

Sydenham Hill Ridge designation of Neighbourhood Area consultation

APPENDIX F

Ref No.	Name of respondent	Support/object	Please tell us why you support or object the Sydenham Hill Ridge area designation	Officer comments
01	Resident	Support	<p>The Sydenham Hill Ridge is the highest part of South London. It is densely green with Sydenham Hill Woods, Dulwich Woods, Hillcrest Woods and Wells Park providing fantastic amenities for the local community and beyond.</p> <p>Most of it is designated a Site of Important Nature Conservation and provides a natural home for many species of bats, birds, mammals, amphibians and insects rarely found in other built up areas of London. With London's Mayor designating London as a National Park City, this area already complies with the criteria.</p> <p>By recognising the area as the Sydenham Hill Ridge Neighbourhood Area Lewisham and Southwark will assist in preserving the area's special character when it comes to future planning.</p>	<p>Noted.</p> <p>Comments support the designation of the area while acknowledging specific qualities of the area.</p>
02	Resident	Support	<p>The Area is naturally defined by topography.</p> <p>The Sydenham Hill Ridge Area stretches along Sydenham Hill Ridge and its steep upper slopes, on both Southwark and Lewisham sides, following the line of Sydenham Hill, from the junction of Sydenham Hill at the traffic lights with the South Circular, to the "doughnut" roundabout where Sydenham Hill meets Crystal Palace.</p> <p>Within the Plan Area, the built area includes primarily a broad range of mainly post WW2 residential units built on Estates in attractive, wooded settings, including:</p>	<p>Noted.</p> <p>Comments support the designation of the area while acknowledging specific qualities of the area.</p>

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02			<p>all three Sydenham Hill public housing Estates (managed by Southwark, City of London and Lewisham), Southwark's Countisbury House, and Lewisham's Hillcrest and High Level Drive Estates; and several private housing estates.</p> <p>The Area includes St Stephens Church and Sydenham Hill Station, where were built in the mid-19th Century to service the new, large homes being built at that time on the Ridge. Some of these large Victorian houses still survive today, many divided into apartments.</p> <p>Unusually for a Neighbourhood Area, there is no high street, and only one shop (on The Hillcrest Estate). There is one pub (The Woodhouse).</p> <p>Topography is the primary reason for the extensive "green" spaces which the Area enjoys: including Sydenham Hill Woods, Wells Park, Hillcrest Woods.</p>	
03	Resident/Business	Support	<p>This is very important because the residents all live on the edge of their borough and sometimes they feel ignored by their local authority</p> <p>Sydenham Hill Ridge describes exactly what is meant</p>	<p>Noted.</p> <p>A stated purpose of the forum is to ensure that the needs of the local community are taken into consideration by both local authorities.</p>

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04	Resident	Support	It makes sense that Sydenham Hill is the artery through the area of which we are concerned to keep its historic character.	Noted. Comment support the designation of the area while acknowledging specific qualities of the area.
05	Resident	Support	No comment submitted	n/a
06	Resident	Support	We live on the edge of Southwark and many planning issues over the border in Lewisham affect us too. We therefore need a single body to represent residents and deal with planning issues in two boroughs	Noted. A stated purpose of the forum is to ensure that the needs of the local community are taken into consideration by both local authorities.
07 07	Resident	Support	The Ridge is a very clear topological unit with remnants of the mediaeval Great North Wood still in existence. It has some 10 Victorian houses of significant value along its length and council housing of good quality and design. The Ridge forms the southern border of London and can be seen from all over the city. Careful and coherent planning is required for this unique area	Noted. Comment support the designation of the area while acknowledging specific qualities of the area.

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			<p>Its nature, narrow and long, means there is no natural centre to bring together people living along it.</p> <p>The road through the centre of the ridge is the boundary between two local authorities, so there is a danger that planning will not be coherent.</p> <p>It will be beneficial if there is an overarching designation which ensures planning decisions are inclusive.</p>	
08	Works in area	Support	It could well be extended all the way down to Kirkdale/ Dartmouth Road or even to the road junction with Wells park Road	Noted.
09	Perspective resident	Support	It makes sense as it is outlined in the proposal.	Noted.
10	Resident	Support	It's important for a residential Voice to be formed, and for the voice to be used with the many decisions made in the area	Noted.
11	Resident	Support	I support it for all the reasons set out in the application.	Noted.

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12	Resident	Support	<p>The area is often forgotten and neglected by both Lewisham and Southwark Councils.</p> <p>The area is now facing a large volume of development and there are other issues such as traffic and public transport which need to be addressed on a holistic basis.</p> <p>The topography and geography of the area is unique in London, with the Dulwich Estate to the west and South Circular to the north.</p> <p>The area has many special attributes which need to be protected.</p>	<p>Noted.</p> <p>The volume of development that is currently at application or approved stage will not be used as a consideration for the designation of the forum.</p>
13	Resident	Support	<p>The Sydenham Hill ridge has a long history and is now divided by the Southwark Lewisham Borough boundary.</p> <p>The area would benefit from a coordinated view on its development.</p> <p>Without the forum it will be very difficult to get a coherent view of the residents on issues along the ridge which will affect their lives but on which they have little chance to understand the views of others.</p>	<p>Noted.</p> <p>A stated purpose of the forum is to ensure that the needs of the local community are taken into consideration by both local authorities.</p>
14	Resident	Object	<p>I have lived in the same house since I was born in the 1950s, with a short period away. There has never been a coherent ridge area. We are partly Sydenham, partly Dulwich.</p> <p>This concept of the Ridge has been promoted for the benefit of some residents. However it the Horniman</p>	<p>Objection noted.</p> <p>The purpose of the emerging neighbourhood area is to create a cohesion within the area that was regarded to have not existed previously in the area.</p>

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			<p>boundary has nothing in common with Wells Park. An Low Cross Wood Lane has little to say to properties in Lewisham.</p> <p>There's no strategic planning that works here.</p>	
15	Resident	Support	<p>This area incorporates the far edges of two boroughs with a shared road and many common interests.</p> <p>The focal point is a tree -lined ridge at a high point in South London: part of the Great North Wood with associated wildlife and woods, the ridge is divided by a main road, Sydenham Hill, which politically divides it into different boroughs.</p> <p>The road itself is of shared interest to all residents, both on the Lewisham and Southwark sides of this boundary: the issues of parking control, road safety, bus access etc concern us all.</p> <p>Away from the road, the geographic and social aspects of the area are very similar on both sides. For example, in many cases, because of being so located, it is lacking in easy access to facilities.</p> <p>The tree lined ridge is of great benefit to London in general, and can be viewed even from central London, so very careful attention should therefore be made to planning for the future, while at the same time preserving the invaluable natural heritage (and also architectural heritage in many cases).</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
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			Resident input would seem very useful for this.	
16	Resident	Support	No comment submitted	n/a
17	Resident	Support	<p>The benefits of Mount Ash Road being part of the Sydenham Hill Ridge designated area is that our street will have more opportunities to become involved and have our voices heard in planning policies that directly affect our area.</p> <p>For example the significant development that is being proposed at Mais House which will have a huge impact on amenities, services and aesthetic of the local area.</p> <p>Many local residents on our street are objecting this overly dense housing development to ensure that what is built is in keeping with the local area.</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
18	Resident	Object	No comment submitted	n/a

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19	Resident	Support	That the proposed area feels coherent, yet potentially suffers from being both marginal within, and – arguably – arbitrarily split by a distinct local government boundary.	Noted.
20	Resident	Support	Often a forgotten area nestled between Forest Hill, Sydenham and Crystal Palace	Noted.
21	Resident	Object	<p>The last thing that we need is another forum for NIMBYISM.</p> <p>Clearly there are a number areas ripe for redevelopment, which would only boost homes and the character of the local area.</p> <p>Secondly, Kirkdale High Street is over provides with commercial units which could easily be converted to much needed housing for young people.</p>	<p>Objection noted. The application form states a desire to promote development which matches the existing character of the area.</p> <p>Kirkdale High Street falls outside of /only borders the proposed area boundary.</p>
22	Resident	Support	No comment submitted	n/a
23	Resident	Object	An eight storey block of flats is too high.	Noted. There is no reference to an 8 storey block of flats in the application form. Any forthcoming neighbourhood plan will be informed by an evidence base.

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24	Resident	Support	<p>This area borders two councils and is unique within London.</p> <p>It has the last remaining part of the great north wood that needs protection and also there are new developments at every part that need support and regulation.</p> <p>Development here affects so many - building on wells means flooding lower down on the hills and the protection of trees and wildlife is fundamental to the health and wellbeing of all Londoners.</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
25	Resident	Support	No comment submitted	n/a
26	Resident	Support	No comment submitted	n/a
27	Resident	Support	There is a gap which needs to be filled in terms of giving local residents a greater say in developments in the area and the impact these will have on our neighbourhood.	Noted.

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28	Resident	Support	<p>The area of Sydenham Hill Ridge area is closely related to the character of the surroundings, especially Sydenham Wood, which is a protected area.</p> <p>As this area falls between two councils and is lacking unity and cohesion, it would be highly beneficial for the residents to have an area they can belong to and identify with.</p>	Noted.
29	Amenity Society	Support	<p>Sydenham hill is an area on the periphery of two boroughs (Southwark and Lewisham) and part of it also comes under the Dulwich Estate.</p> <p>The proposed area appears logical in that the areas included generally see themselves as Sydenham rather than Dulwich or Lewisham.</p> <p>The Dulwich Society is aware of the ongoing consultations of local residents who have been asked which are they see themselves as living in.</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
30				
31	Resident	Support	<p>This area is in need of a cohesive local plan so that we can have a say in local planning and development issues</p>	Noted.
32	Resident	Support	<p>To give a voice to neighbours living in an area with many common aspects but are divided between councils</p>	Noted.

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33	Resident	Support	To give local residents greater power to determine the development and improvement of their area.	Noted.
34	Resident	Support	To assist Southwark and Lewisham councils to make well-coordinated decisions.	Noted.
35	Resident	Object	<p>The proposed plan is too overwhelming for the area which is a conservation area on the Sydenham Hill side. A new development should use the footprint of existing building and no higher than 5 floors with recess.</p> <p>It seems not possible to accommodate playing areas for younger children on such a slope unless they are on the ridge which is polluted by traffic.</p> <p>Any building higher than the tree line will deface the ridge.</p> <p>Re traffic. The increase in number of buildings will inevitably means more cars, there is not enough parking at the moment and not enough on the proposal either, the number of cars parked either side of the Sydenham Hill impede progress of buses during rush hours.</p> <p>The density of the built area in Otto garden will not be</p>	Noted. There is no proposed plan currently. The neighbourhood plan will only come into force when adopted. A period of evidence gathering is due to commence which will inform the final policies included in the plan.

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			<p>conducive to good social relations. In Lammas gardens the mass of overlooking higher buildings will be detrimental also.</p> <p>As an example of acceptable regeneration, the Wells Park development is more sensible. The alms house had to be lower than first planned for the reasons above but the result is more in keeping with the green area.</p>	
36	Resident	Support	<p>Residents of Sydenham Hill Ridge area have common interests in maintaining the character of our heavily wooded, largely residential area, which provides;</p> <p>a) in Sydenham Woods, and in smaller green spaces throughout the area, important environments for flora and fauna, and a green lung for Londoners; and</p> <p>b) a pleasant and healthy residential environment for our mix of 20th century, often social, housing with historic residences dating from the early 1800s.</p> <p>We also share the same steep hill, the same needs for public transport, and for services such as GPs, shops, schools, and social activities.</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
37	Resident (Does not live in Plan area)	Object	<p>We are facing a climate change crisis and building expensive homes on areas designated to remain green flies in the face of this.</p> <p>The forum is comprised of individuals from the worlds of property and finance, these don't have a history of concern for the environment, only profit. Therefore unlikely to consider any other factors than these. Hardly reassuring when hoping for a truly objective review of whether this project is not damaging the environment.</p>	<p>Noted. The understood purpose of the forum is guide sustainable development which is suitable to the current character of the area. Any applications granted in the rea will be required to follow energy policies outlined in the New Southwark Plan.</p>

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			<p>This is designated green space as per the wishes of the benefactor.</p>	
38	Resident	Support	<p>I am a recent resident and have been struck by the contrast between the sometimes overbearing requirements of the Dulwich estate and a lack of attention from the local council.</p> <p>The area is beautiful but has exceptionally poor amenities - access to transport, school places (no secondary places based on distance), shops and leisure.</p> <p>I have to use my car to perform basic errands. And this makes me concerned that I cannot live here into old age.</p> <p>I do feel that Lambeth and the Dulwich Estate should be included as close stakeholders in this initiative as highly proximate and relevant for amenities for residents.</p>	Noted.
39	Resident	Object	<p>There seems no logical reason to create another body of discussion. We have our ward councillors and standard processes to approve or disapprove developments.</p> <p>Another fragmented organisation could be open to influence by a few with vested interests. Which then may not represent the communities.</p>	Noted. Neighbourhood forums and areas exist with the purpose of providing more autonomy to communities. Ward councillors have been involved in the process of designation.

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			Stick to the elected process.	
40	Resident	Support	<p>I have lived in Sydenham for 25 years. I consider this to be my home and the community to which I am most connected.</p> <p>I have raised my family here and am a member of the local Longton Avenue residents' association.</p> <p>As such the Sydenham Hill Ridge area sits at the heart of the place where I live.</p>	Noted.
41	Resident	Support	This is a vulnerable area for development due to its topography and it straddles two Boroughs, meaning the need for a clearly defined strategy for the area as a whole is of paramount importance	Noted.
42	Resident	Support	No comment submitted	n/a
43	Resident	Support	No comment submitted	n/a

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44	Resident	Support	<p>It brings the ability to form a consensus opinion across the area of what area priorities and plans should be.</p> <p>The area is at the edge of both Lewisham and Southwark Boroughs and so is affected by plans of both boroughs.</p> <p>The proposed SHRNF will allow both councils to be made aware of concerns and desires of locally affected residents.</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
45	Resident	Support	<p>We need councils and other organisations to recognise the special character of the ridge.</p> <p>Being on the edges of 2 local authority areas means that is often overlooked</p>	Noted.
46	Resident	Support	No comment submitted	n/a
47	Resident	Support	<p>I have lived in the area for 8 years, during which time I have grown to appreciate how special this area is, and how it is set apart from neighbouring areas like Forest Hill, Lower Sydenham, Crystal Palace, and Dulwich.</p> <p>In particular, the prevalence of greenery and wildlife woven throughout the residential areas, and lack of towering high rises makes this an oasis in London.</p> <p>Being on the hill creates its own natural boundaries,</p>	Noted.

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47			<p>and the variety of housing types and lack of dominance of any one type of architecture further contribute to the unique landscape.</p> <p>It's an oasis in London and I strongly agree with the defining characteristics articulated in the application for the neighbourhood area designation.</p> <p>When people ask me where I live, I always qualify my answer of Sydenham with an explanation that I am on the border of Dulwich, Forest Hill, and Sydenham. I look forward to being able to simply say I live in the Sydenham Hill Ridge!</p>	
48	Resident	Support	<p>I cannot see the map on my device however from what I remember the area seemed logical to the geography and a manageable size.</p> <p>Very important to have it cross the boroughs.</p>	Noted. The boundary does cross both boroughs.
49	Visitor to Plan area	Support	No comment submitted	n/a
50	Resident	Support	<p>Sydenham Hill Ridge is a unique area, rich in built and natural heritage.</p> <p>As such it should have its own area designation.</p>	Noted.

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51	Volunteer	Support	<p>I agree that the Sydenham Hill Ridge is a unique self-identifying area surrounded by woodland and green space.</p> <p>It has wonderful views over the surrounding area and interesting features including the Lamas estate and other historical buildings.</p> <p>As it is separate from neighbouring centres such as Forest Hill, Sydenham and Dulwich and is on a high ridge crossing both Lewisham and Southwark administrative areas, it would be helpful to be able to establish its own unique identity by being given designated area status.</p>	Noted.
52	Resident	Support	It is an area with distinct characteristics and should be cherished, and developed in a careful way	Noted.
53	Resident	Support	No comment submitted	n/a
54	Resident	Support	I believe the designation will provide an important conduit of information between Lewisham and residents on matters that affect the build environment in the area.	Noted.

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55	Resident	Support	<p>This is a unique large wooded and green area, important for wildlife, with a number of SINCS which needs protection.</p> <p>Planning proposals should be seen as part of the whole area and not decided in isolation</p>	Noted.
56	Resident/Business owner	Support	<p>I support Sydenham Hill Ridge to be preserved as it is a Green Space in SE London with woods that stretch from Sydenham Hill Woods to Sydenham Wells Park.</p> <p>We have a Nature corridor with ancient trees and wildlife (bats, owls, woodpeckers, stag beetles, hedgehogs and may more).</p> <p>The ridge needs to remain green without large sites dominating and destroying this ridge.</p> <p>London is now a National Park City and this area is perfect for its Wildlife in London with a unique piece of land.</p> <p>I am the Chair of Sydenham Wells Park Improvement Group and spend time fundraising and awareness of protection.</p>	<p>Noted.</p> <p>Comment support the designation of the area while acknowledging specific qualities of the area.</p>
57	Resident	Support	<p>It seems to me that the ridge location has a distinctive character and that, as it is on the boarder between Southwark and Lewisham it makes sense to have a forum to operate across the boundary.</p>	Noted.

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58	Resident	Support	<p>Residents and stakeholders in the Sydenham Ridge area are currently under represented given the area straddles multiple boroughs.</p> <p>Designation will facilitate a coherent response to development opportunities to the benefit of residents.</p>	Noted.
59	Resident AG	Support	The uniqueness of the area needs something to serve it specifically, rather being consumed into wider geographical, and arbitrary political boundaries.	Noted.
60	Resident	Support	No comment submitted	n/a
61	Resident	Support	<p>As mentioned in your document it "is a natural entity defined and unified by topography and character but marginalised and divided by administrative boundaries."</p> <p>Its unique character and wildlife are sometimes taken for granted.</p> <p>A holistic approach should be taken to development. Not every spare green space or back garden should be viewed as a development opportunity given the SINCs in the area and the wildlife that they support. These green areas provide important corridors for bats, owls, stag beetles, hedgehogs and a variety of birds.</p>	Noted.

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61			<p>More attention should be paid to pollution, public transport and expanding amenities to meet the growing population.</p> <p>People in my neighbourhood find it very difficult to get an appointment at their local surgery.</p>	
62	Resident	Support	<p>The area, while being geographically cohesive, is split across multiple boundaries and pulled by conflicting commercial and local authority interests.</p> <p>Significant development has been permitted in recent years, and while new homes are important, these have often been able to leverage the division to get away with inappropriate or poor quality development.</p> <p>Aligned to this, the position of the ridge on the boundary means its wards are poorly served by services, both public in the form of doctors, schools (there isn't a single school in the proposed area) and waste management and private in the form of accessible local shopping and leisure.</p>	Noted.

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63	Resident/Business Owner	Support	<p>I feel that it is important to have cohesion between the neighbouring localities along the ridge where such issues of safety, crime, noise, transport, planning and social activities are concerned.</p> <p>The ridge is historically important. It is a major thoroughfare and it is one of the greenest locations in London with a significant wildlife and biodiversity status.</p> <p>There are a number of conservation areas, listed heritage assets and locations of special character and all of these need to be protected from insensible development</p> <p>Pollution from traffic is becoming a rising concern among our own and other user groups. The ridge is now Amber rated, where traffic and congestion has increased dramatically in recent years.</p> <p>There are large council estates alongside the ridge and the Forum is keen to include those on the residents who feel that they do not have a voice. Residents of Hillcrest estate have been reluctant to speak about their concerns directly to the council, but the forum will enable them to be heard and their views shared.</p> <p>User groups and friends groups are currently isolated and are unable to communicate as they have no knowledge of one another. The forum would serve as a conduit to unite all of these groups and create a social cohesion of common interest.</p>	Noted.

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63				
64	Resident	Support	We share the same interests in preserving the history and character of the area.	Noted.
65	Resident	Support	No comment submitted	n/a
66	Resident	Support	I think it would result in the area being more protected and looked after - important as it is under various local authorities and so sometimes feels a bit forgotten. It also feels like one specific area with shared concerns so official designation of this feels right.	Noted.
67	Resident	Support	We need a level of granular representation in our community which is not currently provide by the council boundary system.	Noted.

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68	Resident	Support	<p>I believe it to be a great idea to link communities and local authorities across the border that divides our two neighbourhoods.</p> <p>I am in support of any individual or group of individuals that promote communication & dialogue between communities.</p>	Noted.
69	Resident	support	No comment submitted	n/a
70	Resident	support	<p>I believe it is important to have a voice in any neighbourhood but especially on the ridge at Sydenham Hill. It is such a unique area and obviously stands at some 360 feet up so is one of the highest points in London.</p> <p>We have some of the last remaining areas of the Great North wood.</p> <p>It has a nature corridor from Sydenham Woods.</p> <p>All of these things need to be considered in planning.</p>	Noted.
71	Resident	Support	The designation will act as a positive to help preserve and develop this beautiful tree lined neighbourhood in London	Noted.

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72	Resident	Support	No comment submitted	n/a
73	Resident	Support	<p>The Government has proposed that local groups become engaged in planning proposals for their area. Sydenham Hill ridge is an area of outstanding importance to local residents and to Londoners, since its wooded hills form the visual southern boundary of London.</p> <p>Sydenham Hill, the ridge area and the road itself are in danger of being over used.</p> <p>A Neighbourhood Forum, recommended by the government to assist with planning is very appropriate for this area. Problems are occurring. Local recommendations are likely to be relevant in finding solutions.</p> <p>The road Sydenham Hill has issues, with people speeding along it, using it as a short cut, not respecting the speed limit, ignoring its twists and turns. Over most of its length it is overburdened with parked cars, which narrow still further the road width.</p> <p>High on street parking is due to the inadequate parking provision for flats and houses built before the present level of car ownership, High car ownership occurs because of the distance of public transport, two stations</p>	Noted.

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74			<p>each over a miles walk away, and an uphill walk back.</p> <p>Planned additional housing at the Mais House Site and at one of the Victorian Houses will increase pressure on the road.</p> <p>All of this activity has an adverse effect of the woods and other open spaces with more intensive usage. Especially as no or little play space is provided in the housing plans.</p> <p>The road along the top of the ridge is the boundary line between Lewisham and Southwark Councils. Despite raised awareness amongst local councillors the Ridge stands in danger of piecemeal development since no one is taking an OVERVIEW of the ridge FROM END TO END.</p> <p>This is where the Sydenham Hill Ridge Neighbourhood Forum can play a significant part. Its members come from both Lewisham and Southwark and from all along the Ridge.</p> <p>They know the area thoroughly. Recent representation has revealed a high level of knowledge and expertise in planning, architectural and environmental issues amongst the Forum members and members of some of the housing areas.</p>	

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74			The members of the proposed forum have shown, expertise, dedication and imagination in engaging with local issues. They have in all ways put forward positive and well evaluated proposals for improving council plans.	
75	Resident	Support	It will play an important role in conserving the significant environment constituted by the Sydenham Woods and surroundings	Noted.
76	Resident	Support	The neighbourhood needs a grouping to develop a common view and to help in promoting it to the planning authorities involved.	Noted.
77	Resident	Support	Even in its current incipient form the forum's members are doing valuable work designed to preserve the special nature of the area.	Noted.
78	Resident	Support	No comment submitted	n/a

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79	Resident	Support	No comment submitted	n/a
80	Resident	Support	No comment submitted	n/a
81	Resident	Support	<p>Our area borders several boroughs, and thus may be marginalised.</p> <p>More say about how the community feel about local issues including preservation of the wooded areas, development of social housing and overall characteristics of landscape and neighbourhood is Important to me.</p>	Noted.
82	Resident	Support	<p>The area sits between two London boroughs, it has a large and diverse population and, like all green areas of London, the residents would like to look after it, protect it and improve it.</p> <p>This is best done with the organisation of a Residents Forum that can gather and help to represent the views of the wider community.</p>	Noted.

Ref No.	Name of respondent	Support/object	Please tell us why you support or object the Sydenham Hill Ridge area designation	Officer comments
83	Resident	Support	I am in full support of this application as the area needs protecting against overdevelopment and needs this group in order to keep the balance between much need housing and overdevelopment.	Noted.
84	Resident	Support	I live on Kirkdale, not the part of Kirkdale included in the proposed neighbourhood area BUT near enough to be concerned that the area, falling between two London Boroughs, should be recognised as an area having special needs that up until now have perhaps slipped between the net of the two boroughs.	Noted.
85	Resident	Support	We believe the boundaries are appropriate and form a neighbourhood that has hitherto been unrecognised. As an area that sits across Lewisham and Southwark, and includes areas of Dulwich, Sydenham and Forest Hill, we believe that there is value in the SHR area being represented as a neighbourhood forum.	Noted.
86	Resident	Support	I live on the very border of this area and feel the effects of a lack of joined up thinking around the area on a daily basis	Noted.
87	Resident	Support	Old Sydenham Common, which is partially included in this forum area, suffers from being on the borderlands of Lewisham Council and therefore doesn't get the attention of areas closer to the centre. My part of the ridge suffers further, in that it is SE26 and the old historic heard of Sydenham, yet for political	Noted.

Ref No.	Name of respondent	Support/object	Please tell us why you support or object the Sydenham Hill Ridge area designation	Officer comments
87			<p>reasons it has been shunted into the Forest Hill Council Ward. It suffers again from neglect as it is not part of Forest Hill and therefore falls off the radar of our elected representatives.</p> <p>Whilst it is unfortunate that the whole of the Sydenham side of the ridge isn't included in the area of the proposed Forum, it does go some way to addressing this neglect. Hopefully, in time, the remainder of the ridge area can be included.</p> <p>Nevertheless, I do support the Forum's application.</p> <p>We have a tricky topography. There are underground streams and spring fed wells on the Sydenham side of the ridge. The area also suffers from landslip.</p> <p>These matters need to be taken into account when planning decisions are being made, as the impact of building on the ridge forces streams and springs to pop up elsewhere.</p> <p>Planning do not understand the area and need specialist guidance from residents. The forum should help with this.</p> <p>I just wish Panmure Road, Halifax Street, Longton Grove and other vulnerable parts of the ridge side had been included. Sydenham's original High Street - now known as part of Kirkdale - should have been included also.</p>	

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92	Resident	Support	<p>The area covered by the proposed neighbourhood forum is logical, having a distinct almost semi-rural identity forged by some of the last remaining parts of the Great North Wood (Dulwich, Sydenham Hill and Hillcrest Woods), as well as other green spaces.</p> <p>The streets and estates enclosed by the boundary of the forum area have a number of common problems, including - by London standards - poor transport links with both local centres of population and other parts of the capital.</p> <p>Those guiding the new forum have consulted extensively with neighbouring forums to ensure that there is no overlap in the areas covered.</p>	Noted.
93	Resident	Support	<p>The area is distinct due to the woods and the topography and height of area but sits between two boroughs.</p> <p>There is a real need for a collective voice to support joined-Up thinking about the area and make sure residents voices are heard.</p> <p>The community is strong and active and the forum can support the community and make the area a better place to live.</p>	Noted.
94	Resident	Support	Walkabouts and public meetings have shown that there is strong demand for area designation.	Noted.

Ref No.	Name of respondent	Support/object	Please tell us why you support or object the Sydenham Hill Ridge area designation	Officer comments
95	Resident	Support	<p>I support the establishment of this neighbourhood forum because it will provide an opportunity for local residents to discuss, debate, compare and present ideas about what is important to them in their communities and various individual groups spread over an area which has many assets that deserve to be preserved and enhanced in the future.</p> <p>Spanning the margins of two boroughs, often a neglected aspect of local government, if approved this forum will facilitate a unified approach to responding to issues that are pertinent to our locality.</p>	Noted.
96	Resident	Support	Because there is a need for dialogue, creation of a platform for the local community to come together.	Noted.

Sydenham Hill Ridge Forum/Area designation Statutory/political consultees

Ref No.	Name of respondent	Comment	Officer comments
1	National Grid	<ul style="list-style-type: none"> National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. 	No Comment
2	Historic England	<ul style="list-style-type: none"> The proposed area includes a significant number of designated heritage assets, including the Grade II listed Bell Wood House which is included on Historic England's published Register of Heritage at Risk In the event of the Forum being designated we would wish to encourage the Neighbourhood to consider how guidance and policies can best enhance and preserve the significance of heritage assets, including tackling risk and encouraging their use and enjoyment so that they can support the wider aims for the environmental, cultural and social aims 	Comments noted and advice passed onto SHR Forum.

Ref No.	Name of respondent	Comment	Officer comments
2		<ul style="list-style-type: none"> <li data-bbox="965 296 1480 427">• We note that both boroughs do not appear to have up to date published conservation area appraisals or management guidelines <li data-bbox="965 501 1503 831">• The development of a Neighbourhood Forum therefore presents a valuable opportunity to help strengthen the existing evidence base and consider appropriate policies and guidance to help preserve and enhance local character, through participation in developing a positive framework for managing change within the historic environment. <li data-bbox="965 874 1525 1139">• We would therefore encourage the Neighbourhood to work with both local authorities and to involve local voluntary groups such as local Civic Societies or local history groups in the production of the Neighbourhood Plan and to considering how this can contribute to the production of these documents <li data-bbox="965 1182 1503 1374">• In the event of agreement to the designate the proposed boundary and Neighbourhood Forum, we would be happy to comment further on the developing plan. We would urge the Forum and local authorities to consider 	

Ref No.	Name of respondent	Comment	Officer comments
2		<p>how they can work together to update the heritage evidence base for the area and how heritage can help underpin the wider aspirations for the neighbourhood.</p>	
3	Natural England	<ul style="list-style-type: none"> • No comment on the application 	n/a
4	Transport for London (TFL)	<ul style="list-style-type: none"> • TFL has no specific comments to make on the proposal for designation. 	n/a

Ref No.	Name of respondent	Comment	Officer comments
5	Forest Hill Cllr's Joint submission Cllr Sophie Davis, Cllr Peter Bernards, Cllr Leo Gibbons	<ul style="list-style-type: none"> • Sydenham Hill Ridge is an area that is clearly identifiable from a geographic and environmental perspective, and which many residents feel has a shared character. Administratively, however, it has been split between different wards and boroughs, which means that the approach to its development can be piecemeal, and that its residents often feel marginalised (compared to more central parts of the wards, or boroughs). • I have met the residents involved in this application a number of times. They engaged councillors from the start, and have remained engaged since (on this and other issues that affect the area). They are knowledgeable about the area and its needs but nevertheless open to advice and views from across the ward. They are determined that the Forum should be representative of its residents and they have worked hard to recruit members from across its geography, as well as speaking to a range of other local actors and stakeholders. Should the Forum be created, we believe that they would work well with the Council and be a very useful resource for us to engage on local matters (planning and otherwise). 	Support noted.

Ref No.	Name of respondent	Comment	Officer comments
5		<ul style="list-style-type: none">• With the area undergoing a number of changes (not least the proposed re-development of Mais House), we believe that now is a good time for the creation of such a forum, to help bring residents' voices, and the community, together.	