

Sustainable Development Select Committee		
Title	Planning Service Annual Monitoring Report 2017-18	Item. 4
Contributor	Planning Service	
Class	Part 1 (open)	4 March 2019

1. Purpose

- 1.1 The report provides an overview of the Planning Service Annual Monitoring Report for the monitoring period 1st April 2017 to 31st March 2018.

2. Recommendations

- 2.1 It is recommended that the Select Committee note the content of the AMR 2017-18 in Annex 1 prior to it's publication on the Council's website.

3. Policy Context

- 3.1 The content of this report is consistent with the Council's policy framework, namely the Core Strategy and the Sustainable Community Strategy (SCS). The Core Strategy is closely related to the SCS, as it sets out the physical implementation of the SCS.
- 3.2 The AMR supports the following SCS objectives:
- *Empowered and responsible*: where people can be actively involved in their local area and contribute to supportive communities.
 - *Clean, green and liveable*: where people live in high quality housing and can care for and enjoy their environment.
 - *Healthy, active and enjoyable*: where people can actively participate in maintaining and improving their health and well-being.
 - *Dynamic and prosperous*: where people are part of vibrant communities and town centres, well-connected to London and beyond.
- 3.3 The AMR is particularly relevant in monitoring performance against the following Corporate Priorities:
- *Community leadership and empowerment* – developing opportunities for the active participation and engagement of people in the life of the community.
 - *Clean, green and liveable* – through promoting a sustainable environment.
 - *Strengthening the local economy* – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - *Decent homes for all* – investment in social and affordable housing.
 - *Active, healthy citizens* – leisure, sporting, learning and creative activities for everyone.
 - *Inspiring efficiency effectiveness and equity* – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community.

4. Background

- 4.1 Local Planning Authorities are required to produce a monitoring report, having collected information during the monitoring year, and to make it available to the public via the Council's website (on both the Planning Policy webpage and the Community Infrastructure Levy webpage) and at their offices during normal office hours. The AMR should report on the progress of local plan preparation against the timetable set out in the Local Development Scheme and monitor activities relating to the Community Infrastructure Levy (CIL), Neighbourhood Planning, the Duty to Co-operate and Prior Approvals.
- 4.2 The Council has produced an AMR annually for the last 13 years. This year's AMR is divided into six chapters:
Chapter 1: Introduction and Context explains the preparation of the AMR, relevant legislation and provides a borough profile.
Chapter 2: Development in 201-18 provides an overview of the type and amount of development that has taken place during 2017-18.
Chapter 3: Future Development provides an overview of the type and amount of development approved for the future. It gives an overview of the Regeneration and Growth Areas and the progress made on the strategic sites. It also considers the likely housing land supply for the future.
Chapter 4: The Value of Planning highlights the funding secured through Section 106 Agreements (S106), Community Infrastructure Levy (CIL) and the Government's New Homes Bonus. It also summarises the investment taking place in the borough and highlights the high quality of design in new developments.
Chapter 5: Planning Service Performance discusses Local Plan preparation as measured against the Local Development Scheme, Neighbourhood Planning activities and the Duty to Co-operate with other councils. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives.
Chapter 6: Conclusions provides a summary of the main achievements in 2017-18 and identifies any areas of concern that need to be monitored.

5. Overview of the AMR 2017-18

- 5.1 The AMR acknowledges a number of main achievements in 2017-18 but also highlights some areas of concern, as set out below.

A Development in 2017/18

Development context

- 5.2 The Government in their annual 'Housing statistical release' (November, 2018) noted that the rate of national housing growth is slowing and only 178 of the 326 authorities showed any increase in delivery. In London 31,723 net additional dwellings were delivered, a 20% drop from 2016/17, with 22 of the 33 London Boroughs experiencing decreases, and with an acute undersupply in the southeast sub-region of London, including Lewisham and neighbouring boroughs.

Housing completions

- 5.3 During 2017-18 some 674 homes were delivered against the London Plan target of 1,385, comprised of 489 net dwellings completed, and 185 long term vacants brought back into use. Whilst it is a significant downturn compared to previous years, the ten year annual average housing target is met. The London Plan uses an average target since normal fluctuation in the housing market can affect delivery in individual years, as seen in the temporary dips in 2006-07 and 2013-14, against the long-term trend of continued delivery.

Affordable housing completions

- 5.4 During the monitoring year 39 net new affordable homes were delivered, at 8% of net dwellings this is well below the borough wide target of 50% and considerably lower than previous years. As a proportion of net completions on qualifying sites (sites of 10 or more dwellings that are required by policy to provide affordable housing) this rises to 11%. The social rent/affordable rent to intermediate ratio of 15:85 also differs significantly from planning policy of 70:30. This ratio fluctuates each year reflecting site viability, market conditions, and developer/affordable housing provider preferences. As part of the wider plans to deliver affordable housing 500 new council homes are either complete, under construction, have been granted consent, or progress has been made towards delivering affordable units in the near future.

Non-residential completions

- 5.5 In 2017-18 there has been a net loss of 15,796m² of non-residential floorspace, with A2, A3, B1, D1 and D2 experiencing net gains and A1, A4, A5, B2, B8 and SG experiencing net losses, including:

- Net loss of 17,498m² of business (B) floorspace.
- Net loss of 751m² of retail (A) floorspace.
- Net gain of 3,253m² of leisure and community (D) floorspace.
- Net loss of 800m² of sui generis floorspace.

- 5.6 The trend of a loss of business floorspace continues at a lower rate, with 17,498m² lost in 2017-18 compared to 23,284m² in 2016-17. The majority of non-residential floorspace (69%) occurred through the plan-led managed released of land within two site allocations (Kent Wharf and Marine Wharf West) as part of mixed-use regeneration schemes, with the re-provision of 7,928m² of high quality commercial floorspace, and an uplift in jobs. The Council is currently reviewing its Local Plan, and an opportunity exists to review the approach to non-residential floorspace in planning policy.

B Future Development in Lewisham

Housing approvals

- 5.7 During 2017-18 planning permission was given for 389 net new dwellings, significantly down from 1,202 in 2016/17. The number of dwellings given planning permission in 2017-18 reflects normal housing market fluctuations and the wider down turn in the London housing market, however pre-monitoring for the 2018-19 year shows that from April – December 2018 a total of 1,259 net dwellings have been given planning permission.

Affordable housing approvals

- 5.8 During 2017-18 planning permission was given for 68 affordable units, representing 17% of net approvals. As a proportion of net approvals on qualifying sites (sites of 10 or more dwellings that are required by policy to provide affordable housing) this rises to 33%. The social rent/affordable rent to intermediate ratio of 90:10 differs significantly to the planning policy of 70:30. The number of affordable homes given planning permission in 2017-18 reflects the wider down turn in the London housing market, and pre-monitoring for the 2018-19 year shows that from April – December 2018 a total of 369 net affordable homes have been given planning permission, representing 29% of net dwellings over the pre-monitoring period, with a tenure mix of approximately 90:10.

Non-residential development approvals

- 5.9 Approvals during 2017-18 amounted to a net loss of 9,679m² of non-residential development, with net gains in A3, B8, D1 and D2 floorspace and net losses in A1, A2, A4, A5, B1, B2, C2 and Sui Generis. In total this represents less than last year's approvals for a net loss of 12,461m², and includes:
- Net loss of 3,030m² of business (B) floorspace.
 - Net loss of 2,250m² of retail (A) floorspace.
 - Net gain of 1,783m² of leisure and community (D) floorspace.
 - Net loss of 6,182m² of other (C2 and sui generis) floorspace.

C Regeneration and Growth Areas

- 5.10 The majority of the borough's new development will be focused within the Regeneration and Growth Areas. Progress on the five strategic sites allocated in the Core Strategy is as follows:
- Convoys Wharf: the haul road has been constructed and significant archaeology works undertaken. Two reserved matters applications for the first two plots have been submitted.
 - Surrey Canal Triangle: dialogue has been resumed on this site after development was paused whilst an independent inquiry was held to examine matters relating to a proposed Compulsory Purchase Order to facilitate redevelopment of the New Bermondsey/Surrey Canal area.
 - Oxestalls Road (Timber Yard): in December 2017, an application was approved to make non-material amendments to the 2016 planning permission. These relate to Plots 1 and 3 of the development and include removing the second level of a podium, increasing the number of residential units and reducing the number of resident parking spaces in these plots. Construction has already started on site.
 - Plough Way: consists of three main sites with planning permission. Marine Wharf West and Greenland Place (previously known as Cannon Wharf) have now been completed. Construction of Marine Wharf East has also completed in 2018, after the end of the monitoring year. Development has commenced at 19 Yeoman Street and as of September 2018, significant construction works have been undertaken.
 - Lewisham Gateway: two residential towers and the road realignment have been completed. Two further buildings of 15 storeys and 22 storeys are likely to be completed in 2018. Planning permission has

been granted to vary the outline consent for Phase 2 of the development to include a cinema, co-working space, co-living space and additional residential units. A reserved matters application has been considered by the Strategic Planning Committee (since the AMR was prepared).

D A New Way to Monitor Housing

- 5.11 The Housing Delivery Test (HDT) was introduced in the NPPF in 2018. Results were scheduled to be published by the MHCLG in December 2018, but results have only recently been published (since the AMR was prepared). The HDT looks at past performance over a three year period. As such, the historic long term over-supply of homes against the London Plan target, that has been consistently delivered in Lewisham, will not be considered within this calculation by the MHCLG. Whilst Lewisham will continue to monitor housing delivery over the long-term, the HDT will place a greater emphasis on the short-term delivery of a consistent supply of new homes. With the implementation of the HDT and its associated three year review period, there are greater risks associated with a significant undersupply in any individual year, which could have consequences in regards to the sanctions imposed alongside the HDT in the NPPF.
- 5.12 After the transitional arrangements the consequences of not meeting the HDT are:
- Housing Delivery Test shows delivery below 95% of the housing requirement over the previous three years, the authority should prepare an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
 - Housing Delivery Test shows delivery less than 85% of the housing requirement over the previous three years, the authority should prepare an Action Plan, and also provide a 20% buffer on the five year housing land supply.
 - Housing Delivery Test shows delivery less than 75% of the housing requirement over the previous three years, the presumption in favour of sustainable development applies, the authority should prepare an Action Plan, and provide a 20% buffer on the five year housing land supply.
- 5.13 The current five-year housing land supply as of April 1st 2018 including large committed sites and an historic, trend based windfall on small sites provides a supply of deliverable sites for 6.85 years, which is sufficient to accommodate either a 5% or 20% buffer. In the long-term the current 15 year supply provides for 21,289 dwellings (committed sites and a historic, trend based windfall) and will be sufficient to meet the rolled forward current London Plan target of 20,755.
- 5.14 It should be noted however that the draft London Plan proposes a significantly higher annual housing target for Lewisham, from the current target of 1,385 to a draft target of 2,117 dwellings per annum. Against the draft London Plan target, the housing supply will fall considerably short over the five and ten year period. The Council is continuing work on an update to its current Local Plan,

which provides an opportunity to manage some of these risks and to identify an additional supply as site allocations.

E The Value of Planning

S106, CIL, and New Homes Bonus

- 5.15 During 2017-18, £11.4 million of S106 (up from £7.8 million in 2016-17) and £3.3 million of CIL (down from £4.4 million in 2016-17) was received. An additional £2.03 million was also collected from Mayoral CIL within Lewisham, which was passed directly to the Mayor of London to fund Crossrail. For the New Homes Bonus the 2018-19 allocation is £6.9 million, a reduction of £3.2million from 2017-18 (largely because NHB payments have been reduced to a 4-year payment instead of a 6-year payment). Since S106, CIL and the NHB are directly related to the level of development changes to the delivery of development in the borough directly impact these sources of financial and non-financial benefit.

F Planning Service performance

Plan preparation against the LDS

- 5.16 Despite continuing uncertainty arising from significant changes being proposed at the national, regional and local level, Local Plan preparation has continued against the latest version of the LDS (adopted by the Council in January 2018). It is anticipated that Regulation 18 Consultation on the Preferred Options Local Plan will be carried out slightly later than anticipated in 2019. Work has also progressed on the Gypsy and Traveller Site Local Plan. Following further investigations into the two potential Gypsy and Traveller sites, Pool Court was approved as the preferred site in March 2018, with consultation carried out in line with the LDS in Q4 of 2018.

Neighbourhood Planning

- 5.17 Neighbourhood planning continues to gather pace and the Council has formally designated five neighbourhood forums and neighbourhood areas (Crofton Park and Honor Oak Park, Grove Park, Corbett Estate, Deptford Neighbourhood Action Community Group, and Lee Community Group). All of these forums are preparing Neighbourhood Plans, and Crofton Park and Honor Oak Park has submitted their Plan to the Council under Regulation 15.

Planning applications, appeals and enforcement

- 5.18 A total of 2,502 applications were decided during 2017-18, equating to a reduction in 471 planning applications compared to 2016-17, with the majority for planning applications (78%) of which the majority were householder applications (51%), minor applications (28%), and Certificates of Lawful Development (20%). The performance for determining major applications within 13 weeks was 100% (compared to the 80% target), 91% of minor applications were determined within 8 weeks (compared to 70% target) and 94% of other applications were determined within 8 weeks (compared to 80% target). Appeals performance was above the national average with 135 appeals lodged in 2017/18, with only 21% upheld. During 2017-18, 605 enforcement cases were registered (139 more than 2016-17) and 33 enforcement notices were served (10 more than 2016-17).

Heritage assets

- 5.19 During 2017-18 there have been five new Grade II list entries and two new entries on the local list. Consultation is currently underway for a new conservation area and Article 4 Direction at the Christmas Estate and Perry Vale Conservation Area, and although at an early stage, Lewisham Park will also be considered as a conservation area. Whilst 18 buildings/structures and Deptford High Street Conservation Area remain on the Heritage at Risk Register, the Council has begun work to bring Ladywell Baths (Grade II vacant building on the Heritage at Risk Register) back into use, with a public cinema, restaurants, and residential homes.

6. Financial implications

- 6.1 There are no direct financial implications arising from this report. The AMR will be published electronically on the Council's website and only limited hard copies will be produced, these being funded from within the agreed Planning Service budget.
- 6.2 Although there are no direct implications, the AMR reports on the delivery of housing and this does have a number of financial implications. Through Council Tax, each new dwelling generates an average income of just under £1,000. So the 489 net dwellings completed during 2017-18 will amount to £489,000. This is a significant drop in Council revenue as compared to last year's £1.4 million. The new homes anticipated to be completed in the following five years, together with expected levels of windfalls estimates approximately another 9,956 new dwellings will be built by 2023, which in turn will generate an extra £9.9 million for the Council. This level of housebuilding does create additional pressures across all Council services, e.g. refuse collection, school spaces etc., but some of this Council Tax income will help to ease the savings requirement on the Council as a whole.
- 6.3 New dwellings generate a payment from the New Homes Bonus (NHB). Since NHB started in 2011, the Council has received £47.25 million, including the £6.9 million allocated for 2017-18. There has been a reduction of £3.2 million from the previous year (2017-18), primarily because NHB payments have been reduced to a 4-year payment instead of a 6-year payment, as from 2018-19. It is also anticipated that next year's New Homes Bonus will be lower than the 2018-19 payment due to the downturn in housing completions in this monitoring year. Despite this, providing the yearly completions return to more usual levels, the amount of dwellings anticipated to be built in the future will still provide significant NHB annual income for the Council.
- 6.4 Section 106 and CIL also generate significant amounts of income for the Council and this is directly associated with the amount of development taking place in the borough. During 2017-18, £11.4 million was received from Section 106 and £3.3 million CIL payments have been paid (£2.5 million more than last year's £7.8million s106 and £.4.4million CIL). An additional £2.03 million was also collected for the London wide Mayoral CIL. The amount of dwellings anticipated to be built in the future will generate significant funds for the Council and CIL collection rates will increase as more developments

become CIL liable, although the current downturn could impact negatively on this.

- 6.5 In June 2018 consultation was carried out on a Preliminary Draft Charging Schedule, which proposes an increase in the CIL charge across the borough. It is anticipated that a second stage of consultation will take place during 2018-19 and that the revised Charging Schedule will be adopted by late 2019.
- 6.6 This year, financial viability assessments have started to be monitored and so far, 13 major schemes have been reviewed. For the majority of instances where schemes have reached the trigger, their financial reviews have identified that profits are below the thresholds for financial contributions or that sales values have not been achieved; hence no additional contributions are required for these sites. So far, only one financial review has resulted in securing financial contributions from Renaissance at Loampit Vale.

7. Legal Implications

- 7.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) requires that every Local Planning Authority must prepare reports containing such information as is prescribed as to:
- (a) the implementation of the local development scheme;
 - (b) the extent to which the policies set out in the local development documents are being achieved.
- 7.2 This report must be made available to the public and must (a) be in respect of a period:
- (i) which the authority considers appropriate in the interests of transparency,
 - (ii) which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months or such shorter period as is prescribed.
- 7.3 The report must be in the form prescribed by statutory instruments and contain such other matters as is prescribed. The report must be made available to the public. The applicable Regulations are the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.4 Regulation 34 of the applicable regulations requires that the report contain:
- (a) the title of the local plans or supplementary planning documents specified in the Local Planning Authority's local development scheme;
 - (b) in relation to each of those documents:
 - (i) the timetable specified in the Local Planning Authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
 - (c) where any local plan or supplementary planning document specified in the Local Planning Authority's local development scheme has been

adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

- 7.5 Where a policy specified in a Local Plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the Local Planning Authority's area, the report must specify the relevant number for the part of the Local Planning Authority's area concerned:
- (a) in the period in respect of which the report is made, and
 - (b) since the policy was first published, adopted or approved.
- 7.6 Where a Local Planning Authority have made a neighbourhood development order or a neighbourhood development plan, the report must contain details of these documents.
- 7.7 Where a Local Planning Authority have prepared a report pursuant to [regulation 62](#) of the [Community Infrastructure Levy Regulations 2010](#) (being a report for the reported period setting the total CIL receipts for the year and the total CIL expenditure, with a summary of details), the Local Planning Authority's monitoring report must contain the information specified in [regulation 62\(4\)](#) of those Regulations.
- 7.8 Where the Local Planning Authority has cooperated with another Local Planning Authority or other prescribed body or person the monitoring report must give details of what actions they have taken during the period covered by the report.
- 7.9 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.10 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 7.11 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 7.10 above.
- 7.12 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor

must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case.

- 7.13 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:
<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>
<https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>
- 7.14 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty.
 2. Meeting the equality duty in policy and decision-making.
 3. Engagement and the equality duty: A guide for public authorities.
 4. Objectives and the equality duty. A guide for public authorities.
 5. Equality Information and the Equality Duty: A Guide for Public Authorities.
- 7.15 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:
<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

8. Equalities Implications

- 8.1 The Council’s Comprehensive Equality Scheme for 2016-20 provides an overarching framework and focus for the Council’s work on equalities and helps ensure compliance with the Equality Act 2010.
- 8.2 Although the AMR does not have any direct equalities implications, the information and data reported, along with known and emerging data from the Census 2011 and other sources will highlight and inform equalities impacts and implications for services provided by the Council.

9. Human Rights Implications

- 9.1 The AMR does not have any direct human rights implications. The data in the AMR will be made publicly accessible by holding a copy at Laurence House

and by placing it on the Council's website. The Council is complying with its legal obligations which are consistent with the Human Rights Act 1998.

10. Crime and Disorder Implications

10.1 There are no direct implications relating to crime and disorder issues.

11. Environmental Implications

11.1 There are no direct environmental impacts arising from this report.

12. Conclusion

12.1 The AMR sets out a great deal of information about both the development taking place in the borough and the Planning Service. The Planning Service has maintained a high level of service and provided a proactive approach to development in the borough.

12.2 The Council will continue to monitor approvals and completions through the AMR and other channels. The concerns raised in the AMR will need to be further monitored in future AMRs to determine long term impacts and assess whether current policies need to be changed in the forthcoming Local Plan.

12.3 It is recommended that the Select Committee note the content of the AMR 2017-18 in Annex 1 prior to its publication on the Council's website.

13. Background documents and originator

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Planning & Compulsory Purchase Act https://www.legislation.gov.uk/ukpga/2004/5/contents	2004	Civic Suite	Planning Policy	Angela Steward	No
Localism Act http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	2011	Civic Suite	Planning Policy	Angela Steward	No
Revised National Planning Policy Framework (NPPF) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data	2018	Civic Suite	Planning Policy	Angela Steward	No

a/file/74044https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/74044/National Planning Policy Framework web accessible version.pdf					
Town and Country Planning (Local Planning) (England) Regulations http://www.legislation.gov.uk/ukSI/2012/767/contents/made	2012	Civic Suite	Planning Policy	Angela Steward	No
Community Infrastructure Levy Regulations https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents	2010	Civic Suite	Planning Policy	Angela Steward	No
Housing and Planning Act http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted	2016	Civic Suite	Planning Policy	Angela Steward	No
Self-build and custom Housebuilding Act http://www.legislation.gov.uk/ukpga/2015/17/contents	amended 2016	Civic Suite	Planning Policy	Angela Steward	No
Brownfield Land Register Regulations http://www.legislation.gov.uk/ukSI/2017/403/made/data.pdf	2017	Civic Suite	Planning Policy	Angela Steward	No

Permissions in Principle Order http://www.legislation.gov.uk/ukxi/2017/402/made/data.pdf	2017	Civic Suite	Planning Policy	Angela Steward	No
Neighbourhood Planning Act http://www.legislation.gov.uk/ukpga/2017/20/contents/enacted	2017	Civic Suite	Planning Policy	Angela Steward	No

If you have any queries on this report, please contact Angela Steward, Senior Planning Policy Officer, 3rd floor Laurence House, 1 Catford Road, Catford, SE6 4RU –telephone 020 8314 3885.

Annex 1: Planning Service Annual Monitoring Report 2017-18