing of the buildings of which they form a part.
- Poor quality, over-sized and unsympathetically designed fascia and hanging signs, often internally lit.
- Bulky external metal security grilles to many shopfronts which limit visibility and result in a hostile character to the frontages during closing hours; discourage pedestrian foot fall when shops not open and encourage graffiti.
- Loss of traditional architectural features and materials due to unsympathetic alterations, including architectural detail and fenestration on upper floors, and replacement with inappropriate materials and design e.g. UPVC windows in unrelated designs.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a parade or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Where residential buildings still remain at street level, these have often had front garden planting and boundaries removed for parking and/or replacement with a different boundary and front space design or material, resulting in loss of original features, decorative detail and green space in the street.
- Insensitive and overly large hoarding advertisements on sides of buildings visible to motorists.
- Plethora of estate agents' boards on upper floors of buildings.
- Lack of coordination, quality and design of street furniture, signage and paving; emphasis on cars rather than pedestrians and cyclists.
- New development out of keeping with existing vernacular

Opportunities

- Future proposals for alterations and improvements should seek to address the poor state of repair of existing buildings. High quality preservation, renovation and re-instatement of original features of architectural merit will be encouraged.
- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials. Detailed guidance on shopfronts can be found at Annex 1 of this Plan. This should be read alongside Lewisham Shop Front Design Guide SPD (2006) and Greenwich Design Guidance for Shop Fronts SPD (2005)
- Proposals which bring vacant shops back into suitable use will be encouraged, while maintaining variety and vitality along the high road.
- Improve design, materials and lighting of fascia and hanging signage and limit/remove commercial estate agents advertising boards.
- Remove external solid security grilles and replace with internal lattice work ones
- Building scale, mass and height and continuity of building frontages, roof lines and boundaries along Lee High Road must be respected with regard to any proposed new infill development, and high quality design must be encouraged.
- Improve quality and experience of public realm, including paving, cycle parking, benches, signage and tree planting.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.

Area A3: Lee Green District Town Centre

Lee Green town centre is formed around the junction of Lee High Road and Eltham Road, Burnt Ash Road and Lee Road, which is the main node in the Neighbourhood Plan area. It is a busy and often congested gateway into the neighbourhood area from Blackheath to the north, Eltham to the east and Lewisham Town Centre to the west.

The public realm currently broadens out around the junction to create spaces in front of shops and other businesses.

Part of the original/early core development of the Lee Green Crossroads still survives at the junction of Lee Road, and includes an interesting mix of buildings, including a fire station, two pubs, quite grand Victorian/Edwardian parades of shops, small scale earlier Victorian rows of shops (all with residential above), and some purely residential buildings with deep front gardens lending green character and open space to an otherwise quite urban setting. Bridges over the River Quaggy also lend additional character and interest to the streetscape. The fire station incorporates a fine statutorily listed residential building, now offices, but one of the earliest buildings in this area and a survivor of an era when the Eltham Road was more residential in character.

The Leegate centre, redeveloped in the mid 20th century with the loss of historic streetscape, is one site that offers potential for substantial re-development, and which is currently going through the planning process. The Plan is not able to influence proposals for new development of the site as the site had planning permission on it at the time of consultation. However, the site does offer opportunities for improved quality of design and scale of the built form in relation to its context and streetscape, and enhancement of the public realm in order to reinstate the permeability of the area.

Sainsbury's is another substantial site which may offer opportunities for improvement in the future relating to design and scale of the built form, better relationship to its street frontages and enhancement of the public realm.

Given the significant heritage context of this area, future infill and intensification developments should be done as part of a broader integrated masterplan to create a coherent and high quality built environment which also respects the heritage of the area.



Lee Road



Lee Road



Fire Station, Eltham Road



Eltham Road, towards Lee High Road



Lee High Road



Lee Road

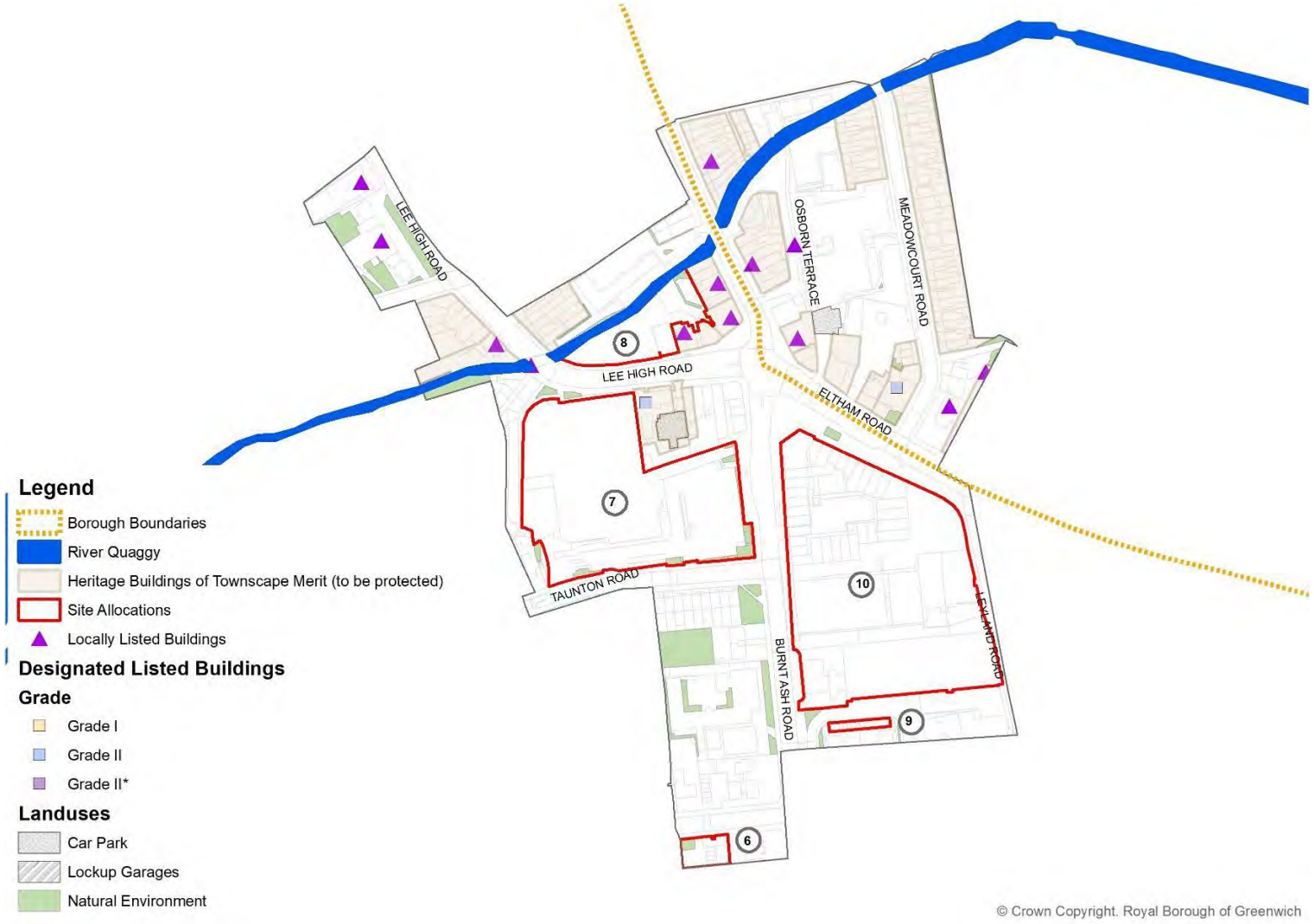


Lee Green Crossroads



Lee High Road

Figure 18. Lee Green District Town Centre area



Locally Specific Design Guidance for A3 – Lee Green District Town Centre

The quality of surviving heritage in the area should be sustained, reinforced and/or enhanced. A Conservation Area is being proposed in this area. In bringing forward development proposals, particular attention should be placed on improving the following:

Dominant Materials and Features

Characteristic materials and features of older buildings include London yellow stock brick, red brick detailing, painted render, front gables, painted stone or render architectural detailing, pitched roofs covered with slate or red clay tiles, chimneys, painted timber casement and double sliding sash windows and doors, replacement metal or UVC windows, timber shopfronts, replacement metal shopfronts.

Problems and Pressures from Development (excluding Leegate Centre and Sainsbury's sites)

- Weak relationship of buildings surrounding crossroads with the River Quaggy, which is largely concealed within a deep culverted cutting and is not accessible to the public.
- Low quality of public realm around the Leegate Centre, Sainsbury's and the large traffic junction.
- Replacement of some original shopfronts with ones of modern design and materials e.g aluminium, which do not match the historic character and detailing of the buildings of which they form a part.
- Poor quality, over-sized and unsympathetically designed fascia and hanging signs, many internally lit.
- Bulky external security grilles which limit visibility during shop closing hours and encourage graffiti.
- Loss of traditional architectural features and materials due to unsympathetic alterations, including architectural detail and fenestration on upper floors, and replacement with inappropriate materials and design e.g. UPVC windows in unrelated designs.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a parade or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Insensitive and overly large estate agents' boards and hoarding advertisements on sides of buildings visible to motorists.
- Lack of coordination, quality and design of street furniture, signage and paving; emphasis on cars rather than pedestrians and cyclists.

Opportunities

- Preservation, enhancement and reinstatement of architectural quality and character of buildings around the junction.
- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials.
- Improved fascia and hanging signage and limit/remove estate agents' advertising boards. See Annex 1 of this Plan for detailed shop front guidance. This should be read alongside Lewisham Shop Front Design guide (2006) and Greenwich Design Guidance for Shop Fronts (2005)
- Improvement of public realm, including access to river, paving, cycle parking, benches, signage and tree planting.
- Improve and enhance pedestrian connectivity across the area.
- Maintain, preserve and increase the number mature trees and vegetation lining the streets.
- Enhance permeability of larger sites, including Penfolds and Sainsburys.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.



Meadowcourt Road



Old Garage Entrance, Lee High Road



Hedgley Street/ Brightfield Road corner

Area A4: Manor Park

This western end of Lee is predominantly residential and lies between Lee High Road to the north, Burnt Ash Road to the east and the railway line to the south.

The western boundary follows Eastdown Park and the back of Wisteria Road, culminating in Dermody Gardens set around a triangular open space.

The area is mainly characterised by terraced streets of consistent, yet mixed styles and sizes of Victorian/Edwardian residential development of good quality, including within the Lee Manor Conservation Area. These are interspersed with schools and pubs of a similar age, as well as some parades of shops, chapels and other mixed use and community facilities.

Its setting is further enhanced by the local Parks – Manor Park and Manor House Gardens as well as the River Quaggy which runs through them both.

The houses along the wide tree-lined streets of Manor Park, Micheldever Road, Handen Road, Southbrook Road and Effingham Road stand out due to their generous scale and high quality architectural detailing.

While some properties suffer from a loss of historic detail, the houses are largely intact and their features preserved. The small shopping parades of Manor Lane and Staplehurst Road provide additional character and variety of activity within the area. This part of Lee is mostly susceptible to change through alteration and enhancement, as very few infill opportunities exist. However, some remaining non-residential sites are subject to redevelopment proposals as residential pressure on the area increases.

Manor Park is proposed for designation as a conservation area.



Micheldever Road



Longhurst Road



Effingham Road



Handen Road



Manor Park



Dermody Gardens



Lee Centre, Aislibie Road



Fernbrooke Road



Wisteria Road



Manor Park



Manor Lane



Abernethy Road



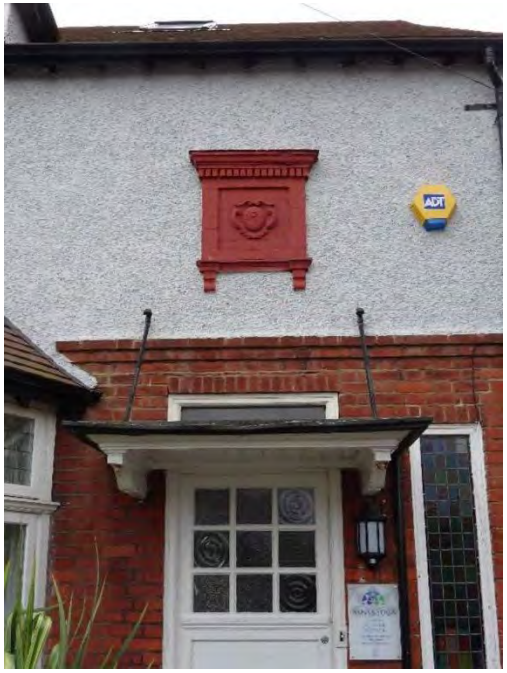
Leahurst Road



Trinity Primary School, Leahurst Road



Staplehurst Road



Old Road



Chalcroft Road



Eastdown Park



Old Road



Wimborne Close

Figure 19. Manor Park area

Figure 19. Manor Park area



Locally Specific Design Guidance for A4 – Manor Park

The quality of surviving heritage and green space in the area should be preserved, reinforced and enhanced. Particular attention should be placed on:-

Dominant Materials and Features

Characteristic materials and features include London yellow stock brick, red brick detailing, painted render, gables, pitched and mansard roofs with slate or clay tile roof coverings and lead detailing, painted stone or render architectural detailing, chimneys, painted timber casement and double sliding sash windows and doors, some metal or replacement UPVC windows, timber shopfronts, with some replacement metal shopfronts, variety of signage.

Problems and Pressures from Development

General:-

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features.
- Rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Re-covering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering of brickwork which is designed to be exposed.
- Removal of front garden boundaries to create parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.
- Loss of street trees.

Opportunities

General:-

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum and flush with the slope of the roof. In conservation areas, conservation type with a central glazing bar is appropriate.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.

- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees, especially along Manor Park and Micheldever and Handen Roads must be retained and other streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space, which is in favourable condition.
- Preserve and enhance the semi-natural character of the River Quaggy where it passes through the two parks in the area.

It is encouraged that shopfronts:-

- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials.
- Proposals which bring vacant shops back into suitable use will be encouraged, while maintaining variety and vitality along the parade.
- Improve design, materials and lighting of fascia and hanging signage and limit/remove commercial estate agents advertising boards.
- Remove external solid security grilles and replace with internal lattice work ones.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- See Annex 1 of this Plan for detailed shopfront guidance. This should be read alongside Lewisham Shop Front Design Guide SPD (2006) and "Chapter H of the Greenwich Urban Design Guide SPD (2023)"

Area A5: South Lee

South Lee is situated between the Sidcup and Dartford Loop branch railway lines in the north and the Grove Park line in the west. The South Circular forms the southern boundary.

The Chiltonian Industrial Estate dominates the north end of the area, which, together with the elevated railway line and Lee Spur railway infrastructure divides the area and reduces permeability.

The area is mainly characterised by earlier twentieth century and inter-war residential developments and later 20th century low-rise housing estates, notably the Newstead Estate largely turns its back from the street and its surroundings.

However, within these generally low-density post-war housing estates there is a sense of openness owing to their carefully landscaped setting.

The local hub around Lee Station on Burnt Ash Hill has a concentration of commercial uses.

A small natural oasis can also be found between the two railway loops, notably the Hither Green Triangle Nature Reserve.

This part of Lee has suffered from a loss of front gardens and street trees.



Pitfold Close



Woodyates Road



Old Post Office, Woodyates Road



Burnt Ash Hill



Burnt Ash Hill



Parkcroft Road



Holme Lacey Road



Newstead Estate



Newstead Estate



Newstead Road



Milborough Crescent

Figure 20. South Lee Area

Figure 20. South Lee Area



Locally Specific Design Guidance for A5 – South Lee

The quality of surviving built heritage and green space in the area should be preserved, reinforced and enhanced. The design of new development will be required to have regard for the following:

Dominant Materials and Features

Characteristic materials and features include yellow stock brick, some red brick detailing, pitched roofs covered with slate or tiles, chimneys to older developments, timber casement and sash windows and doors, metal and UPVC windows (latter often replacements), low brick front garden walls, mature garden planting and street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features.
- Protruding rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Removal of front garden boundaries to parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.

Opportunities

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to

contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.

- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees must be retained and streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space.
- Improved access and permeability to and within the industrial estate.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.



Manor Lane



Dallinger Road



Manor Lane

Area A6: East Lee

The east of Lee is located east of Burnt Ash Road and Lee Green town centre and south from Eltham Road. The southern boundary is formed by the Sidcup railway line and the South Circular Road, and the eastern boundary by Sidcup Road.

The area mainly consists of inter-war 1920s and 1930s terraced housing, with some late 19th and early 20th century residential development and later 20th century mid to high rise estates set in expansive green space. Part of Cambridge Road is proposed as a conservation area. Eltham Road retains some large Victorian houses, which reflects earlier historical development of the area, set in mature garden settings with green boundaries and significant mature street trees.

Edith Nesbit Gardens is the only small local park and public open space. All other green spaces are either allotments or educational sports fields and clubs. The towers of Leybridge Court are prominent buildings in the area. Elevated topography in the south gives rise to open views across the east of London.



Leyland Road



Cnr of Crathie Road towards Strathaven Road



Cambridge Drive



Cambridge Drive



Crown Court



Westhorne Avenue



Upwood Road



Leyland Road



Dorville Road



Carston Close



Leybridge Estate



Leybridge Estate Landscaped Gardens



Reed Close



Abergeldie Road, view towards Oxleas Woods



Leyland Road



Crathie Road

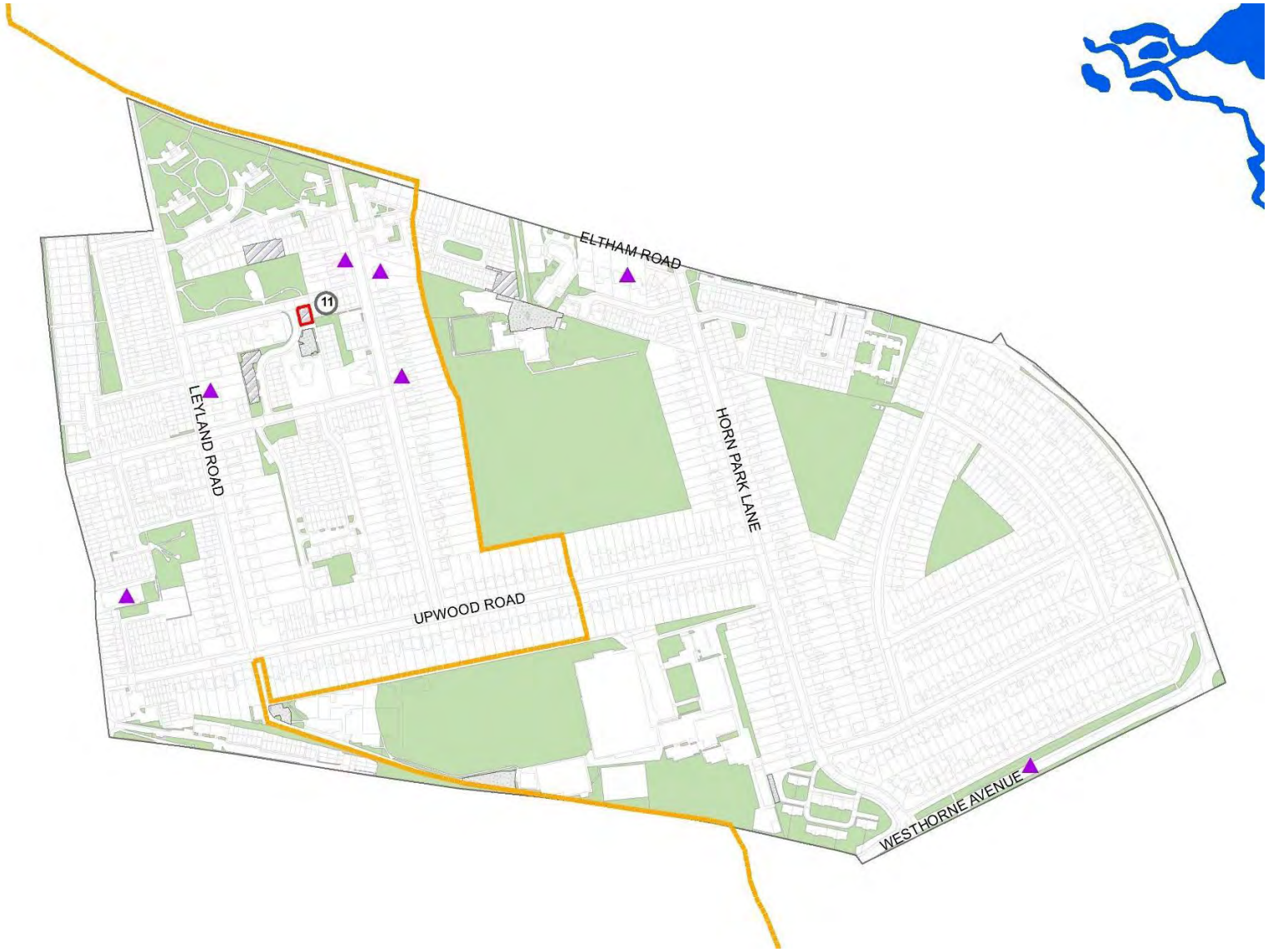


Upwood Road



Leyland Road

Figure 21. East Lee area



Locally Specific Design Guidance for A6 – East Lee

The good quality housing stock in the area should be sustained, reinforced and enhanced. Development proposals should place particular attention on the following:

Dominant Materials and Features

Characteristic materials and features include stock brick, brick detailing, concrete, cladding, flat roofs, pitched roofs covered with slate or red clay tiles, chimneys, painted timber casement and double sliding sash windows and doors, metal windows and UPVC windows on housing estates, a mix of private and communal gardens, low brick front garden walls, mature garden planting and street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features.
- Rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Removal of front garden boundaries to parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.
- Removal of street planting and trees where they were intended to be at the curved pavement corners of Abergeldie/Scotsdale/Strathaven/Crathie Roads.

Opportunities

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.

- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees must be retained and streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- Any new development proposals will be required to address predominant constraints of the area, including:-
    - One-way roads and cul-de-sacs in the sparse layout and loose grid of streets limit physical connections across the area;
    - Large areas of private land and a lack of physical connections through residential areas significantly restrict movement across the area for vehicles, pedestrians and cyclists;
    - Large areas and poor condition of hard standing in front of houses along Eltham Road.



Leyland Road



Silk Close

Area A7: North East Lee

The north east Lee area is located east from Lee Green, north from Eltham Road and is bounded on its eastern edge by Kidbrooke Park Road. Its northern boundary is dominated by playing fields and the River Quaggy. The area has a number of housing estates and styles of differing ages and designs, the largest being the Courtlands Estate.

Mature trees have been retained on the Courtlands Estate, a development completed around 1960 by Wates. In addition to its trees the Courtlands Estate is notable for its generous setbacks from the roads of the building lines, expansive amenity greens and front gardens. It is bounded by the Quaggy to the north, Eltham Road to the south, Weigall Road to the west and the John Roan sports ground to the east - so the estate is self-contained which has engendered a sense of community. It is a mix of three bed terraced town houses, two bed low rise blocks of flats of nine units and several 'en bloc' garage areas. The Forum is keen to ensure that any developments on the estate are of high quality, not overbearing, causes no loss of amenity and does not detract from the neighbourly character of the estate.

Eltham Road retains some large Victorian houses which reflects earlier historical development of the area, set in mature garden settings with green boundaries and significant mature street trees.

A fine balance will be needed to ensure the ongoing protection of the playing fields – a key community asset to Lee, from possible future development. Most of the development opportunities lie just beyond the neighbourhood boundary, within the Strategic Development area of Kidbrooke.



Eltham Road



Ravens Mews, Eltham Road



Courtlands Avenue



Fairby Road



Lyme Farm Road

Courtlands Estate



Southbourne Gardens



Weigall Road



Weigall Road



Weigall Road



Weigall Road

Figure 22. North East Lee Area



Locally Specific Design Guidance A7 – North East Lee

Development proposals should address the following:

Dominant Materials and Features

Very mixed materials and features but built environment includes brick, render, a variety of roofs with pitched ones covered with slate or tiles, chimneys to older houses, timber casement, sash windows and doors, metal windows and UPVC windows on housing estates, communal and private gardens, some low brick front garden walls, mature garden planting and significant street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features. Subsequent loss of cohesive identity to housing estates.
- Protruding rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Removal of front garden boundaries to parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.

Opportunities

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to

contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.

- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees, including along Eltham Road, must be preserved and retained and streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- Access to the River Quaggy via the creation of a Linear Park
- Increased access to the Playing Fields
- Gateways entering and exiting the River Quaggy walking route linear park from the Town Centre and Kidbrooke Road end



Sunnydale Road



Crn Lyme Farm Road and Courtlands Avenue

Section Six – Lee Forum Priority Projects



Grade II Listed Manor House, Old Road

6.1. Lee Forum Priority Projects



River Quaggy in Manor Park



New Tiger's Head, Lee Green



Grade II listed Lochaber Hall, one of several Community Centres



Kellerton Road/Manor Lane Terrace street planting.



Parade and public realm, Burnt Ash Road.



Osborne Terrace Proposed Pocket Park

The River Quaggy Trail

Project Aims:

- Establish a River Quaggy Trail along the length of the river in the Lee Forum Area in order to celebrate and raise awareness of the natural river course, its wildlife and topography. This project is linked to the Revitalisation and Improved Access to Playing Fields Project.

Objectives:

- Provide and promote a designated linear park/walking/cycling route along the banks, and where that is not possible, along the route of the River Quaggy.
- Improve access to the river wherever possible.
- Take pedestrians and cyclists off main roads, away from vehicle emissions and road dangers.
- Increase connectivity between Kidbrooke and Lee Green so residents of both can use each other's shops, community centres, playgrounds, sports centre, pubs, supermarket etc, increasing community cohesion.
- Link the Trail with neighbouring wards to create a fully mapped out green link trail that protects and celebrates the biodiversity of the river and provides education about its importance to the local eco-system. The trail could link up with another separate project known as Quaggy Links to deculvert a kilometre long stretch of the river upstream from Sutcliffe Park to Chinbrook Meadows. This would help open up access for people in the areas of Middle Park and Horn Park, which are bound by busy roads. The project may help to create opportunities for leisure, relaxation and recreation and a new strategic route for Greenwich akin to the Waterlink Way in Lewisham which joins Sydenham to Deptford along the rivers Poole and Ravensbourne. This could enhance the Green Chain Walk and make the case to become part of TfL's Capital Ring. Upstream, the trail would follow the River Quaggy's route from Manor Park towards Lewisham, where it would meet the Waterlink Way.

Actions:

- Through feasibility study work and working with local partners formalise the proposals for a local green chain walk and trail.
- Ensure updates to Council Local Plans allow for provision to establish a linear park buffering the River Quaggy to ensure the river remains publicly accessible for posterity.
- Campaign and identify sources of funding.
- Deliver interpretation boards/signage with nature interest, historical and educational information.
- Put measures in place to ensure that the Trail is well sign-posted, easy to access and well maintained.
- Ensure the 'gateways' onto the Trail chosen through consultation with people living in the immediate vicinity and sign-posted, especially from Lee Green District Town Centre.



River Quaggy near Lee Road



River Quaggy in Weigall Road Playing Fields

Hither Green Nature Trail

Project Aims:

- To create a nature trail linking the existing Hither Green Nature Trail to a proposed trail south of St Mildred's Road in Grove Park, following the green areas along the railway tracks (see Milborough Natural Space and Hither Green Triangle Nature Reserve on Table 4 and Figure 5 for details of the route)

Objectives:

- Maintain the ecological network by creating a linear nature trail that connects south of St Mildred's Road.
- Manage the area for Nature Conservation purposes in line with SINC designation.

Actions:

- Work with the friends' groups, Network Rail and local community to work out an accessibility plan.
- Work for the designation of the Hither Green Nature Trail Link as a Site for Nature Improvement.
- Work with Grove Park Forum and Lewisham Council to link this project to the Railway Children Natural Parkland Nature Trail in Grove Park Neighbourhood Plan
- Ensure any future development or infrastructure improvements in the vicinity maximises opportunities to create a nature trail, linking it to the proposed Railway Children nature trail south of St Mildred's Road as detailed in Grove Park Neighbourhood Plan.





Hither Green Triangle Nature Reserve, images ctsy Ralph White, Hither Green Community Assn, Nature Conservation Lewisham





Railway tracks, from South Circular bridge

Urban Greening

Project Aims:

- Improve the green landscape and streetscape of all the Forum Area, particularly in areas with more air pollution such as local retail and economy areas like the Leegate Centre and on key routes including Lee High Road, Lee Road and Burnt Ash Road/Hill.

Objectives:

- To increase the number and density of trees and other planting in the neighbourhood area, ensuring suitable sizes and natures of trees and plants are planted in the context of each location
- To develop and support urban greening initiatives in retail and residential developments.

Actions:

- Work with local partners to create an audit of the trees of the Forum Area via neighbourhood surveys.
- Organise neighbourhood tree surveys to determine number, species type, condition and density.
- Work with local partners, London Borough of Lewisham and Royal Borough of Greenwich, to improve the green landscape of the Forum Area through increased trees, hedging and planting, and the provision of features such as rain gardens and green barriers.
- To apply for funding for urban greening projects.



New trees, Lee Manor Society history board, seating, paving, Eltham Road



Planter, Staplehurst Road



South Circular trees and shrubs between and beside lanes



Streetside wild flowers, Sims Walk



Mature trees and lawn, Newstead Estate, Burnt Ash Hill



Wildflower planting, Lee Station approach

Osborne Terrace Pocket Park

Project Aims:

- To develop a pocket park in Osborne Terrace that will allow visitors to Lee District Town Centre to stay, relax and enjoy the River Quaggy away from busy roads

Objectives:

- Improve access to the space for the wider community
- Create a new public realm space at the heart of the Lee District Town centre for café culture, leisure and play.
- Encourage biodiversity
- Increase possibilities for interaction with and enjoyment of the river

Actions:

- Work with Royal Borough of Greenwich, the land's owner, to raise the project's profile and it's potential
- Draft feasibility study
- Work with community and local businesses to explore options
- Apply for funding





Osborne Terrace





Public Realm and Active Travel Improvements

Project Aims:

- Create safer, healthier and more vibrant streets and streetscapes around the Lee Forum Area.

Objectives:

- Make key roads (in order of funding priority Lee High Road, Lee Green District Town Centre on all four sides of the junction, Burnt Ash Road/Hill and the South Circular A205) less polluted, safer and particularly more pedestrian and cyclist friendly and accessible to all abilities.
- Improve public realm enjoyability throughout the forum area
- Encourage street art on viable walls and shop shutters.
- Ensure that public realm is accessible to all, of high quality, safe and widely used by the local community.

Actions:

- Learn from and use key case studies to make the case for improvements in the Lee Forum area's public realm. Improvements will be in areas such as improved quality and imaginative use of different surfacing; seating; planting; play and leisure opportunities; refuse disposal; protection from busy roads; art works and accessibility.
- Work with the London Borough of Lewisham and Royal Borough of Greenwich on road improvement plans for future LIP projects.
- Work with local artists to bring forward ideas for street art in the Lee Forum Area.
- Identify, promote and obtain funding for a network of walking and cycling routes linking local economy and green space in the Forum Area eg Historic England's 'High Streets Heritage Action Zones' and Lewisham's Burnt Ash Road LIP proposals
- Identify funds and work with London Borough of Lewisham and Royal Borough of Greenwich to provide "Legible London" signage throughout the Lee Forum area.
- Lobby to increase crossing points on carriageways wider than 6 metres and identify and promote traffic calming measures
- Improve WC facilities, litter and recycling bins and rest points along walking routes and in local economy areas.



Current Lee High Road public realm



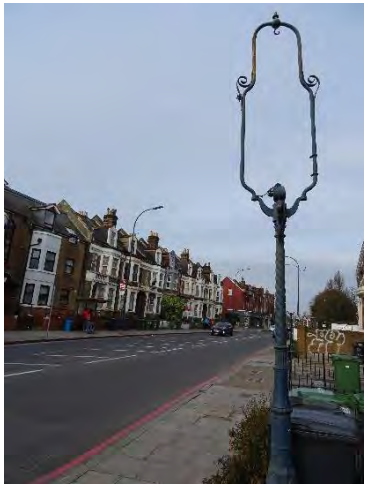
Bridge, Eastdown Park



Current Lee Green public realm



Current Burnt Ash Hill public realm



Lantern, Lee High Road



Current Staplehurst Road public realm

Examples of How Public Realm Could be Improved



More planting like this at the Dirty South PH on Lee High Road protects customers from pollution.



Art like this mural in Manor Park (courtesy Arts Café) can enhance local Character and Heritage.



St Modwen propose to cut down mature trees protected by TPOs in Leegate. Repositioning these trees within the public realm of the new development would be a locally appreciated and offer meaningful legacy.





Play features like this on London's Embankment to encourage people to stay

In this Public Realm in Vauxhall the continuity of surfacing slows vehicles; equalised curbs improve accessibility; seating and greening allow rest and shelter

Community Facilities and Centres

Project aims:

- Sustain and enhance adequate provision and resourcing of community facilities and centres in the Lee Forum area.
- Ensure the continuing successful provision of the Manor House as a library and a community asset.

Objectives:

- Ensure sufficient and suitable provision of community facilities and centres in locations appropriate to need and demand.
- Ensure community centres are accessible for everyone.
- Maintain and enhance the use of the Manor House by the local community. In particular, the Manor House should continue to provide information, signposting and book-lending services and the provision of free open access to the internet via the community library service seven days a week; increase the use of other spaces within Manor House to provide for mental health and well-being, sense of community and a wide variety of services for residents of all ages and backgrounds; and continue to provide a safe and comfortable space to work, study and relax, as individuals and groups of users.

Actions:

- Work in partnership with Councils, developers and other local groups to ensure quality and sufficient community provision across the Lee Forum area.
- Support the Manor House in the objectives around information, signposting, book-lending services, free open access to the internet via the community library service seven days a week, use of other spaces within Manor House provision for mental health and well-being, sense of community, wide variety of services for residents of all ages and background and provision of a safe and comfortable space to work, study and relax as listed in objectives above.



Lee Green Community Centre, Leegate



Church of the Good Shepherd, Handen Road



St Peter's Church, Eltham Road



Manor House Library, Old Road



Brandram Community Centre, Brandram Road



Lee Centre, Aislibie Road

The New Tiger's Head

Project aims:

- To bring the New Tiger's Head back into viable use as a community space.

Objectives:

- Support the New Tiger's Head being brought back into use preferably a community facility.
- Celebrate, cherish .and respect the building's heritage

Actions:

- Work in partnership with Greenwich council, the owner, developers and local people and groups to bring the New Tiger's Head into preferably use as a community centre with a diverse and varied provision of activities to meet the needs and interests of all different ages and communities.
- Lobby for and support all efforts to achieve the above, including compulsory purchase of the property if other options are exhausted.

New Tiger's Head









Lee Green District Town Centre
Detailed Area Strategy/Master Planning

Project aims:

- To produce guidance for the future development of Lee Green district town centre in a holistic rather than a piecemeal way by adding a detailed area strategy or master planning to the Lee Neighbourhood Forum in the future. This has long been called for by the local community, for example in this 2007 report by the Lee Manor Society.
- The development of a masterplan is strongly encouraged to guide future development in the area demarcated as the Lee Green District Town Centre so that an integrated approach is adopted to the development of individual sites.

Objectives:

- Lee Green District Town centre falls between three wards and two boroughs, includes a number of neglected and heritage buildings and sits at a major crossroads. It faces significant challenges of connectivity, permeability, cohesion, pollution and neglect. It has great potential for improvement. Some large sites have been identified in the site allocations, section 6 of this plan.
- Future development to improve the area should consider the distinct characteristics of the district centre and plan for them holistically. An area strategy or master planning would help ensure this holistic development took place. The authors of this plan suggest that one of these is done in the future, either by the Local Councils or as a future revision to this Neighbourhood Development Plan.
- All development, including that of the Leegate Centre, the largest site in the district town centre, and any future area strategy or master planning in Lee Green district town centre should aim to satisfy the principles shown in the Area Strategy for Lee Green District Centre shown below and must comply with the policies (section 4), design guidance (section 5) and shopfront guidance (Annex 1) of this Plan.

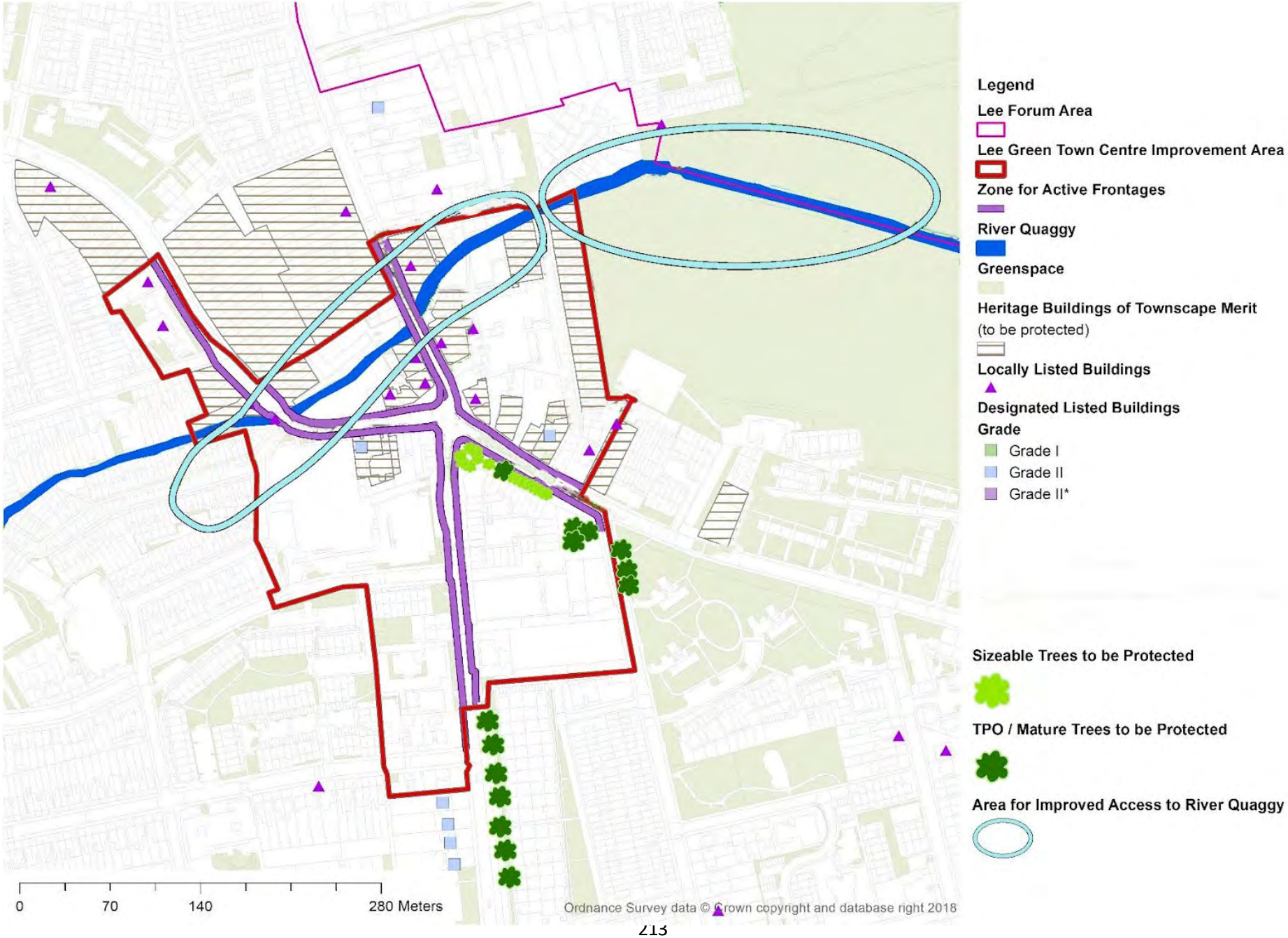
Action:

- Work alongside London Borough of Lewisham and Royal Borough of Greenwich to prepare and approve an area strategy or master plan for future development in Lee Green District Town Centre.

Masterplan Principles:

- Height of new developments along the main active frontages do not exceed the height of immediately surrounding buildings
- Height to gradually increase from the cross-roads demonstrating minimal impact on light conditions, wind tunnelling and visual impact from the main town centre crossroads.
- Street based layouts, following the local high street vernacular and form, with active contiguous facades along the main cross-roads.
- Retail units of an appropriate size to maximise opportunities for small independent businesses to flourish.
- Appropriate District Town Centre uses including retail, leisure, markets, community provision and local employment and workspaces
- at ground floor level (A1-5, B1, D1-2) with residential units (use-class C3) or offices (use-class B1) on upper floors.
- The provision for a 'gateway' for easy and safe access to the proposed Quaggy Trail linear park linking Lee Green to Kidbrooke.
- The provision for improved access to the River Quaggy and provision of a continuous towpath along the river, wherever viable.
- The protection of mature trees and, where appropriate an increase in tree and/or shrub/hedge cover along the main roads.
- Harmonious integration with existing buildings of townscape and historic merit through the use of appropriate window orientations, scale, massing and design in line with Historic England Advice Notes No 3)11.

Figure 23. Area Strategy for Lee Green District Town Centre





Sainsburys, Burnt Ash Road



Penfolds Site, Lee High Road



Leegate, Burnt Ash Road



New Tigers Head and Old Post Office, Lee Road

Revitalisation and Improved Access to Playing Fields

Project aims:

- The forum area is unusual in London in having large amounts of metropolitan open land playing fields (John Roan, Bowring, Crofton Albion, Blackheath Wanderers, Old Colfeians and Weigall Road Playing fields). However, all playing fields except Weigall Road playing fields are privately owned and several are under threat of development*
- These sports fields should be revitalised where needed, protected and access and use increased where possible.

Objectives:

- To turn the sports fields in and immediately north of the Lee Forum area, into a sports fields destination and hub for the wider area.

Action:

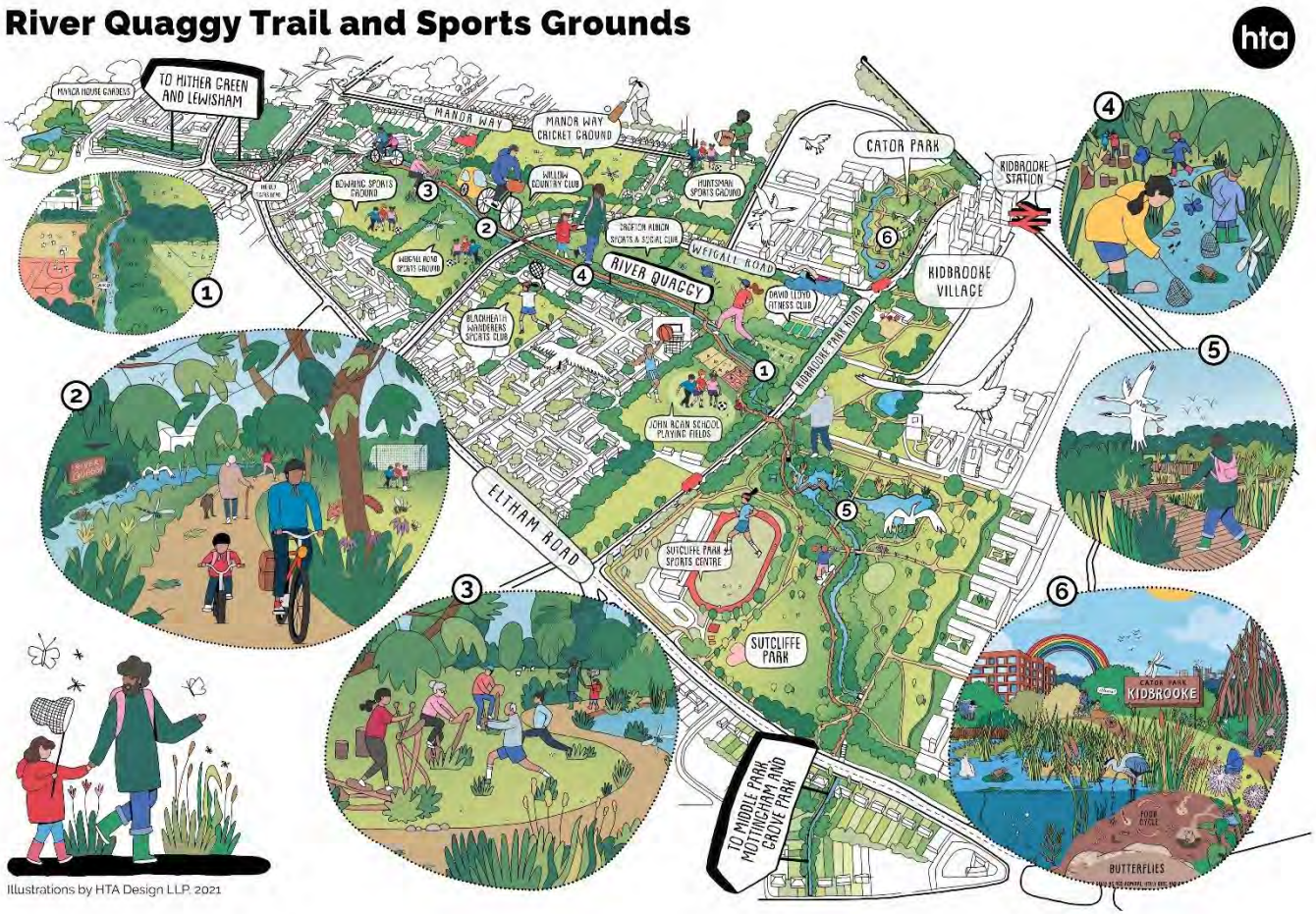
- Work with landowners, Royal Borough of Greenwich, local and national groups and residents to stop fields being closed off and left to degenerate in advance of an application for development
- Protect, increase access to local clubs, investment, use and improved facilities in privately owned fields.
- Preserved and improved access to and use of Royal Borough of Greenwich's Weigall Road playing fields would help protect it. Pedestrian access to the field should be created from Ravens Way and the north east corner. Opportunities for play equipment, seating, water fountain, pavilion, café and toilet facilities should be explored.

*To the north east of Lee Forum area's playing fields lies the Huntsman grounds. In 20 years it has transformed from a thriving sports ground into a locked and overgrown site under negotiation for development, had it's MOL protection lifted by Royal Borough of Greenwich and the protection of covenants lifted by the courts; To the north lie Manor Way and Willow Country Park grounds which have transformed from thriving sports grounds into locked and overgrown sites since 2000, apparently with the intention of future development; Within the Lee Forum area an application was received by Royal Borough of Greenwich in recent years to build a school on the Bowring Sports Field. The application was refused, however future development may be applied for.

This project links to the River Quaggy Trail Project.

A Vision for the Revitalisation of Royal Borough of Greenwich's Lee Green/Kidbrooke/Blackheath Sports Grounds

AN OPEN AND ACTIVE PLACE FOR THE LOCAL AND WIDER COMMUNITY FOR SPORTS, NATURE, RECREATION, RELAXATION, ACTIVE TRAVEL





Lee Forum Boundary



Source: Google Maps and Google Earth

Section Seven – Delivery



Community Garden, Manor House Gardens

7. Delivery Strategy

7.1. Community Infrastructure Levy Spending (CIL)

In line with NPPF (175) a proportion of CIL should be allocated within the neighbourhoods where development is taking place.

The Lee Neighbourhood Development Plan sets out in **Section Six: Lee Forum Priority Projects** the priority projects for future funding and implementation, through either S106, development agreements, Community Infrastructure Levy (CIL) contributions and/or other funding sources. The projects are not listed in any order of priority. It documents in more detail some of the physical changes and improvement ideas that have emerged from community engagement. It should help guide the allocation of CIL funding and provide guidance as to how future development can address each of the policy domains.

7.2. Planning Agreements

Some policies will be achieved through planning agreements. Typically this is the responsibility of the Planning / Development Control teams to negotiate with the developer. In circumstances where this concerns the Lee Forum area, it is suggested that draft agreements are shared with Lee Forum early in the process for review and comment. This will be a new approach to working but the most effective for both the Lee Forum and the respective Boroughs to fulfil their monitoring duties.

7.3. Monitoring Implementation

Lee Forum will work jointly with the borough councils to define the governance around how the Plan, once adopted, will be monitored and implemented. The following is assumed:

- Once the Plan is made, the London Borough of Lewisham and Royal Borough of Greenwich have a duty to ensure it is adhered to and will monitor against it in the same way as the Local Plan. Statistics in relation to development in the Neighbourhood Plan Area will form part of the usual Annual Monitoring Report (AMR) produced by the councils. There is no legal obligation on a neighbourhood forum to produce an AMR.
- Lee Forum are already actively involved in monitoring planning applications in the neighbourhood area. Planning alerts are received by Lee Forum. Where appropriate, these are discussed with other relevant community groups and where relevant comments are submitted to the Council.
- Lewisham Council are currently undertaking a review of their Local Plan and have actively sought input to the Local Plan-making process from Neighbourhood Forums, Amenity Groups and other Community Based Organisations. Lee Forum have played an active part in these borough community meetings, will continue to do so, and will do so in the Royal Borough of Greenwich when it renews It's Local Plan.
- For strategic sites, particularly in the Lee District Town Centre, the borough councils should also ensure that the policy requirements are reflected in any design briefs, should they be applicable.
- The borough councils will support the more strategic aspects, such as community infrastructure capacity studies, to ensure the success of the Plan. The starting position for infrastructure capacity and improvement needs are outlined in the Lee Priority Projects report, and in the Borough Infrastructure Delivery Plans.
- Lee Forum have had numerous conversations with local Councillors and Council officers about this plan and are actively pursuing the implementation of various complementary actions. Lee Forum would like to ensure this momentum continues. Community groups are actively involved in implementing related projects towards the Neighbourhood Plan's goals and will play a part in monitoring the successful implementation of the Plan's policies through their day-to-day activities and campaigns. These groups and others will continue to play a central role: in monitoring planning applications in the neighbourhood plan area; how the Lee Neighbourhood Plan policies are being implemented by the Council; influencing how Community Infrastructure Levy (CIL) spending in the Plan area is achieved – in line with the Plan's stated priorities. It is Lewisham Council's intention that CIL spending will also be monitored by the Local Ward Assemblies, to which local organisations are party to.
- It is the intention that community members from the Forum and from community organisations, will continue to play a central role in the shaping and decision-making of how the identified site allocations come forward, and hope that the London Borough of Lewisham and Royal Borough of Greenwich actively involve them as development proposals evolve, in line with their partnership approach to engagement. A key message communicated by Government is that a collaborative, co-design approach to masterplanning is a key. Lee Forum will work with the Councils to define how this engagement and involvement will continue going forward in the Councils' Statement of Community Involvement. Similarly Lee Forum are in continuous discussions with a number of land owners about bringing forward the Site Allocations. These discussions may evolve and form a Memorandum of Understanding to ensure the 'community-led' regeneration efforts continue to shape development proposals.

Table 8: Monitoring Implementation

Policy	Monitoring Lead	Other Partners	Delivery Mechanisms	Measurable Targets
Green and Blue Spaces				
▪ Policy GB1: Protection and Enhancement of Green Spaces ▪ Policy GB2: Achieving a Green Infrastructure-led Development Approach: River Quaggy Trail and Hither Green Nature Trail ▪ Policy GB3: Delivering the proposed nature trails ▪ Policy GB4: Protection and Increase of Tree Cover ▪ Policy GB5: Managing Flood Risk	LBL, RGB LBL, RGB LBL, RBG LBL, RBG LBL, RBG	All, where appropriate: SE, T21, QWAG, EA, NE, CPRE, LF land owners, sports clubs and Community	All GB policies delivered through Planning Applications and CIL. Additionally, GB2 through Permissive Rights, active engagement and leadership of RBG and Stakeholder Engagement	No net loss of Green Spaces and % area improvements Amount of Trail and improvements achieved % increase in Tree Cover % increase in floor alleviation measures
Transport and Connectivity				
▪ Policy TC1: Protect, Promote and Enhance Public Transport ▪ Policy TC2: Improve Measures to Reduce Pollution Levels	TFL, LBL, RBG TFL, LBL, RBG TFL, LBL, RBG		All TC policies delivered through Planning Applications and CIL. Additionally, GB2 through Permissive Rights, active engagement and	Improvements to PTAL % reduction in local air pollution levels

▪ Policy TC2: Improve Active Travel Options and Road Safety Measures in the Forum Area			leadership of RBG and Stakeholder engagement	% reduction in accidents and vehicle numbers
Building Homes and Amenities				
▪ Policy BHA1: Protection, Enhancement and Provision of Community Buildings ▪ Policy BHA2: Protection, Enhancement and Provision of Social Infrastructure ▪ Policy BHA3: Enhancement of Public Realm Facilities ▪ Policy BHA4: Housing Delivery ▪ Policy BHA5: Windfall Sites ▪ Policy BHA6: Design of New Development	LBL, RBG LBL, RBG, Private Developers Private Developers LBL, RBG LBL, RBG	All: LMS, BHS, LF	All permissions granted for new development are in accordance with the Policies	Number of community centres and social infrastructure lost versus number retained and new ones created £ investment in improved public realm in the Lee Neighbourhood area
Local Retail, Leisure and Local Economy				
▪ Policy RLE1: Maintain, improve and sustain the diversity, vitality and viability of Lee's retail hubs. ▪ Policy RLE2: Improve Shopfronts and Advertising in Retail Sites ▪ Policy RLE3: Improve Public Realm	LBL, RBG LBL, RBG LBL, RBG	Local Traders, LF Local Traders, LF LF	All permissions granted for new development are in accordance with the Policies.	£ investment in improved public realm in the Lee Neighbourhood area

▪ Policy RLE4: Protect and Encourage Local Employment Sites ▪ Policy RLE5: Revitalise Lee District Town Centre	LBL, RBG LBL, RBG	Local employers, LF Local Traders, LF		Number of Local Employment Sites retained and new ones created Preparation of a masterplan
Heritage and Design				
▪ Policy HD1: Designation, Conservation and Enhancement of Heritage Assets ▪ Policy HD2: Design and Scale of New Development ▪ Policy HD3: Extensions, Alterations and New Buildings ▪ Area Policy A1 – Belmont Park ▪ Area Policy A2 – Lee High Road ▪ Area Policy A3 – Lee Green District Town Centre ▪ Area Policy A4 – Manor Park ▪ Area Policy A5 – South Lee ▪ Area Policy A6 – East Lee ▪ Area Policy A7 – North East Lee	LBL, RBG, Local Community LBL, RBG LBL, RBG LBL, RBG LBL, RBG LBL, RBG LBL, RBG LBL, RBG LBL, RBG LBL, RBG	LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF LMS, BHS, LF	All HD policies achieved through planning applications, new local and national listings and new conservation areas	Number of designations

7.4 Review

The Plan will be reviewed should the emerging new Greenwich and Lewisham Local Plans, covering the period up to and beyond 2031, contain policies and proposals that necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the new Local Plans. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies.



Annual duck race in the River Quaggy, courtesy QWAG



Wild flower filled 'Quaggy' boat, Manor Park



Forest School log circle, Manor House Gardens

Annex One: Shop Front Design Guidance

This guidance should be read alongside Lewisham Shop Front Design Code SPD (2006) and Chapter H of the Greenwich Urban Design Guide SPD (2023)

Problems and Pressures

- Replacement of original shopfronts with those of modern design and materials e.g. aluminium, which do not match the historic character and detailing of the buildings of which they form a part.
- Poor quality, over-sized and unsympathetically designed fascia and hanging signs, signage and lighting.
- Use of solid and bulky external roller shutters, which limit visibility and encourage graffiti.
- Loss of traditional architectural features and materials due to unsympathetic alterations, including architectural detail and fenestration on upper floors, and replacement with inappropriate materials and design e.g. poor quality UPVC windows in unrelated designs.
- Insensitive and overly large hoarding advertisements on sides of buildings visible to motorists.
- Lack of coordination, quality and design of street furniture, signage and paving; emphasis on cars rather than pedestrians and cyclists.

Opportunities

- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials.
- Proposals which bring vacant shops back into suitable use will be encouraged, while maintaining variety and vitality along the parade.
- Improve design, materials and lighting of fascia and hanging signage and limit/remove commercial estate agents advertising boards.
- Remove external solid security grilles and replace with internal lattice work ones.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- See Annex 1 of this Plan for detailed shop front guidance. This should be read alongside Lewisham Shop Front Design Guide SPD (2006) and Greenwich Design Guidance for Shop Fronts SPD (2005)

Local Examples of this Plan's Shop Front Guidance

Right. Lee High Road. Traditional shopfront and fascia have been retained, with original mosaic threshold detail remaining. Lattice grille allows visibility of shop window while shop is closed.



Above. Lee High Road. Traditional shopfront and non-illuminated fascia are appropriate to the character of the building as a whole and follow the curve of the frontage; brick pilasters decorative



Right. Lee High Road. Pub successfully converted to a shop but leaving original character and features intact so that the building still forms a cohesive whole.



Above. Lee High Road. Victorian shopfront with most original features remaining and traditional-style non-illuminated fascia sign. Use of open-work security grille allows shopfront to remain





Right. Corner Lee Road and Lee High Road. Good quality c1920s replacement metal shopfronts for use as banks, but retaining traditional detailing and some original features so overall appearance of façade still forms a cohesive whole.



Above. Lee Road. Edwardian parade with good quality traditional features including stallrisers, painted timber shopfronts with recessed doorways, modest fascias, corbels, blinds and thresholds still remaining or re-instated

Right. Lee High Road. Originally had a much more rural quality and was defined by its being bordered with trees in many places. This is partially due to the mix of commercial, institutional and residential which have always co-existed.





Left. Manor Lane. Shopfronts still retaining original features including sash window frontage and raised stall risers, recessed entrances, glazed brick pilasters, decorative corbels and fascia. Signage is restrained, non-illuminated and fits within original fascia panel.



Above. Lee Road.



Left. Staplehurst Road. Surviving traditional painted timber framed shopfront with stall riser, projecting roller blind, fascia mouldings and non-illuminated sign. The frontage is enhanced with outside seating and a plant display. Photo courtesy Lynn, You Don't Bring Me Flowers.



Left and Right. Lee High Road. 1920 s Tudor parade with original features remaining including corbels, brackets for hanging signs, but with poor metal replacement shopfronts although large signage, and solid metal security shutters which do not allow visibility of shopfronts after hours. Would benefit from a more unified approach to treatment of shopfronts, taking into account original intentions of the parade design.



Annex Two – Lee Forum Area Profile



2. Lee Forum Area Profile and History

2.1. Origins

The name "Lee" refers to a place which lies sheltered.

The first recorded mention of the name is in the Domesday Book (1085) from which it appears that the Manor of Lee was in the possession of Odo, Bishop of Bayeux and Earl of Kent, half-brother of William the Conqueror.
Larking's *The Domesday Book of Kent* translates the entry as "Walter of Douai holds of the Bishop of Bayeux, Lee. It answers for half a suling. There is the arable land of 4 carucates. In demesne, there are 2 teams. And 11 villans, with 2 cotars, have 2 carucates. Two slaves there. And 5 acres of meadow. Wood of 10 hogs. In the time of King Edward, and when the Bishops received it, it was worth 3 pounds. Now one hundred shillings. Aluuin held it of the king."
Changes in ownership of the manor continued over the centuries, at the behest of various monarchs.
Lee Parish Church, St Margaret of Antioch, is in Lee Terrace SE3, to the north of the Lee Forum area.

2.2. Historical Timeline

Early 17th century - Lee Place – Annesley's House was a large medieval moated farm located some distance away to the north of the high road, about the current site of St Margaret's school. The estate was fragmented after the death of Brian Annesley in the early 17th century. Lee Place was one of the "new" houses built to the rear of the western side of Bankwell Road (named after the Lords of the Manor of Lee in the 13th and 14th centuries). Its grounds included an area largely bounded by the current Old Road north of it as well. There was a partial moat and small lake just north of the present Lee High Road, behind the petrol station. Lee Place was home to Christopher Boone.
1683 - Boone's Chapel – One of only two Grade I listed buildings in the London Borough of Lewisham (the other being St Paul's church in Deptford), Boone's Chapel is attributed to Wren, but his friend and colleague, Robert Hooke, was involved in the construction. The Boone family lived in Herefordshire; the estate income built almshouses for the elderly of Lee and was to educate 12 poor children. The adjacent almshouses along Lee High Road, were demolished in 1877. Those remaining were built in 1825. During restoration of the chapel the

graves of Christopher Boone (1616 – 1686) and his wife Mary Boone were discovered and restored. The Boone family members are buried in St Margaret's churchyard.

Late 16th / early 17th century – The Firs - now demolished, was at the corner of Old Road and Manor Lane Terrace. It was a large red brick house built as the town residence for the Papillons, a prominent Huguenot banking family with a country residence in Folkestone. Three generations lived there: Philip (died 1736), David (died 1762), both MPs for Dover, and David (died 1809). The Firs was sold to General Edward Paget, second in command to the Duke of Wellington in the Peninsular War, later Governor of Ceylon and Governor of the Royal Military College at Sandhurst.

Then came the Sladens, known for their charity, whose tomb in St Margaret's churchyard is Grade II listed. Joseph Sladen lived here until 1855. The house was sold to its last owner, John Wingfield Larking (1801 – 1891), a merchant in Egypt, and British consul in Alexandria (1838-41). He appointed Thomas Sanders, a former gardener at Versailles, to look after the grounds and created a winter garden and series of conservatories. Pictures were painted by Arthur William Head and these are in the local archives, along with photos. Thomas settled in Ladywell and became a councillor for Lewisham Park in 1912. There is still a small "coach house" on the edge of Manor Lane Terrace, just before the turning into Old Road.

1718 – The Lee Green Turnpike Gate - At the beginning of the eighteenth century many turnpike trusts were established to improve the country's main roads. The local trustees raised money by a toll upon road users, collected at strategically placed gates, eg a penny for a horse, twopence for a carriage, sixpence for a wagon. The authority for the Lee area was the New Cross Turnpike Trust. The Lee Green Gate was by Cambridge Drive in Eltham Road. The turnpikes became very unpopular in the nineteenth century, and were abolished one by one by the New Cross Trust in 1865.

Circa 1724 - Dacre House - was built in Church Lane, now Brandram Road. Notable occupants were Sir Samuel Fludyer (1705 – 1768) and a former Lord Mayor of London, John Carnac (1716 – 1800). The house was demolished in 1897. Housing was built on the site.

1750 – **The Old Tiger's Head** - In 1815, as with many pubs on the route to Dover, Wellington's cavalry and foot regiments marched through on their way to the coast and Waterloo.

1771-2 - The Manor House - (listed Grade II*) built for Thomas Lucas by Richard Jupp, also responsible for parts of Guy's Hospital and Severndroog Castle (Shooter's Hill, Castle Woods). In 1778 it was bought by Francis Baring and owned by the family, along with surrounding land, until 1900, when ownership was transferred to the newly established local government (Manor House Gardens and Manor House Library). Other land became housing.

View (from south) of the building previously at the site of the current Manor House, Lee. Sir Francis Baring, merchant and banker, lived in the Manor House between 1797 and 1810



Manor House Gardens, Lee c1906, courtesy Gus White Lee Collection



1801 – Population of Lee - 900

1825 - Lee New Town - (Church Street, Boone Street etc – the Lee Place estate/Dacre House) - started to grow to accommodate workers who were needed for the great houses of Lee.

1827 - Lee Lodge, Lee High Road, originally called The Thatched House - was demolished about 1895 to allow for Manor Park Parade to be built on the frontage.

1830 – The New Tiger's Head – began life as a beer shop, the Tiger Tavern. Built at the end of the four cottages, Prospect Terrace. Three cottages remain as shop/hairdresser.



The Old Tiger's Head (left) and The New Tiger's Head

1837 - Hurst Lodge - demolished in the 1980s. This later became a shop, Patterson Edwards, known for its prams and rocking horses. It was on the north side of Lee High Road, just by the Greenwich Meridian Line, now Halley Gardens.

1851 – Stables - Thomas Tilling, a farmer's son, started up his transport empire in Peckham. The firm needed a great number of stables for all the horses so in 1901 he acquired another yard next to Manor House Gardens in Old Road. It was retained until 1928 and the cobbled entrance is still there, leading to the new, as yet unfinished, housing development.

1864 - Population of Lee - 8000

1860s – Housing - development by John Pound took place along Eltham Road and Burnt Ash Road, eventually continuing on Burnt Ash Hill. This phase of development included the Lord Northbrook pub.

1866 – Lee Railway Station – this led to more development in the area.

Circa 1880 - Mallus Nursery - occupied the land between Burnt Ash Hill, Dorville Road and Leyland Road. The Mallus family lived at 12 Leyland Road.

1881 - Good Shepherd Church - built on Handen Road as a daughter church of St Margaret's, Lee (Victorian church built in 1841). The accompanying vicarage was at number 49. In the 1960s part of the vicarage garden was sold off and town houses built at the west end of Micheldever Road. In the 1990s the Church of England divested itself entirely of the vicarage and built a smaller one next door. The church

was mostly destroyed in 1941, by fire caused by bombing. It was rebuilt to open in 1957. The old foundations and portions of the old walls still exist.

1889 - St Margaret's Higher Grade School - occupied the extension behind the parish rooms at 50 Old Road until about 1920. It started as a girls' school but by 1912 was admitting boys. It eventually moved to the site between Lee Church Street and Dacre Park. That building dates from 1963.

1892 - St Winifred's Catholic Primary School - opened its doors to the first 21 children, on Effingham Road. The school is now based at Newstead Road.

1895 - Hither Green Railway Station - opened at the junction of the railway lines. The junction had been established 30 years earlier. The main booking office was in Staplehurst Road, with another access/booking office in Springbank Road and the foot tunnel to both sides. There was provision on a large open area for sidings, marshalling yards and other railway use. A great deal of development then took place on both sides of the track, on former nurseries, orchards and farmland.

1897 - Ennersdale School - cost £18,000 to take 800 pupils and was soon enlarged. There was a WW1 memorial at one time. (3)

1898 - 345 Lee High Road - built in front of the former Old Tiger's Head stables, then the London County Council built the current fire station (Grade II) on Eltham Road in 1906.

1899 - Lee incorporated into Borough of Lewisham.

1904 - Police Station at Lee Green (listed Grade II) **-** 419 Lee High Road. This replaced an earlier building, thought to be pre-1860. The Metropolitan Police sold the building, outbuildings and land to become apartments in 2003.

1904 - Manor Lane School - opened with three temporary buildings, nursery, reception and dining hall, lit by gas. Expansion was required and the building there today was fully opened by early 1911. In the 21st century further changes took place to enlarge the school to take in more pupils, but it has not lost its low rise design.

1910 - **Housing** - further housing development by the Scudamores, a local family of builders, took place on the newly created northern section of Manor Lane, Manor Lane Terrace and roads to the west of Manor House Gardens.

1910 – **Lee Picture Palace** – Built and managed by a Scottish developer named James Watt, the Lee Picture Palace was situated at 306 Lee High Road. It was closed in the 1930s.

1911 - Chiltonian Biscuit Factory - The company had been founded in 1854, the name being taken from the founder's mother, Mary Chilton. In 1908 Arthur Chilton King purchased Perfecta Foods, which had traded in dog biscuits and poultry foods. In 1911 the Baking Plant was erected near Hither Green Railway station. This expanded during World War One, making biscuits for the army. After the war it

expanded into fancy biscuits and in 1924-5 the new factory was built on Manor Lane. The partnership was Arthur, Herbert and Harold King. In 1933 limited liability status was adopted to create Chiltonian Ltd.

From 1939 to 1945 further military service contracts meant good business and after 1945 new management structures, a national sales force and the introduction of newer machinery created a successful source of local employment. By 1973 tonnage had peaked and the company became part of a new food group, Dawnay Day. In 1980 Chiltonian became part of the Amalgamated Biscuit Group, but was not to last much longer. It closed in the 1980s and eventually the site became the Chiltonian Industrial Estate which is there today.

1911 – The Globe – A short lived picture palace on Staplehurst Road, later named The Playhouse. Closed in 1915 and is now a Sainsbury's Local.

1913 – Imperial Picture Palace - (later the Savoy and Pullman) was situated at 404 -408 Lee High Road.

Circa 1918 - Post First World War One Housing Development - As with the south end of Manor Lane, further housing was created, Woodyates Road, Pitfold Road, Horn Park Lane and on the land down to Sidcup Road. Eventually the South Circular Road would be cut through from Catford, along St Mildred's Road and Westhorne Avenue. After the Second World War, bomb sites were gradually filled in with new build.

(3) http://lewishamwarmemorials.wikidot.com/memorial:hither-green-ennersdale-school-ww1-war-memorial

1918 – 1939 – Interwar Developments - Between the wars further development occurred on the orchards at the south end of Manor Lane. The Roman Catholic Church was built on Burnt Ash Hill to replace the small chapel on Manor Lane, at the front of St Winifred's Roman Catholic School. It is in the Early Christian style, designed by a local member of the congregation, Francis M Panario. It was formally opened on 24th December 1939.

1957 - **Northbrook Church of England Secondary School** - In the nineteenth century Lady Northbrook had donated land on the corner of Taunton Road and Hedgley Street for educational purposes. A school was opened on the site in 1957 by HRH Princess Margaret. In the 21st century the school was entirely rebuilt and enlarged, as Trinity School.

1959-1961 The Courtlands Estate was built by Wates.

1954 to date – Further Development - Mass housing (including council housing) took place to the east of Burnt Ash Road and to the north of Eltham Road.

The Leegate Centre was opened in 1963 and provided a range of shops and some housing.

Further small council developments were created – the Newstead Estate, the small area between Effingham Road and Taunton Road and the Cordwell Estate. This was named after the farming family who managed Lee Manor Farm on the western edge of Manor Lane Terrace.

The large family mansions of the nineteenth century with their huge gardens were demolished and the land built over to provide more housing.
Brindishe School, on Effingham Road, was established to deal with the increased numbers of children expected to be living in the new developments.
More recently small parcels of land, abandoned pubs and garages, etc, have also been used for housing.

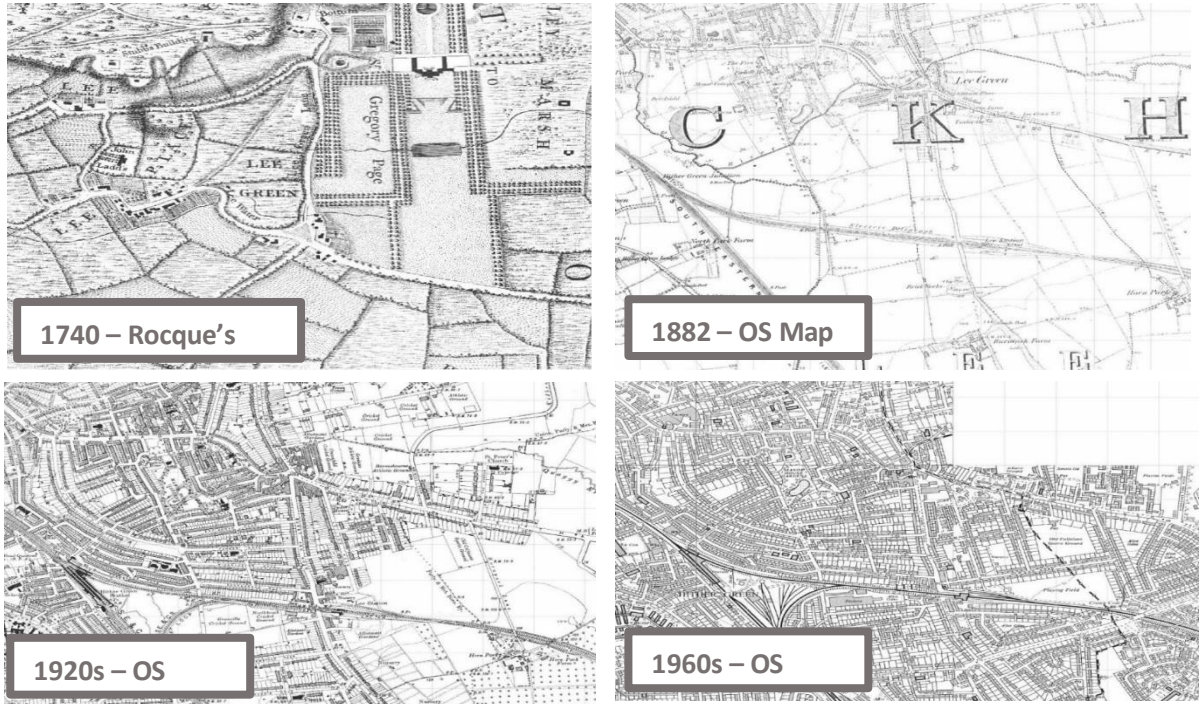


Lee Green Crossroads, towards Burnt Ash Road


Current Leegate Shopping Centre


Fire Station, Eltham Road

2.3. History of Development



Mid to late 1880s - Settlements grew around Lee High Road and the crossroads. Much of the original character of the building has since been redeveloped.
1880s to early 1900s - The first wave of residential developments began after the arrival of the railway stations, extending southwards.
1920 onwards - Further development south and east of the railway line.






Burnt Ash Road, Lee, S.E.



Burnt Ash Road, Lee.

2.4. The Greenwich Meridian Line

The Meridian Line bisects the foot tunnel entrance at Hither Green Station and is marked by an overhead plaque. From there it enters Manor Park, crosses Lee High Road and has its second plaque in the London Borough of Lewisham on the pavement outside Halley Gardens. In Halley Gardens it is marked again under a pretty rose garlanded pergola. It leaves the Forum area on its way to old St Margaret's churchyard, and then on to Greenwich.

2.5. Famous Residents

- Sir Francis Baring (1740 – 1810), owner/occupier of the Manor House, Lee – a maroon plaque.
- Sir Stanley Unwin (1884 – 1968), publisher, born and brought up at Rosedale, 13 Handen Road – a blue plaque.
- Edith Nesbit (1858 - 1924): in 1891 her husband is recorded in Kelly's Directory as living at 2 Birch Grove. They also lived in Dorville Road. In her book *The New Treasure Seekers* (1904) mention is made of the River Quaggy and Lewisham Workhouse, on the site of Lewisham Hospital. The Edith Nesbit Gardens off Leyland Road commemorate her local connections.
- Reggie Schwarz (1875 – 1918), a South African cricketer of note, was born in Lee.
- Estelle Winwood (1883 – 1984), an English stage and screen actress, was born in Lee. At her death in 1994 she was the oldest member of the Screen Actors' Guild.
- J.B. Phillips (1906 – 1982) was a curate at St Margaret's and became the minister at the Good Shepherd during the Second World War. His writings on religion brought him to public notice. He was responsible for producing the *New Testament in Modern English* to encourage young people to be better acquainted with the scriptures.
- Manfred Mann (b.1940), musician, lived in Southbrook Road in the 1960s.
- Arthur Smith (b. 1954), comedian, lived in the area briefly while attending John Roan School in Greenwich.
- John Mayall (b. 1933), musician, lived in Lee Green in the 1960s. Eric Clapton used to stay with him to record the *Blues Breakers with Eric Clapton* album.
- Max Wall (1908 – 1990), comedian, lived for a while on Southbrook Road and frequented the Lord Northbrook pub.

Annex Three - How The Lee Forum Area Relates to the Wider Area

3.1 The Lee Forum Area's Regional Role

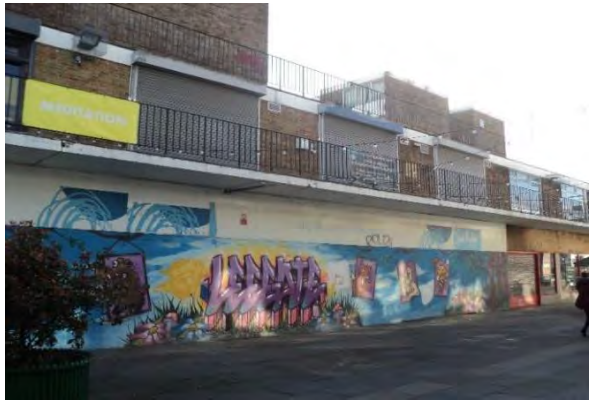
Through analysis of evidence found in annex 4 and consultation responses found in the consultation statement that accompanies this plan it is clear that Lee has five distinct qualities in abundance in comparison to the wider area in which it sits. These qualities have the potential to add value to the wider region:

As a District Town Centre in Lee Green

Lee Green has been in decline as a District Town Centre due to the lack of investment in key sites like the Leegate Shopping Centre. As it is the largest site, an improvement to the Leegate Shopping Centre could offer the opportunity to revive the surrounding town centre of Lee Green, making it a local destination to surrounding neighbourhoods, providing an important centre for local employment, and creating a thriving local economy. The Lee Neighbourhood Development Plan reinforces the role of Lee Green District Town Centre as an eminent district centre in South East London, serving both the local and surrounding areas.



Leegate, Burnt Ash Road



Leegate, Burnt Ash Road



Sainsburys, Burnt Ash Road

As a Centre of Excellence for Sports

With playing fields increasingly under threat, it is important to see the playing fields in the Lee Forum area as vital regional assets. Promoting these assets for health and wellbeing is an important opportunity. Whilst most are linked to educational establishments or private clubs, there is an opportunity to work with these stakeholders to broaden provision and accessibility.
The Lee Neighbourhood Development Plan emphasises the protection and diversification of playing fields to meet wider recreational pursuits.



Old Colfeians Rugby Club, Eltham Road



Weigall Road Playing Field, Weigall Road



Bowring Sports Field Club House, Eltham Road

As a Place that Celebrates its Built Heritage

Within the Lee Forum area there is an impressive variety of heritage architecture, from the Georgian Merchant Taylors Almshouses, to the impressive French Baroque houses along Micheldever Road, to Pentland House on Old Road, all of which contribute to a strong identity within the Forum area and the wider region as a whole.

The Lee Neighbourhood Development Plan recognises the value and importance of the built heritage in the Lee Forum area and its role in maintaining the heritage of the wider region. The Plan aims to protect built heritage for the benefit of current and future generations.



Two railway bridges at Manor Lane



Merchant Taylor's Arms Houses, Brandram Road



Grade II listed Pentland House and Glencorse House, Old Road

As a Place that Celebrates its Natural Heritage

The Lee Forum area is traversed by the River Quaggy. The Plan celebrates this feature which can help create unique, sustainable, healthy neighbourhoods.
The Lee Neighbourhood Development Plan takes advantage of being part of London's waterways and aims to help preserve its natural assets in order to participate in the wider policy of urban greening.



River Quaggy behind John Road Playing Fields



River Quaggy tributary Willow Tree Sports Club



Hither Green Triangle Nature Reserve

As a Place that Celebrates and Provides for all Stages of Life

The Lee Forum area attracts young families due to its good primary schools, family sized housing, family friendly parks and community facilities.
The Lee Neighbourhood Development Plan aims to protect and grow the aspects of the Lee Forum area that make it attractive to families and to make the area one of the most desirable places in London to live for all generations.







St Winifred's School, Newstead Road *Lee Green Youth Club, Grade II listed Lochaber Hall, Old Road* *Doctors surgery, Handen Road*

3.2. How the Lee Forum Area Relates to Local Plans

3.2.1. District Town Centres

Lee Green is one of seven District Town Centres in Lewisham. It is located around a crossroads and is described as having underutilised land with regeneration potential in both the *London Borough of Lewisham's Core Strategy and the Royal Borough of Greenwich Site Allocation Plan 2013.* District Town Centres are seen as vibrant hubs of local economic, shopping and other commercial activity, supported by good public transport, that anchor residential areas, deliver essential shops and services needed for daily life and provide enjoyable places for people to meet and use both during the day and evening. The Lee Neighbourhood Development Plan re-examines the opportunities for growth and improvement in Lee Green and highlights the key considerations and constraints that must be accounted for in any future intensification process.

3.2.2. Areas of Managed Change

The Lewisham Core Strategy defines the majority of the Lee Forum area as being an 'Area of Managed Change'. These are defined as 'those parts of the borough which are largely residential or suburban in character and where the urban form and development pattern is established thereby limiting major physical change'.

The scale and type of development anticipated is expected to consist largely of small-scale residential development mostly through infill and windfall sites; conversion of houses to flats and small-scale extensions and alterations to buildings.

The Lee Neighbourhood Development Plan emphasises how design of this development should respond to the existing vernacular and the key aspects of the area that should be maintained, protected and enhanced as part of these development processes.

3.2.3. Area of Strategic Development

Just outside the Lee Forum area is the Kidbrooke Strategic Development area as defined by the Greenwich Local Development Plan. It is currently in Phase 3 of its delivery. A number of sites in the Lee Forum area (Crofton Albion and John Roan Playing Fields), and other sites bordering the Lee Forum area, are part of this Strategic Development area.

Whilst they are protected by a Metropolitan Open Land designation, as well as being flood-risk areas, proposals for redevelopment on these sites may come forward within The Plan period.

These proposals will need to prove beneficial over and above the benefits afforded by their Metropolitan Open Land, flood plain and playing field status which offer very strong protections. Whilst the majority of these sites are outside of the Lee Neighbourhood Development Plan boundary, their impact on the objectives and strategic aims of The Plan is fundamental.
The Lee Neighbourhood Development Plan requires that its aims be respected as part of any future development at these boundaries. In particular, as part of the proposed River Quaggy Trail, access to the River Quaggy along the section connecting Sutcliffe Park to the district town centre of Lee Green must be maintained, protected and introduced.



The Old Tiger's House PH, Lee Green



Parkview, Wearside Road



River Quaggy, Weigall Road bridge

Annex Four – Key Evidence Reports

Date	Topic Area	Document Name	Producer	Online Link
2014	High Streets	Portas Review	Mary Portas	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6292/2081646.pdf
2018	Evidence Base	Lee Baseline Evidence – Compilation of background evidence used by the Lee Forum in compiling this plan	Lee Forum	https://www.dropbox.com/home/Lee%20Forum?preview=Annex+xx_Baseline+Evidence+Report.pptx
2018	Urban Analysis	UCL Neighbourhood Appraisals and Development Briefs	UCL Student Project	https://www.dropbox.com/sh/ze6s7qbprm950ex/AAAkoJ9U5Mp9XFPVGywskEkea?dl=0
2017	Survey	Key Issues Survey	Lee Forum	https://www.dropbox.com/home/Lee%20Forum/5.%20Draft%20Neighbourhood%20Plan/5.2%20Qualitative?preview=Lee+Forum+Survey-report+28.5.17.xlsx
2017	Heritage	Heritage and Character Assessment	AECOM (Technical Support)	https://www.dropbox.com/home/Lee%20Forum?preview=Lee+Green+HCA+Draft+170309_LR.pdf
2017	Development Opportunities	Site Assessment	AECOM (Technical Support)	https://www.dropbox.com/home/Lee%20Forum?preview=Lee+NP+Site+Assessment+Final+Report_161117.pdf
2017	Mapping Assets and Opportunities	Lee Neighbourhood Walks	Lee Forum	https://www.dropbox.com/home/Lee%20Forum/4.%20Broad%20brush%20information/4.1%20Quantitive?preview=2017-05-12_Lee+Walks+-+Mapping+Assets+%26+Opportunities_DRAFT+v0.1.pdf
2017	Key Issues	Key Issues	Lee Forum	Key Issues Votes can be viewed here: https://www.dropbox.com/s/t34sh8fzy01jjbw/Key%20Issues%20Vote%20Notes_Lee%20Workshop_2017-03-20.docx?dl=0 Notes from record cards can be viewed here: https://www.dropbox.com/s/i6f2k47jjl7wj84/Record%2

				0Card%20Notes_Lee%20Workshop_2017-03-20.docx?dl=0 Notes from maps can be seen here: https://www.dropbox.com/s/zd2n3x9x9qwahzq/Map%20Notes_Lee%20Workshop_2017-03-20.docx?dl=0
2018	Sports Fields	Playing Pitch Policy and Guidance	Sport England	https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/final-playing-fields-policy-and-guidance-document.pdf?WXTZnJYKUhHkAsLNfBEgtdwW1i5ndMBD
2019	Design	Lee Green District Centre Design Guides	AECOM (Technical Support)	https://www.dropbox.com/home/Lee%20Forum/4.%20Broad%20brush%20information/4.2%20Qualitative?preview=Report+LEE_LR.pdf
2019	Section 14 Consultation	Section 14 Consultation	Lee Forum	Survey Responses: https://www.dropbox.com/scl/fi/5wcyke4ggiodyewpgb6c8/annonymous-2019-s14-consultation-results.docx?dl=0&rlkey=iuzwvabtjgv7d1evarkz9174m Statutory Consultees: here
2020	Compliance with other policies	Basic Conditions Statement	HTA	https://www.dropbox.com/s/20mvmzx5tb89mz8/Lee%20Neighbourhood%20Plan%20Final%20Basic%20Conditions%20Statement%2014012022.pdf?dl=0
2022	Environmental Impact	Strategic Environmental Assessment	AECOM (Technical Support)	https://www.dropbox.com/s/no0r4r29dp3g4c4/Lee%20NP_%20SEA%20Environmental%20Report%20Final%2004012022.pdf?dl=0
2019	Bus Provision Locally	Local Bus Survey	Lee Forum	https://www.dropbox.com/home/Lee%20Forum/5.%20Draft%20Neighbourhood%20Plan?preview=lee+for

				um+annonymised+consultation+responses+on+local+buses2019.docx
2016	Socio-economic Analysis	Basic facts about Lee Forum Neighbourhood plan area and by LSOA	Local Government Association Neighbourhood Reports	https://www.dropbox.com/s/belfa7l4vygurw2/Basic%20facts%20about%20Lee%20Forum%20Neighbourhood%20plan%20area.pdf?dl=0
2014	Natural Environment	A River Reborn. Restoring the River Quaggy	Environment Agency	https://restorerivers.eu/wiki/images/5/55/A_River_Reborn_-_Quaggy.pdf
2009	Development Opportunities	Housing Intensification in Seven South London Town Centres	Design For London on behalf of GLA	http://www.urhahn.com/wp-content/uploads/housing-intensification-in-seven-south-london-town-centres-lowres.pdf
2016	Designation by LBL and RBG	Both boroughs designated Lee Forum in January 2016	Proof of designation	**https://lewisham.gov.uk/myservices/planning/policy/neighbourhood-plans/lee-neighbourhood-forum-and-area** **https://www.royalgreenwich.gov.uk/info/200191/planning_policy_and_strategy/1620/neighbourhood_planning**
2009	Heritage Urban Design	Heritage Appraisal For The Report On Housing Intensification In Seven South London Town Centres And Their Edges	GLA. Edmund Bird - Heritage Advisor - 2009	https://www.dropbox.com/s/3a1k4cm1qnk597q/Seven%20South%20London%20Town%20Centres%20Heritage%20Report.pdf?dl=0



'All is well' from a letter sent in 1775 from the Head Gardener of the Manor House , Robert Trotter, to Thomas Lucas the owner of the Manor House (1771 to 1784)



Plaque, The Lee Centre, Old Road



Corner of Leahurst and Staplehurst Road



Traffic calming bollards corner of Leahurst and Ennerdale Roads

Annex Five – Glossary

Please note, these acronyms are found throughout all the documents, summarised here in one place

ACV	Asset of Community Value (as defined by the Localism Act)
AGM	Annual General Meeting
Amenity	Impacts on daylight, sunlight, over shadowing, overbearing, privacy and outlook
ASLC	Areas of Special Local Character
ASLC	Designation of Areas of Special Local Character (ASLC): exhibiting unique physical spaces of heritage value with vibrant social, cultural, economic activity. Heritage significance can be represented in an asset's form, scale, materials and architectural detail and, where relevant, the historic relationships between heritage assets. Development that affects the settings of heritage assets should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to impacts from development that is not sympathetic in
Blue infrastructure	Water courses, ponds and lakes. See also Green Infrastructure.
CHART	Chinbrook Action Residents Team
CIL	Community Infrastructure Levy
Community Open Spaces	Community Open Spaces comprise a variety of uses, including local parks, playing fields, sports grounds, allotments etc and they do not all have general public access. In every case they fulfil specific functions for the local or wider community and constitute welcome open breaks within the built up area, contrasting with the overall built environment.
CPRE	Campaign for the Protection of Rural England
CS	Core Strategy
DLUHC	Department for Levelling Up Housing and Communities
District Town Centres	Convenience retail that incorporates: Smaller scale comparison retail; Culture and leisure (e.g. cafes, restaurants, cinemas; Services (e.g. banks, estate agents, libraries); Local office function
DM	Development Management
DPU	The Bartlett Development Planning Unit
DSD	Dark Sky Discovery
Ecosystem Services	Ecosystem services are the benefits provided by ecosystems that contribute to making human life both possible and worth living. The term 'services' encompasses the tangible and intangible benefits that humans obtain from the natural environment, such as: promote healthier living; lessen the impacts of climate change; improve air quality and water quality; encourage walking and cycling; store carbon; improve biodiversity and ecological resilience; alleviate flood risk
EA	Environment Agency
Green Chain	Open spaces associated with the SE London Green Chain Walk.

Green Corridor	This type of open space is usually not accessible to the public, as it is usually linear green space alongside railway lines.
Green infrastructure	A collective term that defines a the network of green and blue spaces, Green infrastructure is diverse in character and can include formal parks and gardens, informal grassed areas, linear paths, towpaths, sports pitches, grass verges, nature reserves, various other kinds of natural landscaped area, as well as features such as rain gardens, street trees and green roofs that is planned, designed and managed to deliver a range of ecosystem services. Green infrastructure contributes to the quality and distinctiveness of the local environment. NPPF definition Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. The term is used to incorporate Blue Infrastructure.
QWAG	Quaggy Waterways Action Group
Green space	Includes all types of open spaces that are categorised as Metropolitan Open Land, Urban Green Space, Public Open Space, Green Corridors, Green Chain Areas, Local Green Spaces, Community Green Spaces, Nature Reserves, and any other permeable green spaces natural landscapes that is valued for its natural beauty, historic resonance, recreational value, tranquility or wildlife habitat
HLF	Heritage Lottery Funding
IMD	Index of Multiple Deprivation
LBL	London Borough of Lewisham
LDF	Local Development Framework
LF	Lee Forum. The Qualifying Body that submits the Lee Neighbourhood Development Plan
LEL	Local Employment Locations
LIP	Local Infrastructure Plan (TfL initiative)
Local Green Chain Walk	A locally defined strategic neighbourhood trail connecting the route of the River Quaggy
Local Green Space	A term introduced in the NPPF (2012) to define and designate particular greens paces that have a clear and demonstrable community value (in accordance with criteria defined in paragraph 77). Local Green Space designation offers useful additional protection, making clear its unique value to the local community. Criteria include where the green space is in reasonably close proximity to the community it serves where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife where the green area concerned is local in character and is not an extensive tract of land".
Loop line	A loop line in railway terminology is a line which leaves the main line and then rejoins.
LRN	Local Nature Reserve
MASL	Metres Above Sea Level
Major development	Major Development includes proposals that are: the winning and working of minerals or the use of land for mineral-working deposits; waste development; the provision of 10 or more dwellinghouses- or the site has an area of 0.5 ha or more and it is unknown whether 10 or more dwellings houses are proposed; the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more).
MOL	Metropolitan Open Land

Nature improvement areas	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change. The ecological network can include both statutory and non-statutory sites. The term Nature Improvement Areas (NIAs) were introduced by the Government's Natural Environment White Paper to 'enhance and reconnect nature on a significant scale' in England.
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NE	Natural England
Non – Designated Heritage Assets	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).
NPPF	National Planning Policy Framework
NPR (2012)	Neighbourhood Planning Regulations, as amended 2012
NR	Network Rail
OS	Ordnance Survey
Playing Field	The 2015 Order defines a playing field as 'the whole of a site which encompasses at least one playing pitch'. This definition is also provided within the glossary to the Government's National Planning Policy Framework. The definition refers to the whole of a site and therefore does not just cover land which is currently laid out as pitches. It also does not differentiate between different types of ownership e.g. public, private or educational ownership. The 2015 Order defines a playing pitch as 'a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.'
POS	Public Open Space
PTAL	Public Transport Access Levels
Public Open Space (POS)	This is open space of local importance that is accessible to the public.
RBG	Royal Borough of Greenwich
Retail and Economy Hubs	As defined in the Lewisham Core Strategy and emerging Local Plan as District Centres, Local Centres, Local Neighbouhrood Centres and Local Parades. In the Greenwich Local Plan are defined as District Centres, Local Centres and Neighbourhood Parades
S.106	Section 106 planning contributions
SA	Site Allocation
SE	Sport England
SER	Southern Eastern Railways
SINC	Site of Nature Conservation Importance
Strategic developments	Applications referable to the Mayor of London. The planning applications that must be referred to the Mayor under the Town and Country Planning (Mayor of London) Order 2008 and any amendments hereto.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs
SuDs	Sustainable Urban Drainage Systems
T21	Thames 21
TfL	Transport for London
TPO	Tree Preservation Order

UCL	University College London
Urban Green Space (UGS)	Urban Green Space. The policy term used by Lewisham Council in the Development Management Plan to mean open space of local importance that is not accessible to members of the public, but is considered to perform various essential functions in the green infrastructure of London.



Horn Park Lane, view towards Eltham Road