



Mayor and Cabinet Report

A21 Development Framework

Date: 9 March 2022

Key decision: No

Class: Part 1

Ward(s) affected: Lewisham Central, Rushey Green, Catford South, Whitefoot, Downham

Contributors: Head of Strategic Planning, Director of Planning

Outline and recommendations

Following the public consultation on the draft A21 Development Framework, held between 14th October 2021 – 12th November 2021, this report sets out the representations received and, where applicable, the amendments made in response.

Mayor and Cabinet is recommended to:

Note the representations received through the public consultation process and the amendments proposed to the A21 Development Framework following public consultation.

Note that the Chair of the Sustainable Development Select Committee is reviewing the final draft of the Framework and any further comments will be reported verbally.

Approve the A21 Development Framework.

Timeline of engagement and decision-making

30 th April 2019	Local Plan update to Sustainable Development Select Committee reporting on the Homebuilding Capacity Fund Grant from the GLA
Autumn 2020	Early stage discussion with Ward Councillors
Nov/Dec 2020	Pre-Production Consultation led by consultants
15 th September 2021	Draft A21 Development Framework presented to Sustainable Development Select Committee for comment.
6 th October 2021	Draft A21 Development Framework presented to Mayor and Cabinet and approval sort for Public Consultation
14 th October– 12 th November 2021	Public Consultation on the A21 Development Framework
25 th February 2022	SDSC Chair review and support of the revised Draft A21 Development Framework, confirming support for the document
March 9 th 2022	Post-consultation Draft A21 Development Framework presented to Mayor and Cabinet for approval

1. Summary

- 1.1. This report recommends Mayor and Cabinet approve the Draft A21 Development Framework that has been revised further to public consultation on the document.
- 1.2. It sets out the representations received during the public consultation held between the 14th October and the 12th November 2021. It outlines how officers have considered these representations and how the document has been amended in response to the consultation responses received, where appropriate.
- 1.3. The A21 Development Framework will set a high level trajectory for change within the A21 Development Framework study area, assisting officers and other stakeholders by setting out the Council's high-level aspirations for new development in terms of its massing, layout, and potential functions and uses and how it can respond positively to the historic environment and strengthen local character. The A21 Development Framework also outlines high level landscape, public realm and transport improvements for the A21 corridor in Lewisham.
- 1.4. Members are minded to note that as a Framework document the A21 Development Framework will not be part of the council's statutory Development Plan and will therefore not carry the same weight as a Development Plan Document (DPD) or a Supplementary Planning Document (SPD). However it may be a material consideration for planning decisions.
- 1.5. The requirements for consultation on policy documents were updated with the

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December 2020 Addendum to the Statement of Community Involvement (SCI) to align with statutory requirements. For a Framework document there is no specified minimum time period for public consultation. However, given the length and complexity of the draft A21 Development Framework, the draft A21 Development Framework has been consulted on for the same length of time required for consultation on an SPD which is 4 weeks.

- 1.6. This report also summarises consultation undertaken prior to formal consultation and summarises the contents of the draft Framework.

2. Recommendations

- 2.1. Mayor and Cabinet are recommended to:
 - a) Note the representations received through the public consultation process and the amendments proposed to the A21 Development Framework following public consultation.
 - b) Note that the Chair of the Sustainable Development Select Committee has reviewed the final draft of the Framework and supports the document, continuing to note a desire for further work in the future to develop this in to an SPD.
 - c) Approve the A21 Development Framework.

3. Policy Context

3.1. Planning Policy

3.1.1. The London Plan forms part of Lewisham's Development Plan and sets out the spatial strategy for Greater London over the next 20-25 years. The document also sets out the Mayor's vision for Good Growth – growth that is socially and economically inclusive and environmentally sustainable.

3.1.2. Good Growth Policies include:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience

3.1.3. Policy H1 Increasing housing supply - sets the ten-year targets for net completions for each local planning authority. Lewisham's target is 16,670 new homes over ten years or 1,664 per annum. This represents a significant increase from our previous annual housing target of 1,385.

Lewisham's adopted Local Plan

3.1.4. The adopted Core Strategy Development Plan Document (June 2011) identifies the northern section of the A21 from Lewisham town centre to Catford town centre as a Regeneration and Growth Area. It also identifies a large section of the A21 to the South as an Area of Local Regeneration.

Spatial Policy 1

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Lewisham Spatial Strategy

1. *All new development will need to contribute positively to the delivery of the vision for Lewisham (see Section 4) and the strategic objectives (see Section 5).*
2. *The Lewisham Spatial Strategy will be achieved by applying the following spatial policies, which identify the type and quantity of development acceptable across the borough:*
 - a. *Regeneration and Growth Areas covering key localities within Lewisham, Catford, Deptford, New Cross/New Cross Gate (Spatial Policy 2, Section 6.2.1)*
 - b. *District hubs covering the District town centres of Blackheath, Forest Hill, Lee Green and Sydenham, and their immediate surrounding residential neighbourhoods (Spatial Policy 3, Section 6.2.2)*
 - c. *Local Hubs covering Brockley Cross, Hither Green, and Bell Green (Spatial Policy 4, Section 6.2.3)*
 - d. *Areas of Stability and Managed Change for the remaining areas of the borough (largely residential) including a Local Regeneration Area focusing on parts of Whitefoot, Downham and Bellingham wards, including Downham District town centre and Southend Village, Bromley Road (Spatial Policy 5, Section 6.2.4)*

Lewisham's draft Local Plan

- 3.1.5. The A21 is identified in the draft Local Plan Regulation 18 stage "Main Issues and Preferred Approaches" (January 2021) as a strategic corridor for intensification and change with many new site allocations located along its route.
 - 3.1.6. Policy OL1 Delivering an Open Lewisham (spatial strategy) states:
 - A. *The Council will work positively and alongside local communities and community groups, public and private sector stakeholder, development industry partners and the wider public to realise the Vision for Lewisham, and to deliver the strategic objectives for 'An Open Lewisham as part of an Open London' by:*
[...] d. Facilitating new development along the north-south A21 corridor...
 - 3.1.7. This higher level policy then informs policies within Part Three of the draft Local Plan - Lewisham's Places:
 - LCA4 A21 Corridor – Central Area
 - LSA4 A21 Corridor – South Area
 - 3.1.8. The draft A21 Development Framework responds in a proactive manner to these policies and others by providing a high level vision for the A21 Development Framework study area, underpinned by a series of principles to achieve the vision, a development framework to shape its physical form and guidance for the implementation of these principles.
- 3.2. **Council strategies**
- 3.2.1. The Council's Corporate Strategy (2018-2022) outlines the Council's vision to deliver for residents over the next four years. Building on Lewisham's historic values of fairness, equality and putting our community at the heart of everything we do, the Council will create deliverable policies underpinned by a desire to promote vibrant

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communities, champion local diversity and promote social, economic and environmental sustainability. Delivering this strategy includes the following priority outcomes that relate to the principles within the A21 Development Framework:

- **Tackling the Housing Crisis** – Providing a decent and secure home for everyone.
- **Building an Inclusive Economy** – Ensuring every resident can access high-quality job opportunities, with decent pay and security in our thriving and inclusive local economy.
- **Making Lewisham greener**- Everyone enjoys our green spaces and benefits from a healthy environment as we work to protect and improve our local environment.

3.2.2. Lewisham’s Housing Strategy (2020-2026), includes the following themes that relate to the Framework:

- Delivering the homes that Lewisham needs
- Preventing homelessness and meeting housing need
- Improving the quality, standard and safety of housing
- Supporting our residents to live safe, independent and active lives
- Strengthening communities and embracing diversity.

3.2.3. The A21 Development Framework addresses the above by providing guidance on developing new homes in the borough – many of which will be genuinely affordable, which respond positively to the differing character along the corridor. The document also provides advice on high level landscape, public realm and transport improvements, creating greener more sustainable development and helping to improve our local town centres.

4. Background

4.1.1. The Council made a successful bid to the Greater London Authority (GLA) Homebuilding Capacity Fund to fund the following three projects:

- **Housing Growth Team** – funding to create a dedicated, multi-disciplinary team within the council to speed up and expand on our ambitious programme of delivering new council housing for the borough.
- **A21 Development Strategy** – funding to produce an SPD and a Framework for the A21 study area stretching from Lewisham Town Centre in the north to Downham and the borough boundary with Bromley. The project brief was to look at options to deliver new homes, enhance local character, improve the public realm and enhance sustainable travel along and across the road.
- **Small Sites SPD** – funding to produce a placemaking strategy for the borough’s suburban housing within Downham and Bellingham. The Small Site SPD study (adopted September 2021) explores how design led, suburban intensification could support the improvements to neighbourhood centres, green spaces and other community infrastructure as well as delivery much needed new homes.

4.1.2. Between November 2019-January 2020 the Council held a competitive tender process to produce the A21 Development Framework using the GLA Architectural Design and Urbanism Panel (ADUP) procurement framework. The architectural practice called muf art/architecture were awarded the contract to produce the A21 Development Strategy in January 2020.

4.1.3. Unfortunately the COVID pandemic had a significant impact on the muf art/architecture resourcing with key personnel directly affected by the pandemic. Despite the Council

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being responsive to this and agreeing a number of extensions to the project programme, muf architecture/art were unable to deliver the necessary outputs to a sufficient quality as outlined within the project specification. As such in February 2021 both parties agreed, given the extraordinary circumstances, that the best way to move forward would be to terminate the contract and allow the Council to pursue alternative options.

- 4.1.4. Before their contract was terminated muf architecture/art completed the A21 Development Framework Baseline Study, initial public consultation and the initial proposals for the A21 Development Strategy.
- 4.1.5. The funding deadline for the Homebuilding Capacity Fund was due to expire at the end of March 2021 but following the termination of the Council's contract with muf architecture/art the Council agreed with the GLA to extend the funding deadline for the A21 Development Strategy project and allow the Council to appoint an alternative consultant to complete the project with the remaining budget.
- 4.1.6. The extension to the funding was agreed with the GLA on the basis of:
 - a) That these were extraordinary circumstances and not within the control of the council.
 - b) That a revised brief would be issued to reduce the scope of the project to deliver a development framework instead of an SPD and a framework, thus ensuring the work could be delivered within the limited budget available.
 - c) The project timeline for completion of the A21 Development Framework would be very compact to minimise delay beyond the original end of March 2021 deadline to complete the project.
 - d) Ensuring that any procurement process would be as swift as possible to meet the demands of the above.
- 4.1.7. A single Tender Action was approved in March 2021 and Hawkins Brown who were the second highest scoring company in the original A21 Development Strategy tender process (November 2019-January 2020) were appointed to complete the A21 Development Framework.
- 4.1.8. The A21 Development Framework was consulted on between 14th October–12th November 2021.
- 4.1.9. 286 individual comments were received on the document from 30 separate parties in total.
- 4.1.10. The A21 forms part of the Transport for London Road Network (TLRN) and as such TfL is the landowner, highway, traffic, signalling authority for the corridor.
- 4.1.11. Unfortunately during the production of the A21 Development Framework TfL were unable to have significant involvement in the project due to TfL design staff being furloughed. Work on the separate TfL project for the A21 - the outcome definition study, was also paused. As such the project scope of the A21 Development Framework was revised accordingly and whilst the draft A21 Development Framework sets out an emerging transport strategy, its proposals have not yet been tested thoroughly because partnership working with TfL has not been possible.
- 4.1.12. TfL has provided comments on the consultation draft of the A21 Development Framework and supports the proposed changes to the document.
- 4.1.13. The GLA have permitted further extensions to the programme to allow time for the consultation draft of the A21 Development Framework to be presented to SDSC and Mayor and Cabinet and allow for consultation comments to be addressed and additional time to address the consultation comments.

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5. Pre-production Consultation

- 5.1. During the production of the Baseline Study for the A21 Development Framework the then appointed consultants Muf architecture carried out consultation at an early stage of the A21 Development Framework. This included:
- Telephone/Video Conference Calling
 - Strategic and Third Sector organisations – Organisations with a stake in the development of the A21 corridor such as TfL, Phoenix Housing and the RCIG Catchment Partnership were invited to online meetings to align the ambitions of the Framework with existing and emerging directives.
 - Ward Councillors – Councillors from all wards within the study area were contacted, those from Lewisham Central, Rushey Green and Whitefoot provided detailed feedback using this opportunity to highlight areas of concern including issues around housing, the environment, traffic difficulties and the need for amenities.
 - Email questionnaire
 - On completion of the baseline research, proposals from the emerging framework was made public via Lewisham Council’s website and an email questionnaire was sent to an extensive list of Lewisham-based community organisations and businesses along the A21 Corridor.
 - Critical Friends
 - The design team shared baseline findings for critical review with local organisations recognised to take an active role in local history, the environment and those concerned with cycling and walking
 - Commonplace website
 - Public consultation was held on the baseline research and emerging ideas for the Framework. The website attracted 2,251 visitors, with 54 responses on specific issues within the A21 Development Framework Study Area.
- 5.2. Please refer to the A21 Development Framework Baseline Study (Appendix 2) for further details.
- 5.3. As part of their research the consultants also held discussions with LBL planning officers including those from Development Management, Conservation, Highways, Trees, Sustainability and Policy.

A21 Development Framework Summary

- 5.4. The A21 Development Framework provides a high level strategic vision for the A21 Development Framework study area, underpinned by a series of principles to achieve the vision, a development framework to shape its physical form and guidance for the implementation of these principles.
- 5.5. The study area for the A21 Development Framework includes all of the A21 that lies within the London Borough of Lewisham - stretching from the south of Lewisham Town Centre in the north of the borough to the borough boundary with Bromley in the south. In order to avoid duplication and any potential confusion the draft A21 Development Framework does not provide further guidance for areas covered by the Catford Town Centre Framework (2021) or Lewisham Town Centre Local Plan (2014). Lewisham Hospital and Lewisham Shopping Centre are also excluded from the scope of this study.
- 5.6. The Framework is split into four main chapters; Introduction and Vision, Overarching

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Guidance, Character Area Frameworks, Site Guidance:

- 1) Introduction and Vision
 - Project introduction
 - Using the document
 - Vision statement – Capturing the overarching intention of the A21 Development Framework
 - Guiding principles – Addressing the many opportunities of the corridor as a whole. They are a set of specific thematic objectives that can be used to measure any proposals for the A21 area.
- 2) Overarching Guidance - Provides overarching guidance that applies to all plots that front the A21
 - Overview
 - Building heights
 - A distinctive public realm
 - Architectural character
 - Air Quality
- 3) Character Area Frameworks – Guidance is provided for 7 distinct character areas.
 - Lewisham Town Centre (South)
 - Ladywell Village
 - Lewisham Park, Hospital and Greens
 - Rushy Green and Catford
 - Bellingham
 - Southend
 - Downham Centre

Each Character Area Framework describes the principal design strategies that will strengthen that area's function and distinctiveness.

Guidance is not provided for the Culverley Green Character Area Much of Culverley Green as there are limited development opportunities in this area. However, some of the Culverley Green Conservation Area (as distinct from the Culverley Green Character Area from the draft A21 Development Framework) is included in the Bellingham Character Area Framework.

- 4) Site Guidance – Guidance pertaining to individual sites is provided in two forms:
 - Typological Guidance
 - Potential Development Sites

Typological guidance is provided for common existing typologies along the A21 which shows how different scales of intervention could be achieved.

The Potential development sites section of the document includes indicative concept schemes and capacity studies for 15 specific development sites, indicative site specific design principles and a suggestion of the potential number of homes each site could deliver are provided.

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- 5.7. The A21 Development Framework Baseline Study precedes and forms the evidence base for the A21 Development Framework and underpins its recommendations.
- 5.8. The A21 Development Framework Baseline Study will be published on the A21 Development Framework webpage but has not been consulted on. See Appendix 2: The A21 Development Framework Baseline Study.

6. Public Consultation

- 6.1. Approval to consult on the draft A21 Development Framework was granted by Mayor and Cabinet on 6th October 2021.
- 6.2. The consultation process ran for four weeks and was publicised as follows:
 - Email notification to specific Consultation Bodies, General Consultation Bodies and Other Consultees (to the extent that the Council considers the proposed subject matter affects that body). This included statutory bodies and local organisations.
 - Letters sent by post to the landowners of the sites identified as potential development sites.
 - A notice in the News Shopper.
 - 50 A4 notices attached to lampposts along the A21.
 - Information on the A21 Development Framework webpage.
 - On the social media platforms of Twitter, Instagram and Facebook.
- 6.3. 2 evening, online virtual presentations on the draft A21 Development Framework were given by officers at which attendees had the opportunity to ask questions about the document. Each of the online presentations was attended by approximately 10 people.
- 6.4. Due to the COVID safety government guidance in place during the consultation period for the draft A21 Development Framework, unfortunately it was not possible to hold in person consultation events.
- 6.5. Responses to all written representations received are provided in the A21 Development Framework Consultation Comments and Responses Log (See Appendix 3). The log describes where changes have been made to the document.

7. Summary of Public Consultation Comments and proposed Changes to the draft A21 Development Framework

- 7.1. 286 individual comments were received on the document from 30 parties in total. Responses were received from 7 landowners of sites within or close to the A21 Development Framework study area, 7 individuals, Phoenix Housing, London and Quadrant Housing, TfL, the Environment Agency, Natural England, Historic England, The Theatres Trust, The Woodlands Trust, The Lewisham Pensioners Forum, Catford Active Travel, Lewisham Pedestrians, Lewisham Cyclists, NHS London Healthy Development Unit, The Quaggy Waterways Action Group and the Culverley Green Residents Association and The London Borough of Lewisham.
- 7.2. See Appendix 3: A21 Development Framework Comments and Responses Log for the full detail of the comments provided, Officer responses to the comments and the resulting changes to the A21 Development Framework.
- 7.3. The consultation comments and changes made to the consultation draft of the A21

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Development Framework are summarised as follows:

- 7.3.1.1. The responses from public organisations and local groups were generally supportive of the draft A21 Development Framework, especially the proposed guidance to improvement sustainable travel, greenery, ecology and the River Ravensbourne that runs parallel to the A21.
- 7.3.1.2. Some comments requested additional detail to be provided for public realm and transport improvements. Some of these recommendations have been included, but many have not given the strategic remit of the A21 Development Framework and/or that this detail already exists in other existing policy and guidance.
- 7.3.1.3. Historic England welcomed the strong emphasis on the historic environment and the need for contextually aware development.
- 7.3.1.4. Four of the potential development sites in the consultation draft of the A21 Development Framework were not supported and have been removed from the draft. Molesworth Street has been removed to ensure that the proposals are consistent with Environment Agency flood risk policy. Royal Mail/Topps Tiles has been removed because its landowner does not seek to redevelop the site. Motor Services/Garage (Fordmill Road) have been removed because the site lies within the Culverley Green Conservation Area and it has been recognised that additional in depth visual testing of potential development options for this site would be required to determine the potential impacts of future development on this site on the special character of the Culverley Green Conservation Area. McDonalds Ashgrove Road has been removed as the site does not have the potential to deliver a large number of homes and is currently a very successful restaurant business.
- 7.3.1.5. The business of Homebase that is located in Bellingham objected to a visualisation of the Bellingham Area showing the Homebase site being potentially redeveloped as a mixed use scheme of residential and retail uses (although the site is not included as a Potential Development Site). Homebase argued that redevelopment of the site would detrimentally impact on its existing retail store. The A21 Development Framework has not been changed in response to this comment because the large size of the Homebase site means it has the opportunity to accommodate many new homes and therefore play a significant role in the London Borough of Lewisham meeting its housing target set by the GLA. Furthermore, the site is a draft Site Allocation in the draft Local Plan (2020) and the Local Plan site allocation makes provision for a substantial quantum of town centre floor space which could accommodate the re-provision of Homebase.
- 7.3.1.6. The Culverley Green Residents Association objected to the design of the indicative concept scheme for the Ravensbourne Retail Park stating that it would harm the special character of the Culverley Green Conservation Area and its setting. In response to these comments, the indicative design for the Ravensbourne Retail Park has been amended to reduce its impact on the Culverley Green Conservation Area and its setting through reducing the height of development on the site that is located directly adjacent the Culverley Green Conservation Area and setting back development from the A21 and the Culverley Green Conservation Area.
- 7.3.1.7. Guidance for the Land at Randlesdown Road site has been amended to emphasise that this site lies within a Strategic Industrial Location and therefore residential use would not be appropriate for this site.
- 7.3.1.8. Some changes were requested to the height guidance – with some developers suggesting that additional height could be accommodated in some areas. It is now emphasised in the A21 Development Framework that all the guidance on height is high level and indicative and will be subject to rigorous visual testing on individual sites through the pre-application process. Furthermore, it is now emphasised that

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the building height guidance applies only to properties that lie directly adjacent to the A21.

- 7.3.1.9. The recommendation from the Environment Agency that the guidance state that that buildings fronting the river should be set back from the river edge by 8m is now included the A21 Development Framework.
- 7.3.1.10. Further guidance on requirements for additional social infrastructure to meet the needs of the anticipated increased population was requested to be included in the A21 Development Framework. However, this is not part of the brief for the A21 Development Framework and strategic forecasts for required additional social infrastructure are included in the Infrastructure Delivery Plan.
- 7.3.1.11. Changes have been made to the emerging transport guidance within the A21 Development Framework to ensure it is in accordance with national, London and Lewisham transport policy and guidance and to ensure that it is consistent with the priorities of TfL for the A21.
- 7.3.1.12. A number of minor changes to the phrasing, formatting and graphics of the A21 Development Framework have been made to improve the presentation and clarity of the guidance.

8. Financial implications

- 8.1. There are no direct financial implications arising from this report.
- 8.2. The Framework and supporting documents will be published electronically on the Council's website.
- 8.3. The A21 Development Framework has been primarily funded through the GLA's Homebuilding Capacity Fund with additional funding provided internally from the existing Strategic Planning budget.

9. Legal implications

- 9.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the main steps in the procedure for the production and approval of planning documents, as explained in the report.
- 9.2. Section 9D of the Local Government Act 2000 states that any function of the local authority which is not specified in regulations under subsection (3) is to be the responsibility of an executive of the authority under executive arrangements. The Local authorities (Functions and Responsibilities (England) Regulations 2000 specifies that certain functions relating to Development Plan documents are by law the responsibility of the Council. No specific reference is made to the preparation of a Development Framework in the Regulations and as it is not a Development Plan Document it is therefore an executive function.
- 9.3. 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.
- 9.4. 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.

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- 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.
- 9.5. 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 10.5 above.
- 9.6. 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 and due regard is such regard as is appropriate in all the circumstances.
- 9.7. 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/advice-and-guidance/equality-act-technical-guidance>
- 9.8. 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
- 9.9. 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#h1>

10. Equalities implications

- 10.1. The Council’s Comprehensive Equality Scheme for 2016-20 provides an overarching

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framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.

- 10.2. The A21 Development Framework does not have any direct equalities implications.

11. Climate change and environmental implications

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

12. Crime and disorder implications

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

13. Health and wellbeing implications

- 13.1. There are no direct implications relating to health and wellbeing issues.

14. Background papers

- 14.1. Development Management Local Plan (2014)
<https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/development-policies/development-policy-documents>
- 14.2. The London Plan December (2021) <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>
- 14.3. Good Quality Homes for All Londoners Housing SPG Consultation Draft (October 2020) <https://consult.london.gov.uk/good-quality-homes-for-all-londoners>
- 14.4. Sustainable Development Select Committee report dated 30th April 2019. Reference Local Plan Update to the Council's award of funds from the Homebuilding Capacity Fund can be found at paragraph 9.3 in the report here:
<https://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=136&MId=5561&Ver=4>
- 14.5. Report to Mayor and Cabinet 6th October 2021 recommending approval to consult on the draft A21 Development Framework.
<https://councilmeetings.lewisham.gov.uk/documents/s89640/A21%20Development%20Framework.pdf>

15. Report author and contact

- 15.1. David Syme, David.syme@lewisham.gov.uk

16. Comments for and on behalf of the Executive Director for Corporate Resources

- 16.1. Shola Ojo Principal Accountant, Corporate Resources
- 16.2. 02083147778 - Shola.Ojo@lewisham.gov.uk

17. Comments for and on behalf of the Director of Law, Governance and HR

- 17.1. Joy Ukadike - Senior Lawyer
- 17.2. 02083146908 – joy.ukadike@lewisham.gov.uk

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18. Appendices

- 18.1. Appendix 1 – Draft A21 Development Framework (post consultation draft)
- 18.2. Appendix 2 – A21 Development Framework Baseline Study
- 18.3. Appendix 3 – A21 Development Framework Consultation Comments and Responses Log

Is this report easy to understand?

Please give us feedback so we can improve.

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