

Sustainable Development Select Committee			
<b>Title</b>	Planning Service Annual Monitoring Report 2014-15	<b>Item No</b>	7
<b>Contributors</b>	Planning Service		
<b>Class</b>	Part 1	<b>Date</b>	26 November 2015

## 1. Purpose

- 1.1. The report provides an overview of the Planning Service Annual Monitoring Report for the monitoring period 1 April 2014 to 31 March 2015.

## 2. Recommendation

- 2.1. The Select Committee is asked to note the content of the AMR 2014-15 in Annex 1 and direct questions to officers at the meeting on the 26 November 2015.

## 3. Policy context

- 3.1. The Planning & Compulsory Purchase Act 2004 and the Localism Act 2011 require every Local Planning Authority to publish an annual report reviewing the performance of planning in the borough.
- 3.2. 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. 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, neighbourhood planning, the Duty to Co-operate and prior approvals.
- 3.3. The AMR is particularly relevant to two of the Council's policy objectives - strengthening the local economy and providing decent homes for all.

## 4. Background

- 4.1 The Council has produced an AMR annually for the last 10 years and this one, like past years, will also be placed on the Council's website. This year's AMR is divided into six chapters:
- Chapter 1: Introduction and Context explains the preparation of the AMR, relevant legislation and trends relating to population, housing, the economy and deprivation.
- Chapter 2: Development in 2014-15 provides an overview of the type and amount of development that has taken place during 2014-2015. It also assesses whether Core Strategy and London Plan targets have been met.
- 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, based on a housing trajectory.

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.

Chapter 5: Planning Service Performance discusses 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, urban design and economic development initiatives

Chapter 6: Conclusions provides a summary of the main achievements in 2014-15 and raises a number of concerns.

## **5. Overview of the AMR 2014-15**

- 5.1 It is important to remember the context within which the AMR sits. The borough will experience significant population and household growth by the end of the Plan period in 2033. Therefore new development and infrastructure will be needed to accommodate this growth and to contribute to the regeneration of the borough.
- 5.2 The AMR acknowledges a number of main achievements in 2014-15 but also highlights some concerns. Both are summarised below in three sections relating to: A housing, B non residential development and C Planning Service performance.

### **A Housing**

- 5.3 Overall a good supply of housing and affordable housing has been completed and approved during 2014-15, progress has been made on the strategic sites and there is a resilient supply of housing in the next 15 years but more housing sites will need to be found.
- 5.4 With a net 1,468 dwellings completed during 2014-15, completions were double that of the previous year and were the second highest in the last 11 years. Completions exceeded the current London Plan target of 1,105 dwellings per annum by 33%. This is primarily due to the building out of some of the phases at Cannon Wharf, Marine Wharf West, the former Catford Greyhound Stadium and renewal at Kender estate. The total new dwellings approved during 2014-15 amounted to 5,440. 3,500 units (65%) relate to the Convoys Wharf site, which was approved in March 2015, having previously been called in by the Mayor of London in October 2013. 1,426 net units (26%) were planning applications that have been approved by the Council during 2014-15. A further 514 units (9%) relate to prior approvals (which since 2013 allow offices to be converted to residential use without the need for planning permission but instead requires a "prior approval" from a Local Planning Authority).
- 5.5 The majority of housing completions (84%) and housing approvals (48%) continue to be concentrated in the Regeneration and Growth Areas and this is key in helping to regenerate the borough. The type of housing reflects the

modern day housing market in that the majority of housing completions and approvals are flats, purpose built new dwellings and smaller one and two bedroom units. 46% of the units approved in the last five years will be built at densities above the London Plan's Sustainable Residential Quality matrix.

- 5.6 The 418 net new affordable homes completed during 2014-15 is considerably higher than the previous year. 525 affordable housing units have been approved at Convoys Wharf and 343 net affordable housing units were also approved by the Council during 2014-15, of which 76 are Local Authority affordable housing units. 24 temporary affordable housing units have also been approved at Ladywell. 52% of the affordable housing completions and 82% of the affordable housing approvals will be located within the Regeneration and Growth Areas, helping to regenerate the borough. The social rent: intermediate ratio of 64:35 is similar to the 70:30 target identified in the Core Strategy. For the first time in more than 20 years, new affordable homes were delivered directly by the Council on public land at Mercator Road and the future pipeline shows a significant increase in the scale of this source of new affordable homes over the coming three years.
- 5.7 Despite affordable housing being completed, it represents 28% of the total net completions, which is below the 50% target identified in the Core Strategy. The Council will continue to negotiate for the highest amount of affordable housing possible on appropriate sites, taking account of development viability.
- 5.8 Good progress is being made on the five strategic sites allocated in the Core Strategy. Two sites, Plough Way (encompassing Cannon Wharf, Marine Wharf West and Marine Wharf East) and Lewisham Gateway are already under construction. The remaining three sites all have planning permission: Convoys Wharf is awaiting the submission of detailed proposals for the first phase of development, Surrey Canal Triangle was designated as a Housing Zone in February 2015, which will facilitate an accelerated delivery and the Council resolved to approve the planning application for Oxestalls Road in October 2015.
- 5.9 The borough has a supply of 14,983 dwellings for the next 15 years, with 58% of the units being developed in the first five years. This equates to a 25% over supply in the first five years compared to the London Plan target. Despite this and the good housing performance in the past, the supply will fall short of the cumulative London Plan target by 2028-29, towards the end of the Plan period. This is due to the increased annual target of 1,385 that was adopted as part of the Further Alterations to the London Plan (FALP) in March 2015.
- 5.10 In the future, it is likely that the target will need to be increased further to 1,650 per annum, in line with the South East London Strategic Housing Market Assessment (SHMA), to meet future housing needs. The SHMA was jointly commissioned by the South East London Planning Authorities (boroughs of Lewisham, Bexley, Bromley, Greenwich and Southwark) and

completed by consultants in June 2014. To help reduce the longer term shortfall in housing supply and meet the increased target the Council will prepare a Strategic Housing Land Availability Assessment (SHLAA) which will identify potential additional housing sites to be included in the 15 year supply.

## **B Non residential development**

- 5.11 Despite gains in non residential floorspace and the protection of designated sites, prior approvals and the loss of office floorspace in general is a concern.
- 5.12 Despite a large scale gain of 57,623m<sup>2</sup> of non residential floorspace from completions and approvals during 2014-15, there have been large scale losses of business and retail floorspace (including a loss of 17,576m<sup>2</sup> of business floorspace from approvals). However, none were located within defined employment areas (MEL, SIL, LEL) and only one is located within a district centre. Large scale losses at first seem alarming, but it will help to reconfigure employment floorspace to make way for new business units more suited to the modern day economy, as part of mixed use schemes. The trend of losing non residential floorspace to housing continues from previous years, with 28 out of 37 non residential sites being solely redeveloped for housing.
- 5.13 Of the 514 dwellings created from prior approvals, 79% will be small units consisting of studios and 1 bedroom flats, with a very small proportion (1%) of larger 3 and 4 bedroom properties, which will not be able to cater for the needs of local families. A significant amount of non residential development will be lost, including at least 24,786m<sup>2</sup> of office floorspace. The aim of facilitating the re-use of vacant office floorspace is not being met. Instead the stock of purpose built, modern office floorspace, the majority of which is still in use, is being lost. Prior approvals in inappropriate locations could adversely impact on the viability of commercial centres, especially Lewisham town centre given that 71% of the prior approvals housing units will be located on two major sites at Lewisham House and Riverdale House. Protection of scarce employment land could also be undermined in the future, especially now that the Government has made prior approvals permanent.

## **C Planning Service performance**

- 5.14 Overall the Planning Service has performed well during 2014-15 and in many instances better than the previous year.
- 5.15 Some of the highlights for 2014-15 include:
- £7.6 million and 623 affordable units were secured through Section 106 Agreements (S106), double the amount secured in the previous year.
  - Three plans have been progressed including the Development Management Local Plan that was adopted by the Council in November 2014, the Issues and Options Document for the new Lewisham Local Plan that was published for public consultation in October 2015 and the Gypsy and Traveller needs assessment that was completed by consultants in June 2015.
  - Neighbourhood planning is gathering pace as the Council has formally designated three neighbourhood forums and areas at Crofton Park and Honor Oak Park, Grove Park and Corbett Estate; and three have

submitted their applications at Upper Norwood and Crystal Palace, Deptford Neighbourhood Action Community Group and Lee Community Group.

- 2,747 applications were lodged with the Council, an 11% increase from the previous year and the performance for determining major and minor applications was above the target levels.
- The majority (68%) of appeals were dismissed and 22% were upheld, which is better than the national average.
- 408 reports of alleged breaches of planning control were received and 119 formal enforcement procedures also took place. 291 cases were closed, 20 more cases than the previous year.
- The Planning Service has also helped to protect and enhance the borough's heritage, assisted developers to achieve and deliver high quality design in their development proposals and provided a range of business advice and support too.

## **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.

## **7 Legal implications**

- 7.1 The item is before members for noting, before it is placed before Mayor and Cabinet. The Planning and Compulsory Purchase Act 2004 (section 35), read with regulation 34 of Town and Country Planning (Local Planning) England Regulations 2012 require the Council to produce an Annual Monitoring Report each year.
- 7.2 Each Report is required by the Act and Regulations to report on the implementation of the Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved or not, as the case may be.

## **8. Conclusion**

- 8.1 The AMR sets out a great deal of information about both the borough and the Planning Service, and the overall performance has been good for the monitoring year 2014 -15. The concerns raised in the AMR will need to be further monitored in future AMRs.
- 8.2 It is recommended that the Select Committee note the contents of the AMR 2014-15 prior to it's consideration at Mayor and Cabinet on the 9<sup>th</sup> December 2015.

### **Background Documents:**

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
<a href="#">Planning &amp;</a>	2004	Laurence	Planning	Brian	No

<a href="#">Compulsory Purchase Act</a>		House	Policy	Regan	
<a href="#">Localism Act</a>	2011	Laurence House	Planning Policy	Brian Regan	No
<a href="#">National Planning Policy Framework (NPPF)</a>	2012	Laurence House	Planning Policy	Brian Regan	No
<a href="#">Town and Country Planning (Local Planning) (England) Regulations 2012</a>	2012	Laurence House	Planning Policy	Brian Regan	No
<a href="#">Community Infrastructure Levy Regulations</a>	2010	Laurence House	Planning Policy	Brian Regan	No
Amendments to the General Permitted development Order (GDPO) <a href="http://www.legislation.gov.uk/ukxi/2013/1101/made/data.pdf">http://www.legislation.gov.uk/ukxi/2013/1101/made/data.pdf</a>	2013	Laurence House	Planning Policy	Brian Regan	No

If you have any questions about this report, please contact Brian Regan, Planning Policy Manager (ext. 48774) or Angela Steward, Senior Planning Policy Officer (ext. 43885).

### **Annex 1: Planning Service Annual Monitoring Report 2014-15**