

## Lewisham local development framework

# Planning newsletter

Issue 11 – December 2011



**Welcome** to the latest edition in a series of newsletters keeping you up-to-date with Lewisham's [Local Development Framework](#) (LDF).

The LDF consists of a collection of planning documents setting out the borough's planning policies and proposals. It follows from the planning system introduced in 2004 by the Planning and Compulsory Purchase Act. The Council is preparing various planning policy documents to help guide future development and regeneration across the borough. Set out below is an update on the status of the documents being prepared as part of Lewisham's LDF.

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### [Core Strategy](#) (June 2011)

The Core Strategy is the key statutory planning document for Lewisham, it covers a 15 year period from 2011-26. It sets out the Council's approach to planning issues including how we will seek to improve the built and natural environment. The document was submitted to the Secretary of State for approval and the Examination in Public took place in February 2011. The Council received the Planning Inspector's report in March 2011. The Inspector found the Core strategy was 'sound' and the Council adopted it on 29 June 2011. The Core Strategy is now part of the development plan for the borough and as such has replaced many of the policies in the Unitary Development Plan (UDP). It is now the starting point for assessing all planning applications in Lewisham.

### [Planning Obligations SPD](#) (Jan 2011)

The Planning Obligations Supplementary Planning Document (SPD) was adopted by the Council in January 2011. Planning Obligations are legal agreements between the Council and developers that are intended to make development acceptable which would otherwise be unacceptable in planning terms. The SPD provides greater clarity, transparency and openness on how planning obligations are to operate with developers. It provides specific guidance on:

- Circumstances when obligations will be secured
- The type, range and scale of contributions for affordable housing, health, education, leisure and community facilities and other topics.

### [Lewisham Town Centre Area Action Plan](#)

The Council consulted on a 'further options' report for the area action plan (AAP) between 21 March and 3 May 2011. The main issues raised as part of the consultation were:

- Cumulative impact of development proposals
- Design of existing proposals
- Provision of adequate social, green and physical infrastructure, particularly schools
- Provision of family-sized housing rather than a predominance of 1 and 2 bedroom flats
- Provision of publicly accessible open space
- Improving the range and quality of local shops
- Ability of the new road layout that will replace the roundabout to cope with traffic.

The Council will now address these concerns as it prepares a pre-submission or final draft plan. The pre-submission plan will be published in March/April 2012.

This is the final stage before the plan is submitted to the Secretary of State for approval. The approval process will involve an Examination in Public, expected later in 2012. If found 'sound' the Council can then adopt the plan.

### [Catford Town Centre AAP](#)

Catford town centre is one of the key areas within the borough with significant potential for regeneration. The Council's has ambition for major improvements to the shopping centre, pedestrian, traffic and transport infrastructure, plus new housing and public amenities. As such the Council purchased Catford Shopping Centre from St. Modwen Properties in early 2010 and is preparing plans to attract investment from the private sector. Other key development proposals were subject to uncertainty and hence the timetable for the AAP has been delayed while redevelopment issues are clarified.

### [Site Allocations DPD](#)

The Site Allocations DPD identifies the locations and sites for specific types of development to ensure the Core Strategy's vision, objectives and spatial strategy can be delivered during the period up to 2026. Following from the public consultation held between October and December 2010 a final draft plan or pre submission plan is being prepared. It is expected that the pre submission plan will be published for comments in spring 2012 and then submitted to the Secretary of State for approval by an Examination in Public later in 2012. If found 'sound' the Council can then adopted the plan.

### [Development Management DPD](#)

The Council is preparing a Development Management DPD which will set out detailed planning policies to complement and implement the Core Strategy. It is expected that public consultation will take place on a 'further options' report in summer 2012. The further options report will sets out additional policies on a number of issues, including residential conversion, safeguarding pubs, protecting retail and design issues. The Development Management DPD will be a key document for considering planning applications when finally adopted.

### [Annual Monitoring Report \(Nov 2011\)](#)

The Mayor approved the Planning Service 7<sup>th</sup> Annual Monitoring Report (AMR) in November 2011. It covers the last financial year (between April 2010 and March 2011). The AMR provides a summary of all planning and development within the borough, together with a baseline description of Lewisham's environment. It also evaluates how the Council's planning policies contained in the

Lewisham UDP and Core Strategy are being met, and if they are not, why not. This will help us to understand whether local policies and targets are meeting relevant national and London targets.

### [Community Infrastructure Levy \(CIL\)](#)

In April 2010 the coalition government announced they were going ahead with the Community Infrastructure Levy (CIL). CIL will replace much of the current S106 Planning Obligations system by April 2014. It is essentially a new form of tax on development that local authorities can collect to pay for new infrastructure. The money will be used to fund a range of local and strategic infrastructure such as transport schemes, open spaces, schools and community facilities. The rate at which a levy will be charged and the associated arrangements will be described in a Charging Schedule. The Council is working on this and will consult on the Preliminary Draft Charging Schedule in March/April 2012.

### [Deptford Creekside Conservation Area & SPD](#)

The Council is proposing to designate part of Deptford Creekside as a conservation area. Consultation will take place in December and January. It will aim to protect and enhance the special industrial character of the area. The SPD will follow next year and it will guide and manage the potentially significant level of change anticipated for the area. It will promote high quality design which responds sensitively to the historic, social, economic and environmental context in order to maintain and reinforce this special character. It will also respond to the ambition to protect designated employment areas and stimulate 'mixed use' areas as set out in the Core Strategy. It is intended that a draft SPD will be subject to public consultation in the summer of 2012.

#### **For further information, please contact us.**

**Phone:** 020 8314 7400

**Email:** [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)

**Post:** Planning Policy, London Borough of Lewisham, 5<sup>th</sup> Floor, Laurence House, 1 Catford Road, Catford, London, SE6 4RU

The latest LDF documents are on the Council website:

<http://www.lewisham.gov.uk/myserVICES/planning/policy/Pages/default.aspx>