

Committee	STRATEGIC PLANNING COMMITTEE
Report Title	ADDENDUM
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1 **ADDENDUM**

1 This report sets out an addendum to the committee agenda in respect of Strategic Planning Committee on 02 September 2021.

2 The report updates consider the implications of the Revised National Planning Policy Framework (2021).

2 **AGENDA ITEM 3 – Former Tesco's Car Park, 209 Conington Road, SE13.**

3 The revised national Planning Policy framework (NPPF) 2021 has introduced a requirement for Local Planning Authorities to prepare design guides, utilising the national model design code.

4 Section 12 'Achieving well-designed places' at paragraphs 128 and 129 of the NPPF is of particular relevance.

5 Paragraph 128 States: *To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*

6 Paragraph 129 states: *Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.*

7 Officers in the published committee report consider the plan-led approach to the application proposals. This includes the master-plan that was prepared as part of the original, consented application site, which built upon the master-planning and design parameters set out in the adopted Lewisham Town Centre Local Plan.

8 Officers note that the Section 73 minor material amendments propose only minor alterations to the consented scheme, with no alterations to the layout of the

development proposed. Consideration to the National Design Guide is made in the committee report.

- 9 Officers have reviewed the new requirements of the revised NPPF (2021). In light of the master planning undertaken to date, the presence of an adopted site allocation which provides design-principles within the Lewisham Town Centre Local Plan and the presence of an extant planning permission Officers are satisfied that the requirements of the Revised NPPF (2021) are met fully.
- 10 No new material considerations that have not been fully considered or addressed within the published committee report arise from the changes to the suggested conditions for both applications.
- 11 The matters relating to the principle of development and urban design within the Committee Reports are unchanged.