The Neighbourhood Plan for Norwood
Emerging thinking....
Introduction

Norwood Planning Assembly is a collective of local volunteers who are in the process of developing a Neighbourhood Plan for our area. This will set the vision, planning and development plan for Norwood – the area shown on the map.

Norwood is one of London’s many towns and villages that make up the wider city.

We have a population of over 42,000 and over 7,000 people working here. We have a town centre and a number of smaller centres, plus parks, schools and other facilities including one of London’s “magnificent seven” Victorian cemeteries. We have a diverse population made up of people who originate from all over the world.

As a town we are similar in population size to Dover, Andover and Great Yarmouth.

As a community we worry about the cost of living, job security, access to shops, facilities and Green space and the impact of air pollution. We worry about what kind of place Norwood will be for our Children.

We also worry about the nature and impact of new development that takes place within our community.

Our plan will set out our ideas for addressing these and other issues to ensure Norwood remains a great place to live, with a prosperous and resilient future.

In particular we want to make sure that Norwood does all its can to respond to the global impacts of climate change and the climate emergency that has been declared by Lambeth Council.

Our vision and policies have been defined to ensure that environmental issues are considered in every aspect of planning, development and regeneration.
Our vision

By 2030 Norwood will be London’s Greenest Town*

*This will involve a greener physical environment, as well as taking measures to reduce our impacts on the planet and in turn improving the overall health, wellbeing, quality of life and prosperity of our community.
Our emerging objectives

To achieve our vision, the Neighbourhood Plan will comprise a combination of spatial planning policies, guidance and projects, the plan aims to provide a “greenprint” for developers, local authorities and others, setting out the aspirations of the local community over the next fifteen years. These aspirations include encouraging development which:

1. Targets **zero carbon emissions** in all new developments by 2030 and is **resilient** to a changing climate

2. Is **well designed**

3. **Makes sure that new development** provides economic, cultural and community facilities, and equal opportunities for local people

4. Make Norwood’s environment **greener** through increased planting and improving access to green spaces

5. Supports a vibrant local **economy**

6. Reduces the need to travel by car, and make it **easier to walk and cycle**

7. Improves **Air Quality** across our area.

8. Provides a range of **housing for everyone** who wants to live here

ARE WE MISSING ANYTHING?
The story so far... for the past two years we have been talking to our neighbours...
We have held a series of workshops and events to discuss what local people want...
What we love about Norwood

Neighbourly and friendly

Sense of History and belonging

Very active community

Strong cultural and creative identity

Good for families

Healthy Voluntary sector

No high-rise buildings

Good schools

Local, independent shops and café’s – very welcoming
What we are concerned about

- Not enough parking for access to shops
- Not enough affordable housing
- Poor Traffic flow and congestion
- Too many unconstrained developers
- Ugly buildings and developments of poor quality
- Empty and boarded up businesses
- Norwood business not being supported
- Lack of public and green spaces for people to meet
- Not listened to by council
- Poor street cleanliness
- Pollution
- Feels unsafe after dark
- Lack of cycle routes
Issues and opportunities

- Open – community, businesses, developers and council work cooperatively
- Local – access on doorstep to schools, jobs, communal facilities, green spaces, shops
- Safe – for kids, pedestrians and cyclists
- Affordable – for residents and business owners
- Clean – reduced pollution and waste in streets

Near Term

Developers and community cooperate
- Clean streets
- Air pollution reduced
- Lower rents and rates
- Traffic congestion reduced
- Better parking and disabled access
- Restaurants and bars open in evening
- Facilities for community and faith groups
- Local study facilities in library

Long Term

A village ‘Centre’
- More local shops and events
- Low cost, low level housing
- More green space and trees
- Complete local recycling and waste
- Norwood History Museum
- Integrated with transport across south London

- More train services
- More good quality local jobs
- More pedestrianized areas
- More children’s play spaces
- More local town centre manager
- Better street lighting
Policy for a resilient Norwood

To be developed
Initial ideas to be covered by policy (to be refined):
Norwood - precedent for other places – encouraging best practice:
- Responding to the Climate Emergency – a holistic approach/sharing information
- Achieving zero carbon:
  - New Development - housing/commercial – link to Breaam and Passivhaus
  - Existing development/retrofitting
- Encouraging green energy
- Reducing waste
- Mitigating impacts of climate change
- offsetting measures
Initial ideas to be covered by policy (to be refined):
– Understanding local character
– Ensuring that development is well designed
– Local residents involved in the design process
– Building heights and density
– Passivhaus approach
– Toolkit for householders (Guidelines)
– Building for Life standards
3 - Greening Norwood

Initial ideas to be covered by policy (to be refined):

– Improving green infrastructure, access and quantum of open space across our area
– Planting across public and private realms
– Pocket parks etc.
– Green links
– Part of London National Park City
Initial ideas to be covered by policy (for dialogue):
– Understanding our air quality
– Local measures to improve air quality
5 – Development that benefits local people

Initial ideas to be covered by policy (to be refined):

– Making the most of our priority areas
– Ensuring facilities that benefit all
– Ensuring equality in new development for existing residents
– Boosting the local economy
– Open for business
– Cultural facilities
– Community facilities
– Planning for physical and mental health
Initial policy ideas for further dialogue:

- Supports local business
- Space for new businesses to start up and expand
- A range of employment premises
- Digital infrastructure
- A great place to work
Initial ideas to be covered by policy (for dialogue):

- Putting people before traffic – measures for active travel
- Doing everything we can to reduce the impacts of traffic on our area and making it easier to walk, cycle and use public transport
- Electric vehicle facilities
- Cycle parking standards
- Car parking standards
Initial ideas to be covered by policy (for dialogue):

- Encouraging more affordable housing
- Encouraging different types and tenures
- Making sure housing is fit for purpose
Priority Areas

To be developed...
Our focus...
By improving our town centre and employment area the whole neighbourhood will benefit.

There are two major priority areas for major development...
The Opportunity

Priority Area #1

Town Centre
Priority #1 - Town Centre

Our proposal: Comprehensive Redevelopment of the Development Area west of Norwood Road to create a green town heart

- A more substantial public green space within the fronted by a mixture of commercial and residential uses.
- A new, larger store which could be the re-provided B&Q with parking accessed off York Hill. By relocating it north, construction could be phased to allow the old store to continue trading until the new one is complete.
- Better integration of the proposed Brooks laundry site buildings.
- A stronger western facade of Norwood Road to complement the eastern streetscape.
- Maximum building heights of up to six storeys.
Priority #1 - Town Centre

Key questions:

- What land uses should be included – residential? Workspace? Retail?
- To what extent should we be promoting new green space and public realm?
- How intense should development be?
- What is acceptable in terms of building height in this area?
- Are taller buildings worth improved infrastructure? (open space, contributions to affordable housing etc)
- Should we be accommodating car parking in this location given its good public transport accessibility?
Priority Area #2
Norwood High Street + Business Area
Our Proposal: Managed Development and Regeneration

- Preserving and enhancing community/cultural assets
- West Norwood High Street - environmental improvements
- Maximising creative enterprise zone opportunity
- Employment intensification - mixed use buildings combining residential and workspace/commercial use.
- Connect Dunkirk Street with East Place
- Travis Perkins redevelopment.
- Higher intensity + More employment.
- Maximum building heights of six storeys
Priority #2 - Norwood High Street + Business Area

Key questions:

- To what extent should we be supporting increased density, height and mixed use development along Norwood High Street including some residential development?
- Should the Council’s KIBA designation be relaxed north of Ernest Avenue to regenerate the area close to the station providing opportunities for additional jobs and potentially living space?
- What existing should be safeguarded for example:
  - The Royal Mail delivery office
  - the Hope pub,
  - artist studios
  - Garage mechanics
  - Scrap yard
  - Places of worship

Potential employment-led regeneration/intensification within Railway Arches

Enhanced public realm around Knights Hill Square

Employment-led mixed use

Wickside Development, Hackney

Community/Cultural Asset
Get involved

We will be writing the plan this summer...

Sign up for updates: admin@norwoodplanning.org

www.norwoodplanning.org