

Mayor and Cabinet		
Report Title	Response to the referral by the Overview & Scrutiny Committee on key planning issues	
Key Decision	No	Item No.
Ward	All	
Contributors	Executive Director of Resources & Regeneration	
Class	Part 1	Date: 18 May 2016

1. Summary

- 1.1 This report sets out the Executive Director's response to the recommendations arising from the Overview and Scrutiny Committee's key planning issues presentation, which was considered at the Mayor and Cabinet meeting of 18 May 2016.

2. Purpose

- 2.1 The Overview and Scrutiny Committee presented the key planning issues presentation and Recommendations to the Mayor at the Mayor and Cabinet meeting on 10 February 2016. The purpose of this report is to set out the Executive Director's response to the recommendations arising from the key planning issues presentation.

3. Recommendations

- 3.1 The Mayor is recommended to:

(a) Approve the response from the Executive Director for Resource and Regeneration to the Overview and Scrutiny Committee

(b) Agree the content of this report and agree that the matters discussed in this report be reported back to the Overview and Scrutiny Committee.

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's Sustainable Community Strategy policies 'Empowered and Responsible'.

- 4.2 The Council's existing planning policies are contained in the Local Plan. The Council's Local Plan comprises the Core Strategy (2011) which sets out the strategic vision for the borough's high streets, the Development Management Local Plan (2014) which sets out the detailed policies used to guide decisions on planning applications in order to implement the strategic vision contained in the Core Strategy and the Lewisham Town Centre Local Plan (2014) which is an area based Local Plan. These documents are in conformity with the Mayor

of London's London Plan and national policy which seek to secure up to 50% affordable housing, subject to viability.

- 4.3 The Council's Planning Obligations SPD was adopted by full Council on 25th February 2015 and details the likely type and scale of planning obligations for development proposals in the borough, to ensure that the impact of development on infrastructure and services can be adequately mitigated. It also seeks to establish a transparent, fair and consistent process for negotiating, securing and monitoring planning obligations and notes the basis on which a viability review should be undertaken.

5. Background

- 5.1 On 25 January 2016, the full Overview and Scrutiny Committee considered a report entitled *Key Planning Issues (the Housing and Planning Bill and Financial Viability)* which included a presentation on financial viability from Anthony Lee (BNP Paribas). **Attached at Appendix 1.**

6. Recommendation made by the Overview and Scrutiny Committee

- 6.1 The referral report recommended at paragraph 3.2 to forward the presentation to Mayor and Cabinet and request that particular consideration be given to the *key messages* slide and the information on the potential impact of starter homes on other affordable housing products. The Sustainable Development and Housing Select Committees have also been asked to consider this. In addition, when more detail is available in relation to the proposals contained within the Housing and Planning Bill the recommendation noted that it will be important for all three of these meeting bodies to consider it.

6.2 Response:

The contents of the presentation and the key planning issues slide are noted, in particular the conclusion which highlights that:

- Cutting S106 and AH is not the only way of improving viability
- Planning as an obstacle to growth – land value is also a key factor
- Considering growth will be increasingly important
- Delivering Starter Homes AND mainstream AH will be challenging

Officers note that the position with viability and the delivery of affordable housing continues to be challenging particularly in light of the Housing and Planning Bill. The Head of Planning will continue to monitor the Bill and Starter Homes and update as necessary. The Planning Service will continue to aim for affordable housing in individual schemes to be delivered in a form that is genuinely affordable to Lewisham residents' and at a level which is maximised whilst still delivering the necessary growth and securing high quality design.

7. Legal Implications

7.1 The report sets out for approval the response from the Executive Director to the Overview and Scrutiny Committee on matters raised, there are no direct legal implications on the responses.

8. Financial Implications

8.1 There are no specific financial implications arising from this report per se.

9. Equalities implications

9.1 Lewisham's Comprehensive Equalities Scheme (CES) 2012-16 describes the Council's commitment to equality for citizens, service users and employees.

The CES is underpinned by a set of high level strategic objectives which incorporate the requirements of the Equality Act 2010 and the Public Sector Equality Duty:

- tackle victimisation, harassment and discrimination
- to improve access to services
- to close the gap in outcomes for citizens
- to increase understanding and mutual respect between communities
- to increase participation and engagement

10. Environmental implications

11.1 There are no specific environmental implications from this report.

11. Conclusion

11.1 The recommendation referred to the Mayor from the Overview and Scrutiny Committee has been answered in section 6 of this report and it is proposed that this response is referred back to the committee.

Background documents

If you have any queries on this report, please contact Emma Talbot, Head of Planning, 5th floor Laurence House, 1 Catford Road, Catford SE6 4RU – telephone 020 8314 9051.