

## Local Development Framework

# Planning Newsletter

Issue 4, June 2007

**Welcome** to the fourth edition of the Planning Newsletter which aims to keep you up-to-date with Lewisham's Local Development Framework (LDF).

In this edition:-

- Full details of consultation on the preferred options, where to obtain copies of documents, and how to make a submission
- Overview of the preferred options for each of the documents currently being consulted on
- Latest planning Annual Monitoring Report for the borough
- New timetable for preparing the LDF approved
- London Plan up-date



**Above:- Sketch view of proposals  
for the Oxestalls Road site in Deptford**

## Consultation begins on the LDF Preferred Options

Consultation has commenced on the preferred options for two planning documents which the Council is currently preparing for inclusion into the LDF. The documents are:-

- People, Places and Spaces – The Spatial (Core) Strategy
- Development Policies and Site Allocations Document

An overview of these documents is presented over the next few pages to give you a flavour of what issues they seek to address and some of the key directions which they are proposing.

A sustainability appraisal of each of the above documents is also being consulted on at this time. The sustainability appraisal assesses the extent to which the preferred options contribute to the sustainable development of the borough.

Consultation closes on 3 August 2007 and it is important that all comments and submissions are received by the Council before this date.

See Page 6 of this newsletter for details on where to obtain copies of the preferred options documents along with information about how to make a submission.

## **The Preferred Options for People, Places and Spaces – the Spatial (Core) Strategy**

The Spatial (Core) Strategy sets out the overall strategy for where new development and regeneration will be focussed in the borough. It is strongly anchored in the overall vision for Lewisham, as set out in the Community Plan, that ‘together we will make Lewisham the best place in London to live, work and learn’.

It seeks to integrate with, and give effect to, other important strategies of the Council and its key partners including those relating to transport, economic development, crime, and the natural environment.

The overall proposed strategy for different parts of the borough are shown on the Key Diagram, with the Spatial (Core) Strategy setting out how the various parts of the borough will change over the next 20 years as follows:-

### **1. Major Growth Corridor**

Focussed on Catford, Lewisham, New Cross and Deptford, these locations will be encouraged for active change through significant regeneration and intensification of built development. This will involve substantial new housing, employment and retail developments (often as part of mixed use schemes). Supporting infrastructure such as new transport will also be provided to support this corridor.

### **2. Areas for Moderate Growth and Intensification**

These district town centres are established shopping areas where moderate growth and intensification will be supported consistent with local urban form.

The aim is to take advantage of opportunities where available (e.g. on vacant or underutilised areas and sites).

### **3. Areas for Managed Change**

These established residential areas will be managed so as to facilitate change only where consistent with the existing built form and character of houses, streets and places. Shopping parades will be retained to provide local access to shops and other facilities.

### **4. Areas for Local Renewal**

Bellingham and Downham are some of the most deprived areas in the borough. These areas will be supported for physical renewal and improvement promoted together with social and economic programmes. This means using the planning system to influence things like access to social and community facilities, employment and improvements to public transport and open spaces.

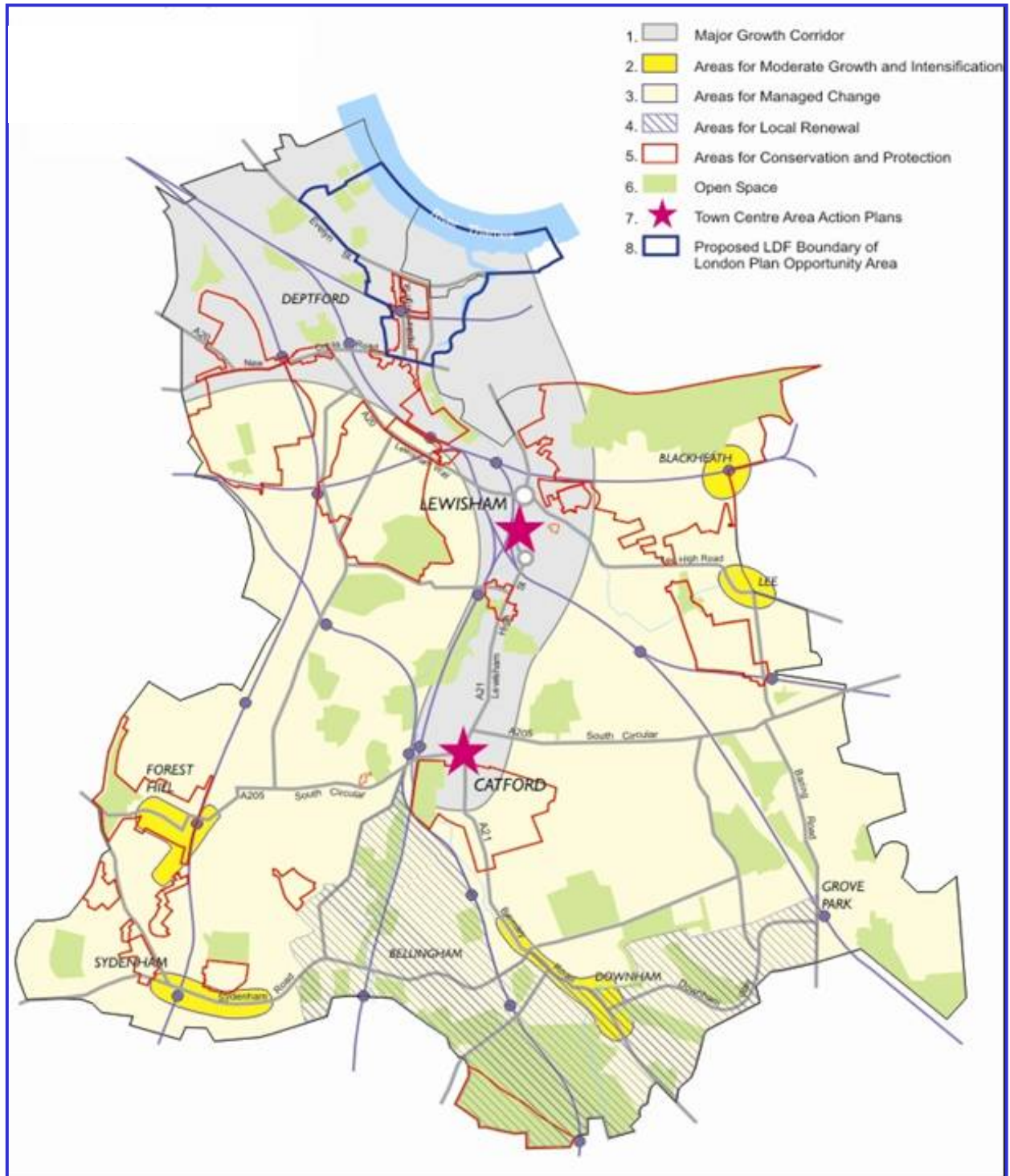
### **5 & 6. Areas for Conservation and Protection / Open Space**

Conservation areas and open spaces will be protected from inappropriate development and only changes that protect or enhances the environment will be considered appropriate.

### **7. Town Centre Area Action Plans**

Lewisham and Catford Town Centres, as the two largest town centres in the borough, are the subject of separate plans called Area Action Plans. These set out in more detail the Council's development proposals for these areas and will be the subject of a separate consultation activity.

## Spatial (Core) Strategy Key Diagram



In addition to setting the overall directions as outlined above, the Spatial (Core) Strategy also provides strategic directions in relation to a range of important issues, including waste management, provision of new and affordable homes, and promoting good design in new development.

If you want to know more about the preferred options for the Spatial (Core) Strategy and/or make a submission in order to influence its final form, please obtain a copy from the Council and make your views known (see page 6 for more details).

## The Preferred Options for Development Policies and Site Allocations

The Development Policies and Site Allocations document addresses two different matters. Firstly, it sets out the main policies that will be used to consider planning applications for development or change of use. These policies will generally be criteria based and will focus on issues such as protecting residential amenity, addressing highway and transport issues, and protecting the viability and vitality of town centres.

A selection of preferred options for these policies are outlined below.

### Housing

- housing mix – seeking to secure a range of house sizes, including family homes
- affordable housing – facilitating 35% affordable housing on schemes of 10 or more units and the creation of mixed and balanced communities
- new housing to be built to lifetime homes standard and 10% of new housing to be wheelchair accessible

### Sustainable Environment

- protection of open spaces and promotion of biodiversity
- new housing to achieve a 3\* rating under the Code for Sustainable Homes
- 20% of energy in major developments to come from on-site renewable energy

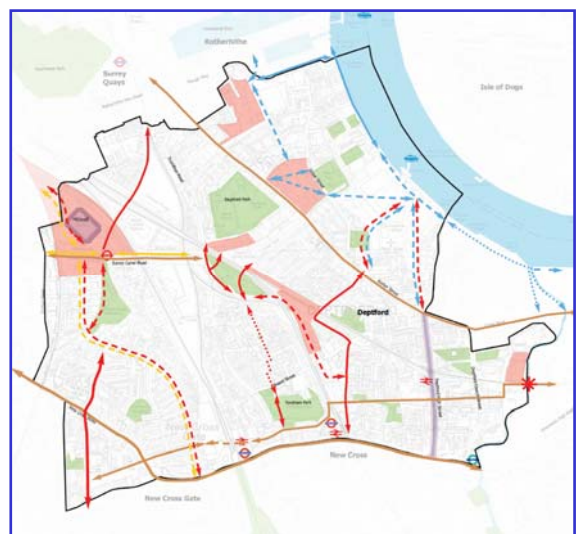
### Urban design

- identifies a 'design-led' approach to the form and scale of new development
- protection of historic assets
- criteria based policies for designing out crime, inclusive environments, and public art

In addition to setting out development control policies, this document also sets out preferred land uses and directions for a range of key sites and locations throughout the borough. In doing this, it will help to guide the future shape and form of new development and ensure it contributes to the overall planning objectives of the borough (as set out in the Spatial (Core) Strategy).

A key concentration of these sites is New Cross and Deptford as these locations are identified in the Spatial (Core) Strategy as being part of the 'Major Growth Corridor'. Because of this, detailed work has been prepared to look at this area and ensure that the development of these sites can occur in a coordinated way. Some of this work is shown on Page 5.

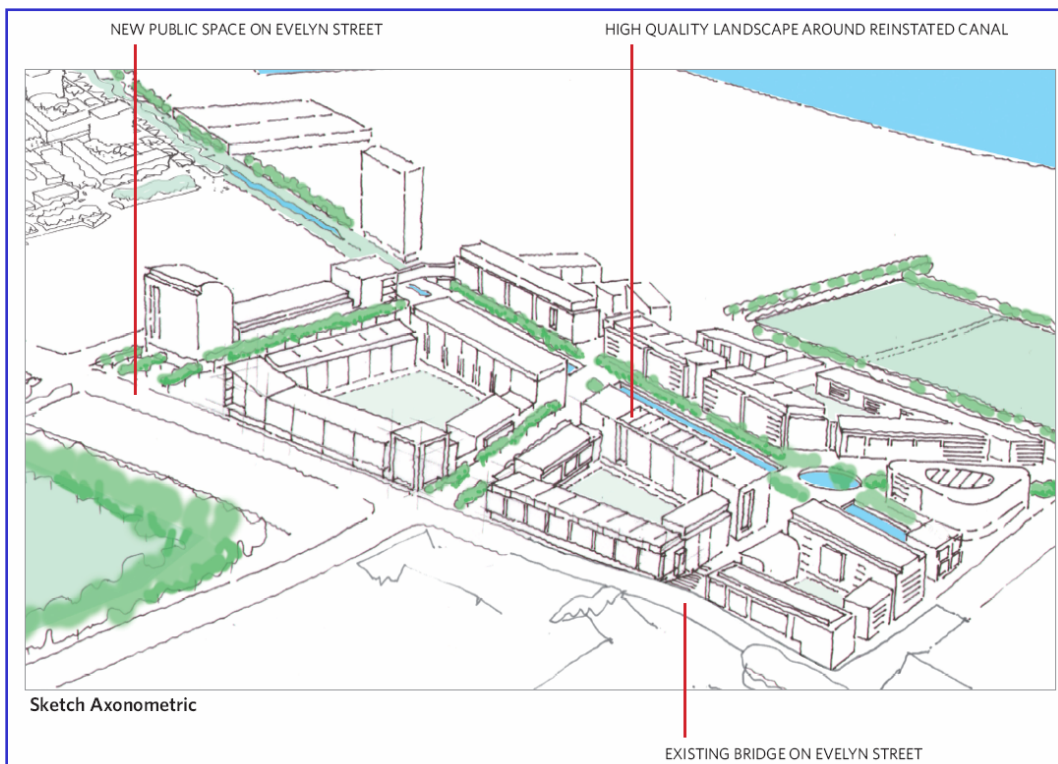
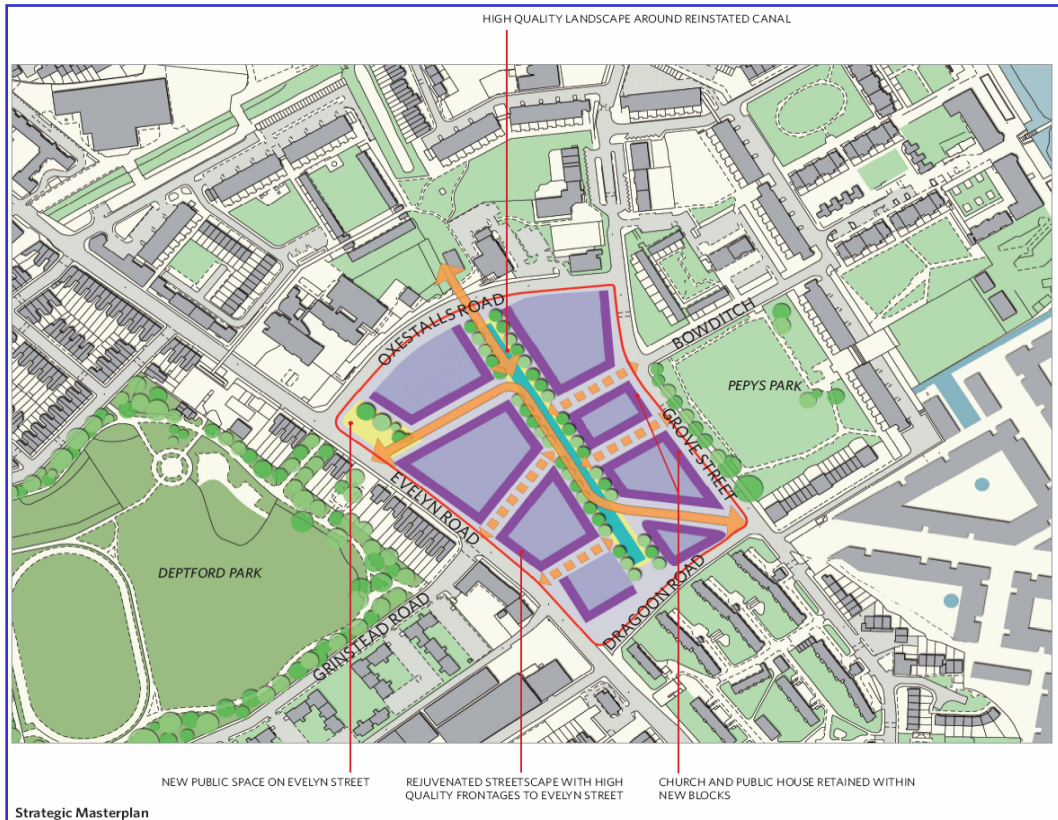
Full details of all the sites identified from across the borough can be found in the full document along with all the development control policies. If you want to know more and/or make a submission please obtain a copy from the Council and make your views known (see page 6 for more details).



Above:- A sample of work prepared on possible strategic connections in Deptford and New Cross



Below:- Design work undertaken for the Oxestalls Road site in Deptford. This is a sample of planning and design work undertaken for larger development sites in Deptford and New Cross to help inform future land uses and development. Further detail on the range of sites is contained in the Development Control and Site Allocations document.



## Obtaining Copies of the Preferred Options

The Preferred Options, along with other supporting information, are available for inspection during the consultation period at :-

- The Planning Information Office, 5th Floor Laurence House, 1 Catford Road, SE6 4RU between the hours of 9am and 5pm, Monday to Friday;
- All London Borough of Lewisham libraries during normal opening hours; and
- On-line at:-

[www.lewisham.gov.uk/environment/planning](http://www.lewisham.gov.uk/environment/planning)

## Making a Submission

The Council invites all stakeholders and the general public to make a submission so as to help us to plan for the future of the borough. Submissions can be made in writing sent by post to the Council, via e-mail, or on-line as follows:-

All written representations must be sent to:

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

All electronic representations must be sent to: [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)

Representations may be made on-line at:-

[www.lewisham.gov.uk/environment/planning](http://www.lewisham.gov.uk/environment/planning)



Remember, consultation on the preferred options closes on Friday 3 August 2007. It is important that all comments and submissions are received by the Council before this date.

## Next Stages of Preparing the LDF

Following consultation on the preferred options for these two documents, the Council will consider all the submission received and decide if changes should be made to the documents before being signed-off by the Council.

Once this is complete, each document will be submitted to the Secretary of State who will establish an independent examination to review the soundness of the documents and make recommendations as to what, if any, changes should be made.

Any recommendations made as a result of the independent examination are binding on the Council. This means that the Council is obliged to adopt each of the documents as amended by the examination outcomes.

At the time the Council submits each of the documents to the Secretary of State, a further round of consultation will take place which will give stakeholders and the public a final chance to have their say. These comments will then go forward to be considered along with the documents themselves at the public examinations.

Everyone who makes a submission at the preferred options stage (now) will be automatically consulted when the documents are submitted to the Secretary of State.

## Other News

### Area Action Plans

The Council is also preparing planning documents that will relate specifically to Lewisham Town Centre and to Catford Town Centre. Consultation on the preferred options for these documents is expected to occur later in 2007.

### Annual Monitoring Report (AMR)

To help the Council monitor the effectiveness of the borough's planning policies a monitoring report is prepared each year in December. The 2006 report can be viewed on the Council's website.

### Conservation Area Reviews

The Council is committed to reviewing two conservation areas each year as one of its Best Value performance indicators. This year we will be looking at Lee Green conservation area and Telegraph Hill conservation area.

Reviewing a conservation area involves looking at the history of the conservation area and setting out the characteristics that make the area special which should be preserved. Management proposals are developed from this work and these could include extensions or reductions to the boundaries of the conservation areas and further protection for architectural features.

If you would like to be involved in these reviews, please contact Justine Page, Senior Conservation Officer on 020 8314 6071 or [justine.page@lewisham.gov.uk](mailto:justine.page@lewisham.gov.uk).



### Conservation Area Supplementary Planning Document

The Government Office for London has advised councils to produce one conservation area supplementary planning document only to give advice to residents in all of the borough's conservation areas.

This document is due to be circulated for public consultation this autumn and published in March 2008. Specific information on each conservation area will now only be provided in separate conservation area appraisals. If you would like to see the draft SPD when available please contact Justine Page, Senior Conservation Officer on 020 8314 6071 or [justine.page@lewisham.gov.uk](mailto:justine.page@lewisham.gov.uk).

### Local Development Scheme

The programme for preparing the Local Development Framework is contained in the Local Development Scheme. This scheme sets out which documents are being prepared, what policy matters they will deal with, and the timetable for their preparation. The Council has recently up-dated the scheme and it can be viewed on the Council's website.

## **Early Alterations to the London Plan (Housing and Waste)**

Early alterations to the London Plan, relating to increasing the London-wide housing provision target and new policies for waste management, have been approved and now form part of the London Plan.

The alterations confirm a housing target of 9,750 new homes between 2007 – 2017 (975/year annual monitoring target) for Lewisham as well as a requirement that at least 30% of household waste should be recycled or composted by 2010 (33% by 2015).

## **Further Alterations to the London Plan (Housing and Waste)**

Further alterations to the London Plan, comprising changes relating to climate change and renewable energy, have finished being consulted on and are being reviewed at an examination in public which commenced on 22 June 2007. A dedicated website has been established for the examination (<http://www.london.gov.uk/london-plan-eip/index.jsp>).

## **Contact**

Planning Service  
5th Floor, Laurence House  
Catford Road  
Catford, SE6 4RU  
Between 9am and 5pm

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

Web: [www.lewisham.gov.uk/environment/planning/planningpolicy/](http://www.lewisham.gov.uk/environment/planning/planningpolicy/)

If you would like to speak to the Planning Policy Team you can telephone us on one of the following numbers:

020 8314 3885	020 8314 6247
020 8314 6540	020 8314 8774

