

<b>Sustainable Development Select Committee</b>		
Title	Planning Policy Update	
Contributor	Head of Planning	Item 6
Class	Part 1 (open)	11 December 2017

## **1. Purpose**

- 1.1 This report is intended to update Members on the progress of the new Local Plan, evidence base, subsequent SPDs and other policy documents 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 and keep its Local Plan up to date, 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	Spring 2017	Summer 2019
Plan Making & Consultation (Reg18)	Spring 2018	Winter 2018
Draft Local Plan & Consultation (Reg 19)	Winter 2018	Summer 2019
Submit to Secretary of State (SoS)	Summer 2019	Autumn 2019
Examination	Autumn 2019	Winter 2019
Adoption		2020

## **4.2 LDS**

- 4.2.1 Officers are preparing an update to the 2015 Local Development Scheme (LDS) focussing on the programme for the renewal of the borough's Local Plan, and its supporting documents.
- 4.2.2 Local Planning Authorities are required to prepare a Local Development Scheme under Section 15 of the Planning and Compulsory Purchase Act 2004 (The Act).
- 4.2.3 The primary purpose of this LDS is to inform the public about local development plan documents for the Borough of Lewisham, and the timescale for their preparation. Specifically, when key stages of consultation are planned so they can get involved in influencing or commenting on emerging documents.
- 4.2.4 It is intended that the draft LDS will be presented to Mayor and Cabinet on the 10<sup>th</sup> January with the recommendation to approve the revised content and timetable of the LDS and to recommend to Full Council the formal adoption of the revised LDS and its placement on the Lewisham website.

## **4.3 London SHMA and SHLAA**

- 4.3.1 The Mayor of London has set out the conclusions of the London Strategic Housing Market Assessment (SHMA) which has been undertaken to support the development of the draft London Plan, which has been released for public consultation. A verbal update of the draft London Plan will be provided to Members.
- 4.3.2 The headline conclusion of the SHMA is that the new annual housing delivery requirement for London as a whole is 66,000 homes per year, compared to the current annual delivery target of 29,000 homes per year. In addition the SHMA suggests that 65% of all of these new homes should be affordable homes of some form, in order to meet the existing pent-up demand, and forecast future need, for affordable housing in London.
- 4.3.3 This new target will inform the draft new London Plan, published on the 29<sup>th</sup> November 2017. It is accompanied by an assessment of the development land available in individual London Boroughs known as the Strategic London Housing Land Availability Assessment (SHLAA). Lewisham officers have taken part in this land assessment process, the output of which is the annual housing delivery target that will be assigned to Lewisham.
- 4.3.4 This target has now been confirmed as 21,170 homes over the next ten years, or 2,117 new homes per year. This will be Lewisham's contribution to the 66,000 home overall target for London and represents a 53% increase on the previous target for Lewisham.

4.3.5 The 10 year housing target is also broken down into the following components:

Large Sites	Small sites	Non Self-contained	Total 10 year capacity
12,880	8,290	0	21,170

4.3.6 Lewisham's Local Plan, which has to be in conformity with the London Plan will need to demonstrate how Lewisham intends to achieve its annual housing delivery target of 2,117 homes every year.

#### 4.4 Brownfield Land Register

4.4.1 The Council is required by law to prepare, maintain and publish a register of previously developed land. Part 1 of the register comprises all brownfield sites appropriate for residential development.

4.4.2 For the borough of Lewisham, this includes previously developed sites that are in the public domain and have previously been identified and/or approved for housing or mixed use development, i.e. sites with planning permission and adopted site allocations.

4.4.3 The register sets out a range of consistent and publicly accessible information about each site, including the minimum quantum of residential units to be delivered as well as the type and quantum of non-residential development. Part 1 will be updated as and when required, or at least on an annual basis, each December.

4.4.4 Part 2 of the register is discretionary and may include sites that have been granted Permission in Principle by the Council. None are currently proposed.

4.4.5 Officers have prepared a draft register that will be presented to Mayor and Cabinet at its meeting on the 6th December. The Mayor will be recommended to note Part 1 of Lewisham's Brownfield Land Register and requested to approve the register's contents and its publication by placing it on the Council's website.

#### 4.4.6 Programme

Stage	Start	Completion
Officers preparing register and M&C report	September 2017	December 2017
Mayor & Cabinet Meeting		6 <sup>th</sup> December 2017
Publish register		31 <sup>st</sup> December 2017

## **4.5 Lewisham Town Centre Tall Building Study**

- 4.5.1 Lewisham town centre is already earmarked as a location considered appropriate for new tall buildings. Policy criteria under relevant London Plan, Core Strategy and Lewisham Town Centre Local Plan is already in place and this guidance is underpinned by recently updated national guidance and advice prepared by Historic England.
- 4.5.2 However, in view of ever increasing development pressure within the town centre, it was deemed necessary to provide a more localised evidence base for determining the appropriate scale and location of tall buildings within Lewisham town centre.
- 4.5.3 Officers commissioned Allies and Morrison, Urban Practitioners to undertake this study. The work was discussed at an early stage with the Strategic Planning Committee as part of a briefing which helped to inform the scope and approach to the evidence base document.
- 4.5.4 The study provides a methodology for assessing the suitability of tall buildings on a site using a localised assessment criteria and a methodology for defining an appropriate scale responsive to the prevailing heights within an area. It also seeks to provide guidance about what is considered as a tall building in different areas of the town centre.
- 4.5.5 This study is envisaged to assist with current issues around the number of applications looking to be of an increasing scale and to be part of the evidence base for the new Local Plan. It is hoped to be an approach that could inform, in due course, borough wide tall building guidance. It would be the intention that this borough wide guidance would reiterate the Council's position on tall buildings generally, set out those considerations and sensitivities that have to be considered and provide guidance on the design of tall buildings. The guidance would build on adopted planning policy and best practice guidance.

## **4.6 Pubs**

- 4.6.1 At its meeting on the 29<sup>th</sup> November 2016 the Sustainable Development Select Committee made a recommendation to Mayor and Cabinet that officers review the effectiveness of the Council's policy on the protection of pubs. At its meeting on the 11<sup>th</sup> January 2017 Mayor and Cabinet approved the recommendation for officers to undertake an evidence base review and consideration of any proposed policy changes as a result.
- 4.6.2 Officers have undertaken this work attached in Appendix 1. This is an addendum to the 2012 Report "Pubs in Lewisham: An evidence base study (April 2012)". This report provides an update of public house gains and losses through approved planning applications, updates on pub openings and closures in the borough, successful nominations of Assets of Community Value (ACVs), and a review of the current planning policy, DM Policy 20.

4.6.3 The Select Committee is asked to review the contents of this report, and is asked to direct questions and provide a response to officers at the committee on 11<sup>th</sup> December 2017.

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

4.7.1 Further to the SDSC update September 2017, officers are continuing to prepare a single-use 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.

4.7.2 At its meeting on 15<sup>th</sup> November 2017 Mayor and Cabinet approved the recommendations put forward by officers to:

a. Note the contents of the Consultation Statement, including the main issues raised and officer response to them and the findings of the Integrated Impact Assessment.

b. Instruct officers to further investigate the following matters in relation to the potential Pool Court site and report back to Mayor and Cabinet: (i) the potential phased delivery of a traveller site, (ii) the incorporation of current public highway land in to a site and (ii) re-location assistance that could be offered to the existing scaffolding business.

c. Inform those that commented on the Potential Sites Consultation Report of these decisions.

4.7.3 This was subject to call in by the Overview and Scrutiny Business Panel on 28<sup>th</sup> November 2017, where it was recommended that the proposals be costed and that this forms part of the considerations. Officers will prepare the additional work associated with this and report to the Mayor and Cabinet in February 2018.

#### **4.8 Residential Extensions and Alterations SPD**

4.8.1 Further to the SDSC update September 2017, the draft Extensions and Alterations SPD will be presented to Mayor and Cabinet on the 10<sup>th</sup> January with the recommendation to approve its content and subject to confirmation that it is not intended to direct any changes, recommend to Full Council that the draft Extensions and Alterations SPD go out to formal public consultation.

4.8.2 Programme

<b>SPD Stage</b>	<b>Start</b>	<b>Completion</b>
Mayor and Cabinet		10 <sup>th</sup> January 2018
Public Consultation	February 2018	March 2018
Amendments to document	March 2018	April 2018
Adoption		May 2018

#### **4.9 Direction of Travel Document**

4.9.1 Further to the SDSC update September 2017, officers have prepared a draft report which is attached (Appendix 2).

4.9.2 The document does not introduce any new policies and instead repeats existing policies but explains how these should be read in light of the proposed Bakerloo Line Extension. It is envisaged that this would be published on the Council's website in due course.

#### **4.10 Statement of Community Involvement (SCI)**

4.10.1 Further to the SDSC update September 2017; officers have prepared a draft proposal for the SCI. It is intended that this clarifies and proposes changes to how the Planning Service engages with the community and updates the SCI to take account of changes to legislation and new types of application that are not currently considered

4.10.2 The draft proposal is planned to be presented to Mayor and Cabinet on the 10<sup>th</sup> January 2018.

4.10.3 Draft Programme

<b>SCI Stage</b>	<b>Start</b>	<b>Completion</b>
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

#### **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  
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