

Public Examination of the Development Management Local Plan

London Borough of Lewisham response to the Inspector's initial query regarding DM13: Location of main town centre uses

Does this policy add any material value to what is already said on the subject in NPPF part 2, the Core Strategy, and the Town Centre plans?

(Note a complete list of all the Inspector's initial questions are on the Examination website and can be accessed via the following link:

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/development-policies/Documents/DMLPInitialQueries.pdf>)

Planning Policy – 13 January 2014

Council Response

The Council considers this policy adds to the existing policy framework for the location of main town centre uses in Lewisham in that it sets a local floorspace threshold.

1. Existing policy context

- 1.1 The NPPF part 2 requires the application of the sequential test and specifies that local planning authorities should require applicants to submit an impact assessment if the development is over a locally set threshold, or at a default threshold of 2,500 sq m if there is no locally set threshold.
- 1.2 Lewisham's Core Strategy Policy 6, part 2, states that major development should be located within the major and district centres and, if not, proposals require assessment against the sequential test. The policy does not set a local threshold, nor does it reference the NPPF's default threshold of 2,500 sq m.
- 1.3 Lewisham town centre local plan seeks to focus retail development within the town centre boundary, including within identified edge of centre sites. In relation to the edge of centre sites within Lewisham town centre, the plan requires developers to show that there is no demonstrable adverse impact (through an impact assessment) on the Primary Shopping Area. The plan does not specifically require impact assessments for other, non designated sites or areas.

- 1.4 Catford major town centre and the seven district centres (Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and New Cross Gate and Sydenham) do not have specific town centre plans and therefore there is no further detailed guidance in relation to these centres.
 - 1.5 The existing policy context provided by the NPPF and the Core Strategy does not therefore set a borough-wide local floorspace threshold for requiring an impact assessment.
- 2. Evidence base**
- 2.1 An assessment of the locally set floorspace threshold is set out in the [Supplementary Report to Lewisham's Retail Capacity Study 2009 \(September 2010\) \(CSD2.14a\)](#). This assessment concludes that 1,000 sq m is an appropriate local threshold for the borough.
- 3. Conclusions**
- 3.1 The Council considers that DM Policy 13 is necessary and adds to the existing policy context by introducing a local floorspace threshold of 1,000 sq m for requiring an impact assessment.