

# Community Facilities Statement

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## 1. Introduction and Objectives

- 1.1 This Community Facilities Statement considers the network of provision of community facilities and how on-site provision will combine with this to create an effective offer of social infrastructure for existing and new residents.
- 1.2 It provides a summary of existing community facilities within North Lewisham in the context of the Surrey Canal area, and identifies, through modelling of the expected population of the Proposed Development, the requirements for community facilities in the future.
- 1.3 It outlines the level of provision, and aspirations for future provision as detailed in the London Borough of Lewisham's (LBL) Local Development Framework Core Strategy<sup>1</sup> and reflected in the Infrastructure Delivery Plan<sup>2</sup>, and highlights the role and importance of community facilities in building sustainable areas with strong communities.
- 1.4 It concludes that the proposals bring together an excellent package of facilities, supporting the creation of a sustainable community on site, and contributing to the social sustainability of the wider area and existing communities.

## 2. Local Context

### Policy

- 2.1 In terms of Leisure, Community Facilities and Education, Policies STR.LCE 1 and 2 of LBL's Unitary Development Plan<sup>3</sup> highlight the need "to ensure that there are sufficient education and community facilities to enable the Council, and other protective and public authorities to meet their statutory obligations and duties" and "To ensure that leisure, community, arts, cultural, entertainment, sports, health care, child care, protective and public service and education facilities are located in appropriate places that contribute to sustainability objectives and provide easy access for users". In terms of Open Space, Policy STR.OS 2 emphasises the need to "provide additional open space in the Borough, particularly in areas identified as deficient in accessible provision."
- 2.2 The Council have since drawn up a submission version of their LDF Core Strategy, which includes policies on sufficient provision of community facilities. Core Strategy Policy 19 promotes the provision and maintenance of community and recreational facilities, to ensure that a range of health, education, community, leisure, arts, cultural, entertainment, sports and recreational facilities and services are provided, protected and enhanced across the borough.

This Policy also outlines that the Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities to ensure:

- There is no net loss in facilities;
- The needs of future populations arising from development are sufficiently provided for;
- The preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres;
- Co-location of services and multi-use facilities are encouraged and supported; and
- A safe and secure environment is created and maintained.

2.3 Good quality community facilities take a prominent position in the policy aspirations for the Surrey Canal Site. Identified in Strategic Site Allocation 3 for 'mixed use development', the LDF Core Strategy specifies that the area should:

- Provide a new 'destination' development that capitalises on the opportunities presented by Millwall Football Club Stadium ensuring that the existing football and sports facilities are enhanced and made accessible to the public;
- Provide at a mix of employment space as appropriate to the Site and its wider context;
- Provide for a mix of dwelling types accommodating, subject to an acceptable site layout, scale and massing, up to 2,500 new homes;
- Improve connectivity of the Site and locality to the other strategic sites, the rest of the borough and adjoining sites within the London Borough of Southwark (LBS), through the provision of new pedestrian and cycling facilities and public transport services to increase permeability and accessibility;
- Enhance Bridgehouse Meadows, and provide appropriate amenity open space within the development including children's play space to provide health and recreational opportunities for new residents; and
- Provide retail uses to serve local needs and a mix of restaurant, food and drink uses to serve the Site and immediate neighbourhood.

2.4 LBL's Infrastructure Delivery Plan (IDP) (August, 2010) forms part of the evidence base for LBL's LDF, seeking to identify infrastructure needs and potential costs, and identify opportunities for more integrated and efficient service delivery. The IDP is supported by a draft Planning Obligations SPD<sup>4</sup> to facilitate the delivery of facilities to cater for demand from new development.

- 2.5 This Plan reiterates that the emerging LDF Core Strategy focuses additional development in Regeneration and Growth Areas (Spatial Policy 1), namely Lewisham Town Centre, Catford Town Centre and the Deptford-New Cross/New Cross Gate area, and indicates an expected population growth of 17.8% from 2009-2026 (around 48,000 people net growth, skewed towards younger age groups).
- 2.6 The LBL IDP represents the Council's current understanding on infrastructure issues and is subject to annual review, and is accompanied by a schedule in order to identify infrastructure needs and costs (including where possible phasing of development, funding sources and responsibilities for delivery).
- 2.7 LBL's Sustainable Community Strategy<sup>5</sup> forms a significant part of the policy basis for the provision of community facilities to promote sustainable, attractive places in the Borough, reducing social inequalities and delivering appropriate access to and choice of high quality local services.
- 2.8 Drawing upon this information and reflecting the concerns and aspirations of LBL's citizens, this strategy sets out six priorities. Lewisham Strategic Partnership will work alongside citizens to build and support sustainable communities that are:
- Ambitious and achieving – where people are inspired and supported to fulfil their potential.
  - Safer – where people feel safe and live free from crime, antisocial behaviour and abuse.
  - Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities.
  - Clean, green and liveable – where people live in high quality housing and can care for and enjoy their environment.
  - Healthy, active and enjoyable – where people can actively participate in maintaining and improving their health and well-being.
  - Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.
- 2.9 LBL's Social Inclusion Strategy<sup>6</sup> outlines a central vision to make Lewisham the best place in London to live, work and learn, by ensuring that the barriers that prevent people from participating in social, cultural, community and economic activities are removed and that the effects of poverty and exclusion are balanced by properly targeted, quality services. This Strategy highlights some challenges faced by residents of the Borough including poor access to goods and services, poor education and skills, health inequalities and social breakdown, crime and disorder. As such, it highlights priorities for social inclusion including:

- Improving life chances, well-being and educational standards and skills;
- Improving opportunities for participation in community life; and
- Empowering communities and regenerating neighbourhoods.

2.10 LBL's Physical Activity, Sport and Leisure Strategy<sup>7</sup> provides a framework for activity and development in Lewisham, based on three key aims:

- To increase participation in physical activity and sport;
- To enable the Lewisham community to develop its potential in sport; and
- To develop an appropriate infrastructure of facilities.

2.11 The central vision of this Strategy is to "create life changes through an active and healthy Lewisham". In terms of infrastructure, the central aim encompasses a number of objectives related to the provision of facilities or delivery frameworks, and sets out a role for service providers.

#### **Socio-economic Baseline**

2.12 The socio-economic characteristics of the immediate and wider area are critical to understanding community infrastructure needs.

2.13 A full outline of the levels of deprivation, and demographic, economic and housing baseline statistics are included in the socio-economic chapter of the accompanying Environmental Statement, and the Regeneration Statement. This highlights that:

- The local population (New Cross ward) are currently suffering **relatively high levels of deprivation**, particularly acute here in terms of the individual domains of crime, employment, health, housing, income and living environment;
- There is a **younger, more ethnically diverse** population than average for London or Lewisham;
- **Qualification attainment** and **occupational skill** levels of residents are lower than average;
- **Unemployment** and **worklessness** are problems locally;
- Lewisham has a greater reliance on **employment in the public sector, education and retail**;
- New Cross ward has three times the average proportion of **transport and communications jobs** than the Lewisham average, with construction, manufacturing and other services also over-represented here;
- **Crime** rates are higher than average;
- There is a high proportion of **social rented accommodation**;

- **Health indicators are poor** across a range of statistics including obesity, teenage pregnancy, standardized mortality rates and hospital admissions compared to the Lewisham and London averages.
- In addition, the **local physical environment suffers from a poor image and safety concerns**, and is unattractive to pedestrians and cyclists.

### 3. The Importance of Community Facilities

3.1 The starting point for any mixed-use development project is a consideration of what social infrastructure is likely to be provided given the nature of the proposals and the context of the place. The availability of good local services will have a positive impact on the overall quality and sustainability of a new place, its image, desirability and commercial value. Social infrastructure can also play a significant role in achieving broader objectives, such as removing the barriers to work through the provision of childcare and access to training and education for parents. Each of these aspirations should link back to a robust evidence base that outlines specific needs, and responds to aspirations based in policy.

3.2 Community facilities are a critical part of any mixed-use development that creates a new residential population, and should adequately respond to the requirements of communities. Within urban areas, the provision of good access to a range of healthcare, education, childcare, sports, leisure, and open space facilities can help to regenerate an area when delivered in a well-designed public urban landscape.

3.3 ATLAS (the Department for Communities and Government's Advisory Team for Large Developments)<sup>8</sup> highlights that the definition of social infrastructure can include a wide range of services and facilities that meet the needs of residents, promote social interaction and enhance the overall quality of life within a community. These can include elements such as schools, health centres, leisure and recreation facilities, libraries, community halls and meeting places and religious facilities. It can also include broader infrastructure used by a local community such as local shops, open spaces, transport and utility services. The definition can focus on the needs of different categories of end users, e.g. active elderly, children and families, disability, black and ethnic minorities, and can be broadened to cover the provision of different typologies of housing for social purposes (e.g. special needs housing, sheltered housing, nursing homes). Broadly, these can be categorised as follows:

- **Health & social care:** primary care, health centres, doctors/GP surgeries, hospitals and tertiary care.
- **Education:** nursery/pre-school, primary, secondary, further and higher education, & adult training.

- **Leisure and recreation:** parks, allotments, open space, play areas, sports centre, burial grounds and associated facilities including WCs;
- **Other community & cultural infrastructure,** including libraries, community halls, youth clubs, arts projects, and community development.

3.4 There is a growing emphasis on the co-location of services to enhance the effectiveness and efficiency of service delivery. Through bold local leadership and better collaborative working, it is possible to deliver services which meet people's needs, improve outcomes and deliver better value for money. This can help ensure that any investment is used to maximum effect and that residents have easy and convenient access to an appropriate range of services in their locality. As such, delivery of community infrastructure as part of a mixed-use development alongside residential and commercial floorspace, and within a carefully designed, accessible, safe and active environment can catalyse the benefits of community facilities, increase their visibility and give them a stable base to help build strong, viable communities.

3.5 When planning for social and community infrastructure as part of large scale growth it is important to consider the following overarching principles, and have regard to design, functionality, service planning and delivery as early as possible in the development process:

- Community and social facilities may have specific design and access criteria that will need to be understood and addressed;
- The assumptions in spatial Masterplans should be informed by the latest thinking in social infrastructure, for example: co-located health facilities and co-located and managed sports facilities and play strategies;
- Understanding the inter-relationships between and the potential advantages and disadvantages of co-locating certain types of facilities can usefully inform the master planning process, for example: health facilities and sports facilities;
- Often a critical mass of population is needed to make new services feasible;
- It is critical that social infrastructure stakeholders become actively involved in planning large scale developments from the very early design stages to ensure their needs are justified and reflected in the outcomes; and
- Local involvement in the ownership and stewardship of community assets should be fully explored to assist in creating local community governance and capacity.

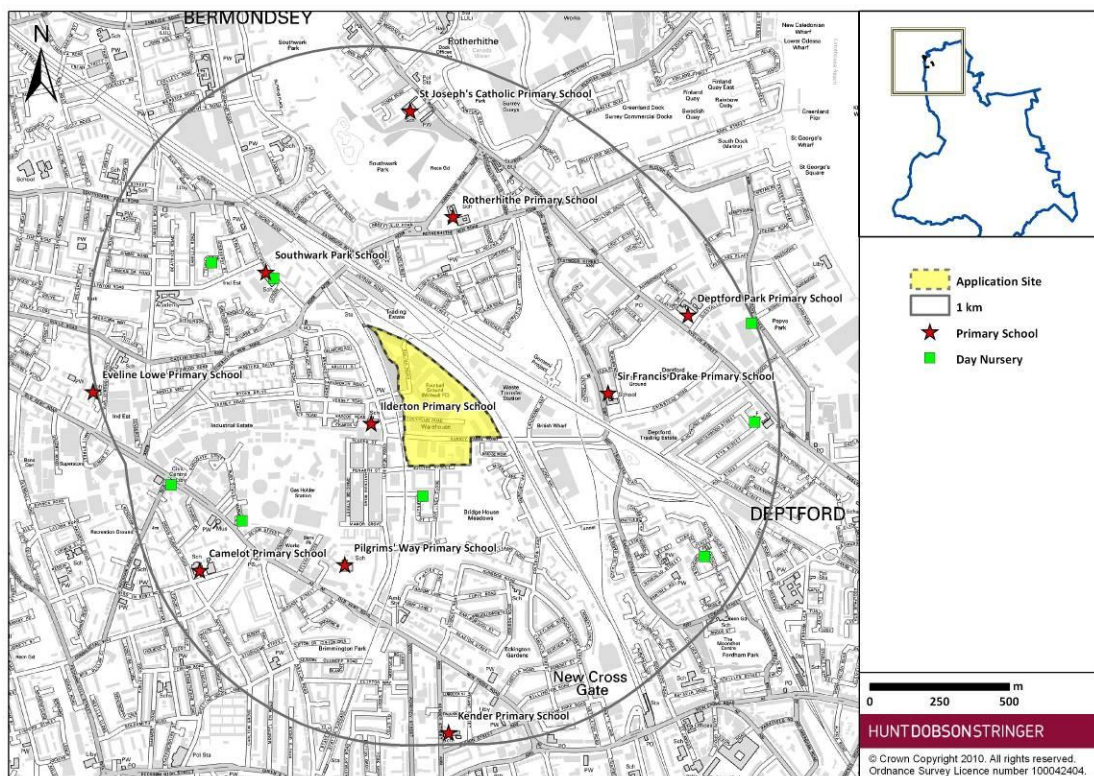
## 4. Existing Provision of Community Infrastructure

- 4.1 This section provides a summary of existing community facilities around the Site including the quantity and quality of provision and existing capacities in terms of education, healthcare, sports, leisure, recreation, and cultural facilities. The assessment draws on the community facility audit included as part of the Socio-economic Environmental Assessment, which covers an area of 1km from the boundary of the Proposed Development, approximately a 10-minute walking distance for local facilities (e.g. primary schools, nurseries, primary healthcare facilities, libraries, community centres, sports facilities, child playspace and local open space); and a wider area for more strategic facilities.
- 4.2 This is based on desk-study and assessment of a range of data sources, including information provided by LBL, the Annual Schools Census, NHS Choices and Sport England, and also draws on the interim conclusions of the LBL Infrastructure Delivery Plan (August 2010). Extensive site visits and surveys have also been carried out in the surrounding area, including an audit of open space and playspace.
- 4.3 The mapping of facilities covers those close to the Site irrespective of which local authority they are in, so includes facilities in both LBL and LBS. On education this study has been supported by meetings with officers at both boroughs.

### ***Primary Education***

- 4.4 The provision of primary education in North Lewisham and Southwark is, at present, indicating a sufficient level of surplus capacity, with around 800 surplus places in the ten primary schools within 1km of the Surrey Canal Site outlined on the following map:

**Figure 1: Pre-school Provision and Primary Schools within 1km of the Proposed Development**



- 4.5 However, due in part to natural population growth / reduced outward migration and in part to the significant level of cumulative development in this area, this capacity is likely to fill rapidly. Consultation with Pupil Place Managers at LBL established that primary schools are now considered by LBL to be full at Key Stage 1 level and there will be significant demand for places when the Proposed Development is completed alongside cumulative development in North Lewisham / Southwark.
- 4.6 The Surrey Canal Site is located in Primary Place Planning Location 5 (PPPL5 - Deptford and New Cross). This PPPL is highlighted as the area of greatest pressure in terms of projected supply of places, due in large part to the planned housing developments in the area. Deptford sees an increase of 80% in the projected Reception cohort from 2007/8 to 2019/20.
- 4.7 Through consultation, LBL suggest that larger cohorts currently in primary schools, together with the increasing retention of pupils in-borough at secondary transfer mean that there is likely to be a shortage of places at year 7 by 2017 rather than 2019.
- 4.8 LBL's draft Infrastructure Delivery Plan (IDP) (as of August, 2010) highlights that in terms of primary education, demands for places in Reception classes have been increasing since 2005 and the Borough is embarking on a process of permanent expansion to replace the

'bulge classes' and meet the expected increase in demand over the next decade. Projections indicate a need to plan and deliver expansion of primary school places across the borough.

- 4.9 LBL's LDF Core Strategy (Annex 8) outlines a number of specific developments that are considered to be essential to achieve the policy objectives set out in the Core Strategy, including the delivery of a number of primary education facilities linked to the Deptford and New Cross Growth Area. These include a new 2FE primary school at Convoys Wharf and primary school capital enhancements (additional 15 FE by 2019/20).

### **Secondary Education**

- 4.10 Secondary school provision tends to be considered across a wider area than is the case with primary schools, as older children are likely to be able to travel further to school. Amongst secondary schools in LBL and LBS there is currently around 8% surplus capacity (equivalent to 1,235 surplus places) at Key Stage 3 and 4. In addition, six of the 17 secondary schools include sixth-form provision on-site, and there are a number of 16+ colleges and sixth form centres in the two boroughs.
- 4.11 While the provision of secondary school places is currently approaching capacity, there are significant developments in the pipeline that will help to mitigate the effects of a growing young population and development-associated population growth.
- 4.12 LBL's draft IDP (as of August, 2010) indicates that with the opening of Prendergast-Vale College in September 2011, there will be 14 state-funded secondary schools in Lewisham. It further notes that almost 30% of Lewisham-resident secondary school age residents attend schools outside of the borough (4,100 pupils), while 1,800 residents of other boroughs attend schools in LBL (2008/9). Projections indicate that the Published Admissions Limit (PAL) will be exceeded by demand for Y7 places by 2019/20, with significant increase beginning in 2014/15.
- 4.13 The permitted development of a new building for Deptford Green Secondary School, to the east of the Site, is due to deliver 130 additional secondary school places from September 2012 onwards, increasing the overall capacity from 1,170 to 1,300. In Southwark, two new secondary schools are planned for construction and 12 will be refurbished from 2011. None of the planned schools in LBL or Southwark are affected by the decision to overhaul the BSF programme.
- 4.14 LBL's LDF Core Strategy (Annex 8) outlines a number of specific developments that are considered to be essential to achieve the policy objectives set out in the Core Strategy, including the delivery of a number of education facilities linked to the Deptford and New Cross Growth Area. These include a new school for 1,300 pupils at Deptford Green, and secondary school capacity enhancements amounting to an additional 14-20 FE by 2019/20 in addition to

Prendergast Vale, Deptford Green and the other new build / expanded schools in the BSF programme.

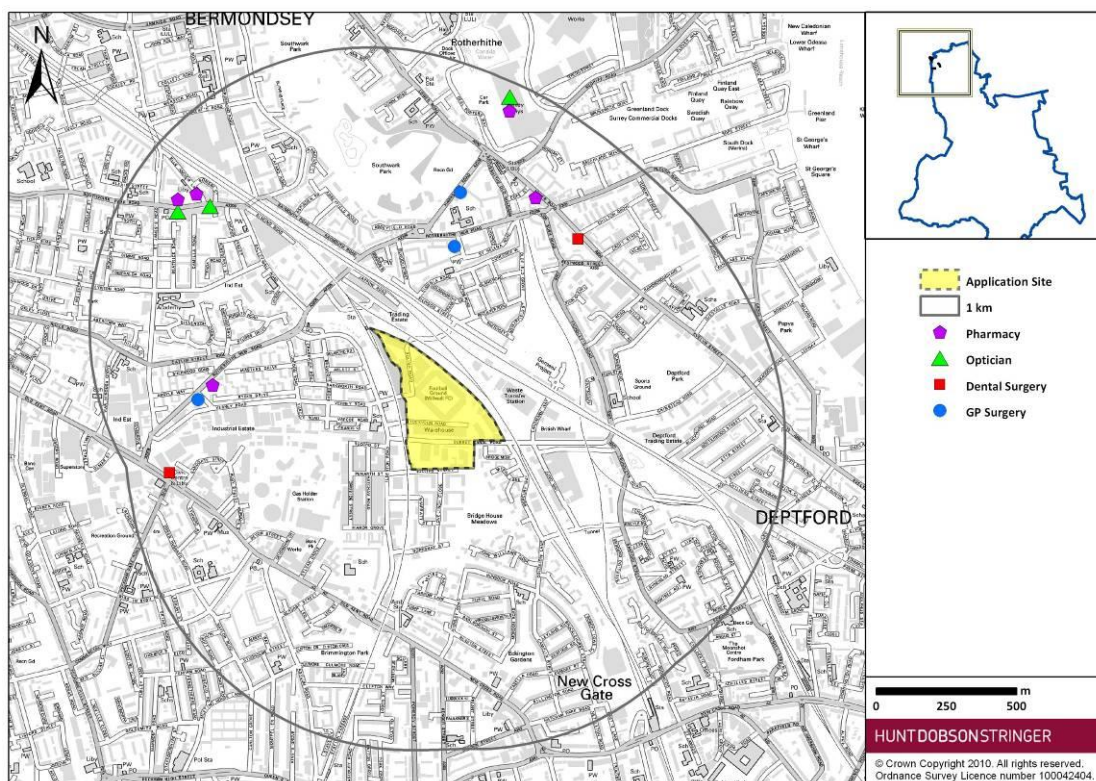
***Childcare / Pre-school***

- 4.15 There are nine day nurseries within 1km of the Site (Figure 1). In addition, eight primary schools within 1km of the Site include nursery class provision (ChildCareLink, 2010).
- 4.16 In terms of existing provision of Children's Centres, LBL's draft Infrastructure Delivery Plan (as of August, 2010) highlights that there are currently 12 Children's Centres in Service Area 1 (covering the north of the Borough), including the Silwood Estate Stay, Play and Family Centre close to the Surrey Canal Site.
- 4.17 LBL's Childcare Sufficiency Assessment (2008) indicates that for Area 1 (which covers North Lewisham, incorporating Evelyn and New Cross wards) overall provision is adequate, with vacancies across all wards and types of childcare, an adequate mix of full and part-time places, sufficient accessibility and flexibility. As such, the Council currently has no plans to provide additional centres.

***Primary and Acute Healthcare***

- 4.18 The provision of primary healthcare in North Lewisham is generally good, with a range of GP surgeries, pharmacies, dentists and opticians within 1km of the Surrey Canal Site, as indicated on the following map:

**Figure 3: Primary Healthcare Provision within 1km of the Proposed Development**



4.19 Collectively, the three GP surgeries within 1km of the Surrey Canal Site (The Silverlock Clinic, Park Medical Centre and Avicenna Medical Centre) count for 15 GPs and accommodate 13,914 registered patients, equal to an average GP list size of 927 patients per GP (NHS Business Services, December 2009). This compares to an average list size of 1,182 for the Lewisham PCT and 1,232 for the Southwark PCT and a London average of around 1,700. In addition, LBL’s Infrastructure Development Plan highlights two other surgeries close by (Grove Medical Centre – located over 1km from the Site - and The Surgery (Dr Riley).

4.20 LBL’s draft Infrastructure Delivery Plan (as of August 2010) highlights the importance of the PCT’s Commissioning Strategy, which outlines a strategic plan to develop a polysystem with up to four ‘polyclinics’ in LBL over the next five years. The PCT’s Estates Strategy indicates that these facilities will be delivered as either single sites, or virtual-based arrangements linking a number of buildings with a hub. The first single site polyclinic is the now operational Waldron Health Centre to serve the north of the Borough. In addition, the New Cross Gate NDC Neighbourhood Centre, including an integrated GP centre and pharmacy, is a committed development, and Convoys Wharf is due to provide a new 4-6 GP Surgery.

4.21 LBL’s LDF Core Strategy (Annex 8) outlines that the delivery of further development of the Waldron Health Centre into a polycentre hub is necessary for the delivery of the policies associated with the Deptford and New Cross Growth Area. In addition, it highlights that an additional 27 GPs will be needed up to 2026 across the Borough in order to deliver the

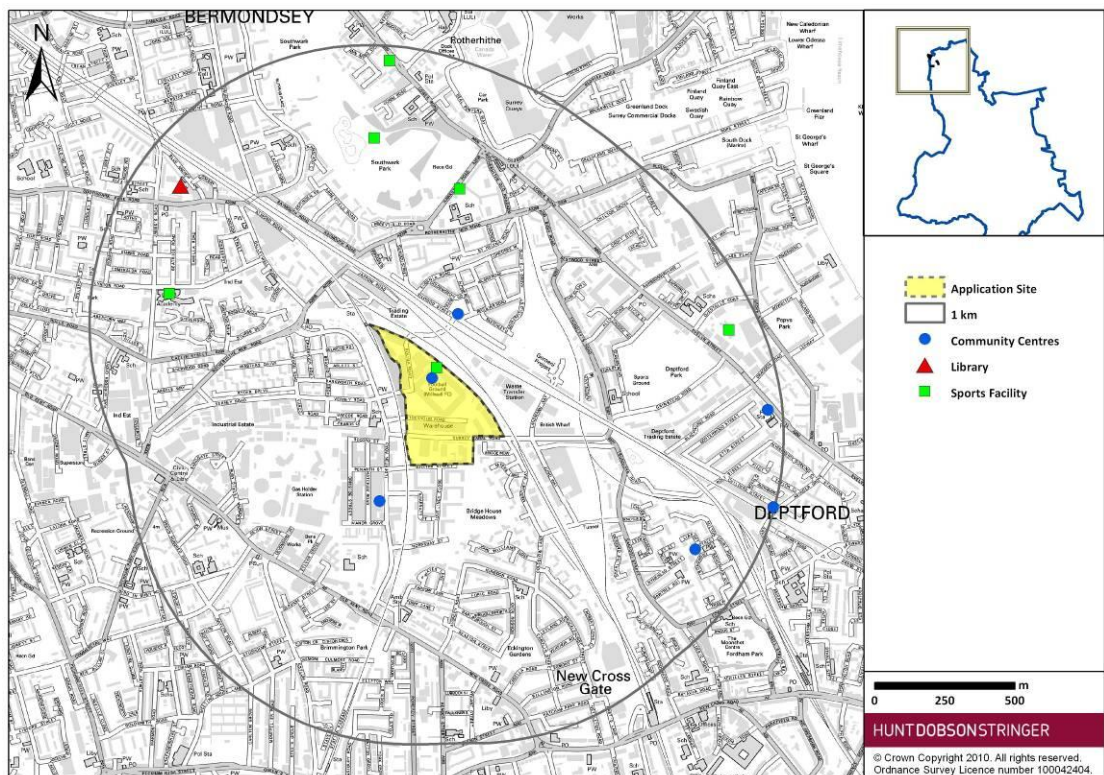
aspiration for an average GP list size of 1,800 patients per GP. The PCT suggests that existing practices in the Growth Areas could accommodate anticipated population growth subject to necessary capacity enhancements. It is also outlined that an additional 42 dentists will be needed up to 2026 to ensure a ratio of one dentist per 2,000 people.

4.22 In terms of acute care, the Lewisham PCT provides services to most residents primarily through Lewisham Hospital, which has been recently extended, alongside Guy’s Hospital through the Guy’s and King’s College Commission. The Lewisham University NHS Hospital Trust has also produced an Estates Strategy which outlines plans to consider further development of the hospital site.

**Sports, Recreation and Leisure**

4.23 There are a number of public, private, indoor and outdoor sports facilities within 1km of the Site, as indicated on the map below, as defined by Sport England’s Active Places database. These include the Seven Islands leisure centre (with health and fitness suite, sports hall and swimming pool), synthetic turf pitch at City of London Academy, grass pitches at Deptford and Southwark Parks, athletics facilities at Southwark Park Sports Centre and health and fitness suite and sports hall at the Lions Centre (Millwall Community Scheme).

**Figure 4: Sports Facilities within 1km of the Proposed Development**



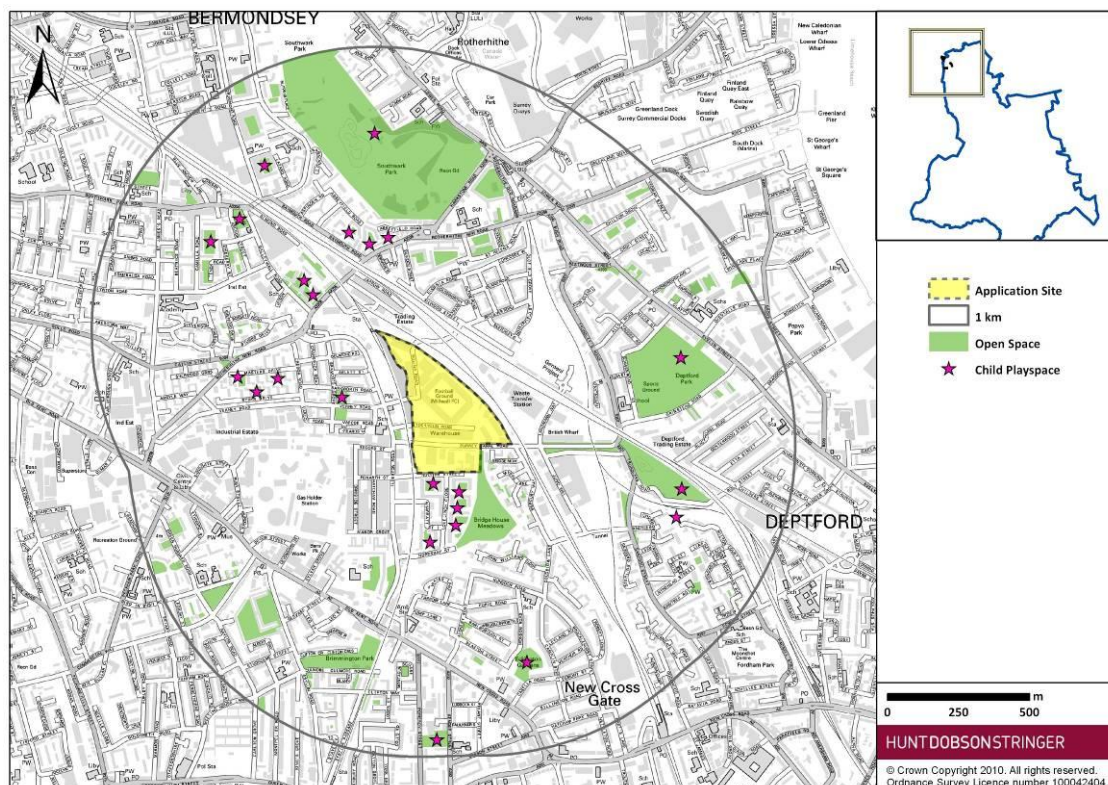
4.24 LBL’s Outdoor Playing Pitch Assessment<sup>9</sup> indicates that the LBL has no current deficiency areas for outdoor sport.

- 4.25 In terms of indoor sports, there is currently 3,388.4m<sup>2</sup> of water space for public use in LBL, although Forest Hill Pools is undergoing refurbishment and will not reopen until 2012. Further to this, the new Loampit Vale Swimming Pool is due to be completed in 2012. When it is completed, Ladywell Leisure Centre pool will be closed.
- 4.26 The borough's Leisure and Open Space Strategy considers that there will be a substantial increase in demand for provision over the next 15 years driven by increases in population. It highlights the importance of maintaining existing levels of provision, in both qualitative and quantitative terms to continue to provide for the population. It is also particularly important to recognise that the Borough has a larger number of younger people now, who will, as they grow up, increase demand for provision. Equally, as these existing young people grow older, there will be a need to continue, as at present, to provide for a larger than average elderly population.
- 4.27 LBL's IDP (as of August, 2010) indicates that there is a current or predicted future undersupply of some indoor sports facilities such as badminton courts, health and fitness studios, athletics and netball courts.

***Open Space and Child Playspace***

- 4.28 The following figure indicates the Site is currently relatively well-served by local publicly accessible open space and playable space for children, although accessibility and severance are potential barriers to their use.

**Figure 5: Publicly Accessible Open Space and Child Playspace within 1km of the Proposed Development**



- 4.29 LBL’s Leisure and Open Space Study (2010) indicates that there are three ‘amenity green spaces’, three ‘parks and gardens’ and two ‘green corridors’ within 1km of the Site in the New Cross and Evelyn wards. In terms of the quality of publicly accessible open space provision, Deptford Park is rated as ‘Good’ by the LBL Leisure and Open Space Study, and Folkestone Gardens is rated ‘Average’, although Bridgehouse Meadows was seen to be ‘Below average’.
- 4.30 These spaces are outlined in Figure 5, and listed in more detail in the Socio-economic Assessment within the Environmental Statement.
- 4.31 Bridgehouse Meadows is immediately adjoining the Site to the south. Formerly the Deptford Greyhound stadium, it is a significant local publicly accessible open space, but despite its size it currently has no playground or other facilities. In addition, Southwark Park (in LBS) is a substantial publicly accessible open space around 500m to the north of the Site, covering 25 ha and includes a range of sporting facilities, a café, a children’s play room and an art gallery.
- 4.32 In terms of children’s playspace, the closest formal facilities are equipped playgrounds in the Winslade Estate to the south and a children’s play area and basketball court based around Bramcote Grove and Verney Road, and to the south off Lovelinch Close.
- 4.33 LBL’s Leisure and Open Space Study indicates that the Surrey Canal area is within the London Plan specified 3.2km catchment area for Metropolitan Parks (Blackheath) and within

0.4km of 'Local and Small Local Parks'. It is also within the specified 1.2km catchment area of a District Park (Southwark Park) to the north. However, this also identifies areas of Local and Small Local Parks and Gardens deficiency in two areas north and north east of the borough boundary in Evelyn ward and this follows through to a small area north east in New Cross ward.

- 4.34 LBL's draft IDP (as of August, 2010) indicates that the projected increase in the population of the borough is expected to lead to a substantial increase in demand for publicly accessible open space. It is noted that qualitative improvements rather than quantitative provision is the preferred approach in providing greater recreational opportunities. This is reflected in LB LBL's LDF Core Strategy (Annex 8) which requires the creation of new and improved spaces to strengthen publically accessible open space provision and connectivity of the Deptford and New Cross Growth Area, in order to deliver the aspirations of the LDF.

#### ***Libraries and Community Centres***

- 4.35 There are 6 community centres and one library (Blue Anchor Library in Southwark to the north west of the Site) within 1km of the Site.
- 4.36 The closest and most prominent community centre is the Millwall FC Community Scheme, within the Application Site at the Lions Centre, which is a local venue for sport and health related activities and community services, and has a meeting room, multi-purpose room and sports facilities on-site.
- 4.37 LBL highlights in the Infrastructure Development Plan (as of August 2010) that many of the existing community centre / assembly facilities suffer from underinvestment and are in a poor state of repair, whilst others are not 'fit for purpose' (e.g. limited and inappropriate physical access). whilst there may be scope to make greater use of some of these assets, there is continuing demand for additional community premises, as demonstrated by there currently being around 50 active premises requests from a variety of sources for a variety of premises (with the majority being for places of worship).
- 4.38 LBL's emerging strategy with regard to community premises includes securing a greater and managed community use of school premises, and to develop 'community anchors' and associated hubs. An example of this is the committed project at Deptford Lounge, which forms part of a multi-use development comprising a replacement Tidemill Primary School and Resolution Studios. Deptford Lounge includes a new library/school library/Council Access Point, community rooms, a multi use main hall (including a badminton court), and outdoor ball court and community/training rooms, as outlined in LBL's IDP (as of August 2010)

### ***Places of Worship***

- 4.39 There are a number of places of worship (particularly churches) on the Site and in the immediately surrounding area.
- 4.40 On site are the Rock of Salvation Apostolic Church, Celestial Church of Christ, and the House of Prosperity International Church of Christ. Nearby on Ilderton Road is the Christ Apostolic Church. The Penarth Estate to the South West of the Site in Southwark also accommodates a number of churches in former industrial buildings.

### ***Hard to Reach Groups***

- 4.41 A priority for Lewisham is to ensure services can be accessed by “hard to reach groups”, those members of the community who for reasons of disability, language, culture or social issues, may be less likely to pro-actively seek access to community services.
- 4.42 By definition, reaching these groups is problematic, and the most successful solutions are typically primarily organisational rather than solely related to specific dedicated physical infrastructure. Programmes to target hard to reach groups can be run from existing community centres, through schools or GP surgeries, or places of worship, and these may include for example sessions in languages other than English. Sports related programmes, such as those run by the Millwall Community Scheme, are particularly useful in reaching young men who often do not engage with other community programmes.

## **5. The Scheme**

- 5.1 The Proposed Development at Surrey Canal will transform the current landscape from light industrial units in a low-density, run-down area with low permeability into a mixed-use, highly accessible environment providing homes, workplaces and community facilities in an active and accessible street environment. The scheme includes elements of residential, commercial and a significant provision of sports, leisure and recreation floorspace along with community facilities including healthcare and assembly/community space, in a modern, well-designed pedestrian environment with publicly accessible open space and play facilities.
- 5.2 Alongside up to 2,500 new homes and commercial, retail, hotel and leisure and entertainment floorspace, the D1 (Community) element of the Surrey Canal scheme is flexible but has been designed to be able to provide:
- A children’s nursery/crèche – this will include at least 400m<sup>2</sup> of internal space with private outdoor space of a minimum of 200m<sup>2</sup>.

- A Multifaith Centre – a state of the art building and outside square which will encourage inter faith dialogue and include separate facilities for religious groups ranging in size from 500-1,500 people congregations, with a shared space for hire for celebrations/ large prayer meeting.
- A Health Centre – could include GPs surgeries, dental surgeries, sports related facilities such as physiotherapy, nutrition and sports injuries, care in the community and outpatient facilities.

5.3 The central element of Surrey Canal is to incorporate a “Sporting Village”, which will include a broad range of facilities accessible to elite athletes, local clubs, the local community and local schools. This is anticipated to consist of:

- An indoor 6-lane cricket centre, (potentially involving Kent CC who have shown interest);
- Basketball facilities which include a 3-court hall with a central show court with seating for 1,000 spectators (supported by the Luol Deng Foundation), which will be shared with a 3-court netball and 12 court badminton facility;
- Indoor football centre with two 5-a-side pitches (which will include the re-housed Millwall Community scheme);
- A leisure centre with a gym, dance studios, swimming pool and day spa;
- A new home facility for the Amateur Boxing Association of England;
- A gymnastics facility (potentially inhabited by Ladywell Gymnastics Club);
- A Table Tennis facility supported by the English Table Tennis Association; and
- A climbing wall.

## 6. Population Modelling

6.1 In order to assess the impact on existing community facilities and to qualify the need for new facilities as part of the Proposed Development, it is necessary to identify the likely population that will occupy the new homes at Surrey Canal. This estimate is greatly affected by both the total number of residents and the age profile and by the mix of units in terms of size, type and tenure (this outline assessment has been based on an indicative residential mix). A maximum and minimum scenario has been considered by varying the mix by two percentage points either side of a central case. So private tenures range from 78% and 82% and the affordable split between social rented and intermediate ranges from 62:38 to 58:42.

6.2 Calculation and analysis of the population arising from the proposed Development has been undertaken using models of household size and type, related to housing tenure, size and

type. These models are based on data from the 2001 Census<sup>10</sup>, and from CORE lettings data from the National Housing Federation<sup>11</sup>.

- 6.3 For child yield arising from the Proposed Development the model uses data from the widely accepted Wandsworth Child Yield model<sup>12</sup> for the private and intermediate tenures and CORE lettings data from the National Housing Federation for the social rented tenures.
- 6.4 For total population the model uses Census data on newly occupied homes for private dwellings, and London CORE lettings data for intermediate and social rented homes.
- 6.5 The model has been extensively tested and is now widely used on major developments across London.
- 6.6 The 2,500 standard residential units are forecast to accommodate 4,404-4,539 people including around 547-621 children of between 0 to 15 years of age. These children would be split between age groups, with around 209-243 primary school aged children and 109-126 secondary school aged children.
- 6.7 The effects of the population on social infrastructure including schools and primary healthcare facilities are assessed in the sections below, alongside the positive effects of the new provision at the Surrey Canal Site.

## **7. Effects of the Surrey Canal Site**

- 7.1 The inclusion of public services and infrastructure is paramount as part of new developments in order to build strong, sustainable and cohesive communities. Provision of and access to good quality public services, including healthcare, assembly, leisure and recreation facilities can help to create an active street environment, and can tackle existing health inequalities by making it easier to live a healthy lifestyle. Multi- or mixed-use development and the co-location of facilities and integration of public services, can provide better outcomes for health and wellbeing, reducing the need to travel as well as enhancing social relationships within the community.
- 7.2 The Proposed Development at Surrey Canal is built on the foundation of providing a sustainable community with a strong mix of uses, including community facilities. The ethos of the development of a regionally-important 'sports village' in this location is strongly linked to social inclusion and community involvement, with publicly accessible open spaces, community / assembly space, health provision, and community-accessible sports and recreation facilities.

- 7.3 Given the relatively central urban location of Surrey Canal, it is already relatively well-served by community facilities in terms of accessibility and number, with several local schools, primary healthcare facilities and community/cultural facilities within 1km.
- 7.4 The Proposed Development at Surrey Canal offers the opportunity to build on the current level of provision, opening up an under-used light industrial and inaccessible site with a poor physical environment.
- 7.5 The Proposed Development will bring forward critical local and regional community facilities, and will also create these facilities within an active urban environment with excellent transport links to central London to promote the area as a destination for tourists and visitors.
- 7.6 Surrey Canal is therefore a sustainable residential community with excellent community facilities. These facilities – particularly the sporting provision – can also be expected to be a significant draw, bringing visitors to the Site.

***Sport, Leisure and Recreation Offer***

- 7.7 The LBL Infrastructure Delivery Plan (as of August 2010) highlights that the projected increase in population in the borough is expected to lead to a substantial increase in demand for publicly accessible open space and indoor sporting facilities. It notes the importance of the national focus on increasing physical activity levels amongst the general population, and Sport England aims to achieve a 1% increase in participation in sport, on a regular basis, amongst the population to 2020.
- 7.8 A significant feature of the Proposed Development at Surrey Canal is the potential to generate positive social, economic and community effects through the provision of a high-quality, regionally significant sport, leisure and recreation offer.
- 7.9 This commitment to providing a broad range of facilities will aim to enhance the area's reputation as a 'sporting village', raising credibility as both an environment to foster the aspirations of elite athletes while delivering crucial facilities for community use. The level and mix of uses will more than cater for local need, both of existing and new residents, in an area currently lacking in large scale facilities.
- 7.10 The range of facilities provided at Surrey Canal and the organisations potentially involved, have the potential to contribute to the area's reputation as a centre for sport, leisure and health, and could in the future become the focus of specific events, attracting additional visitors and putting North Lewisham firmly on the map. This also has potential links with the hotel in the Proposed Development.
- 7.11 All of these sports and leisure facilities will be based around clubs with some National Governing Body involvement, and will also be accessible to local residents, clubs and schools. The overall complex of facilities will be run as a not-for-profit organisation with a

management company operating day-to-day operations under the direction of a third-sector board.

- 7.12 Critical to this element of the scheme, the existing Lions Community Centre will be re-housed in new, purpose-built accommodation within the 5-a-side football element of the Proposed Development. The Lions Community Centre is home to the Millwall Community Scheme, which has been providing opportunities for the local communities of Lewisham and Southwark to take part in sport, learn new skills, improve their health and find employment for over 20 years. As part of a multi-faceted, regionally significant sporting village, the Millwall Community Scheme has an opportunity to enhance its already excellent community activities (including training of sports coaches, running community clubs, delivering schools coaching sessions and organising community activities) locally and can benefit from highly accessible and top quality facilities on its doorstep.

***Effect on Education Facilities***

- 7.13 Although surplus capacity currently exists in primary schools in North Lewisham, the area will see significant population increases in the future due to natural growth and the level of development nearby.
- 7.14 Once fully operational, Surrey Canal is forecast to accommodate up to approximately 547-621 children aged between 0 and 15 years. These children will increase demand for existing education facilities in the local area (or borough-wide at secondary school level).
- 7.15 In practice, net demand for additional school places is likely to be lower than the total number of children expected to be accommodated by the Proposed Development as some families may move to the Site from within the borough and, therefore, already be accounted for in the school capacity data.
- 7.16 With 209-243 primary school aged children forecast for the Proposed Development, net additional demand for primary school places is estimated at around 150. Given existing pressures on education provision in the area, it is likely that there will be a need to mitigate the impact of the Proposed Development at Surrey Canal. At secondary school level, the Proposed Development is expected to generate net additional demand for around 88 secondary school places out of a total of 109-126 secondary school aged children forecast on Site.
- 7.17 In terms of the schools within 1km of the Site, the IDF highlights the proposed feasibility of an extra 1 FE at Deptford Park Primary School, Kender Primary School, and Sir Francis Drake Primary Schools. In addition, a new 2 FE primary school is currently planned at Deptford Lounge to replace the Tidemill School, to the east of the Site. While this is unlikely to have a direct impact on the provision of primary school places for residents of the Proposed

Development, the school will have an indirect effect of increasing capacity in North Lewisham in general.

- 7.18 Secondary school aged children tend to travel further to school than those of primary school age as parents are generally more willing to allow older children to travel further. In addition, the range of specialist subjects taught at secondary school naturally means that they are larger institutions with wider catchment areas. As a result, the existing and committed surplus capacity would be sufficient to absorb the secondary school demand arising as a result of the Proposed Development.
- 7.19 The Development Proposals will be delivered over a 15 year phasing programme, and the full impacts of the new housing on demand for education is likely to be felt only gradually.

#### ***Effect on Healthcare Facilities***

- 7.20 At present the combined list size for the surgeries close to Surrey Canal is 928, lower than averages for both Lewisham and Southwark PCTs, and the London average of around 1,700. An average of about 1,800 people per GP is frequently used as a planning assumption, although this is not indicative of a capacity or upper limit.
- 7.21 Assuming that the total resident population of 4,404-4,539 people would register nearby, the Proposed Development would generate demand for around 2.5 GP on the standard ratio of around 1,800 patients per GP.
- 7.22 The Proposed Development includes a section of floorspace within the D1 use class specifically for health use, which may include a GP surgery as part of a wider, comprehensive health and sports-related element.
- 7.23 Lewisham's new Waldron polyclinic at New Cross is fairly close to the Proposed Development, and this building is currently under-occupied and could accommodate more GPs (The facility, which was designed to cater for 50,000 patients, currently caters for around 20,000 patients registered to 4 GP surgeries and attending other community services). It is likely that a high profile modern clinic building like the Waldron clinic would attract a proportion of new residents of the Proposed Development at Surrey Canal.
- 7.24 Lewisham PCT<sup>13</sup> concludes that existing GP practices in North Lewisham can reasonably cope with the projected increase in population, although refurbishment and expansion will be needed in some cases.
- 7.25 Overall, the provision of a new healthcare facility at Surrey Canal will supplement already good provision in this area, and has the potential to offer - as part of the wider sport and recreation theme of the Proposed Development - specialised services that contribute to Surrey Canal's reputation as a regional "sporting village". This kind of healthcare provision

can help to meet the aspirations of the PCT to promote healthy lifestyles and reduce health inequalities.

***Open Space / Playspace***

- 7.26 A key aim of the Proposed Development is to reconnect the area, building on excellent rail connections to central London, and through opening up an accessible walking and cycling route through the development from South Bermondsey Station to Surrey Canal Road Station, including an overhaul of Bolina Road and the underpasses, a new 'Stadium Avenue' and 'Station Square', eventually leading through to the refurbishment and opening-up of Bridgehouse Meadows.
- 7.27 A series of publicly accessible open spaces are to be provided as part of the Proposed Development, covering around 0.3-0.4 ha at Bolina Gardens in the north-west and Stadium Avenue, a hard-landscaped publicly accessible open space, which will be incorporated to the south of the existing stadium, covering around 0.35-0.38 ha.
- 7.28 In addition, 13,000sqm private communal open space is to be provided on raised courtyards throughout the Site, for the use of residents of each plot.
- 7.29 As such, the Proposed Development offers a good level of provision of safe, well-designed and accessible open space, which can respond to the accessibility needs of the Site but also the wider area – the greatly improved public realm can help to provide part of the wider urban fabric, linking the new homes, facilities and transport infrastructure.
- 7.30 The publicly accessible and private communal open space in the Proposed Development also accommodates 5,330 sqm of playable space.
- 7.31 It is expected that older children (aged 12+) will be accommodated by playable space in Bridgehouse Meadows, which will be revitalised as part of the Proposed Development, creating the final leg of the central accessible spine of the Site from South Bermondsey Station, through to Stadium Square and onwards to New Cross.
- 7.32 On the basis that the Proposed Development accommodate 5,330 sqm of formal playable space (within a total area of over 13,000 sqm of private communal space and around 5,600-6,600 sqm of publicly accessible open space in Bolina Gardens and Stadium Square), together with newly revitalised playable space in Bridgehouse Meadows, there is adequate provision of playable space to accommodate the estimated child yield of the Proposed Development. The provision of new, well-designed and equipped, safe and accessible areas for play will generate a positive effect for the new residents of the Proposed Development, and also the existing local residents in the area.
- 7.33 The design of the public realm, linking the open spaces, is essential to the success of the Proposed Development and to making sure that the extensive community facilities are visible,

inviting and easily accessible for the community. This enhancement of the physical environment can aid walking and cycling and enhance the reputation of the area, drawing in visitors and helping to create and maintain a critical mass that will add activity and vibrancy at all times of the day and week.

***Other Community Facilities, including Places of Worship***

- 7.34 The LBL Infrastructure Development Plan also outlines aspirations for the provision and maintenance of community centres, libraries, community halls and places of worship, children’s centres and child care facilities, highlighting that many of these facilities currently suffer from under-investment and are in a poor state of repair, whilst others are not ‘fit for purpose’. It further highlights that there is continuing demand for additional community premises, as demonstrated by there currently being around 50 active premises requests from a variety of sources for a variety of premises.
- 7.35 Surrey Canal proposals include a large area for community assembly, which can help to respond to this demand for space. This element of the Proposed Development, delivered as part of the wider community offer at Surrey Canal will help to address not only the needs of the new population, but also help to redress the demand for provision from existing residents, and has the potential to draw new users into the area.
- 7.36 As set out above there are three churches that are currently tenants on the Application Site. These tenancies, like the commercial tenancies, will end in due course as dictated by the phasing plan, however the proposed multi-faith centre will provide a much improved alternative for these or other faith groups. The facility will be a state of the art building and square designed from the outset to encourage and facilitate inter-faith and inter-denominational dialogue and engagement, as well as providing separate facilities for worship for different groups of varying size.

**8. Cumulative Effects**

- 8.1 The effects of the Proposed Development cannot be considered in isolation, and the cumulative effects with other planned developments needs to be considered.
- 8.2 There are two important elements to this, firstly additional residential development nearby, which will further increase demand for community infrastructure such as schools. Secondly, some developments in the area will create new capacity with enlarged or new community facilities.
- 8.3 The socio-economic chapter of the Environmental Statement (chapter 11), considered the effect of 13,000 additional homes planned in North Lewisham and Southwark. It forecast a

combined additional population of 22,800 people, including 2,287 children although a large proportion of these will be below school age. This will bring additional pressure on community infrastructure in the area, particularly school places, and means that new capacity will be needed over time.

- 8.4 Some of the necessary infrastructure is already planned as part of these or other developments, including the redevelopment of Tidemill Primary School and new library at Deptford Lounge, the Leisure Centre within the Griffin Street Masterplan area, and a new school and health centre at Convoys Wharf.
- 8.5 Further infrastructure, including expansion of existing schools is likely to be needed over time as set out in the Infrastructure Delivery Plan, and this will be funded by developer contributions from Surrey Canal and other sites in the area.

## 9. Summary / Conclusions

- 9.1 The Proposed Development will open up an area of land that is currently relatively inaccessible to the general public, given its use as industrial / warehouse / employment space. The mix of uses proposed at the Site including employment floorspace, high quality public realm, community uses, and market and affordable housing will combine to bring a new mixed community to the New Cross ward and together with the community facilities created, it provides opportunities for social interaction between residents, workers, visitors and the wider community.
- 9.2 The Proposed Development will provide a range of floorspace uses, including regionally-significant indoor sports provision, with a comprehensive sports and physical activity offer that can extend to include a health facility that potentially incorporates day-to-day community healthcare facilities alongside sports-related functions such as sports medicine and physiotherapy.
- 9.3 The proposed on-site community facilities fit well with both the demands arising from the Proposed Development, and the existing provision and needs identified in the local area by LBL. It also meets a wider regional need through provision of the Sporting Village infrastructure, serving a much wider community. Table 1 below summarises the excellent community offer included in the Proposed Development.

Table 1. Summary of effects and provision

Community Facilities	Details of Effects	Provision
Schools	Up to 209-243 primary school aged children and 109-126 secondary	Planning Obligation payments to deliver new

	school aged children	capacity in the area.
Healthcare	Up to 4,404-4,539 residents expected to occupy the new units equivalent of around 2.5 GPs to maintain the current level of provision	Health Centre proposed on-site, as well as some existing capacity in the area.
Sports, Recreation and Leisure	Existing demand for sports facilities, both directly and as a way to improve community engagement and help address issues such as crime and anti-social behaviour.	Provision of regionally-significant sporting facilities.
Public Open Space and Play Space	Demand for new publicly accessible open space will increase, as will the need to improve existing space in the area. There will also be demand for new playspace.	5,600-6,600 sqm of publicly accessible open space in two locations, and over 13,000 sqm of private communal open space for residents. 5,330 sqm of new playspace and major upgrading of Bridgehouse Meadows.
Places of Worship	Three existing churches in non-purpose built accommodation on-site will be removed as tenancies end and demolition begins.	A major new multi-faith centre is proposed on-site, catering for a range of different faith groups and providing space for worship and community activities.

<sup>1</sup> London Borough of Lewisham (2010) Lewisham Local Development Framework: Core Strategy (Proposed Submission for Consultation)

<sup>2</sup> London Borough of Lewisham (2010) LDF Infrastructure Delivery Plan

<sup>3</sup> London Borough of Lewisham (2007) Lewisham Unitary Development Plan (Adopted 2004) Saved Policies

<sup>4</sup> London Borough of Lewisham (2010) Planning Obligations SPD: Draft for Consultation

<sup>5</sup> London Borough of Lewisham (2008) Shaping our Future: Lewisham's Sustainable Community Strategy 2008-2020

<sup>6</sup> London Borough of Lewisham (2005) Social Inclusion Strategy 2005-2013

<sup>7</sup> London Borough of Lewisham (2006) Lewisham Physical Activity, Sport and Leisure Strategy

<sup>8</sup> ATLAS (2010) The Guide

<sup>9</sup> LBL (2010) Lewisham Leisure and Open space Study

<sup>10</sup> Office for National Statistics (2001) Census – Moving Groups

<sup>11</sup> National Housing Federation (2002-2007) Continuous Recording of Lettings (CORE)

<sup>12</sup> London Borough of Wandsworth (2004) New Housing Survey

<sup>13</sup> Lewisham PCT (2009) draft Report on Population Capacity Impact on Primary Care Services in North Lewisham

- <sup>1</sup> London Borough of Lewisham (2010) Lewisham Local Development Framework: Core Strategy (Proposed Submission for Consultation)
- <sup>2</sup> London Borough of Lewisham (2010) LDF Infrastructure Delivery Plan
- <sup>3</sup> London Borough of Lewisham (2007) Lewisham Unitary Development Plan (Adopted 2004) Saved Policies
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- <sup>8</sup> ATLAS (2010) The Guide
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