Public Document Pack

This page is intentionally left blank
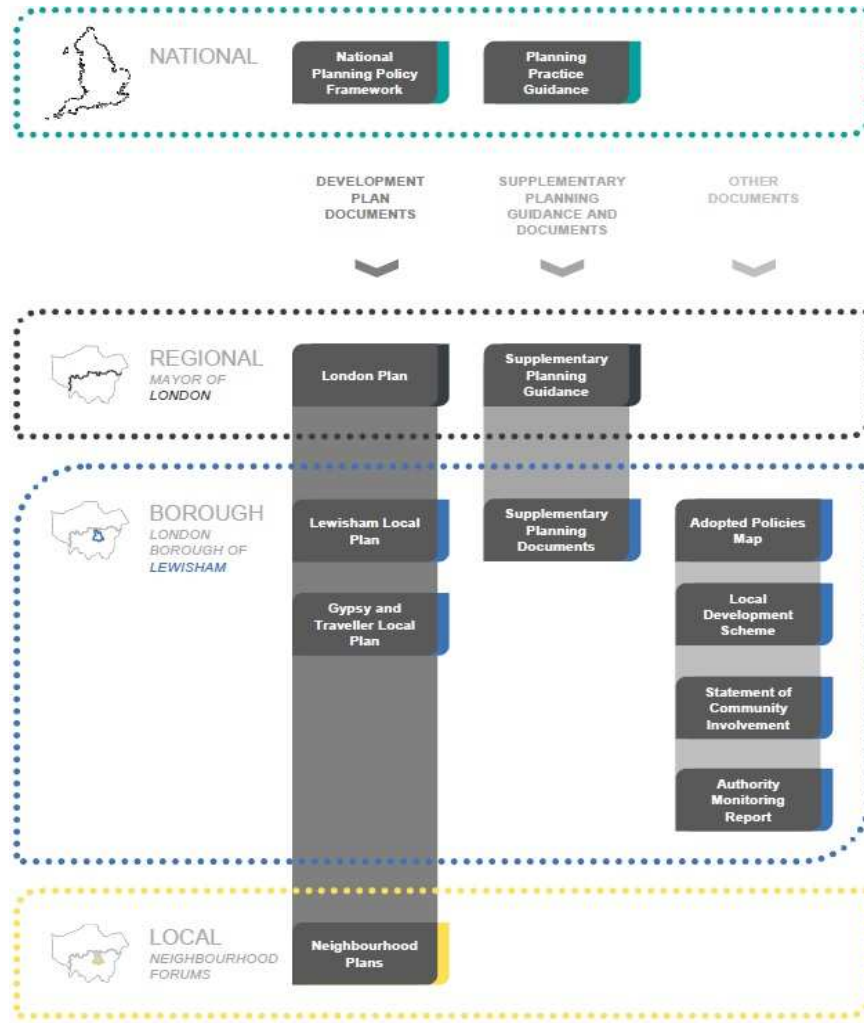
SDSC Briefing

11th December 2017

1:/

Emerging London Plan

Lewisham

Soundness test undertaken by independent inspector.

Plans must be:

- positively prepared

- justified (evidence based)

- effective (deliverable)

- consistent with national policy, including the presumption in favour of sustainable development

Policy hierarchy

- Published for consultation 29 Nov 2017
- New housing targets for the next 10 years

Themes are:

- Building strong and inclusive communities
- Making best use of land
- Creating a healthy city
- Delivering the homes Londoners need
- Growing a good economy
- Increasing efficiency and resilience

THE LONDON PLAN

THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
DRAFT FOR PUBLIC CONSULTATION

DECEMBER 2017

London Policy

Lewisham

Why is it important for our local plan?

- Local policies have to be in conformity with the London Plan

- We can not opt out of delivering more homes

- There is no do nothing option! – We have to plan for Good Growth.

- Will set the direction for Lewisham's Local Plan

National

London

Borough

Neighbourhood

London Policy

Lewisham
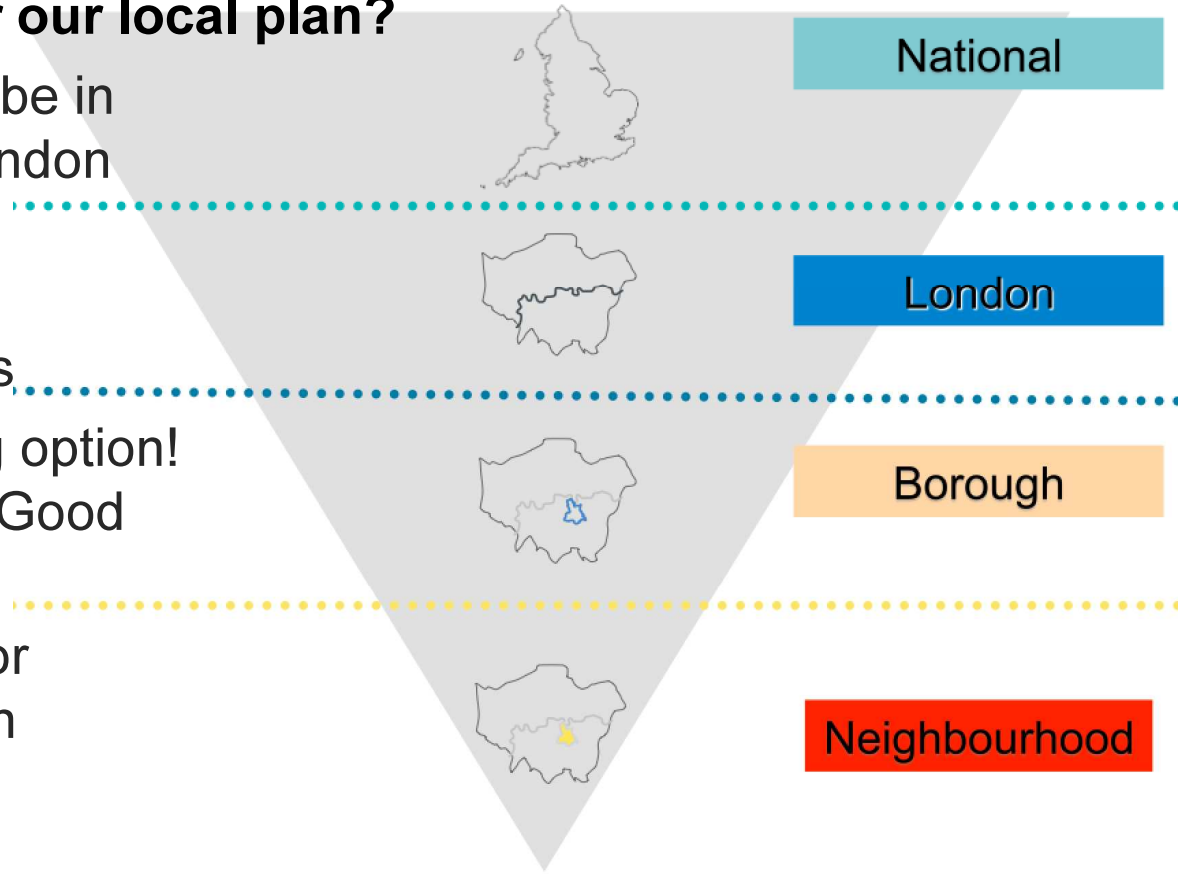
Update

- London Mayor has published a number of Draft Strategies:
    - Draft Transport Strategy
    - Affordable Housing and Viability Strategy
    - Draft Housing Strategy
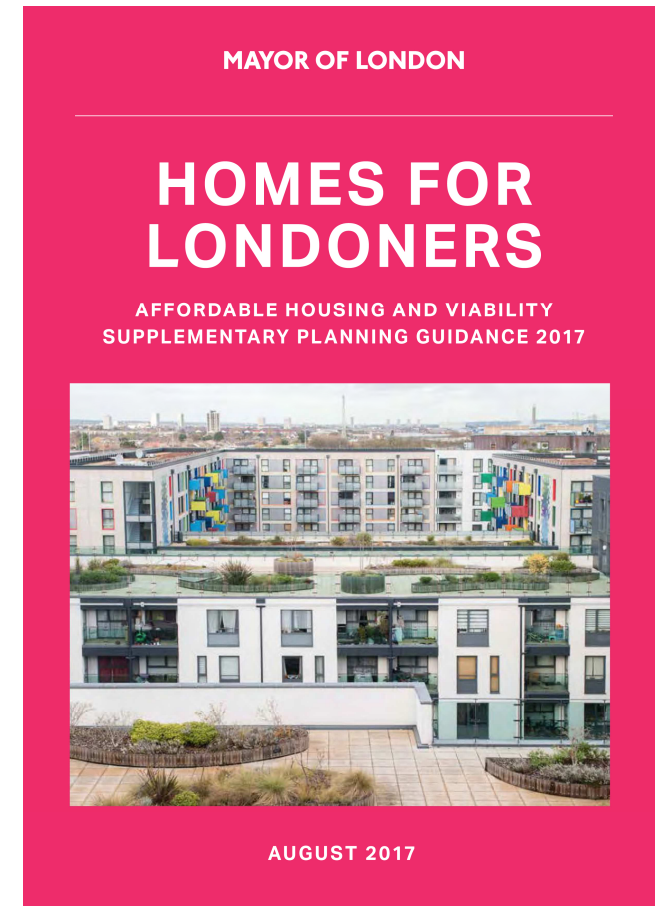   - Draft Environment Strategy

London Policy

Draft Transport Strategy

- Recognition that growth has to be accompanied by public transport provision

- Commitment for the Bakerloo Line Extension phase 1

- Recognition of Lewisham as a key interchange

- Healthy Streets approach – promote walking and cycling

MAYOR OF LONDON

Mayor's Transport Strategy
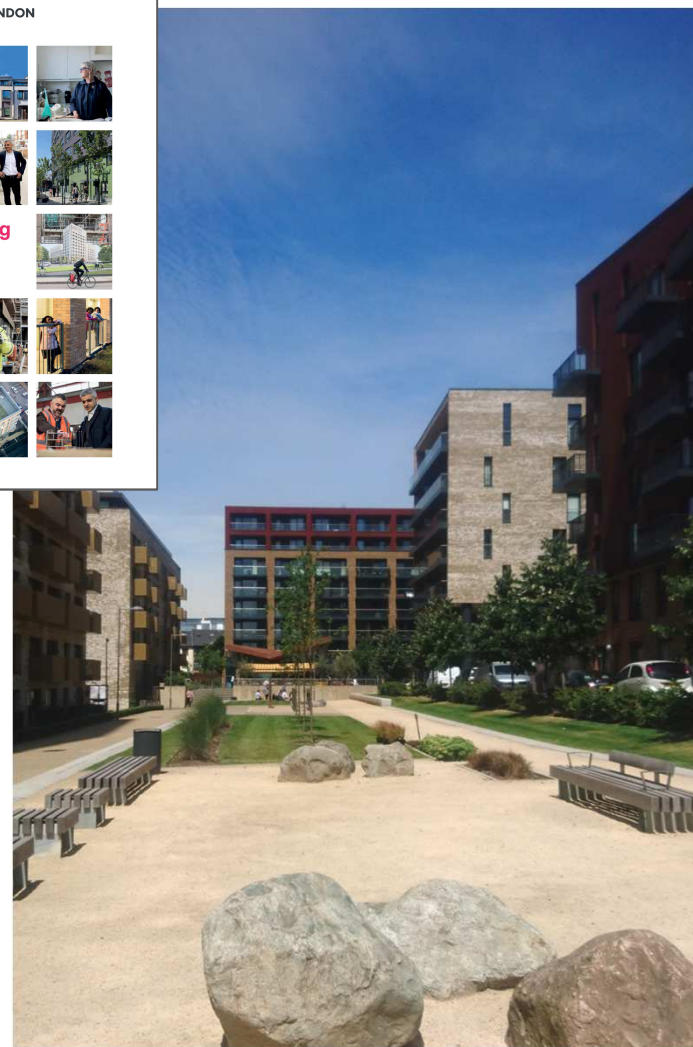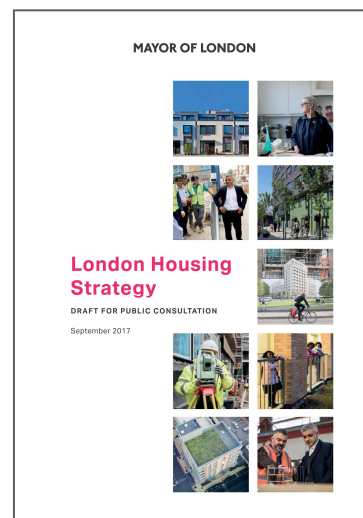Draft for public consultation

Lewisham

Affordable housing and viability strategy

- Main aims of this SPG is to increase the number of affordable homes delivered through the planning system.

- Our approach to affordable housing – 50% unless viability indicates otherwise

- Land Values - Existing Use Value Plus Premium (EUV+) which Lewisham already use

- Ability to bypass requirement for review mechanism

- Make the viability process more consistent and transparent – standardised approach

MAYOR OF LONDON

HOMES FOR LONDONERS

AFFORDABLE HOUSING AND VIABILITY SUPPLEMENTARY PLANNING GUIDANCE 2017

**AUGUST 2017**

London Policy

Lewisham

Draft Housing Strategy

- Sets out a range of measures to increase the supply of new homes:
  - Increasing funding for affordable housing
  - Quicker delivery
  - Diversifying the supply of homes
- Intensifying existing sites
- Focus on town centres
- Small sites
- Design led Density
- Tall buildings

MAYOR OF LONDON

London Housing Strategy

DRAFT FOR PUBLIC CONSULTATION

September 2017

London Policy

Lewisham

Draft Environment Strategy

- Zero Carbon City by 2050

- Tackle Air Quality

- Reduce car use

- Healthy Streets approach – promote walking and cycling

- National Park City

  - Protecting existing strategic green infrastructure

  - Increasing green infrastructure

  - Planting more trees

  - Greater community involvement – improvement and management

MAYOR OF LONDON

London Environment Strategy

DRAFT FOR PUBLIC CONSULTATION

AUGUST 2017

London Policy
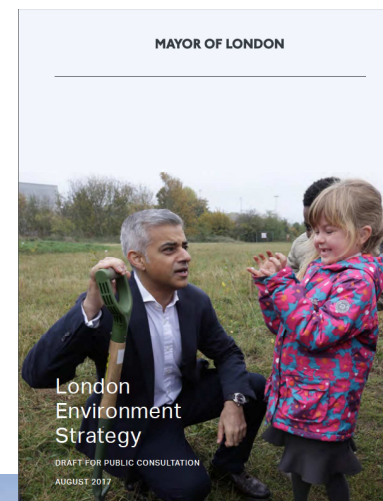
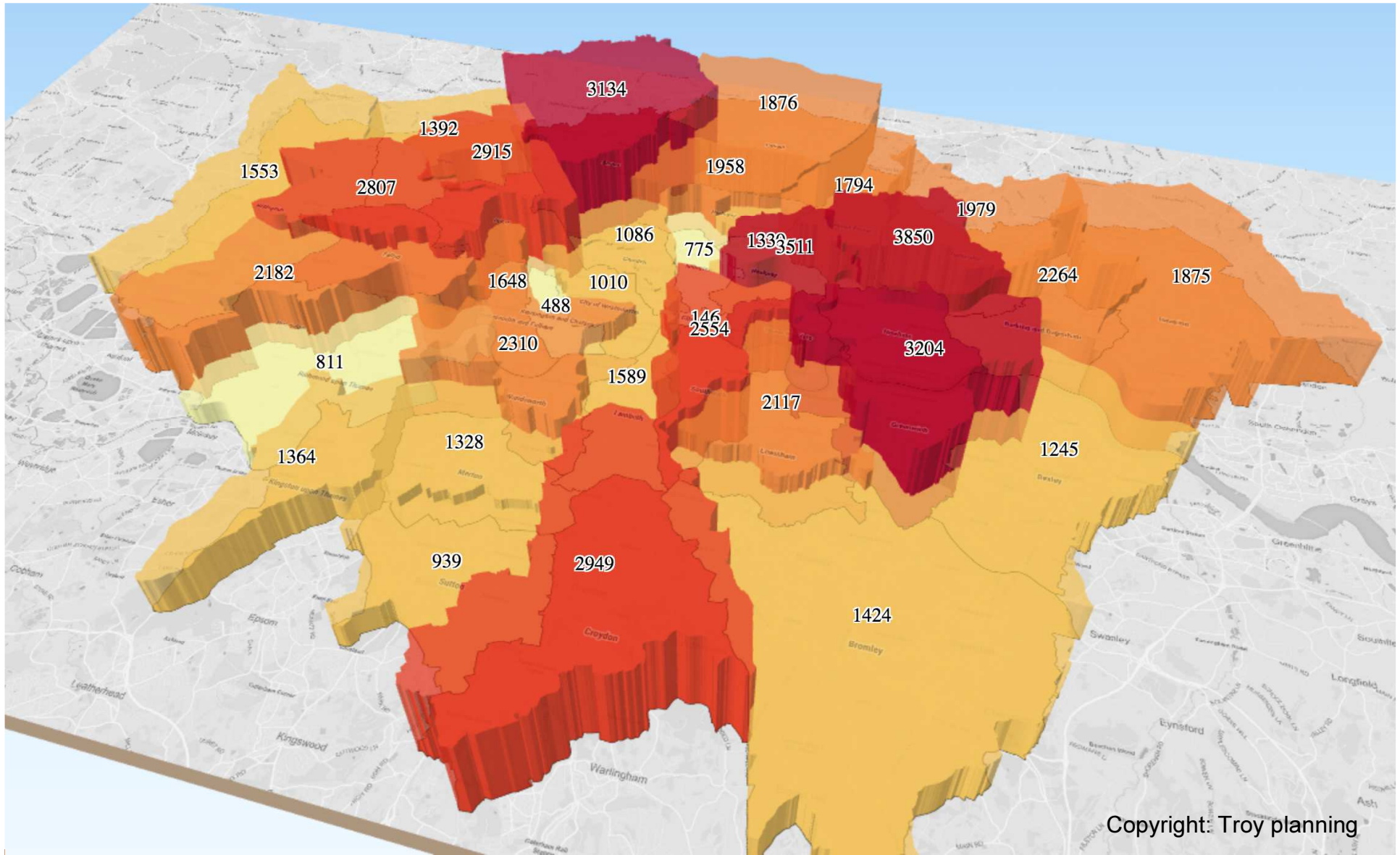Lewisham

Headlines from the AMR 2016/2017

1. 1,420 homes delivered

2. 327 new affordable homes – 23%

3. Social rent/affordable rent ratio 64:36

4. 555 homes delivered on small sites (<2.5ha) of which 175 homes were built in Lewisham Central

5. Overall net loss of 23,802m2 of non-residential floorspace

6. Total dwellings approved 1,202 net new units

Annual Monitoring Review

Lewisham

Headlines from London SHLAA

2,117 new homes per year

    a) 1,288 new homes per year on larger sites

    b) 829 new homes per year on small sites (<0.25ha)

    Present forecasts expect London's population to exceed 10 million by 2039

Annual Monitoring Review

Housing targets

Copyright: Troy planning

Lewisham

%Change - Annual Targets 2017 vs 2015
- -39 - 0%
- 0 - 50%
- 50 - 100%
- 100 - 140%
- 140 - 175%
- Over 175%

Copyright: Troy planning

Housing targets

Lewisham

High rise –
low coverage
75 units/ha

Low rise –
high coverage
75 units/ha

Medium rise –
medium coverage
75 units/ha

Key
Target a mix of activities
Include a variety of house types

○ Community facilities
○ Shops and workspaces
● Maisonettes
○ Houses
○ Apartments
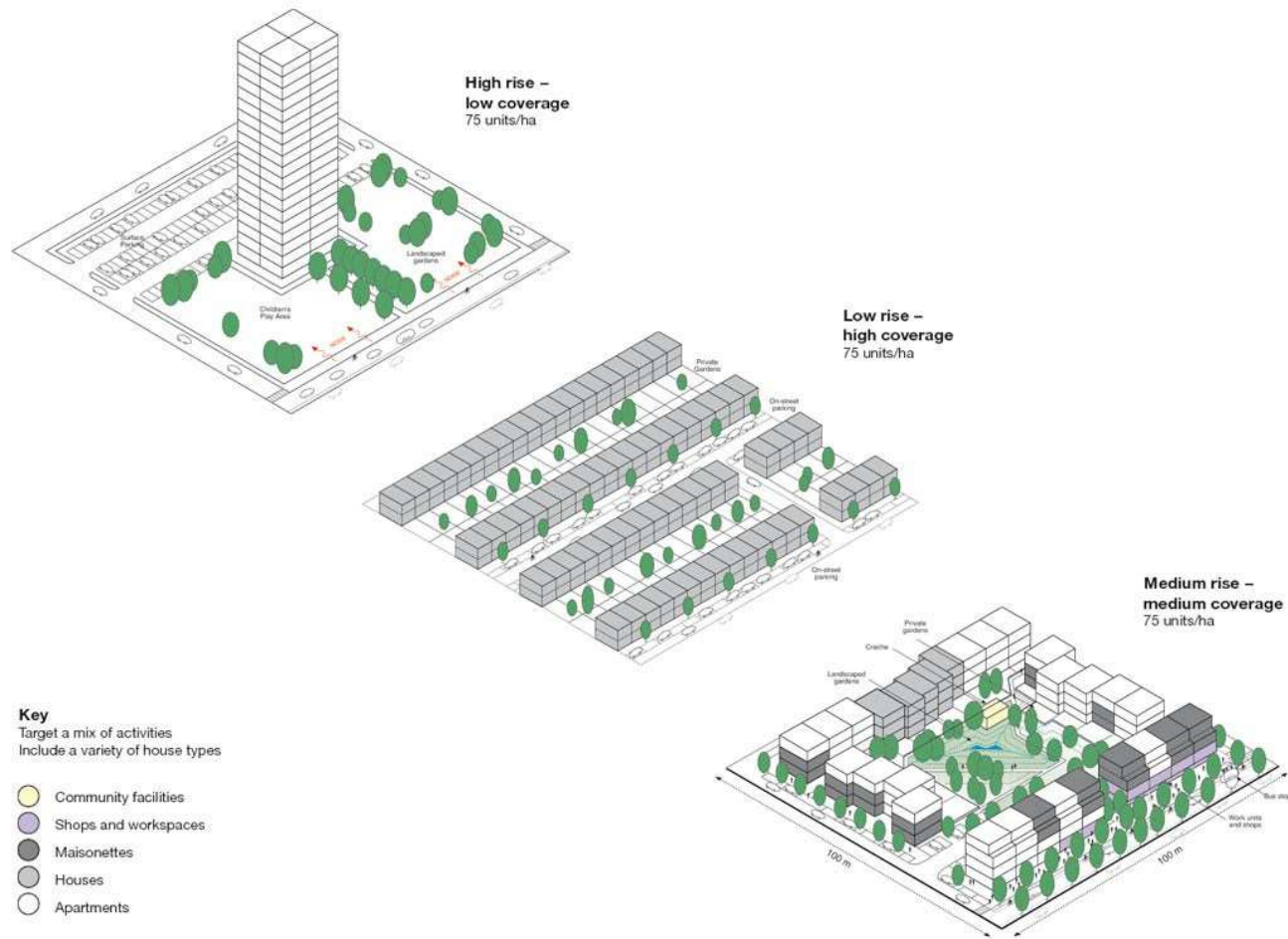
Density - what does the target mean for Lewisham?

Lewisham

Update

1. Draft scoping document
2. Preparing evidence base
3. Local Plan review

Programme

Local Plan Stage	Start	Completion
Evidence Base for Local Plan Review	August 2017	June 2019
Preferred Policy & Consultation (Reg18)	January 2018	October 2018
Draft Local Plan & Consultation (Reg 19)	October 2018	April 2019
Submit to Secretary of State (SoS)	March 2019	July 2019
Examination	July 2019	October 2019

Local Plan Update

Questions….?

This page is intentionally left blank