

Design Standards & Accessibility

- 3.7 New Bermondsey will open up an area of land that is currently relatively inaccessible to the general public, given its use as predominantly industrial space. The mix of uses within New Bermondsey, including employment floorspace, high quality publicly accessible open space, community uses, and market and affordable housing will combine to bring a new mixed community to the New Cross ward and the new mixed community and facilities provides opportunities for social interaction between residents, workers and visitors.
- 3.8 There is a policy-driven² target in North Lewisham to create a 'sense of place' through new buildings and contributions to an enhanced street environment which would raise the overall standard of design and environmental quality, improve permeability and accessibility, attract inward investment and improve vitality and viability of the local economy through increased jobs and economic spend.
- 3.9 The homes, hotel, retail and community facilities at New Bermondsey will be provided to modern design and accessibility standards. It is considered an important element to the scheme that all spaces are interlinked and provide a variety of animated as well as tranquil environments, providing a sense of place and radical improvement to the physical quality of the urban environment.
- 3.10 Rates of recorded crime in New Cross are higher than the average for London and Lewisham. New Bermondsey will help to address this problem with inclusive, safe, active and well-lit street environments to increase the perception of safety and reduce crime for all new and existing residents and visitors. A safer and more secure environment achieved through increased permeability, footfall, lighting and CCTV can aid in the reduction of perception of crime for current residents in the surrounding area, residents of the development, and visitors. In the neighbouring Silwood estate, which has been regenerated, Police report that crime levels have fallen significantly and the perception of safety has increased.

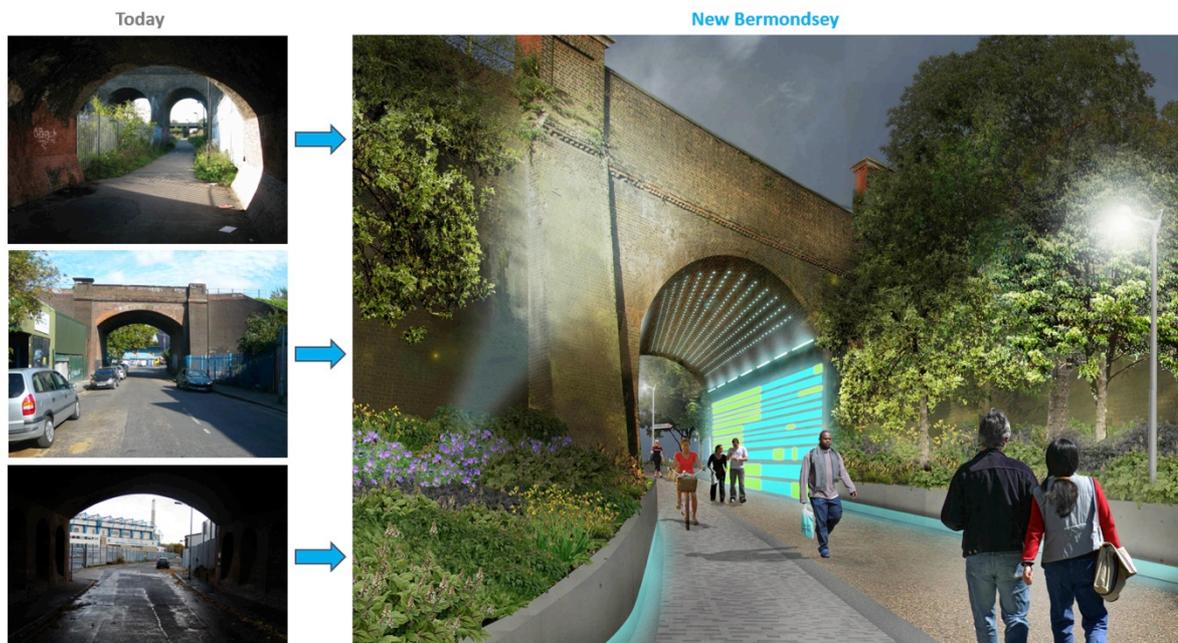


Figure 2 Routes into the Site today are poorly lit and seem unsafe to pedestrians and cyclists

² Lewisham Regeneration Strategy 2008-2020

Accessibility

- 3.11 There is currently no formal publicly accessible open space within the New Bermondsey site. There are five main access routes into the Site, providing vehicular, cycle and pedestrian access from Bolina Road, Surrey Canal Road, Zampa Road, Rollins Street and Stockholm Road. However, these access points suffer from a poor image and safety concerns, and are unattractive to pedestrians and cyclists.
- 3.12 New Bermondsey will transform the area - breaking down current community severance, reconnecting the area through new walking/cycling routes and high quality public realm, creating new places for local people and setting a new benchmark for quality publicly accessible open space in the area. There will also be 5 new public squares created and £1m spent on regenerating the adjacent Bridgehouse Meadows park.
- 3.13 Through sensitive design and a range of facilities linked in the development, it is intended that the new community and existing residents will be encouraged to have an active lifestyle, complemented by new pedestrian dominated routes, as well as new cycle lanes. Walking distances into and around the Site will be reduced, including through improvements to 14 surrounding railway arches and underpasses creating links into the surrounding areas, addressing issues of permeability.
- 3.14 Additionally, low public transport accessibility (PTAL) ratings in the area will be redressed through the addition of two new bus routes through the site, investment in a new Overground station (New Bermondsey) on the East London Line in the south-east corner of the site and the creation of Stadium Avenue, linking the two stations and cutting pedestrian journey times to both stations and improved access to South Bermondsey station. The area already has a quick link into central London via South Bermondsey station (4 mins) – but this can be enhanced by the creation of the new Overground station in the south-east of the site, particularly when delivered in parallel with regionally significant employment space and sports facilities.
- 3.15 Altogether, the provision of the individual elements of the scheme will inter-link to create a new neighbourhood where people will want to live, work and visit. Successful regeneration of this currently under-utilised, low-grade Site will stem from the combination of these elements - new homes, jobs, community facilities, public transport and publicly accessible open space - responding to the needs of the local population by tackling physical deprivation, providing opportunities for employment and skills uplift, generating vitality and reducing social inequalities. By changing perceptions of New Bermondsey, the development can foster pride in the area, which combined with the opportunities created for engagement and employment will also support efforts to tackle crime and anti-social behaviour.

Providing New Homes

- 3.16 There is an identified need for new housing in New Cross, Lewisham and London. In particular, the Mayor of London has identified specific Housing Zones – including New Bermondsey – as sites that will be accelerated to maximise development potential and provide the homes that are desperately needed as a result of projected population growth. Population growth has been significant in recent years in Lewisham and has contributed to an increase in household size, overcrowding and unaffordability. The problems are felt acutely in New Cross – with a greater demand for mixed tenures including a greater proportion of private rented and social rented households locally, high levels of over-crowding and an affordability gap, particularly at entry-level.

- 3.17 Access to a range of accessible, adaptable, well-designed and constructed housing is essential for building sustainable communities and reducing pressure on housing waiting lists, offering more opportunities for vulnerable groups (e.g. older people, young people, single parent and low-income households) to improve their standard of living. Making provision for accessible, adaptable, well-designed and constructed housing in a range of sizes and tenures therefore has the potential to help redress social inequalities, and can help to tackle levels of housing deprivation in this area.
- 3.18 New Bermondsey will provide 2,400 new homes in a range of types and tenures. Around 4,500 new residents will live in these homes, diversifying and strengthening the local community by increasing the proportion of working households with a stake in the future of the area locally, increasing spending and therefore creating additional jobs.
- 3.19 Access to affordable housing is an acute problem in Lewisham and London, with demand for social rented property outstripping supply, and existing households in social rented property experiencing overcrowding.
- 3.20 New Bermondsey will provide new social rented homes that help alleviate housing problems faced by equality groups, establishing a new attractive environment complete with amenity areas.
- 3.21 Research into lettings data collected as part of the Core Dataset by the National Housing Federation shows how new housing (including affordable housing), can increase economic activity rates in a deprived area. The data shows that the majority of social rented housing in Lewisham is let to existing residents of the borough, indicating that benefits of social rented and intermediate tenures will be felt locally.
- 3.22 Aside from the regeneration benefits of affordable housing, there are also related benefits by providing a new stock of homes in private tenures, by way of addressing problems of overcrowding and meeting the aspirations for accommodating growth and subsequent economic development, which will help to redress the current problems of affordability of housing as a whole in Lewisham and London.
- 3.23 The provision of homes at New Bermondsey for both ownership and rent both play key roles in meeting the needs of residents, in terms of security, flexibility and supporting the social rented sector. New Bermondsey will contribute to the rebalancing of North Lewisham, and the creation of a more sustainable community. Currently the area is dominated by a high proportion of social rented housing. New Bermondsey's residential offer is more mixed and balanced, including all tenures and a range of sizes.

Public Open Space

- 3.24 New Cross currently has a lower than borough-wide average standard of parks and gardens per population as outlined in the Lewisham Leisure and Open Space Study (2010), and as such is considered an area of deficiency.
- 3.25 New Bermondsey offers a good level of provision of safe, well-designed and accessible open space (including 5,600-6,600 sqm of new accessible open space in five public squares, and more than 13,000 sqm of private communal open space for residents), which can respond to both the accessibility needs of the new development, 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.
- 3.26 The development of New Bermondsey will create vibrant new open spaces including a £1m contribution to the regeneration of the existing park at Bridgehouse Meadows, to the south-east of the development site. The redevelopment will be undertaken sensitively to high design standards and taking into account

residents' needs. A CABI 'spaceshaper' workshop was held with local residents and stakeholders in October 2010 to investigate the current use and potential of the space at Bridgehouse Meadows and further community and stakeholder consultation will be undertaken which will inform the design team's approach to creating a revitalised community park based on community requirements.

- 3.27 The series of linked publicly accessible open spaces will greatly increase permeability and access for pedestrians and cyclists, providing new routes through the Site both North to South and East to West, opening up and joining the transport links at South Bermondsey and New Bermondsey rail stations creating a new transport interchange. The new development is built around a green armature that will run through the site. Starting at the north, there will be a public realm overhaul of the Bolina Road area to make it more attractive to residents and visitors, with a route running through Bolina Gardens, along Stadium Avenue, passing through stadium square, station square and on into Bridgehouse Meadows and beyond to link with New Cross. The Developer will also create a new public square on phase 1b, adjacent to the new station, Excelsior Square.

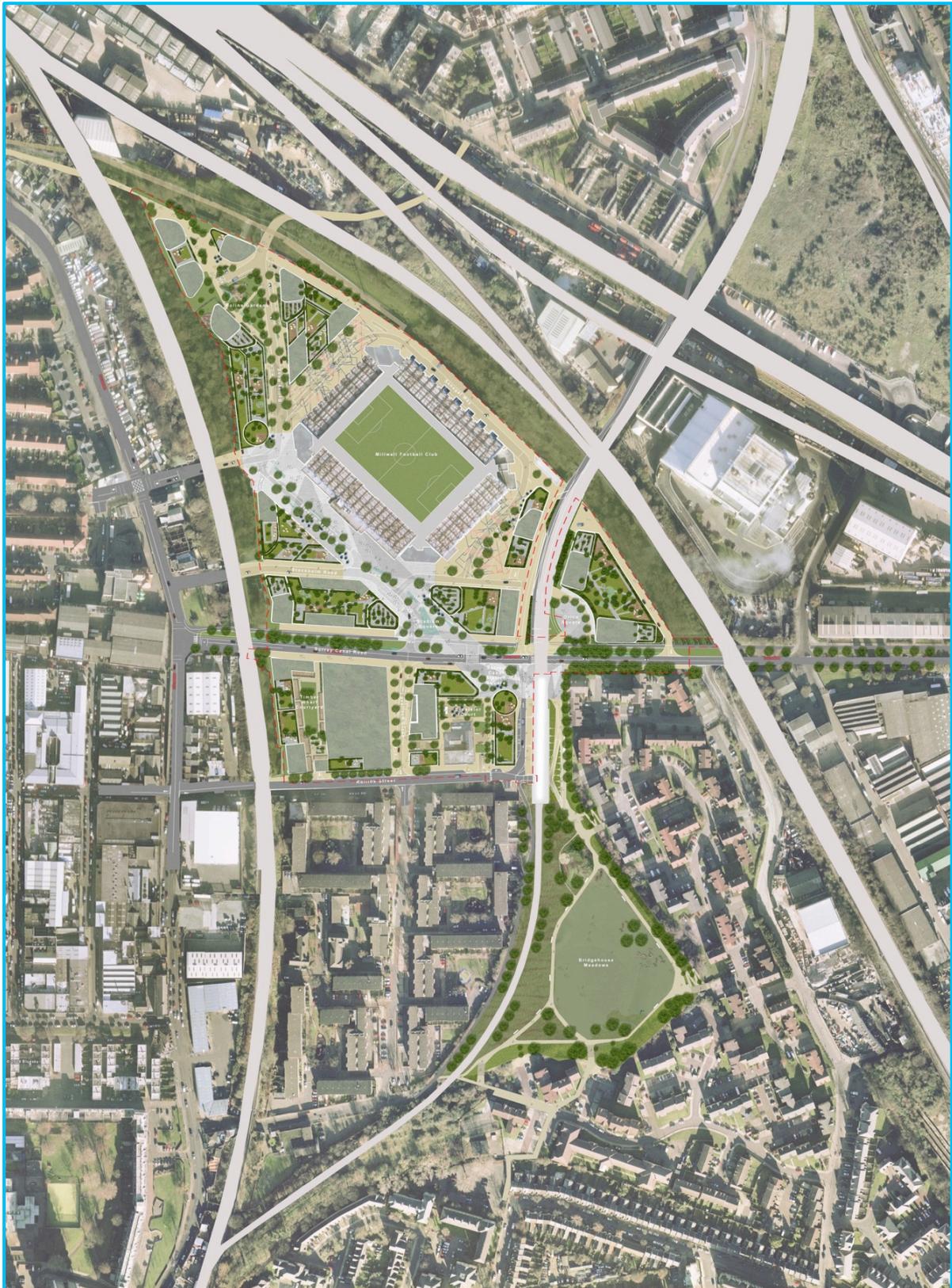


Figure 3 New Bermondsey landscape plan

Employment

Local Need and Demand

- 3.28 At present, around half of the jobs in New Cross ward are in manufacturing, logistics and light industrial sectors, with also a significant representation of public sector employment. The site has a mix of low-density light industrial floorspace, mostly occupied by small, independent firms in construction, logistics and manufacturing.
- 3.29 As well as a high proportion of jobs in declining sectors, unemployment is also a problem locally. An analysis of 2011 Census data identifies that, in New Cross ward, unemployment is a significant problem with 9% of total working-age residents unemployed compared to 6% in London. Around 410 people are claiming Job Seekers Allowance or Universal Credit, and are out of work (known as the 'claimant count') (3.4%, compared to 1.9% in London).
- 3.30 Analysis of the sought occupation of these claimants locally reveals a demand for jobs across a range of skill levels, particularly mid-level roles including sales, service, skilled trades and administrative roles. A lower proportion than the London average are seeking lower skilled roles.

Employment Generated at New Bermondsey

- 3.31 The New Bermondsey regeneration programme is anticipated to create around 2,000 permanent new jobs across the whole site including in the leisure, business, retail and community sectors with 470 of these being full-time equivalent construction jobs over the course of the 8-year construction period, compared to a current 366 (mainly light industrial and manufacturing) jobs on the site today, a number which is inclusive of the 137 jobs provided by Millwall FC and the Millwall Community Scheme which will remain. These new jobs will be created in the following sectors:
- B1/Business Incubation - **up to 789** FTE jobs;
 - Sports/Leisure - **Up to 287** FTE jobs;
 - Medical/Crèche and Church/Auditorium - Up to **278** FTE jobs;
 - Retail A1/A2 - **Up to 150** FTE jobs;
 - Retail A3/A4/A5 - **Up to 254** FTE jobs;
 - Hotel/Conference - **75** FTE jobs;
 - Site Management - **110** FTE jobs;
 - Construction - **470** FTE jobs.

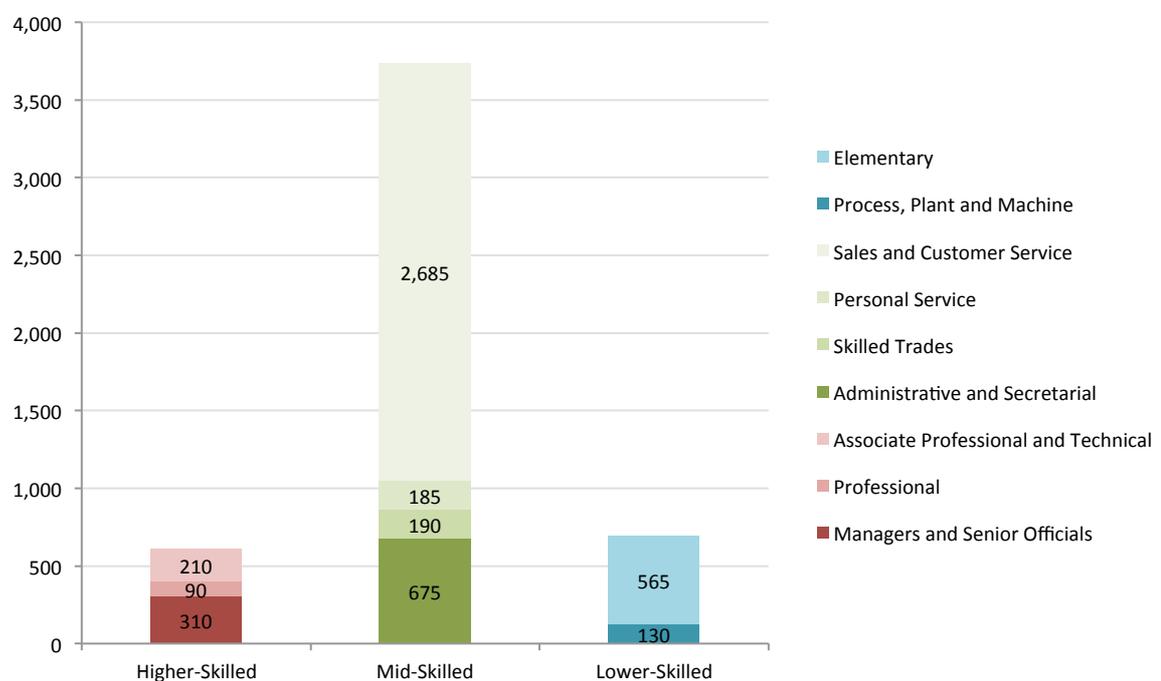


Figure 4 Jobs created at New Bermondsey

3.32 At present, the resident population of the area has a lower skills base and level of qualification attainment than average in London – by providing new introductions to work both in construction and operation, a development at New Bermondsey can help to give people new opportunities with entry-level and mid-level skilled positions (administration, service, sales and skilled trades) and help to redress long-term unemployment and economic inactivity.

3.33 The following chart identifies the sought occupation, by skill level of the current Job Seekers Allowance claimants in Lewisham, highlighting a significant level of need, spread across different sectors that match the kind of employment roles created both during construction and beyond as New Bermondsey becomes a new and thriving neighbourhood of London:

Figure A – JSA Claimants by Sought Occupation (Skill) in Lewisham (DWP, October 2015)



3.34 Mid-level roles including retail, administrative and service jobs are a key aspect for many of the employment-generating areas within the development, offering entry-level employment (and then clear routes to training and promotion) suitable for young unemployed people with low levels of educational attainment. Rates of offending can be particularly high amongst these groups and pathways into employment are vital in diverting people away from criminality towards more positive involvement in their local community and economy.

3.35 An analysis of 2011 Census data shows that in London, approximately 30% of all employees live within 5 km of their workplace, whereas in the wholesale, retail, hotel and restaurant sectors more than 36% of people live this close to their place of employment. As such, a significant number of jobs created are likely to benefit local residents, including those currently unemployed and seeking this kind of employment.

Enhancing Employment Benefits

3.36 The benefits of a large construction project such as this will be enhanced by tapping into jobs brokerage schemes for local unemployed people, and by fostering links with local education institutions to give people

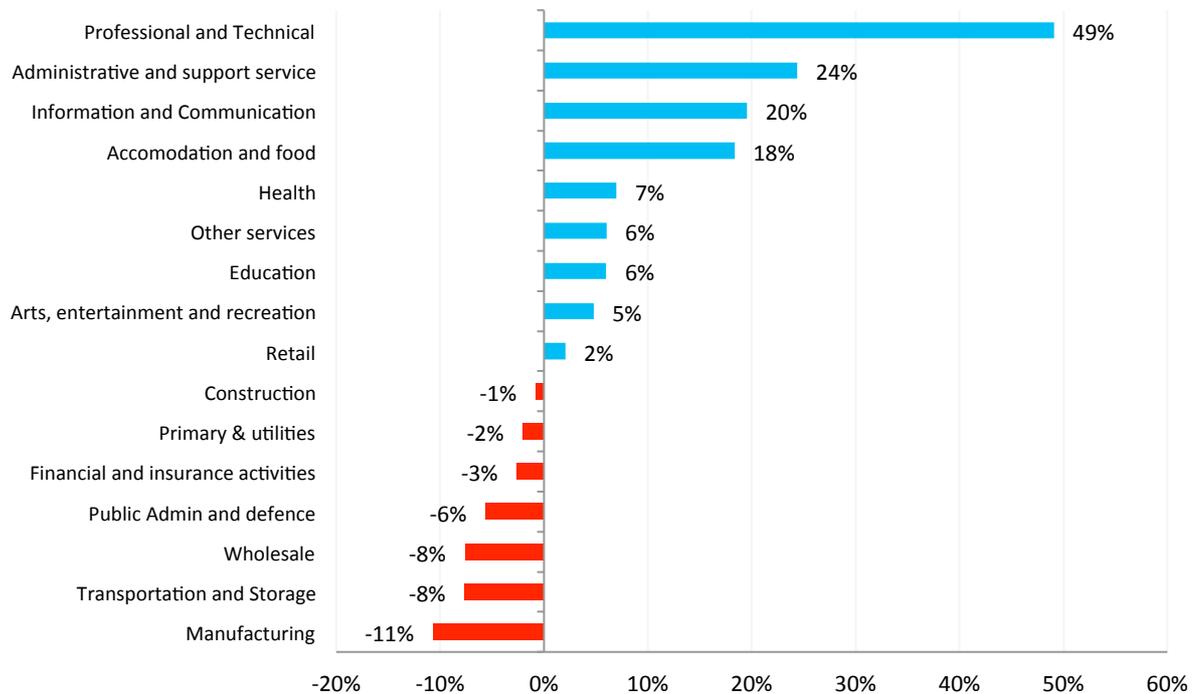
the opportunity to learn important skills while being offered the chance to earn money close to where they live.

- 3.37 Renewal have consulted with the Council's Local Labour and Business Co-ordinator and prior to the Outline Planning Application met with the New Cross-based 170 Community Project who run training and access to employment courses for the local community, the New Cross Gate NDC and Action 4 Employment (A4e) about ways in which the scheme can enable local residents to access the job opportunities at New Bermondsey.
- 3.38 Additionally, the proposals for New Bermondsey include a commitment, via Section 106, to fully participate in the Local Labour and Business Scheme, and to achieve a target of at least 50% employment of local people and businesses through a Local Employment Strategy which sets out reasonable endeavours to promote and recruit employees, contractors and suppliers from Lewisham during the construction and operational phase of the development to ensure that benefits are felt locally.
- 3.39 Ensuring local residents have employment and training packages tailored to address their specific needs, and that educational results in the area continue to improve, so that residents can take advantage of additional jobs locally and compete for higher skilled jobs in the wider London labour market, is a key aspiration for the development.

A Changing Economy

- 3.40 Employment projections (below) produced by the GLA (2013) show that it is likely that employment growth in London to 2036 will continue to be driven by service sector employment including professional and technical jobs, retail, hotels, health, education and business and other services (which includes sport and leisure). By contrast manufacturing, utilities and transport (the profile of jobs currently on the Site) will continue to decline significantly.

Figure B – Components of London’s Projected Employment Growth 2012-2036 (GLA, London Plan 2015)



3.41 Because of its current employment structure, a trend based analysis would suggest that Lewisham is likely to capture little of this growth without a significant change in direction through the creation of new employment floorspace, improved access to markets in London and development to raise the profile of the borough as a working environment. The New Bermondsey regeneration will help to address this.

3.42 Growth sectors including culture, sports, arts and tourism are particularly beneficial to restructuring industrial areas that are seeking to diversify their economic bases. The wider environmental benefits (new facilities, creative use of redundant space and buildings and improved infrastructure) and image change (lively, animated and cosmopolitan ambience) can positively alter outsiders’ negative mental maps of post-industrial areas and help re-position them as more attractive places for inward investment.

3.43 New Bermondsey has the opportunity to meet the needs of a young population with improving educational attainment, and a large labour force with a mix of skill levels, including highly qualified and skilled residents, meeting London’s aspirations for significant growth in knowledge industries.

SMEs, Digital Media and Creative Industries

3.44 While structural economic changes mean manufacturing is no longer a major contributor to job creation in the borough, other sectors have grown. There is now a strong recognition of the importance of creative industries to the Borough’s economy, which tend to be clustered in parts of Deptford, New Cross and Forest Hill due to business advantages of good public transport links and a good representation in a number of growing sectors.

- 3.45 Lewisham has existing strengths in small, start-up creative industries, and specifically digital media³ which is identified as the fastest growing area of the creative economy and accounts for two out of every three creative jobs in the UK. In 2011, Lewisham Council identified through a survey that there were over 600 digital creative businesses in the borough⁴, many of which are small or micro-businesses. Phase 1B of the scheme includes a creative hi-tech digital hub, creating a focal point around which the many digital businesses in Lewisham can aggregate. Analysis of IDBR data highlights that the current figure is over 1,000 for micro-businesses in these sectors.
- 3.46 A greater proportion of residents in Lewisham have degree-level or higher qualifications compared to the London average, with 38% educated to degree level across the borough and a high proportion working in the knowledge industries. A large number of residents are self-employed or run micro-businesses that provide services to central London and benefit from access. The strength of the borough's higher and further education offer, including Goldsmiths, University of London and Lewisham College and close proximity to Ravensbourne on the Greenwich Peninsula, translates into a number of new graduate start-ups each year⁵.
- 3.47 Levels of entrepreneurship and small business start-up are high in Lewisham. With a rate of new business formation has been at or above the level for Inner London and London over the last 10 years⁶, with 4,800 start-ups in Lewisham, which representing 34% of the total business stock and 12% of total employment, between 2008 and 2012⁷. Rates of new VAT registrations give an indication to levels of entrepreneurship, and in Lewisham, there has been a steady year-on-year increase of new registrations since the mid-1990s, with a pre-recession high and a consistently higher-than London growth rate in registrations⁸.
- 3.48 Currently, there is a gap between the skill level of people who live in the borough and work there, and people who live there and commute out, with over 100,000 people leaving the borough to work (Annual Population Survey, 2014). Part of this is due to the draw of Central London, but this may also be a feature of a lack of business space locally suited to resident's needs.
- 3.49 As previously mentioned, a key element of the New Bermondsey development is the Creative Industries Hub, which will be brought forward in phase 1b of the development adjoining the new Overground station on the East London Line. This part of the development will include business start-up space, including affordable space, tailored towards small entrepreneurial business and the digital media sector.
- 3.50 The provision of flexible office and workshop space will help to foster entrepreneurial activity and the growth of Small and Medium-sized Enterprises (SMEs), giving the opportunity for local people to start-up businesses. This kind of space is often occupied by creative and cultural industries - sectors that are already strong locally partly due to the nearby Goldsmiths College. The provision of this kind of space responds to local needs, with a significant SME representation locally, a high concentration of firms and employees in this sector, and a high rate of start-ups in Lewisham.

³ London Borough of Lewisham (2012) Digital Businesses in the Creative Industry sector in Lewisham

⁴ London Borough of Lewisham (2012) The Digital & Media Sector in Lewisham

⁵ Lewisham Arts Service (2012) The Business of Creativity: A Creative Industries Strategy for Lewisham 2012-2015

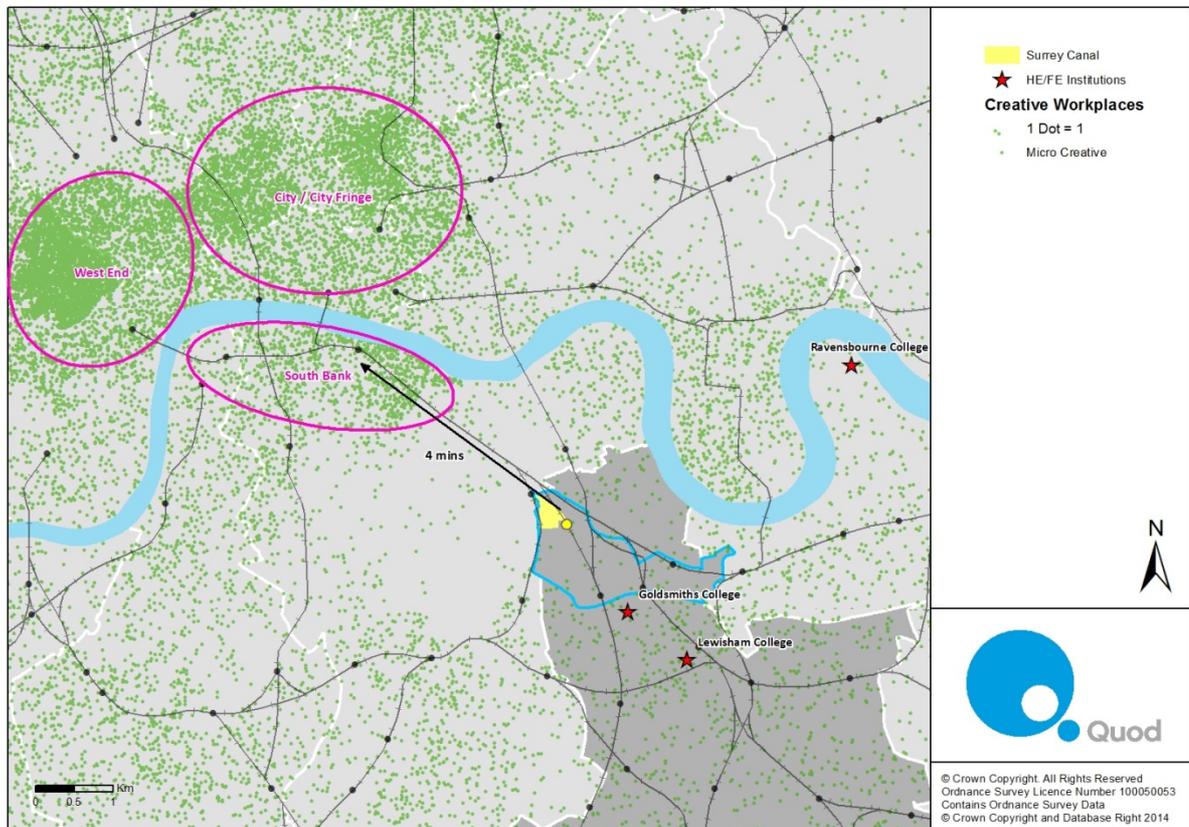
⁶ London Borough of Lewisham (2013) Lewisham Business Growth Strategy 2013-2033 – Strengthening Lewisham's Economy by Creating Growth and Local Jobs

⁷ Ibid.

⁸ ONS (2013) VAT registrations/de-registrations by industry 1997-2007

- 3.51 New Bermondsey's investment in well-located and accessible digital media business space meets aspirations of the Greater London Local Economic Partnership's (LEP) **Jobs and Growth Plan for London** (GLA, April 2013) which sets out the approach to promoting growth and jobs. It outlines four priority areas including:
- Skills and employment – ensure Londoners have the skills to compete for and sustain London's jobs;
 - Micro, small and medium enterprises – support and grow London's businesses;
 - Science and technology – for the capital to be recognised globally as a world-leading hub; and
 - Infrastructure – to keep London moving and functioning.
- 3.52 This provision also meets the LEP's provisions for supporting SMEs to make the journey from start up to high growth, including:
- Exploring affordable workspace options; and
 - Raising awareness of business support services and networks.
- 3.53 Located close to a new Overground station (New Bermondsey), the Creative Industries Hub will be highly accessible to a significant digital and creative market in Central London in 4 minutes and will have direct links to Silicon Roundabout (East London Tech City) on the London Overground network, promoting the area as a key satellite in inner London for high-end businesses, and raising the profile of North Lewisham as a creative employment location in-line with policy aspirations.
- 3.54 The following map identifies the concentration of digital media micro-businesses in the area, the proximity of central London via public transport, and the range of complementary education institutions nearby:

Figure C - Concentration of Micro-businesses (1-9 employees) in the Creative Industries Sector as defined by DCMS⁹



3.55 Renewal has undertaken extensive consultation with a range of medium to large creative businesses either currently based in the borough, or interested in relocating to the borough including Punchdrunk (international theatre company); Based Upon (creative studio and designer makers); Pinewood (film studios); Mo-sys (engineering systems for film and TV). All of these companies have explored relocating to the phase 1B of the New Bermondsey site due to its proximity to the Overground network, the opportunity to develop bespoke facilities with Renewal and its relative affordability compared to other parts of London. If the CPO decision is made and delivery of the scheme can commence Renewal are confident that an innovative, established creative company will become the anchor tenant for phase 1B, but the current timescales are too long and too uncertain without the CPO decision having been made for any company to commit to a pre-let on phase 1B. At New Bermondsey, in a nationally-recognised area of acute employment and income deprivation and where the skills base is low and the unemployment rate is high, the transformation from low grade, low intensity uses to a more intensive, mixed-sector employment offer is a significant benefit. The intensified use of a currently under-used site can help to facilitate the borough's diversification away from traditional manufacturing and industrial sectors towards business services and other service industries and creative sectors that will help Lewisham's economy to stabilise and grow.

⁹ Department for Culture, Media and Sport (2012) Creative Industries Economic Estimates – January 2014

Wider Economic Effects

- 3.56 As well as offering positive opportunities for local residents in terms of employment, a key factor in the success of New Bermondsey will be its ability to draw in visitors by providing high quality community facilities, sports and recreation, and hotel/conferencing facilities within a vibrant environment easily accessible from central London. At present, the Site is largely impermeable and has little to draw in visitors other than on match days. The transformation of the New Bermondsey Site will radically alter this and can help to promote North Lewisham as an attractive destination in London for business and leisure.
- 3.57 Increased visitor numbers contributes to regeneration of the wider area in many ways. Perhaps most importantly, the significant commercial offer, hotel, business incubation space, community facilities and regionally important sports facilities and event space being created as part of the Energize will introduce many people to the area, putting it on the map of London, and improving its credibility as a location for further investment and a place where people want to live.
- 3.58 Building a reputation as a hub for SMEs in the fast-growing digital media sector, as outlined, is key for expanding the wider benefits of the development in terms of supply chain and business support, earnings and raising the profile of north Lewisham. New Bermondsey is in a good situation to achieve this through links to local further and higher education facilities, good accessibility to central London through its two stations on site and a strong track record of creative industry businesses in Lewisham.
- 3.59 Alongside direct employment and job brokerage, the New Bermondsey regeneration scheme will support businesses already in the area through supply chain activities in construction and operation (for example, local machine hire, business administration and support, catering etc.) and through the new residents' spending on goods and services locally, and workers and visitors (including hotel visitors) in the completed development spending on food and drink.
- 3.60 A quantitative assessment was included within the Environmental Statement of the outline planning application for New Bermondsey, submitted in 2011; it is reasonable to assume that spending forecasts will have increased since then. The 2011 quantitative assessment highlights that:
- The new homes at New Bermondsey could generate spending of approximately £40.4million per year;
 - Spending by visitors staying in the hotel could be in the region of up to £4.1million per year;
 - Spending by employees could be in the region of £2million per year.
- 3.61 This spend will support existing businesses locally and create more opportunities for work in the area around the site to support the development. Based on average annual output per job in the retail sector per year, an annual spend in the region of £45million could support around 450 jobs in the retail and service sector surrounding the site and across Lewisham and London¹⁰.

¹⁰ Based on average output per retail employee in the South East of £100,000 per year, ONS

Community Facilities

- 3.62 Successful regeneration will need to be supported by public services, community and voluntary groups, and can enable this by providing a forum for these to operate, whether that be in conjunction with health space, sports facilities or in a place of worship. New Bermondsey will provide a comprehensive opportunity for local and surrounding residents to lead healthy lifestyles giving them access to community facilities in an active environment.
- 3.63 The Council's 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". Policy in Lewisham and London supports the provision of community facilities for future population that are easily accessible, co-located, safe and secure. The New Bermondsey regeneration will include several new community spaces and a nursery/crèche, health centre, faith centre and sports facilities offered to the community at local authority rates.
- 3.64 As well as the site today being used by London Thunder Basketball Club and Fusion Table Tennis Club (set out at 3.79) the Stockholm Road warehouse on the site has been used as a polling station for all elections since the General Election in May 2015. The Stockholm Road warehouse has replaced Scotney Hall on the Winslade Estate as the polling station as Scotney Hall was no longer fit for purpose as the building needs significant maintenance. The polling station on the New Bermondsey site has been a beneficial way to get local residents to use the site and for them to start to thinking of the locality as a destination rather than exclusively an industrial area.

Sport-led Regeneration

- 3.65 Increasing levels of participation in sport and physical activity can contribute to improved health, lower worklessness, less crime, increased skills, stronger community identity and community cohesion. However, often sports facilities that meet local needs are not available in many deprived neighbourhoods, and a larger proportion of the population do not participate.
- 3.66 New Bermondsey offers a major benefit with a pioneering programme of sport-led regeneration. It aims to provide a hub of high quality, comprehensive facilities for elite athletes, as well as community-accessible sports, leisure and recreation facilities for residents and visitors.

Facilities at New Bermondsey

- 3.67 The scale and range of activities provided by the significant investment in sporting facilities at New Bermondsey has the potential to be a leading aspect in the regeneration of the wider area, including the redressing of current economic, social and health inequalities.
- 3.68 New Bermondsey will include Energize in phase 2, the largest community sports facility built in London for over 50 years, and provide a significant amount of floorspace dedicated to formal sport and recreation, which will include:
- A boxing gym with three rings and gym facilities; This will house the headquarters and centre of excellence for the London Amateur Boxing Association as well as a new home for 2 local and well established boxing clubs.
 - 25m x 6-lane swimming pool with disabled access and learner pool;

- Fitness suite with 150 stations, dance studio and weights;
- Changing rooms, office and teaching areas;
- 4G pitch for football, rugby and hockey – also housing the Millwall Community Scheme;
- 4 multi-use sports halls for badminton, basketball, netball volleyball, handball and indoor cricket
- A 3,000 seat event arena with retractable seating (converts to 3 sports halls when not in use);
- Café, crèche, sports shop, NHS community health service, boxing museum, bar and climbing wall;
- A table tennis centre for Fusion Table Tennis Club and regional offices for the English Table Tennis Association; and
- A gymnastics centre.

3.69 A London base for Onside, a charity who create state of the art youth clubs, called Youth Zones, which offering a wide range of sport, art and enterprise activities. This significant level of provision of high-quality sports facilities in an accessible, legible environment of public spaces will encourage residents and visitors to live healthier lifestyles and take part in community groups and events, helping to promote social inclusion and reduce health inequalities and lower than average sports participation rates.

3.70 The proposed location of all sports facilities in a single site within the development means that clubs and facilities can be comprehensively managed to make their operation more efficient. It also allows clubs and organisations within the new indoor sports complex to utilise the 3,000 seat multi-use auditorium for major matches and tournaments, thus affording the indoor complex and its tenants the potential to attract significant events and raise the profile of Lewisham as an elite sports hub.

Clubs, Organisations and Governance

3.71 The occupation of the various facilities by clubs has been seen to respond to a significant local need, with committed uptake of space from locally and regionally significant clubs such as London Thunder (basketball), Fusion Table Tennis, Lynn AC Boxing Club and Downside Fisher Boxing Club. Under the guidance of the Surrey Canal Sports Foundation, and with significant financial investment from the developer (Renewal) and Sport England, the sports facility is effectively fully let to a wide range of clubs and sports organisations and linked to local schools.

3.72 The Surrey Canal Sports Foundation provides a governance structure to ensure that the facilities remain for community use at local authority rates. It will be responsible for encouraging the tenant clubs to run their programmes in the local area and for increasing sports participation locally.

3.73 The Surrey Canal Sport Foundation, a registered charity (1141811), has been established to fund, build and run the sports facilities at New Bermondsey on a not for profit basis. The Foundation will ensure that the facilities are available to Lewisham and Southwark residents at local authority rates in perpetuity. The Foundation’s board members are:

- Steve Norris (Chair);
- Sir Steve Bullock, Elected Mayor of Lewisham;
- Cllr Peter John, Leader of Southwark Council;
- Baroness Grey-Thompson, Paralympian;