

<b>Sustainable Development Select Committee</b>			
<b>Title</b>	Planning Policy Update – Local Plan, Supplementary planning documents (SPDs) and Bakerloo Line	<b>Item No</b>	6
<b>Contributors</b>	Head of Planning		
<b>Class</b>	Part 1	<b>Date</b>	13 <sup>th</sup> September 2017

## **1. Purpose**

- 1.1 This report is intended to update Members on the progress of the new Local Plan and subsequent SPDs that are currently being produced or revised.

## **2. Recommendations**

- 2.1 The Select Committee is asked to note the content of this information report and direct any questions to officers.

## **3. Background**

- 3.1 The Local Plan is the main development plan document for LB Lewisham, setting out a vision and strategy for future development of the borough, addressing the needs and opportunities in relation to housing, the economy, community facilities and infrastructure, as well as providing detailed policies for managing development growth and change, for safeguarding the environment, meeting the challenge of climate change, securing good design in developments, and identifying specific proposals for the use of land in the borough.
- 3.2 The Local Plan also translates any corporate strategy, into a spatial vision and policy guidance for development of the Borough.
- 3.3 The Council has a statutory duty to review its Local Plan every 5 years and a decision to undertake a revision of the Plan was initially taken in 2015.
- 3.4 In October 2015 consultation on the initial stage of the preparation for the new Local Plan took place. The consultation invited comments from the public and other interested groups and individuals on the main issues affecting the borough and matters that should be considered in the new Local Plan.
- 3.5 The preparation of the Local Plan was put on hold for a number of reasons: political uncertainty, changes to planning legislation and the need to progress other policy work such as the Gypsy and Traveller Local Plan. Whilst the political landscape may be no more certain the Council feels it is important to restart the process of preparing a new Local Plan.

- 3.6 Since the last Local Plan was adopted there have been a number of changes to the policy context such as the publication of the Housing and Planning Act 2016, the Housing White Paper, the Neighbourhood Planning Act 2017 and the London Mayor's Affordable Housing and Viability Supplementary Planning Guidance (SPG) 2017.
- 3.7 There is also a continual need to better reflect the role of place-making in planning policy development.

## 4. Planning Policy Progress update

### 4.1 The Local Plan

4.1.1 The Local Plan is at the initial stages of the process. A Project Scoping and Options Paper is currently being prepared which is intended to:

- Inform discussions on and understanding of:
  - The scope of the proposed new Local Plan
  - Issues and options associated with renewing the Local Plan
  - Associated resourcing, timing, risks and opportunities
  - Expected outcomes in terms of policy purpose, fit, product, and utility.
- Facilitate an organisation-wide understanding of the timing and resourcing implications associated with undertaking a Local Plan renewal
- Provide the basis for the preparation of an agreed project brief for renewal of the Local Plan.

4.1.2 It is intended to have a programme of ongoing engagement with Members as the Plan, including scoping and options is progressed.

4.1.3 In parallel with the Scoping and Options Paper; work has commenced to audit, review and prepare the evidence base required for renewal of the Local Plan.

4.1.4 Programme

Local Plan Stage	Start	Completion
Evidence Base for Local Plan Review	March 2017	June 2019
Plan Making & Consultation (Reg18)	June 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
Adoption		2020

## 4.2 Residential Extensions and Alterations SPD

4.2.1 The Residential Extensions and Alterations SPD is intended to provide detailed advice and guidance, expanding on the policies in the Development Plan. Once adopted, it would form part of the Local Development Framework (LDF). The aim of the SPD is to explain and interpret the Council's policy requirements with the aim of improving the quality of schemes and applications and the consistency and speed of decisions, whilst protecting residential amenity and townscape quality.

4.2.4 Officers have prepared a draft version of the Residential Extensions and Alterations SPD and are in the process of preparing an engagement strategy. The engagement strategy is likely to include:

- Workshops with key stakeholders:
  - Members
  - Agents
  - Community groups
- Public Consultation (6 week period)

4.2.5 Programme

SPD Stage	Start	Completion
Engagement with stakeholders	Late September 2017	November 2017
Public Consultation	November 2017	January 2018
Amendments to document	January 2018	February 2018
Adoption		March 2018

## 4.3 Statement of Community Involvement (SCI)

4.3.1 The Council adopted its current Statement of Community Involvement (SCI) in July 2006. The SCI forms part of the local development framework and is a legal planning requirement. It sets out the Council's policy for involving and communicating with interested parties in matters relating to development in the borough and in the preparation and revision of local development framework documents and in the exercise of the authority's functions in relation to planning applications.

4.3.2 Since its adoption there have been significant legal and regulatory changes to the planning system that the SCI needs to reflect. These include the changes introduced by the Planning Act 2008; the Localism Act 2011; the Local Planning Regulations 2012; the Development Management Procedure Order 2010; the deletion of the planning policy statements and their replacement by the National Planning Policy Framework in March 2012 and the Neighbourhood Planning Act 2017.

4.3.2 A Draft SCI was produced in 2013 and public consultation was carried out in August until October of that year. We received a number of concerns from members, local community groups and residents to the draft proposals. We

carefully reviewed all the comments and decided not to progress the SCI update until the Council's IT system had been upgraded and we would be in a better position to consider fresh and amended proposals.

4.3.3 Since 2013, the Council has embarked on a significant upgrade of the IT infrastructure and systems. However, more work is required before we can consider the possibility of replacing neighbour letters with site notices. We have been promoting the use of the online planning application service which enables users to set up and request email notifications when planning applications are received/validated in specified roads/areas. We have been testing the replacement of the fortnightly Amenity Society Panel (ASP) meeting with regular community group meetings. The first meeting was held in March 2017, with over 40 local groups attending with the next meeting in October 2017. Feedback from this initial session was good; as we are proactively engaging with a wider cross-section of residents/community representatives. We have also re-introduced regular evening forums for Agents, Developers and Architects. It is intended that both forums will meet a number of times a year. We are also trialing the use of foyer notices to replace letters sent to individual properties in flatted blocks.

4.3.3 It is intended that a revised SCI will be a streamlined, high level document, designed so that parts of it can be updated when necessary to better reflect legislation and local demand/need. The revised SCI must align with current legislation as well as reflect the changes in Council resources and technological advances, of which there have been many since 2005. The most notable are that most correspondence the Planning Service receives is now by email rather than letter, planning applications can be viewed and commented on online and the introduction of the online planning application service. These improvements have meant that the Planning Service has been able to better respond to the needs of the community and it is intended that the revised SCI will build on this.

4.3.4 A draft proposal for the SCI is being prepared. It is intended that this clarifies and proposes changes to how the Planning Service engages with the community.

#### 4.3.5 Draft Programme

SCI Stage	Start	Completion
Engagement with Members	December 2017	January 2018
Public Consultation	May 2018	June 2018
Amendments to document	June 2018	August 2018
Re Consultation	September 2018	October 2018
Adoption		November 2018

#### **4.4 Gypsies and Traveller Sites(s) Local Plan**

- 4.4.1 We are currently preparing a single-issue Local Plan with the aim of allocating a site or sites to meet the local accommodation needs of Gypsy and Traveller communities within the borough.
- 4.4.2 At its meeting on 7 September 2016, the Mayor and Cabinet approved a Gypsy and Traveller Site(s) Local Plan (GTSLP) Potential Sites(s) report and Integrated Impact Assessment (IIA) for statutory public consultation.
- 4.4.3 The potential Sites(s) identified in the report were:
- New Cross Social Club and adjoining land, Hornshay Street, SE15; and
  - land at Pool Court, SE6.
- 4.4.4 Both sites are considered suitable candidates for allocation to Gypsies and Travellers, despite issues including:
1. The New Cross site contains community infrastructure that would need to be re-developed on other site(s); and
  2. The eastern portion of the Pool Court site is owned by Network Rail and currently within their portfolio of land for sale.
- 4.4.5 Consultation on both sites took place from 17 October and 30 November 2016, and raised a number of important issues that required investigation and follow up in order to establish the overall appropriateness and deliverability of the two preferred sites.
- 4.4.6 These issues have since been investigated; further informing comparison between Hornshay Street and Pool Court to seek to identify the preferred site for the GTLSP. It is the intention to bring a further report to Mayor and Cabinet in October 2017 updating on progress.

#### ***Bakerloo Line***

#### **4.5 New Cross Masterplan**

- 4.5.1 We are currently working with the GLA and TfL on a jointly funded project to understand the impact of the Bakerloo Line Extension (BLE) on a New Cross Gate Masterplan Study.
- 4.5.2 It was original envisaged that two studies would be undertaken to analyse opportunities in the immediate vicinity and wider area of New Cross Gate, by undertaking Station Interchange Study and a Masterplan Study. As discussions have progressed it was clear that TfL needed to undertake some of the detailed work on the proposed station and line themselves and consequently it was considered better to absorb the remainder of the work into one piece of work. This is now called the New Cross Gate Masterplan and Station Opportunity Study (NXG Masterplan Study).
- 4.5.2 An Invitation to Tender (ITT) document for a NXG Masterplan Study was issued to consultants on Friday 11 August with a deadline for tender responses being

Friday 8 September 2017. It is intended that the successful consultant will be appointed and in place during week commencing 18 September 2017.

- 4.5.3 A 'Bidders Morning' was held on Wednesday 30 August 2017 which was an opportunity for potential bidders to see strategic sites, ask questions, and get a better understanding of the Council, GLA and TfL's priorities.

#### 4.6 **Lewisham Interchange**

- 4.6.1 We are in the final phases of a detailed study into the creation of Lewisham Station into an interchange between the BLE, DLR and National Rail services. The study is being undertaken with the GLA, Network Rail and TfL and has been jointly funded. The aim of the project is to create a station interchange which brings together the multiple transport modes, connects with the surrounding area and overcomes the severance issues of the existing station. A final report to the client group is expected in the autumn.

#### 4.7 **Direction of Travel Document**

- 4.7.1 The Council's existing planning policy position is contained within the development plan which comprises the Core Strategy, Development Management Local Plan, Lewisham Town centre Local Plan and sits alongside the London Plan. These documents promote growth in the designated Regeneration and Growth corridor which covers New Cross/Deptford, Lewisham Town Centre and Catford. However, the policies, whilst noting the need for additional infrastructure, pre-date the proposed BLE. A Direction of Travel document is being prepared in advance of a new local plan to ensure that there is a clear and consistent application of the existing policy position to support the delivery of the Bakerloo line to Lewisham and beyond.
- 4.7.2 It is intended to set out how the Council's existing planning policy framework supports the delivery of the BLE and how growth and development associated with its arrival could be supported, planned for and sustainably delivered for the benefit of the whole Borough.
- 4.7.3 The Document will not set out any new policies but is intended to highlight how the existing Core Strategy provides a positive framework for growth and the existing spatial strategy contained within it that identifies the broad growth areas. This approach is still fit for purpose and underpins the London Plan growth targets for the Borough and supports the argument for the delivery of the first phase of BLE.
- 4.7.4 The BLE project will inevitably mean that there is increased interest in development and growth in the Borough and additional growth is necessary to support the case for BLE coming to Lewisham. The Council will need to work with developers, landowners and other partners to deliver new development in the context of the delivery of the BLE and ensure that these enhanced development opportunities are brought forward in a managed and coordinated way. Officers consider that the document will therefore need to play an important role in:

- Confirming the borough's established approach to growth and the aspiration to optimise this growth with supporting necessary required infrastructure
- Being clear about the Council's aspiration to capture development opportunities associated with the delivery of the BLE
- Setting out the Council's commitment to plan for the arrival of the BLE
- Managing expectations about site values, affordable housing delivery and scale of development
- Demonstrating how key London Plan documents (the draft Transport Strategy June 2017, Good Growth by Design programme (launched July 2017) and the Affordable Housing and Viability SPD August 2017) will be reflected locally.

#### 4.8 **London Plan**

4.8.1 A draft consultation version of a new London Plan is due to be published in November 2017.

#### 4.9 **Mayor's Affordable Housing and Viability SPG**

4.9.1 The final Affordable Housing and Viability SPG (August 2017) was published on the 16<sup>th</sup> August.

4.9.2 The key points to note within the document are:

- Clarification on publishing viability reports – generally they should be published in full unless there are exceptional circumstances
- Establishes an approach to land value by using EUV plus
- New rules for when a viability assessment is needed
- London wide approach on when viability should be reviewed (early and late for all schemes)
- Confirmation that Vacant Building Credit (VBC) does not apply in London and that affordable provision is expected on schemes of 10 units and above (not 11)
- Assumption that grant, if available, should be utilised (and should take into account the need to maximise delivery)
- That an increase in density is appropriate if it enables more affordable provision and meets exemplary design
- Ability to set locally appropriate tenure split
- Introduction of London Living Rent
- Provides a definition of Build to Rent and use of discounted market rent as form of affordable

## **5. Financial Implications**

5.1 There are no direct financial implications arising from this report.

## **6. Legal implications**

6.1 As this is an information item there are no direct legal implications arising from this report.

## **7. Crime and disorder implications**

7.1 There are no crime and disorder implications arising from this report.

## **8. Equalities implications**

8.1 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

## **9. Environmental Implications**

9.1 There are no direct environmental implications arising from this report.

## **10. Conclusion**

10.1 The Committee is asked to note the content of this report setting out an update on work being undertaken by officers. If you have any questions about this report please contact David Syme, Strategic Planning Manager david.syme@lewisham.gov.uk