

22 May 2017 Working Groups and Committee Meeting

Attendance per working group (which have been agreed following a call to membership for interested parties)

Consultant

Tony Burton

Family and Community

Peter Richardson
Alex Bell

Green and Blue Spaces (incl pollution)

Marcia Laming
Katty Morgan
James Hazlerigg-Kinlay
David Ford

Diverse and Independent Shops and Businesses

Sarah McMichael
Gill Stoker

Transport and Connections (incl pollution)

Michael Diamond
Marcus Mayers (apologies received)
Linda Wanbon (apologies received)

Heritage and Character (incl Design)

Benjamin Cross
Nicolette Duckham
Pat Richardson
Ayaka Takaki (apologies received)
Ed Bailey (advisory) (apologies received)

The following working group tasks were discussed and members were shown how to access evidence on dropbox. It was agreed there would be an interim meeting in June, with working group reports to be presented to the committee in September, followed by presentation to the membership soon after.

1 QUESTIONS FOR ALL WORKING GROUPS

- How is Lee unique from neighbouring areas? What are the pull factors?
- What are the key issues arising under each theme? What are the weaknesses and strengths?
- What does the consultation feedback and views (including map, walkabout, public meeting) say about the issues
- What existing policies addresses the issues identified?
- What future planning policies or other actions (e.g. recommendations, projects) could address these issues?
- What existing studies or other information exists to contribute to the evidence base?
- Are there any gaps in evidence needed to justify policy?
- Potential to have a permanent presence at the library as a 'neighbourhood information hub', especially given its heritage history, and its current diversification as a community hub. Make contact with the active group <http://www.mhlug.btck.co.uk/> to discuss the libraries role in the neighbourhood plan.

1.1 OUTPUTS:

- Draft intention for each policy
- Draft justification for each policy
- Completed issues and options template for each policy

2 FAMILY & COMMUNITY

- Likely to be dominated by trying to assess Lee's 'social infrastructure', especially school provision.
- Address gap in knowledge: What is current supply and demand for school places? How well are the schools doing? Do existing studies exist which forecast an increased demand or a shortage of school places currently? If not, commission some work to better understand or work with the council to address this.
- Look at the wider community facilities. Does the map capture all known community facilities and spaces?
- Make contact with the community centre groups as part of assessing the contribution of each centre to the neighbourhood and how the neighbourhood plan should address the facility.
- Recommended to involve each community centre stakeholder group, to become a key part of the Forum and help formulate any policies in relation to community spaces and facilities.

- Assess each facility in terms of capacity, activities taking place there, usage, value to community; target audience, threats on loss of space.

2.1 OUTPUTS:

- A table summarising the findings about each facility & updated map
- A study on Social Infrastructure provision, especially schools. See something like:
<https://www.lbbd.gov.uk/wp-content/uploads/2014/10/Social-Infrastructure-Nov-2006.pdf>

3 GREEN AND BLUE SPACES (INCL POLLUTION)

- Review previous open space studies to see what they are saying about provision in Lee (it appears to me that there is a potential gap in provision to POS, even with the expansive sports fields, which is a different type of facility)
- Make contact with all 'friends groups' and work together on evaluating the open spaces: classify their merit to the neighbourhood and value to the community.
- Assess the expansive estate and amenity green spaces for their value and their use by the community, and test with residents whether they can be formalised into 'pocket parks' (and therefore designated as 'public open spaces (POS)') or designated as 'urban green spaces (UGS)' / 'Community Open Spaces'.
- Compare each green space to the Local Plan designations and identify any gaps; consider policies which address those gaps, such as designation of UGS – see criteria -
http://mycommunity.org.uk/wp-content/uploads/2017/02/NP_Green-Space_0217.pdf
- Devise list of projects which could see the river becoming more accessible.

3.1 OUTPUTS:

- Green Space Audit

4 DIVERSE AND INDEPENDENT SHOPS AND BUSINESSES

- If shopping is an important issue to local residents, consider doing a further in-depth review of Lee's shopping provision. Assess the vibrancy of the existing shopping parades as well as the variety of shops, the quality of shop fronts/premises and quality of shopping experience.
- Consider forming a business group to discuss issues facing workers and business owners in Lee.

- Lewisham were undertaking a retail study – check to see if complete

4.1 OUTPUTS

- Shop Audit

5 TRANSPORT AND CONNECTIONS (INCL POLLUTION)

- There is limited scope in terms of how planning policy can affect transport. Most might end up being ‘projects’, but policies could encourage new development to consider more sustainable transport modes.
- To work towards this, the group could look at where new cycle routes could go, where cycle stations or electrical vehicle charging points could go, etc etc... so that they are driving the delivery of such provision, based on the experiences on the ground.
- The work of this group might also include working with Council transport teams and/or TfL to address more strategic issues identified.
- Air Quality is a major issue everywhere of course; – see guidance such as this to help with policy development: <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

5.1 OUTPUTS

- Map showing new/improved cycle routes, walking routes, etc.

6 HERITAGE AND CHARACTER (INCL DESIGN)

- Work with the Lee Manor and Blackheath Societies to determine the boundaries of Areas of Special Local Character (ASLC) or additional Conservation Areas. Assess and document these sites against the ASLC criteria (Lewisham pointed us to Croydon’s!).
- Review and document all non-designated heritage buildings. Potentially rank them or score them for their merit, as evidence towards a safeguarding policy.
- Need for an integrated masterplan to improve the provision for shopping along Lee High Road, terminating at Lee Green Town Centre and its integration into the new Shopping district.
- Develop ideas on the opportunities to increase the prominence of Lee High Road as a key destination (similar to Lordship Lane in East Dulwich).
- Consider how new development will integrate with the existing high quality vernacular and develop design principles to guide new development.
- Consider developing design codes to guide infill and extension development in ASLC

6.1 OUTPUTS

- Update Map showing boundary of ASLC (Area of Special Local Character) and supporting justification, showing how each area meets the criteria
- Table showing all additional buildings which the Neighbourhood Plan would like the councils to consider listing in their next review cycle
- Design codes for new development or infill development
- Strategic Masterplan of Lee High Road and Leegate Centre

7 ANALYSING OPPORTUNITIES FOR HOUSE BUILDING OR OTHER DEVELOPMENT

- Consider the intensification of sites in poor condition, such as those owned by LA, not just those which are vacant brownfield.
- Review all sites illustrated on **Error! Reference source not found.** for their development, renewal, intensification or beautification potential. For each site discuss possible future development or improvement scenarios and future design, access and other considerations.
- Not all sites will be suitable, and some may be in active use (i.e. car parks, light industrial or lockup garages), but those underused or derelict could offer alternative options.
- Contact owners of sites identified in **Error! Reference source not found.** to discuss potential proposals for improving the neighbourhood.
- Issue list of sites to Local Authority for a land search of any existing or previous planning applications.
- Assessing likelihood of delivery within plan period

7.1 OUTPUTS

- Table documenting the site assessment info for each identified site, with a short summary of how the forum wishes to take the site forward in the Plan – see site assessment guidance