

Local Development Framework

Planning Newsletter

Issue 6, June 2008



Welcome to the latest edition in a series of newsletters keeping you up-to-date with Lewisham's Local Development Framework or LDF.

The London Borough of Lewisham is continuing the process of preparing a new planning framework to guide future growth and development in the borough up to 2025. This framework is known as the LDF and consists of a collection of planning documents that sets out the borough's planning policies and proposals. This process follows the planning system introduced by the Government in 2004.

In this edition, you will find information on a number of key topics of local importance, such as:

- A progress update on the LDF and news of the updated timetable
- Summaries of completed and in progress background or evidence documents covering issues relating to Housing, Flood Risk, Employment and Social Infrastructure Assessments
- Details of Supplementary Planning Documents affecting conservation areas and planning obligations
- Other News: Including the Mayor of London's new powers and the new London Plan.

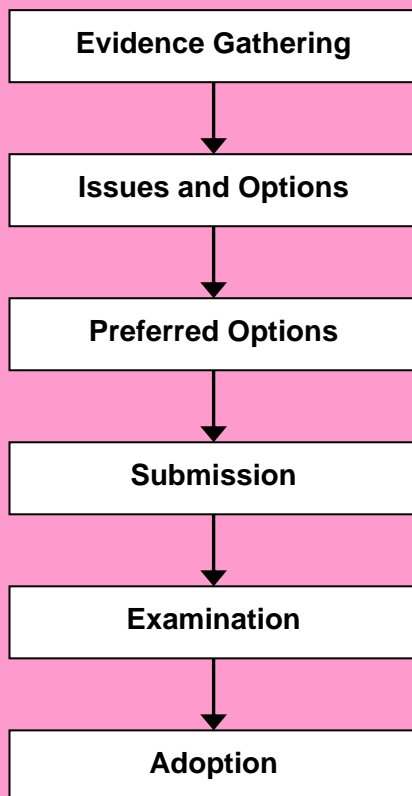
LDF Progress

The LDF will set out the future pace, pattern, scale and quality of development across the borough to 2025. We are preparing a number of LDF documents including the:

- Core Strategy
- Development Policies and Site Allocations
- Proposals Map
- Lewisham Town Centre Area Action Plan
- Catford Town Centre Area Action Plan

Major change is anticipated across the borough, with a focus in Lewisham and Catford, and we need to plan for this. Collectively, the LDF documents will provide detailed guidance on where and how development should take place. This includes specific policies and proposals for different areas and identified sites.

The preparation process for each LDF document covers several stages as shown in the following diagram:



What stage is Lewisham up to?

Public consultation on 'Preferred Options' for each of the key planning documents or Development Plan Documents (DPDs) occurred during the Summer of 2007. This is the second stage in preparing LDF documents and enabled a detailed discussion of the options most likely to be taken forward.

A total of 1,400 individuals, groups, associations and government agencies and specific consultation bodies were consulted during the process, which covered topics including transport and parking, retail uses, urban design, housing, open space, community facilities and environmental issues.

Over 1,500 individual comments were received and the key messages from the consultation were:

- support for improving Lewisham and Catford town centres
- the need to provide for affordable housing
- general support for the mixed use employment sites in Deptford and New Cross
- ensuring development is located close to train stations and bus routes to reduce the use of car travel
- the need to protect conservation areas and historic buildings from over development
- the need to ensure our parks are not built on
- ensuring individual developments are as energy efficient as possible
- concerns over the development to the rear of the Christian Fellowship Centre, Honor Oak Road.

All the comments can be viewed on the website at:

<http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LDFConsultation/StageTwo/>

Next Steps

As a result of significant changes in government guidance on the preparation of LDF documents and government feedback received during the preferred options consultation, we will be revising and reconsulting on the preferred options for each of the LDF documents.

The revised documents will bring together the work done to date and provide new information which needs further consideration and community

consultation. Consultation is scheduled to take place in November and December 2008 for the Core Strategy etc, and from May 2009 for the Lewisham and Catford Area Action Plans.

In the meantime, Council Officers are working with key landowners and Government agencies, such as Transport for London, to ensure any proposals put forward can be implemented and there is agreement about the options for developing key sites.

New Evidence Documents

In revising the Preferred Options for the different planning documents, evidence needs to be collected to justify the preferred approach and the draft policy directions the Council is proposing. This is a requirement from the Government and we can't move to the next stage in the LDF process until we have completed the following studies. Further details on the Councils Evidence Base is on our website at:

<http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LocalDevelopmentFrameworkEvidenceBase/>

Strategic Housing Market Assessment (SHMA)

A key issue for the borough is housing. We need to ensure that people have somewhere decent to live at a price they can afford. The SHMA will show how many new homes are required in the borough over the next five years to meet housing need and population growth and how much of this should be allocated as 'affordable housing'. It will also look at the specific housing requirements for different groups, such as older people and students.

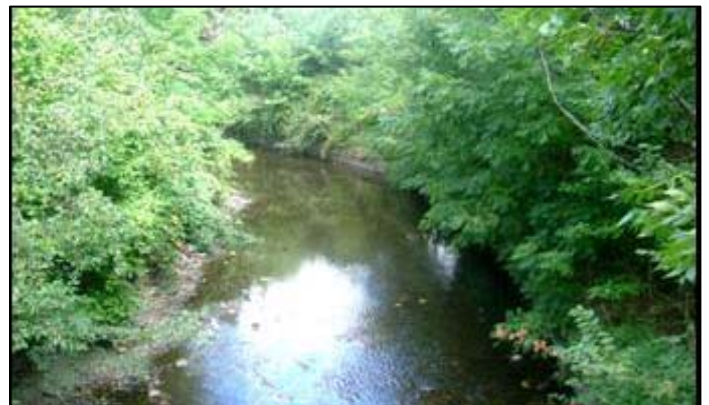
Consultants Opinion Research Services (ORS) have been commissioned to undertake the work and a final report is expected by the end of June. The report has been prepared in accordance with guidance from the Department of Communities and Local Government.

the next five, ten and 15 years. The study area comprises the extent of the borough and has been prepared in accordance with guidance from the Department of Communities and Local Government. A draft report is expected by the end of June.

A study of Lewisham's five year supply of housing has already been completed and shows that we can meet housing demand. This provides a detailed report of housing sites and estimated timescales of development until 31 March 2012 and will be reviewed each year.

Strategic Housing Land Availability Assessment (SHLAA)

The primary role of the SHLAA is to identify as many sites as possible with the potential for housing development and estimate when they are likely to be developed, in order to assess how Lewisham can meet its housing requirements over



The River Ravensbourne in Lewisham

Strategic Flood Risk Assessment (SFRA)

The Lewisham SFRA is a technical document based on government guidance. We have worked very closely with the Environment Agency to ensure all aspects of flood risk are addressed in one document. The SFRA is expected to be available from our website by the end of June and will allow us to:

- Prepare appropriate policies for the management of flood risk
- Identify the level of detail required for site-specific flood risk assessments, and
- Enable the acceptability of flood risk to be determined in relation to emergency planning capability.

Social Infrastructure Framework (SIF)

With the expected development of a great deal of new housing over the next 15 years, as required in The London Plan, it is important for Lewisham to consider the accompanying growth of its services and facilities. That is, the social infrastructure necessary to create a sustainable community.

The council is working to ensure that schools, health facilities, parks, sports and community centres and many other vital services are provided where new development is built.

Work is currently underway and a final draft of the report is expected in July 2008, to be available on our website.



Open space with play facilities



Employment Land - Lewisham Reuse and Recycling Centre

Employment Lands Review

This document reviews the amount and type of office, warehousing and industrial land provided in the borough. Consultants Roger Tym & Partners and Ramidus Consulting have been commissioned by the Council to prepare a new document that will provide the supporting evidence to either protect this land or release some of it for other uses such as modern office and commercial space, residential development or a mix of these uses.

The study will look at supply and demand of land, employment projections for the next 15 years, employment sectors that are likely to grow and decrease, and whether the buildings and land provided is enough, of the right type and in the right place. The nature of the local commercial property market will also be examined.

In order to gain the views of potential developers, land owners, business organisations and occupiers of business premises a well attended workshop was held on 11th March. A wide range of stakeholder views will feed into and inform the preparation of the study.

The final draft of the report is expected in June 2008. For further details contact Rosemary Duckworth 020 8314 6247

rosemary.duckworth@lewisham.gov.uk

Supplementary Planning Documents

In addition to the work being done preparing Preferred Options for key planning documents a number of Supplementary Planning Documents or SPDs are being prepared. An SPD provides additional planning guidance and advice on adopted planning policy and can be site-specific or issue-based.

Planning Obligations SPD

We have started preparing a detailed Planning Obligations Supplementary Planning Document (SPD) to create greater transparency and openness in the way planning obligations are agreed with developers.

Planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services that the Council believe are necessary to facilitate proposed developments. Examples of obligations range from the provision of affordable homes and transport infrastructure to funding of school places or employment training schemes.

The SPD seeks to formalise the Council's procedures for securing planning obligations and will form part of the Local Development Framework (LDF). The SPD will provide additional information on the policies in the Core Strategy and Development Control Policies and Site Allocations Development Plan Documents.

Specifically the SPD will:

- establish a clear approach and policy basis for the use of planning obligations in decision making in accordance with the requirements of relevant planning legislation, government guidance, the London Plan and the emerging LDF
- cover a range of issues that the Council will seek to secure through planning obligations including a tariff based approach for calculating financial contributions. The issues to be covered in the SPD includes but is not limited to affordable housing, local and strategic transport requirements, education,

- health, community facilities, open space, public realm, employment and training, town centre management and public art
- provide additional details on other issues relating to planning obligations including how the funds will be spent, monitoring and professional costs, payments in lieu and the use of an open book approach.

Work on this document is at a very early stage. In April 2008 the Council appointed Atkins and Atisreal to prepare the SPD and the project is expected to take approximately 6 months.

A sustainability appraisal (SA) is required and the first stage will be the preparation and consultation on the scoping report for the sustainability appraisal in the coming months.

Do you agree with this approach? Would you like to see other issues covered in the SPD? Would you like to be included as a document consultee for the SPD and advised of public consultation? If so, please send your response and contact details to the Policy Planning Team.



Housing Development in Lewisham

Borough-wide Conservation Areas SPD

This SPD will provide guidance on carrying out sympathetic alterations to buildings in conservation areas. This is in accordance with Council policy contained in the Unitary Development Plan (Policy URB 16) which requires that development preserves or enhances the character of conservation areas. The Government Office for London has advised that only one SPD is to be published for all conservation areas in a borough. Where specific guidance may be necessary in other conservation areas, this can be provided separately. This SPD therefore satisfies this requirement.

Public consultation is expected to take place in September and October 2008

All documents are available on our website: (www.lewisham.gov.uk/Environment/Planning/ConservationAndUrbanDesign/).



St Johns Conservation Area

Bromley Road SPD

The Council has appointed a multi-disciplinary team lead by Urban Practitioners to produce the Bromley Road SPD. The consultant's work started in February and is due to be completed in August. The purpose of the SPD is two fold; both to guide development in the area and also provide a baseline document for any future regeneration strategy in the area.

The project began with a public meeting on 26 February. Over 100 local residents and stakeholders attended and worked in groups with the consultants to identify the issues and problems in the area, and their aspirations for it.

One of the issues raised concerned the planning applications already made for development sites in the area before the completion of the SPD. However, the Council cannot legally defer consideration. An application for residential development on the site of the Tigers Head was submitted last summer, before the SPD was considered, and, in assessing this application against Council current planning policies, permission has now been granted. However, two applications for the Courts site have now been refused and the Green Man is now owned by London and Quadrant Housing, providing an opportunity for applications to be developed in tandem with the preparation of the SPD.

For further information contact Phil Ashford, Urban Design and Conservation Manager on 020 8314 8533 or e-mail on phil.ashford@lewisham.gov.uk

Are there specific issues you would like to see covered in either the Conservation Areas or Bromley Road SPD's?

Would you like to be included as a document consultee for one of the SPDs and advised of public consultation?

If so, please send your response and contact details to the Planning Policy Team.

Email: planning.policy@lewisham.gov.uk

Telegraph Hill and Lee Manor Conservation Areas

The conservation and urban design team and their consultants have now completed reviews of the Telegraph Hill and Lee Manor conservation areas. The Mayor approved officers' proposals to adopt the character appraisals and locally list buildings in both areas as well as amend the boundaries of Lee Manor Conservation Area. These items were adopted on 19 March 2008. Article 4 directions are being made to control alterations to the external elevations of family houses to preserve the character of both areas. The Telegraph Hill direction came into effect 9 March 2008 and the Lee Manor Article 4 direction will come into effect on 23 March 2008. Article 4 withdraws permitted development rights, to enable the council to control potentially harmful alterations, such as changes to roofs, windows and front gardens. Contact the Planning Information Desk for further information.



Manor House Library in Lee Manor Conservation Area



Deptford High Street



Plaque off Dartmouth Road – Forest Hill

Deptford High Street and Forest Hill Conservation Areas

The Council has again appointed the Conservation Studio to review Deptford High Street and Forest Hill conservation areas. The consultants will research the history of the areas using old maps and describe the character of the conservation areas that the Council has a duty to preserve or enhance.

If anyone has historical information they would like to contribute to this work, please contact Justine Page on 020 8314 6071 or e-mail on justine.page@lewisham.gov.uk

We will also look at reducing or extending the boundaries of the conservation areas and if any further management proposals are necessary to help look after the areas. Public consultations on the reviews will be held in autumn - watch our website for details. All residents and businesses in these areas will be notified.

Other News

Timetable for the preparation of plans

The Local Development Scheme or LDS is the project plan for the LDF and contains a timetable of when our LDF documents will be produced and when public consultations will take place.

It has recently been revised and an up-to-date version was approved by the Council on 23 April 2008. A free copy is available from the planning information desk or on the Council website at:

<http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LocalDevelopmentScheme.htm>

London Plan – New consolidated version

The Mayor of London has published a consolidated version of the Spatial Development Strategy known as the London Plan. This incorporates amendments made in 2006 and more recent amendments approved in 2007. The London Plan forms part of the Borough's development plan and is a key document used when making decisions on planning applications.

The London Plan can be found at the website: <http://www.london.gov.uk/thelondonplan/> or telephone 020 7983 4323 for your own copy.

Wider Powers for the Mayor of London

Following consultation in 2006 and a Government review in 2007, the Government has granted additional powers to the Mayor of London. The package includes stronger planning powers for the Mayor where he will have discretion to decide strategically important planning applications in London. This means any application for 150 dwellings or more now needs to be referred to the Mayor for comment.

In addition, the Mayor has gained the power to direct changes to borough's Local Development Plans and Local Development Schemes. These

aspects are expected to be put in place later in 2008.

Annual Monitoring Report

The Annual Monitoring Report (AMR) for Lewisham was submitted to the Government and published in December 2007. The AMR monitors the performance of Lewisham's planning policies and the extent to which we have met targets set out in the Local Development Scheme for 2006/07. See website for details or contact the Planning Policy team for further information.

Point of Note

At the time of print, a new version of PPS12 (Government policy regarding local spatial planning) was expected. It is anticipated that this will change the planning policy process. The Council will review the document and advise of required amendments to the process or documents as soon as possible.



City Hall - London

Contact

If you would like to receive the LDF newsletter, know of someone who would, or already do and would prefer not to in the future, please contact the Planning Policy Team.

All documents are available on the Council's website and copies can be obtained from the planning information desk.

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

Email: planning.policy@lewisham.gov.uk

Web: www.lewisham.gov.uk/Environment/Planning/Planning_Policy/

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