



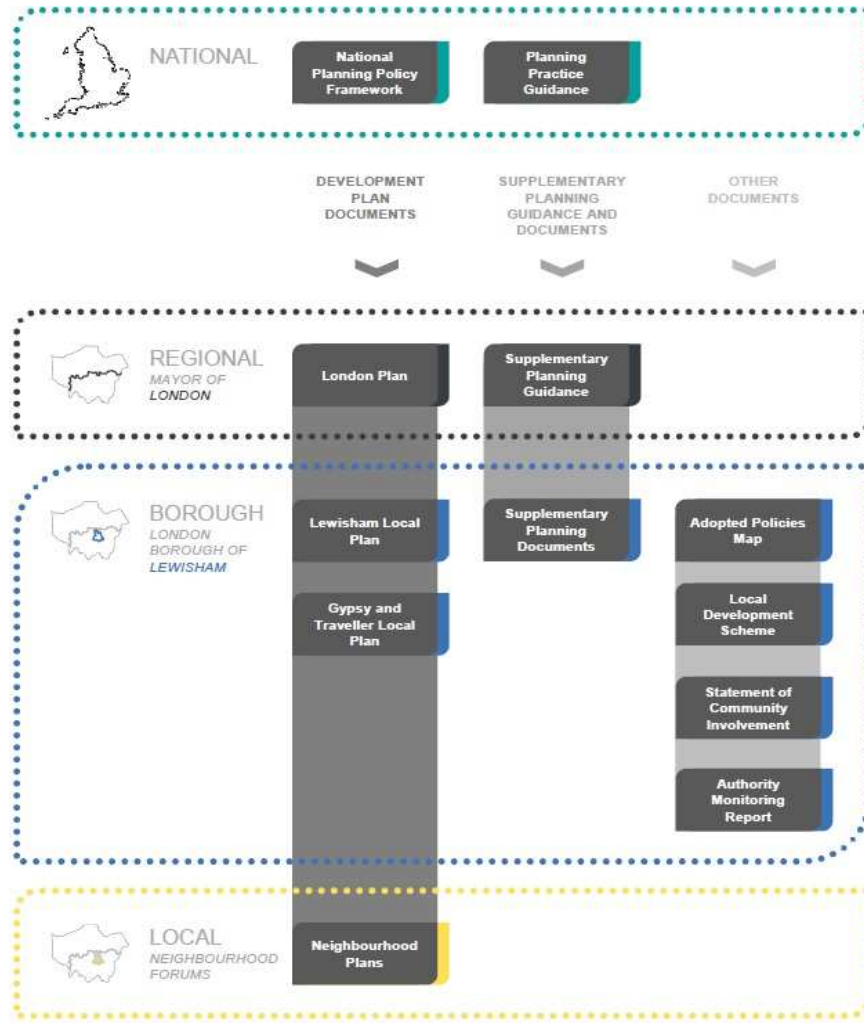
SDSC Briefing

11th December 2017



1. /

Emerging London Plan



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

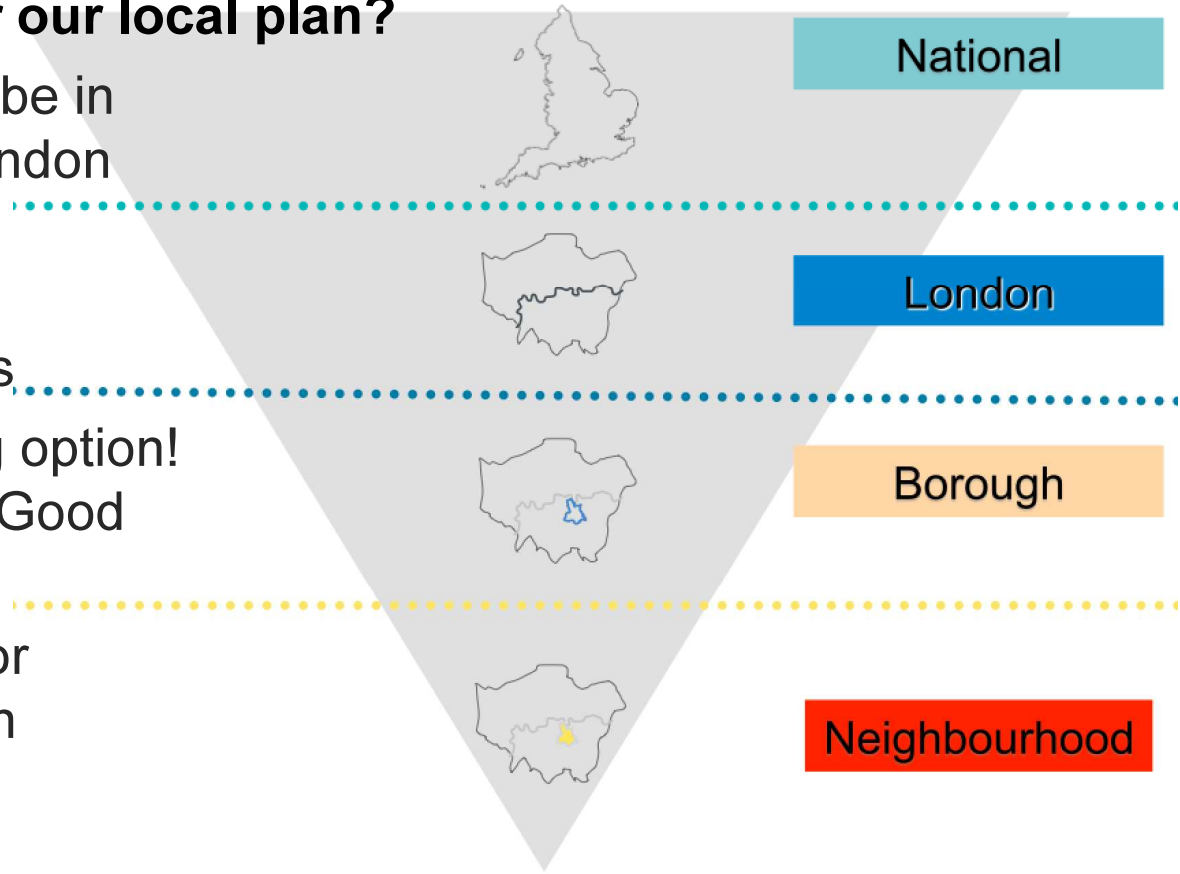


London Policy



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



London Policy



Update

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



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

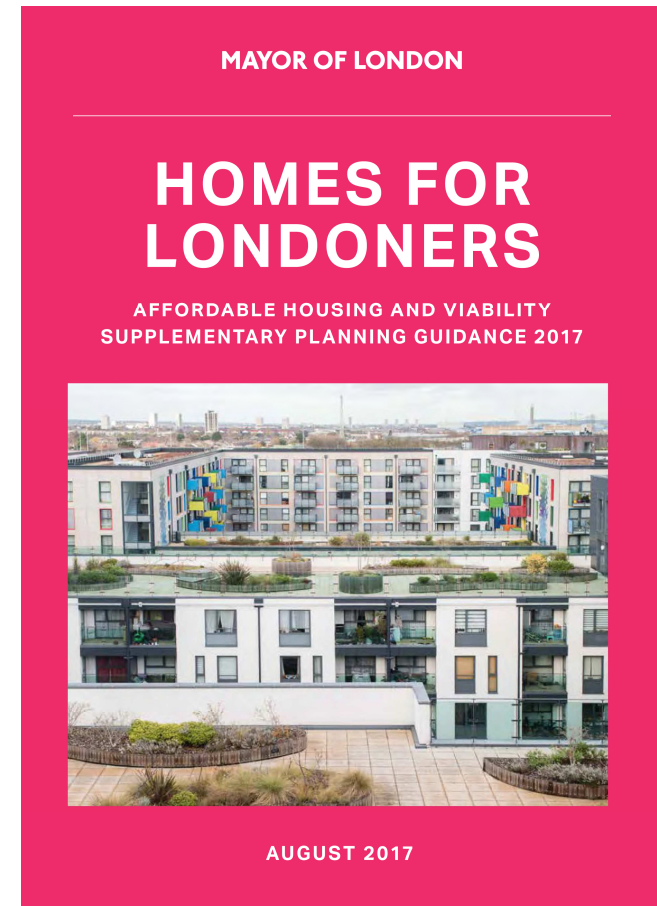


London Policy



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

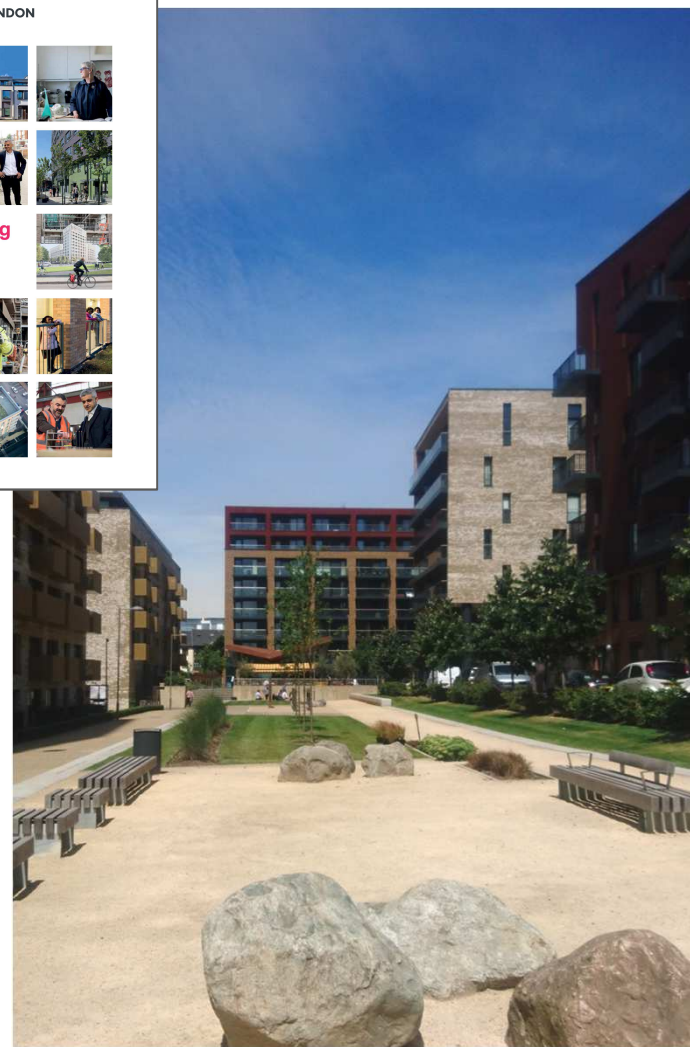
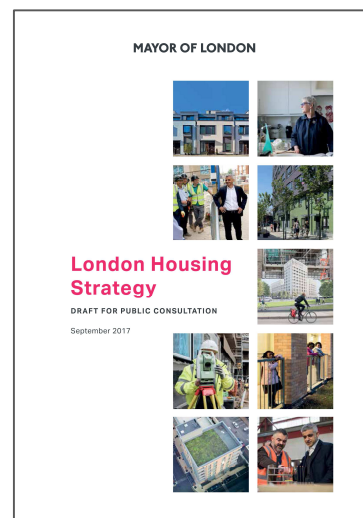


London Policy



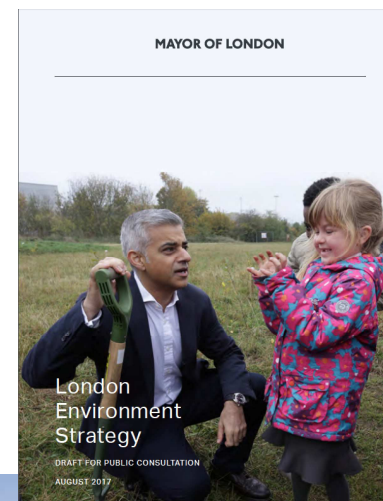
Draft Housing Strategy

- 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



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



Headlines from the AMR 2016/2017

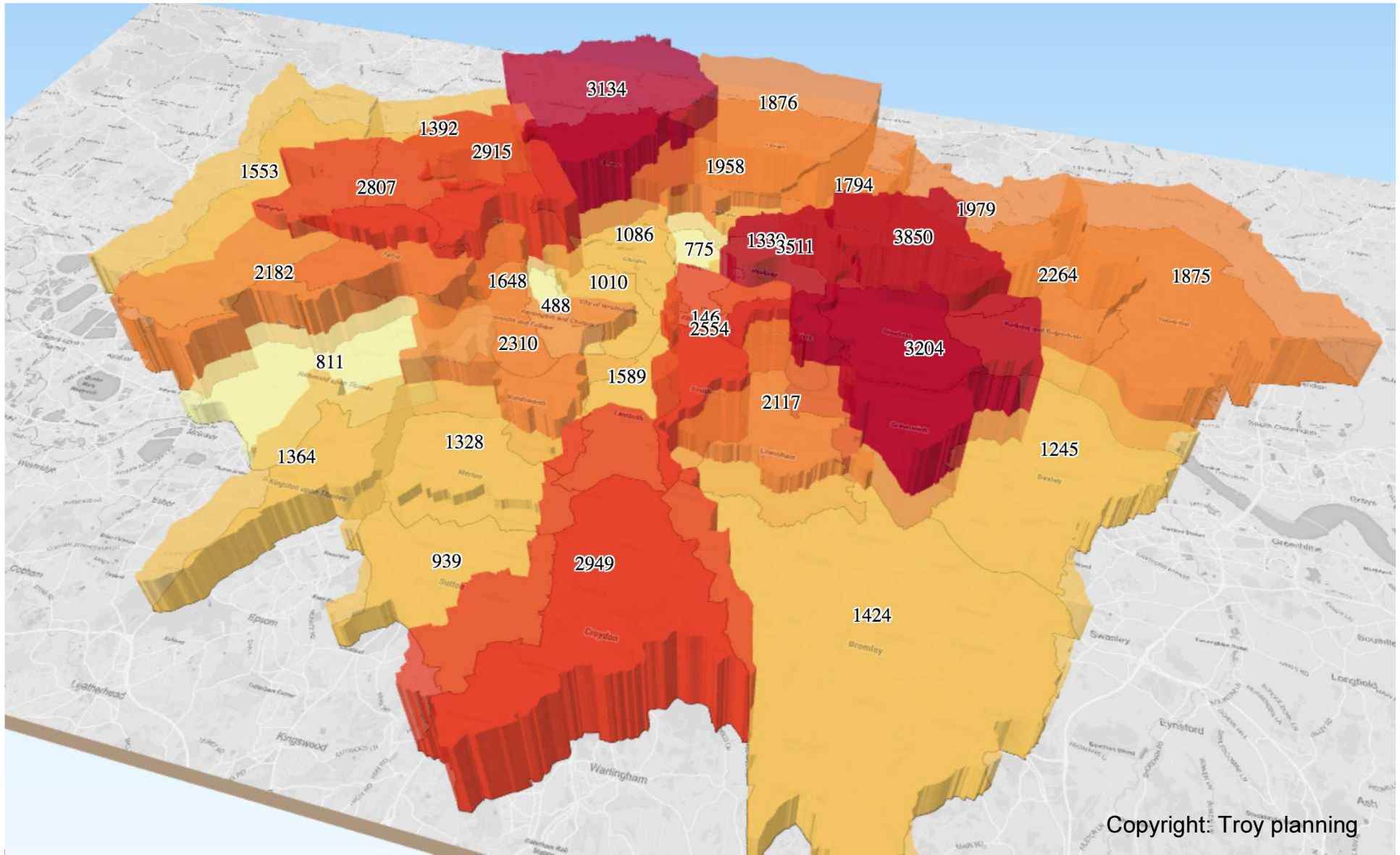
1. 1,420 homes delivered
2. 327 new affordable homes – 23%
3. Social rent/affordable rent ratio 64:36
4. 555 homes delivered on small sites (<2.5ha) of which 175 homes were built in Lewisham Central
5. Overall net loss of 23,802m² of non-residential floorspace
6. Total dwellings approved 1,202 net new units

Headlines from London SHLAA

2,117 new homes per year

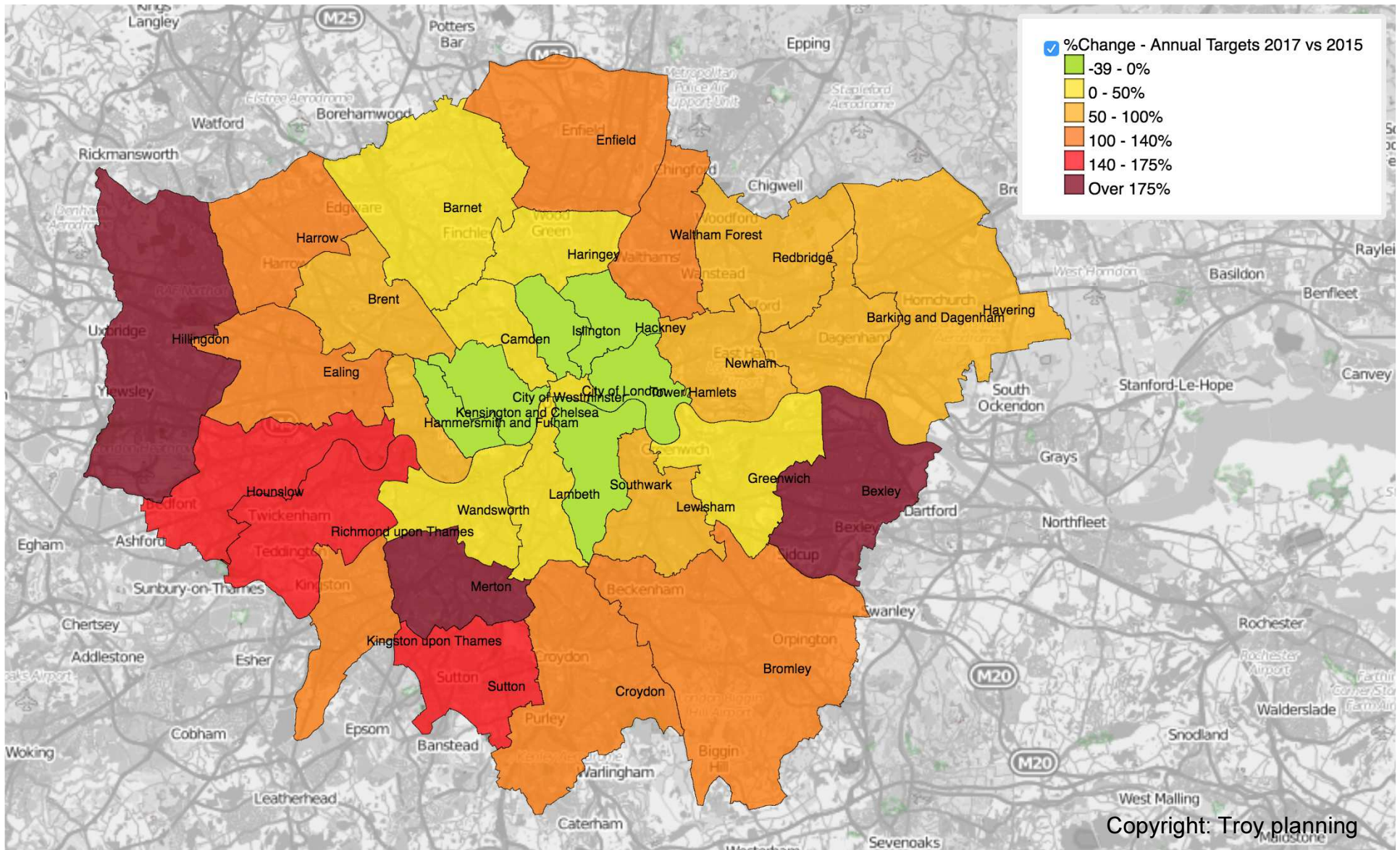
- a) 1,288 new homes per year on larger sites
- b) 829 new homes per year on small sites (<0.25ha)

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



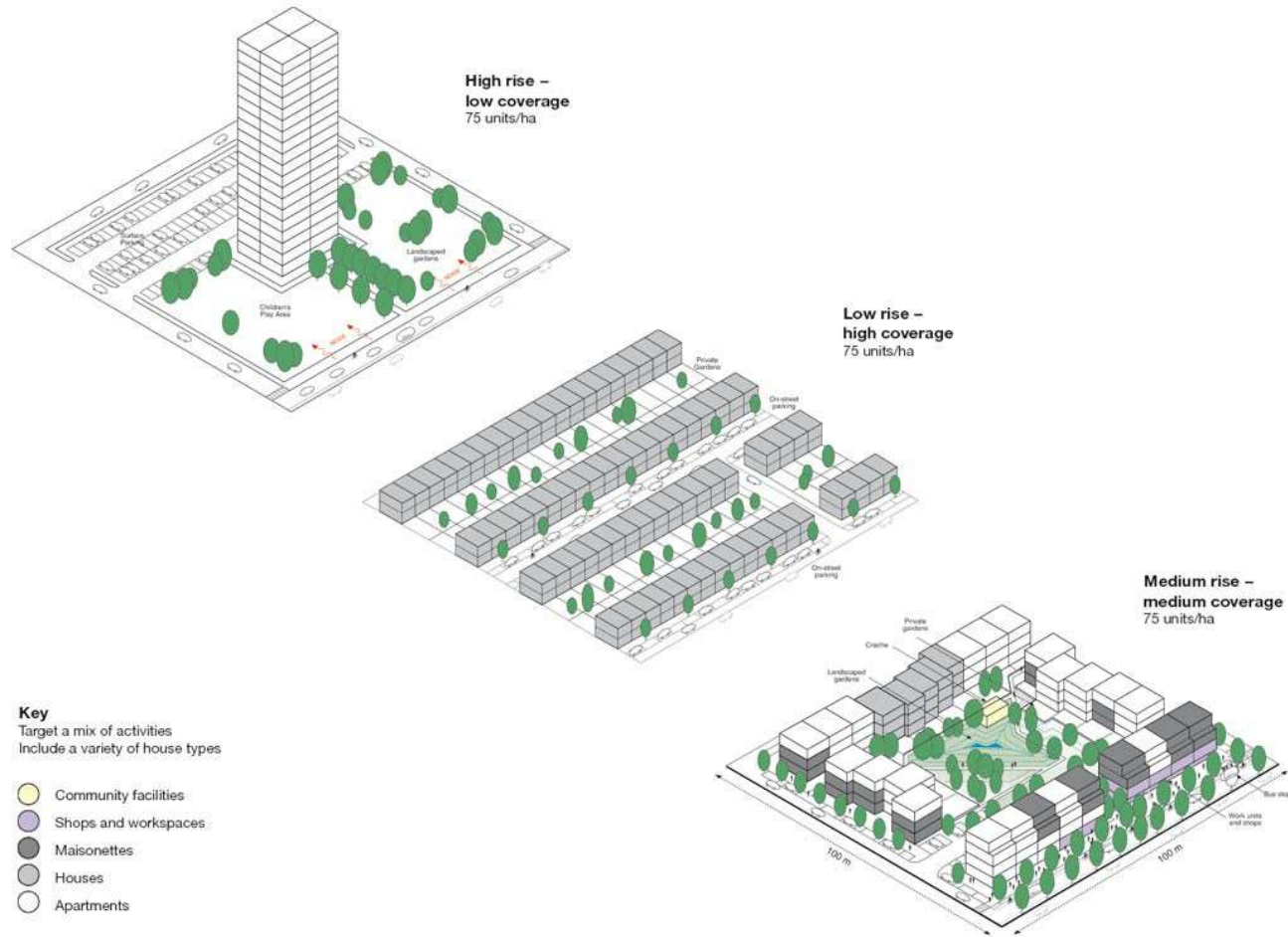
Housing targets





Housing targets





Density - what does the target mean for Lewisham?



Update

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

Programme

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| 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....?