

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	Planning Service : Annual Monitoring Report 2011/12	
<b>Key Decision</b>	Yes	Item No.
<b>Ward</b>	All	
<b>Contributors</b>	Head of Planning & Head of Law	
<b>Class</b>	Part 1	Date: 5 December 2012

## **1. Summary**

- 1.1 The Planning Service is required by law to prepare and publish a report each year reviewing the performance of planning in the borough. The Planning Service does this on an annual basis in the Annual Monitoring Report (AMR) and includes matters such as the extent to which the Council's planning policies are being implemented as well as performance in decision making on planning applications and in preparing new planning documents.
- 1.2 A summary of the main AMR findings is set out in section 6 of this report and the AMR 2011/12 is attached at Annex 1.

## **2. Purpose**

- 2.1 This report advises the Mayor and Cabinet of the Planning Service outcomes that were delivered in the 2011/12 monitoring year.

## **3. Recommendation**

- 3.1 The Mayor is recommended to note the content of the AMR 2011/12 and approve its publication on the Council's website.

## **4. Policy Context**

- 4.1 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. This report supports the following SCS objectives:
- *Empowered and responsible*: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
  - *Clean, green and liveable*: where people live in affordable, high quality and adaptable housing, have access to green spaces and take responsibility for their impact on the environment.
  - *Healthy, active and enjoyable*: where people can actively participate in maintaining and improving their health and well-being, supported by

high quality health and care services, leisure, culture and recreational activities.

- *Safer*: where people feel safe throughout the borough and are able to live lives free from crime, anti-social behaviour and abuse.
- *Dynamic and prosperous*: where people are part of vibrant and creative localities and town centres, well-connected to London and beyond.

4.2 The AMR is particularly relevant to two of the Council's policy objectives - strengthening the local economy and providing decent homes for all – and reports on a number of indicators which show progress in these areas.

## **5. Background**

5.1 The AMR is a document that is part of Lewisham's Local Development Framework (LDF). The Planning & Compulsory Purchase Act 2004 required every Local Planning Authority to submit an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDD) are being achieved, focussing on the situation in the most recent financial year. The Localism Act 2011 removed the requirement to report on Government's core indicators and to consult the Secretary of State about the AMR. Local Planning Authorities are however still required to produce a monitoring report, using up to date information that they have collected for monitoring purposes, and to make it available to the public.

5.2 This AMR covers the reporting period of the last financial year, that is, from 1 April 2011 up to 31 March 2012 and focuses on the implementation of the indicators contained within the Core Strategy, that were adopted by Council in June 2011. It accords with Part 8 of the Town and County Planning (Local Planning) (England) Regulations 2012 which specifies the information to be included within a monitoring report in particular:

- The stage each document specified in the LDS has reached in its preparation, and if there have been delays, why.
- The date of adoption of documents specified in the LDS, if any.
- Identifying where policies are not being implemented, and the reasons why.
- Specifying the number of net additional dwellings and affordable dwellings.
- Details of Neighbourhood Development Orders, Neighbourhood Development Plans and Community Infrastructure Levy documents, if any.

## **6. Key findings of the AMR 2011/12**

### **Setting the context**

6.1 Chapter 2 Lewisham in Context provides an overview of the borough. Throughout the AMR the latest data has been used to set out a picture of Lewisham. The AMR highlights the following key characteristics and trends:

- More housing, jobs and services - to accommodate a young, ethnically diverse and growing population. 70% of the people are younger than 45 and the Black Caribbean and Black African population is double the average for London. Recent population projections published by the Office for National Statistics, which take into account the 2011 Census estimates, project that the population will reach 320,480 by 2031 (see chapter 2).
- More housing and varied housing types and tenure - to address housing affordability in a borough where house prices are rising whilst the average income remains below the London average (see chapter 5).
- More jobs - to expand Lewisham's small economy, to reduce the higher benefits claimant rates than the London average and to reduce unemployment, especially amongst young people (see chapter 6).
- Sustainably built development - to ensure that Lewisham's energy consumption, carbon dioxide (CO<sub>2</sub>) emissions, air pollutants and waste continues to improve (see chapter 7).
- Accessibly located development - to ensure that Lewisham retains its lower car ownership rate than the London average (see chapter 8).

### **Assessing performance in plan making**

6.2 Chapter 3 Planning Policy Framework acknowledges the progress made in preparing new plans and strategies against the LDS, which was revised and adopted by the Council in September 2010. Good progress has been made as the Core Strategy was adopted in July 2011. Both the proposed submission documents for the Lewisham Town Centre Local Plan and the Site Allocations Local Plan were publicly consulted on in March and April 2012. Consultation on options documents for both the Development Management Local Plan and the Catford Town Centre Local Plan will take place prior to Spring 2013. Work started on a Supplementary Planning Document (SPD) for Deptford Creekside area and various key evidence based documents were published.

### **Focussing development in the Regeneration and Growth Areas**

6.3 Chapter 4 Regeneration and Growth Areas provides an update on the progress of strategic development sites within the Regeneration and Growth Areas, including Lewisham Town Centre, Catford Town Centre, Deptford/Deptford Creekside and New Cross/New Cross Gate. During 2011/12 planning permissions have ensured completions and/or a committed supply of housing, employment, retail and community uses at many of the strategic sites – see paragraphs 6.6 and 6.9 below.

### **Assessing whether planning policies are being implemented**

6.4 Chapters 5-8 assess targets and indicators to demonstrate how the Council's planning policies are being achieved and implemented. Paragraphs 6.5 – 6.15 below highlight the main achievements of 2011/12.

- 6.5 Chapter 5 Providing new homes acknowledges the 1,188 net new homes that have been built during 2011/12 as being the highest amount of housing completed in the last eight years and being above the London Plan target of 1,105. It also highlights that housing supply in the future is also on target with 6,987 additional homes to be built in the next five years against a target of 5,525 and 15,935 new homes in the next 15 years, against a target of 16,575.
- 6.6 Significant amounts of large scale residential development (above 50 net units) has been completed or permitted during 2011/12, including:
- 752 net units completed on seven sites - Loampit Vale Renaissance Barratt Homes, Seager Buildings, 72-78 Conington Road, 50-52 Trundleys Road, Kender Estate, 72-78 Nightingale Grove and 104-120 Lee High Rd.
  - 6,257 net units permitted on 14 sites - Surrey Canal Triangle, Oxestalls Road, Cannon Wharf, Marine Wharf West, Thurston Industrial Estate, Loampit Vale Thurston Road, Neptune Works, Excalibur Estate, Land fronting Deptford High Street, Former Clifton Medical Centre, Boones Almshouses, Bond House, Former United Diaries Depot and 52-54 Thurston Road.
- 6.7 The amount of affordable housing completed in 2011/12 is significantly higher than previous years, with 47% of gross completed homes being affordable units. They were provided predominantly in new build flats, with an equal split in terms of size and a 64.36 ratio of social renting to intermediate housing.
- 6.8 Chapter 6 Growing the local economy recognises that there has been continued protection of identified employment sites and that completions and permissions will lead to net increases in retail, employment and community use floorspace.
- 6.9 Significant amounts of large scale non residential developments (above 1,000 m<sup>2</sup> floorspace) has been completed or permitted during 2011/12, including:
- 76,503m<sup>2</sup> permitted *mixed use* floorspace on three sites - Surrey Canal Triangle, Oxestalls Road and Marine Wharf West.
  - 1,752m<sup>2</sup> completed and 6,771m<sup>2</sup> permitted *retail* floorspace on two sites - 104-120 Lee High Road and Thurston Industrial Estate,
  - 3,127m<sup>2</sup> completed and 14,102m<sup>2</sup> permitted *employment* floorspace on six sites - 155 Lewisham Way, Cannon Wharf, Martins Yard, Former Clifton Medical Centre, 223-225 Lewisham High Street and Former Telecom Depot.
  - 1,485m<sup>2</sup> completed and 5,530m<sup>2</sup> permitted *community use* floorspace on four sites - Gordonbrock Primary School, Torridon Junior and Infants School, Former Green Man Public House and Wells Park Community Centre.

- 6.10 Chapter 6 also highlights that the borough's town and district centres have fared relatively well during the economic downturn and since last year shop vacancy rates have decreased in all but one district centre.
- 6.11 Chapter 7 Environmental Management emphasises that the borough's environment has been protected, as no development has been permitted contrary to Environment Agency flood risk advice, no development has taken place on designated open space or Sites of Importance for Nature Conservation (SINC). 12 parks retained their Green Flag status, and one park received the award for the first time at Mayow Park. The Green Flag Community Awards increased from two to five, with new awards given to Grow Mayow in Mayow Park, Sydenham Garden Project and The Friends of Albion Millennium Green.
- 6.12 The borough's environment has also been enhanced, with developments becoming more sustainable by incorporating the following features into their designs, to reflect the policy requirements contained in the Core Strategy:
- Lifetime Homes and wheelchair accessible homes.
  - Homes in compliance with Levels 3 and 4 of the Code for Sustainable Homes.
  - Large scale non residential developments achieving BREEAMs "Very good" standard.
  - Renewable technologies including solar photovoltaic panels, Combined Heat and Power (CHP) and biomass boilers and district heating schemes.
  - Living roofs.
  - Sustainable Urban Drainage Systems (SUDs).
  - Publicly accessible open space and biodiversity enhancements.
- 6.13 Chapter 8 Building a sustainable community highlights the drastic increase in financial contributions, as 42 Section 106 Agreements have been secured. If the developments proceed they would provide almost £39.7 million of financial contributions during the period of development, together with 560 affordable homes for rent and 579 intermediate homes on 26 development sites. Sites that would contribute more than £1 million include Surrey Canal Triangle (£22 million), Oxestalls Road (£4.8 million), Cannon Wharf (£4.7 million) and Marine Wharf West (£2.2 million).
- 6.14 New development is becoming more accessible by means other than the car. Car parking on residential schemes has been limited in favour of cycle provision. 48 car club spaces were secured through planning obligations on 14 developments, and between 1 and 8 years of free car club membership have been secured.
- 6.15 The Council's Design Review Panel continued to provide advice on 28 planning applications and has influenced the design of over 1,500 homes, 6 schools and over 15,000m<sup>2</sup> of commercial and retail space. A character

appraisal was also prepared for Deptford Creekside during 2011/12 and now 50% of Conservation Areas are covered by character appraisals.

**Assessing performance in planning application decisions**

- 6.16 Chapter 9 Planning applications, appeals and enforcement provides an overview of the activity of the Planning Service. During 2011/12, 1,907 applications for planning, advertisement and tree matters were lodged with the Council, of which 69% (1,311) were planning applications. Householder applications and Certificates of Lawful Developments were the largest category of development. However, the 38 major planning applications (consisting of 10 or more dwellings) will generate a substantial amount of new development and financial contributions.
- 6.17 In 2011/12, Planning Inspectors upheld the majority of the decisions made by the Council, as 76% of appeals were dismissed - Lewisham is ranked within the top 20% of best performing Local Planning Authorities in England regarding appeal success.

## **7. Financial Implications**

- 7.1 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.

## **8. Legal Implications**

- 8.1 The Localism Act 2011 removed the requirement for the Local Planning Authority to submit an AMR to the Secretary of State. However, local planning authorities must still prepare a report containing information prescribed by regulations, as to the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved and must make this report available to the public at least yearly in the interests of transparency.
- 8.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribes the information that must be included in the monitoring report. This includes the information set out in paragraph 5.2 of this report

## **9. Crime and Disorder Implications**

- 9.1 There are no direct core indicators relating to crime and disorder issues. However, chapter 8 of the AMR reports the latest crime statistics for the borough.

## **10. Equalities Implications**

- 10.1 Although the AMR does not have any direct equalities implications, the information and data reported will have equalities implications for the services provided by the Council. The data reflects known trends such as a young population, high levels of youth unemployment, low incomes and a varied minority ethnic population. The relevant service directorates will already be dealing with these equality implications.

## **11. Environmental Implications**

- 11.1 The latest environmental statistics for the borough and the core output indicators on the environment are reported in Chapter 7 of the AMR.

## **12. Sustainable Community Implications**

- 12.1 The AMR shows considerable changes have taken place in Lewisham since 2001. A key factor in relation to sustainable communities is the change in housing tenure with private renting now about the same level as social renting.

## **13. Conclusion**

- 13.1 The AMR sets out a great deal of information about both Lewisham and the Planning Service. The impact from the economic recession is still visible but it is evident that large scale retail, employment and community use floorspace is taking place in the borough. Completed residential development is higher

than previous years and above the London Plan annual target. There is a good committed supply for future years. Overall, the AMR demonstrates that progress is being made towards achieving the Core Strategy's vision for regeneration and growth of the borough.

- 13.2 It is recommended that the Mayor note the content of the AMR 2011/12 and approves its publication on the Council's website.

#### 14. Background documents and originator

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
<a href="#">Planning &amp; Compulsory Purchases Act 2004</a>	2004	Laurence House	Planning Policy	Brian Regan	No
<a href="#">NPPF</a>	2012	Laurence House	Planning Policy	Brian Regan	No
<a href="#">Local Plan Regulations</a>	2012	Laurence House	Planning Policy	Brian Regan	No

If you have any queries on this report, please contact Brian Regan, Planning Policy Manager, 5<sup>th</sup> floor Laurence House, 1 Catford Road, Catford SE6 4RU – telephone 020 8314 8774.

#### Appendix 1: Planning Service AMR 2011-12