

Lewisham's new Local Plan



Next steps

Thanks to our many local residents, community groups, neighbourhood forums, businesses, delivery partners and other stakeholders for having your say on the Local Plan: Main Issues and Preferred Approaches document.

The consultation on the draft Local Plan ran from 11th January to 15th April 2021. We are now working through thousands of comments. We'll consider all feedback received as we continue preparing the new Local Plan.

This leaflet provides a summary of your comments and what we're doing next.

It's clear that people are passionate about Lewisham and want the best for its future.



more than **13,000** visitors to our
Commonplace website



more than **490** visitors for our online
information sessions



more than
1,400 people and organisations
commented:

- 400+ emails and letters
- 900+ online by commonplace
- Petitions

These numbers show an excellent turnout when comparing other Local Plan consultations across London, both before and during Covid-19.

Your views on the document

What you've told us

The plan is too long and difficult to read

What you've told us

The plan was prepared before Covid-19 and does not account for this. For example, it assumes London will keep growing but many people have left.

We need to consider

We're updating 4 plans and bringing them together into a single Local Plan.

We've tried to make the plan more user-friendly with maps and images. The online version is 'interactive' with sections that can be accessed with a simple click.

We need to consider

We now know more about the pandemic but there is uncertainty about its long-term impacts.

The latest Greater London Authority (GLA) population projections which factor in the impacts of COVID-19 and Brexit still indicate substantial growth in London.

What we're doing next

- ✓ We'll fine tune the plan to make it shorter and more succinct.
- ✓ We'll make a plain-text version of the plan.

What we're doing next

- ✓ We'll use the **latest population projections** prepared by the Greater London Authority to inform work on the plan.

Your views on building heights and local character

What you've told us

Concerns over the density and height of new development.

What you've told us

Local character is at risk of being lost or harmed by new development.

We need to consider

The new London Plan has increased Lewisham's housing target by 20%, up to 1,667 new homes per year.

The Government penalises councils who do not meet their housing targets.

We need to consider

The London Plan sets a challenging housing target for Lewisham – we need to ensure growth is properly managed.

The draft plan was informed by a Characterisation Study, which we consulted the public on. The study highlighted the most appropriate areas for growth, and where local character may evolve or change over time.

What we're doing next

- ✓ We'll update the draft **Tall Buildings study** and consult the public on it. The final study will then be used to set standards for building heights across the Borough.

What we're doing next

- ✓ We're preparing **planning guidance** to support the Local Plan. This includes the recently adopted Alterations and Extensions SPD and the new Small Sites SPD.

Your views on affordable housing

What you've told us

Doubts that new housing will be affordable to local residents

We need to consider

The draft plan makes clear that the Council's priority is for more genuinely affordable homes – with affordability based on local income levels.

The Council has also embarked on an ambitious home building programme to build new genuinely affordable homes across Lewisham. Hundreds have been built and/or have approval. This programme will continue in the future.

What we're doing next

- ✔ We'll update our Strategic Housing Market Assessment (SHMA) for an up-to-date picture of **local housing needs**.
- ✔ We'll finalise our **Viability study** to ensure our approach to securing genuinely affordable housing is robust.

Your views on climate change

What you've told us

The plan is not ambitious enough in responding to the climate emergency.

We need to consider

The Council's Climate Emergency Action Plan (2020) sets out actions required by the Council and other stakeholders, including national government.

London Plan policies set high targets for London that we will take a steer from.

What we're doing next

- ✔ We'll continue to ensure the local plan aligns with the Council's **Climate Emergency Action Plan**.

Your views on Lewisham's green space

What you've told us

Stronger protections are needed for green spaces and nature sites.

The plan needs to distinguish between green and open spaces.

Suggestions for new green spaces to be designated in the plan.

We need to consider

We have prepared several studies to inform the draft Local Plan including:

- Open Space Assessment
- Metropolitan Open Land Review
- Sites of Importance for Nature Conservation Survey

What we're doing next

- ✔ We'll prepare an **additional Open Space Study** and consult the public on it.
- ✔ We'll update the **Metropolitan Open Land Review** looking at additional sites that should be afforded this protection
- ✔ These studies will then be used to inform revisions to the green and open space policies.



Margaret McMillan Park

Your views on town centres and business space

What you've told us

The plan assumes that extra retail space is needed – how can this be when more people are shopping online and High Streets are struggling, especially during Covid-19.

We need to consider

Retail is a fast changing area in planning. Our latest Retail Study was completed in 2019, before the peak of the pandemic.

What we're doing next

- ✓ We'll prepare a new **Retail study** to inform the town centre policies.



Dartmouth Road, Forest Hill

What you've told us

The plan does not account for the latest changes to Permitted Development rights.

We need to consider

New planning laws mean that it is easier to convert a shop or business premise into other uses, such as housing.

What we're doing next

- ✓ To help protect space needed to grow the local economy, we'll update the plan to respond to the **new planning laws**.
- ✓ The Council is working on an **Article 4 Direction** that, if approved, will remove permitted development rights to convert shops or businesses into houses.

Your views on community facilities

What you've told us

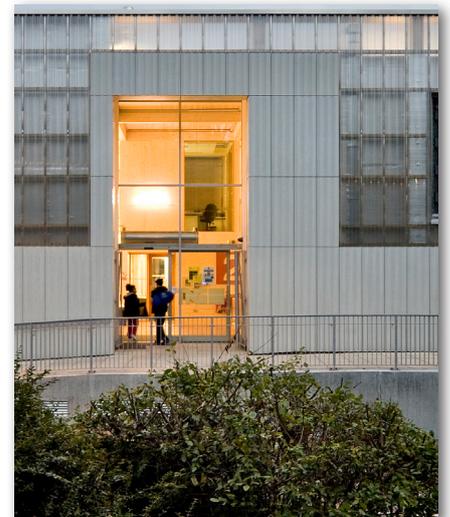
The plan does not make provision for the community facilities needed to support growth.

We need to consider

The Council is one of many providers of services and community facilities in the borough.

What we're doing next

- ✓ We'll consult with our partners to update the **Infrastructure Delivery Plan**, which sits alongside the Local Plan. This will help us to plan for the facilities our communities need.



TNG (RCKa and Jakob Spriestersbach)

Your views on transport

What you've told us

There is support for Healthy Streets and Liveable Neighbourhoods. But concerns about prioritising walking, cycling and public transport, especially in areas that lack good rail/bus services and safe routes.

We need to consider

We received a lot of comments on the Low Traffic Neighbourhoods (LTN) scheme. This is separate from the Local Plan and was subject to further consultation during Jun-Aug 2021.

The London Plan sets a target for 90% of all journeys in inner-London to be made by walking, cycling and public transport.

What we're doing next

- ✓ We'll publish a **Transport Assessment** – this looks at the impact of the plan proposals on the transport network.



Deptford Station

Your views on area strategies and development sites

What you've told us

A wide range of comments on the neighbourhood area strategies and site allocations including:

- Site boundaries
- Land uses
- Density and height
- Design and character
- Traffic and amenity
- Land ownership and deliverability

We need to consider

Some of the proposed site allocations have a planning consent. This means that land uses and development guidelines for the sites have already been set.

What we're doing next

- ✓ We'll consider your comments and amend the **area strategies and site allocations** – for example, by revising site boundaries and development guidelines.
- ✓ We'll assess new **Call for Sites** submissions and also decide if any sites should be removed from the plan.



Surrey Canal Triangle

What happens next?



Now

Work on preparing a revised version of Local Plan

- Consider consultation responses
- Prepare and consult on new studies
- Continue to engage with stakeholders (including BAME community, landowners and delivery partners)



Winter 2021/22

- Public consultation on the Proposed Submission Local Plan (Regulation 19 stage)
- Publish a Consultation Statement on the Main Issues and Preferred Approaches document.



Spring/ Summer 2022:

Submit the Local Plan for Examination in Public

For more information:

To contact the local plan team or to be added to the consultation database please email: LocalPlan@lewisham.gov.uk

Visit our youtube channel to view recordings of the local plan information sessions: <https://www.youtube.com/channel/UCIMP3EdZzbFOUDnfsrgLOfQ>

Visit our Commonplace consultation site: <https://lewishamlocalplan.commonplace.is/>

Lewisham's planning webpage: <https://lewisham.gov.uk/myservices/planning>