



Schedule of Post Examination Main Modifications to Development Management Local Plan

Following EiP hearing in February 2014

April 2014

Bold, underlined and red text = newly added main modifications text

Bold and underlined text = newly added additional modifications text

~~Strikethrough text~~ = newly deleted main and additional modifications text

Note: In Table 1 the page numbers in column 2 and paragraph numbers in column 4 relate to the submission version of the Development Management Local Plan (DMLP). These differ from the paragraph numbers in the consolidated version of the DMLP that incorporate the Post Examination Modifications.

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Table 1: main modifications

Main Modification reference	Page (in submission version)	Policy/section/figure	Amendment/recommended modification Deleted text is in struck through . Main modifications text is in <u>bold, underlined and red text</u> . Additional modifications text is in <u>bold and underlined</u> .
MM1	24-25	DM Policy 5	<p>2.7 Sheltered housing and care homes <u>Specialist accommodation for older people</u></p> <p>What is the aim of this policy?</p> <p>2.58 The aim of this policy is to ensure sheltered housing and care homes are <u>specialist accommodation for older people is</u> provided in appropriate locations. This form of housing meets a specific housing need, and as the proportion of the population that is aged increases, the Council needs to ensure it can meet demand for this type of housing.</p> <hr/> <p>DM Policy 5</p> <p>Sheltered housing and care homes <u>Specialist accommodation for older people</u></p> <p>1. The Council will support proposals for <u>specialist accommodation for older people including</u> sheltered housing, and care homes <u>and other appropriate models of accommodation for the elderly and those with particular needs (referred to hereafter as extra care accommodation)</u> provided that the development:</p> <ol style="list-style-type: none"> will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and or care <u>is well designed to meet the particular requirements of residents with social, physical, mental and/or health care needs.</u> will be easily accessible to public transport, shops, <u>local</u> services, community facilities and social networks appropriate to the needs of the intended occupiers as well as immediate proximity to local services <u>for residents, carers and their visitors.</u> <p>2. In the case of self-contained sheltered housing in Use Class C3, <u>Where accommodation is provided on</u></p>

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			<p><u>a freehold or leasehold basis</u>, the Council will expect the development to make a contribution to the supply <u>an appropriate percentage</u> of affordable housing in accordance with Core Strategy Policy 1. In the case of care homes, particularly for older people, <u>sheltered accommodation and extra care accommodation</u> the Council will encourage a mix of tenures.</p> <p>3. The Council will support development of care homes that combine independent living with the availability of support and nursing care.</p> <p>4. <u>3.</u> The Council will resist development that involves the net loss of floorspace in sheltered housing and care homes <u>specialist accommodation</u> unless:</p> <ul style="list-style-type: none"> a. adequate replacement <u>specialist</u> accommodation will be provided that satisfies points 1.a and 1.b above or b. it can be demonstrated that there is a surplus of care homes <u>that particular type of specialist accommodation</u> in the area and c. it can be demonstrated that the existing care homes are <u>specialist accommodation is</u> incapable of meeting relevant industry standards for suitable accommodation. <p>5. <u>4.</u> Where the Council is satisfied that a development involving the loss of sheltered housing or care homes <u>specialist accommodation</u> is appropriate, it will expect re-provision of an equivalent amount of floorspace, or of permanent housing in Use Class C3, including an appropriate amount of affordable housing, having regard to Core Strategy Policy 1.</p> <p>Justification</p> <p>2.59 DM Policy 5 sets out criteria for assessing housing proposals for <u>specialist accommodation for older people including</u> sheltered housing, <u>extra care accommodation</u> and care homes, including its appropriate location. The policy is consistent with the NPPF (paragraph 50) and the London Plan Policy 3.5 (Quality and</p>

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			<p>design of housing developments) and Policy 3.8 (Housing choice).</p> <p>2.60 A key criterion is the <u>need for buildings to be designed so that they are fit for purpose, with a good fit between the facilities supplied and the specialist needs of residents.</u> However, the relationship between a development and its surroundings is also important. <u>Some residents experience a greater degree of independent living than others.</u> In promoting independence, the Council will seek to ensure that residents, <u>carers and visitors</u> have access to the services they need, and have the opportunity to play an active role in the community. Locations with access to existing social networks and facilities is one way of facilitating interaction and can help to prevent isolation. The Council defines accessible locations as those generally located at a distance of not more than 400 metres from the proposed development site and for this distance to be accessible by means of a suitable access pathway and gradient.</p> <p>2.61 There is a market for the letting and sale of care homes particularly housing designated for older people <u>some types of specialist accommodation</u>, although the supply in Lewisham is limited at present. The Lewisham SHMA indicated that 17.9% of households in Lewisham were all older people and another 5.5% contained at least one older member of the household alongside younger members. The proportion of older households that live in the social rented sector accounts for 44% of all older person households in the borough. Around 20% were of older person households likely to consider sheltered housing or a flat in a block specifically built for older people.</p> <p>2.62 The ability of older people to access such <u>specialist</u> accommodation varies considerably depending on whether they own their existing housing, have other assets and investments, and whether they have a pension. Therefore, new <u>sheltered</u> housing for older people including care homes <u>and extra care accommodation</u> will need to be available at a range of costs and tenures. 2.63 Where self-contained housing is specifically proposed for older people to buy or lease <u>specialist housing is provided on a freehold or leasehold basis.</u> the Council will seek <u>an appropriate percentage of</u> affordable housing in accordance with Core Strategy Policy 1.</p>

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			<p>2.63 Affordability and the financial support available to older people will also be considerations where care homes are proposed. The Council acknowledges that arrangements for assessing affordability to people of pensionable age will be different from assessing affordability to people of working age, especially when housing costs include an element of care. However, the Council will encourage the providers of care homes to include a variety of tenures to suit older people from different backgrounds.</p> <p>2.64 Where the Council accepts that an existing site or property is no longer appropriate for care homes <u>specialist accommodation</u>, development for self-contained standard housing will be the preferred option, including the provision of an appropriate proportion of affordable housing. When considering redevelopment for self-contained standard housing, the Council will have regard to the criteria set out in Core Strategy Policy 1, and any need to generate funding for replacement housing for a care home <u>specialist accommodation</u> elsewhere. If replacement housing is provided elsewhere, the Council will consider the proportion of affordable housing provided across both sites. The Council will resist proposals for non-residential development in accordance with DM Policy 2, and will seek to retain existing affordable housing in accordance with Core Strategy Policy 1.</p> <p><u>Appendix 5: Glossary</u></p> <p>Sheltered Housing: Sheltered housing covers a wide range of rented housing for older and/or disabled or other vulnerable people. Most commonly it refers to grouped housing of flats or bungalows with a manager or 'officer' who may live on-site. With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are usually some common facilities that all residents can use - such as a residents' lounge, a guest suite, a garden and often a laundry. <u>Specialist accommodation for older people: Some residents living in the borough require specialist accommodation to meet their social, physical, mental and/or health care needs. Specialist accommodation can be divided into three main types:</u></p> <ul style="list-style-type: none"> <u>• Sheltered housing is self contained residential accommodation specifically designed and managed for older people (minimum age 55) in need of no or a low level of support. Each household has self</u>

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			<p><u>contained accommodation and the schemes normally include additional communal facilities such as a residents lounge. A warden, scheme manager, community alarm/telecare or house manager interacts with residents on a regular basis and is the first point of contact in an emergency.</u></p> <ul style="list-style-type: none"> <u>• Extra care accommodation (sometimes also referred to as close care, assisted living, very sheltered or continuing care housing): Self –contained residential accommodation and associated facilities designed and managed to meet the needs and aspirations of people who by reason of age or vulnerability have an existing or foreseeable physical, sensory or mental health impairment. Each household has self-contained accommodation and 24 hour access to emergency support. In addition extra care accommodation includes a range of other facilities such as a residents lounge, a guest room, laundry room, day centre activities, a restaurant or some kind of meal provision, fitness facilities and classes and a base for health care workers. The exact mix of facilities will vary on a site by site basis. Some domiciliary care is provided as part of the accommodation package, according to the level of need of each resident. Extra care housing aims to create a balanced community, bringing together a balanced proportion of people with different levels of care needs.</u> <u>• Care homes (including end of life/hospice care and dementia care): Nursing or residential care home providing non self-contained residential accommodation for people who by reason of age or illness have physical, sensory or mental impairment, including high levels of dementia. Accommodation is not self-contained; meals and personal services are routinely provided to all residents. Communal facilities are likely to include a dining room and residents lounge. There will be a scheme manager and in house care team who provide a consistent presence. Personal or nursing care is a critical part of the accommodation package. Care homes include 24 hour medical care from a qualified nurse.</u>
MM2	26-27	DM Policy 6	<p>2.8 Houses in multiple occupation</p> <p>What is the aim of this policy?</p> <p>2.65 The aim of this policy is to provide controls for Houses in Multiple Occupation (HMO) that fall within the Sui Generis Use Class. A HMO is classified as Use Class C4 and is permitted development if it is a shared</p>

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			<p>dwelling house occupied by between three and six unrelated individuals, and it acts as their only or main residence, where basic amenities such as a kitchen or bathroom are shared. For those dwellings accommodating more than six unrelated individuals, planning permission will be required. Without careful consideration a HMO can lead to the loss of family dwellings and impact the amenity of surrounding residential dwellings and the wider neighbourhood.</p> <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p>DM Policy 6</p> <p>Houses in Multiple Occupation (HMOs)</p> <ol style="list-style-type: none"> 1. The Council will only consider the provision of new Houses in Multiple Occupation where they: <ol style="list-style-type: none"> a. are located in an area with a public transport accessibility level (PTAL) of 3 or higher b. do not give rise to any significant amenity impact(s) on the surrounding neighbourhood c. do not result in the loss of existing larger housing suitable for family occupation, <u>and</u> d. satisfy the housing space standards outlined in DM policy 32, and e. satisfy the appropriate Environmental Health standards. 2. The Council will resist the loss of good quality Houses in Multiple Occupation. 3. The self containment of Houses in Multiple Occupation, considered to provide a satisfactory standard of accommodation for those who need shorter term relatively low cost accommodation will not be permitted, unless the existing floor space is satisfactorily re-provided to an equivalent or better standard. </div>

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			<p>Justification</p> <p>2.66 Houses in Multiple Occupation (HMO) refers to residential property that takes the form of shared houses, flats and non-self contained dwellings. Planning permission is required for a HMO where there are more than six individuals forming a household who share a kitchen, bathroom or toilet. Households are families, including single persons and co-habiting couples (whether or not of opposite sex). HMOs considered to be Sui Generis will be assessed using DM Policy 6.</p> <p>2.67 DM Policy 6 supports Core Strategy Strategic Objective 3 and Core Strategy Policy 1.</p> <p>2.68 HMOs that are of a good standard provide an important part of the provision of affordable housing in Lewisham, particularly for young people and those with low incomes. For some, the availability of bedsits or lodgings may be the only alternative to homelessness and for this reason the loss of existing good quality HMOs will be resisted.</p> <p>2.69 It is important that the standard of HMO accommodation is of a good quality. This will mean sufficient internal space in accordance with the standards outlined in DM Policy 32 (Housing design, layout and space standards), provision of amenity space for the occupants, and no significant adverse amenity impacts to the adjacent and/or surrounding residential neighbourhood. <u>Applicants should also ensure that HMOs satisfy the appropriate Environmental Health standards.</u></p> <p>2.70 The location of a HMO is generally not suitable for the Areas of Stability and Managed Change as shown in the Lewisham Core Strategy (Spatial Policy 5) due to the impact on social and physical infrastructure. These areas are largely residential or suburban in character and public transport accessibility is lower than other areas of the borough.</p> <p>2.71 The Council strongly encourages all new HMOs to provide 10% wheelchair accessible rooms which are fully fitted from occupation, as leases are often short and turnover relatively high within this type of</p>

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			accommodation.
MM3	28-29	DM Policy 7	<p>2.9 Affordable rent</p> <p>What is the aim of this policy?</p> <p>2.72 The aim of this policy is to provide policy requirements relating to the 'affordable rented housing' tenure. Affordable rented housing is a form of affordable housing introduced by the government and included within the NPPF. The government defines affordable rented housing as a form of social housing. To ensure the housing needs of existing and future residents can be met, the Council feels it is appropriate to specify when affordable rented housing will be considered.</p> <hr/> <p>DM Policy 7</p> <p>Affordable rented housing</p> <p>1. The Council will require new residential development to provide on site affordable housing in accordance with Core Strategy Policy 1.</p> <p>2. If providing affordable rented housing:</p> <p style="padding-left: 20px;">a. the percentage of dwellings designated for this tenure shall be negotiated with the Council to ensure homes are genuinely affordable for households on low incomes</p> <p style="padding-left: 20px;">b. rents should not exceed 'target rents' for dwellings of 3 bedrooms or more and</p> <p style="padding-left: 20px;">c. such dwellings are to remain at 'target rent' levels in perpetuity.</p> <p><u>2. When considering the affordable housing mix, the Council will maximise affordable housing output on a case by case basis by making the best use of available resources and taking account of other</u></p>

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			<p>changes have also been included in recent amendments to the London Plan.</p> <p>2.77 <u>2.76</u> A category tenure called 'affordable rented housing' is now included within the NPPF definition of affordable housing. This new tenure is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Tenancy can range from two years to a lifetime, and will be offered by registered providers of social housing through the usual letting and nomination process to new tenants. The introduction of this new tenure was driven by reductions in the availability of capital grant funding and not by the ability of local households to afford the new rent levels.</p> <p><u>2.77 Affordable rent levels wholly set at 80% of market rent would be unaffordable for many of the borough's residents in need of social housing, given their low average incomes. In reality individual affordable rent schemes usually contain homes at a range of rents, including at or around target rent level, so DM Policy 7 does not prescribe rigid rent levels, as these should be set on a case by case basis. Key considerations include:</u></p> <ul style="list-style-type: none"> • <u>addressing the requirement to maximise affordable housing output, whilst taking into account other policies in the Core Strategy,</u> • <u>meeting the full objectively assessed affordable housing needs,</u> • <u>ensuring housing provision remains affordable for future eligible households, and</u> • <u>taking account of the location within the borough, the area's tenure mix and site characteristics.</u> <p><u>2.78 Applicants are required to submit an independent financial viability appraisal, the costs of which should be borne by the applicant. It should address:</u></p> <ul style="list-style-type: none"> • <u>the mix of units available for social rent, affordable rent and intermediate housing,</u> • <u>the mix in dwelling sizes and types,</u> • <u>the mix of affordable rent levels,</u> • <u>how the housing scheme as a whole will remain affordable, and</u> • <u>that the scheme has been properly costed and is deliverable.</u>

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			<p><u>The Council will assess the financial viability appraisal and the proposed scheme on a case by case basis.</u></p> <p><u>2.79 In seeking to maximise affordable housing output, the Council will work with the Mayor of London to make best use of its own resources and those available from his housing investment programme; and take into consideration the Council's housing investment strategy for other schemes that fall outside of the Mayor of London's housing investment programme.</u></p>
MM4	30-31	DM Policy 8	<p>2.10 Student Housing</p> <p>What is the aim of this policy?</p> <p>2.78 This policy aims to ensure student housing is provided in the most appropriate and accessible locations and has due consideration to surrounding land uses. The need for student housing is associated with the provision of higher and further education institutions both within and adjoining the borough <u>and across London</u>. Lewisham is the location of Goldsmiths College (University of London) at New Cross, Trinity Laban Conservatoire of Music and Dance at Deptford and Lewisham College with campuses at Deptford Bridge and Lewisham Way. There are also several campuses of Greenwich University in the Royal Borough of Greenwich and Lewisham is within easy reach of central London universities and colleges.</p> <div style="background-color: #e0e0e0; padding: 10px;"> <p>DM Policy 8</p> <p>Student housing</p> <p>1. The Council will support proposals for student housing provided that the development:</p> <ol style="list-style-type: none"> a. will not involve the loss of permanent self-contained homes b. will not involve the loss of designated employment land </div>

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			<ul style="list-style-type: none"> c. will not involve the loss of leisure or community space d. will not prejudice the Council's ability to meet its annual London Plan housing target for additional self-contained homes e. has an identified end user affiliated with an educational institution or student housing management company f. is well served by public transport and is accessible to a range of town centre, leisure and community services g. provides a high quality living environment and includes a range of unit sizes and layouts, with and without shared facilities, to meet the requirements of the educational institutions it will serve h. complies with all relevant national and local standards and codes including ANUK and any relevant standards for houses in multiple occupation (HMOs) <u>part 1 of DM Policy 6 Houses in multiple occupation (HMO) in all cases where the proposal involves the creation of an HMO</u> i. demonstrates that it is suitable for year round occupation and that it has long term adaptability and sustainability, including adequate and suitable cycle parking j. contributes to creating a mixed and inclusive community and k. does not cause unreasonable harm to residential amenity or the surrounding area. l. provides 10% wheelchair accessible rooms fully fitted from occupation. <p>2. The Council will resist development that involves the net loss of student housing unless:</p> <ul style="list-style-type: none"> a. adequate replacement accommodation is provided in a location accessible to the higher education institutions that it serves or b. the accommodation is no longer required, and it can be demonstrated that there is no local demand for student accommodation to serve another higher education institution based in Lewisham or adjoining boroughs. <p>3. Where the Council is satisfied that a development involving the loss of student housing is justified, the replacement development is to provide an equivalent amount of residential floorspace for permanent housing in Use Class C3, including an appropriate amount of affordable housing, having regard to Core</p>

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			<p style="text-align: center;">Strategy Policy 1.</p> <p>Justification</p> <p>2.79 The Council considers student accommodation (purpose built or conversion of existing buildings that are not family housing) a suitable use provided that proposals can meet the criteria outlined above in DM Policy 8.</p> <p>2.80 The Council will ensure that any student accommodation has a positive effect on the surrounding environment and image of the borough. It is important that proposals are of the highest design quality. The Council will protect the borough against the construction of buildings that do not serve their intended purpose and run the risk of dereliction. To prevent such circumstances from occurring, speculative development will not be acceptable and the Council will require applicants to secure a commitment of use by an educational institution or a recognised student housing management company prior to commencing development. The location of the occupying universities will also greatly affect the transport assessment required.</p> <p>2.81 Site management and maintenance is considered key to successful student accommodation and will be secured by way of a Section 106 agreement, which may cover such matters as provision of on-site wardens, use of communal facilities, elimination of potential noise nuisance and security and safety for occupants. <u>Furthermore, developers will be encouraged to provide student accommodation that meets national and local standards, such as ANUK accreditation schemes. This is mutually beneficial for both landlord and tenant, with private landlords providing good standards in the condition and management of their properties. This creates quality accommodation and a good supply of privately rented property and in turn encourages students to be responsible tenants and neighbours.</u></p> <p>2.82 The conversion of existing buildings to student accommodation is particularly sensitive given the requirements to provide a high quality living environment which is not always possible with the conversion of</p>

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			<p>existing buildings not originally designed for that use. In particular, the Council will not approve applications that cause a loss of residential, employment, retail, leisure or community space and would not accept student accommodation which would be unduly compromised by the layout or position of an existing building.</p> <p><u>Schemes that provide student accommodation in HMOs should be compliant with DM Policy 6.</u></p> <p>2.83 The Council's housing trajectory will be used to monitor the amount of student housing and ensure that levels do not affect the borough's ability to meet its London Plan housing targets.</p> <p>2.84 Applicants will be required to submit management plans for the student accommodation planned as part of the planning application process.</p>
MM5	32-33	DM Policy 9	<p>2.11 Mixed use employment locations</p> <p>What is the aim of this policy?</p> <p>2.85 The aim of this policy is to set out how the mix and proportion of B Use Classes will be maintained in Mixed Use Employment Locations (MELs) <u>in terms of the planning permissions for comprehensive redevelopment granted in these locations in accordance with Core Strategy Policy 4 and relevant Core Strategy Strategic Site Allocations.</u> MELs are sites within the borough, either formerly or in continuing industrial use, which were assessed by the Lewisham Employment Land Study (ELS) as older and poorer quality industrial uses with low employment densities, often incompatible with adjoining residential areas. The Core Strategy requires new developments on these sites to:</p> <ul style="list-style-type: none"> • deliver a radical improvement in the physical quality of the urban environment • to attract further investment where the environment is poor and unemployment and levels of deprivation are high • to provide a proportion of floorspace within the B Use Class (office, workshops, industry and warehouses and storage).

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			<p>2.86 The policy deals with how a development may change over time with applications for changes of use considered in the context of the Core Strategy aims for these sites.</p> <p>DM Policy 9</p> <p>Mixed use employment locations</p> <ol style="list-style-type: none"> The Council will require applications for changes of use of B Use Class floorspace <u>delivered as part of the comprehensive redevelopment of these sites promoted in the Core Strategy</u>, to ensure that these sites continue to meet the Core Strategy aims for high density mixed use development that contributes to the local economy and provides a range of local employment opportunities, including lower cost accommodation suitable for starter businesses. Core Strategy Policy 4 requires 20% of the built floorspace of mixed use developments on these sites to be in the B Use Class. Future changes of use should ensure that the proportion of B uses within the development does not fall below that which was originally granted permission in line with the aims of the Core Strategy. New development or proposals for a change of use <u>in floorspace delivered as part of the comprehensive redevelopment of these sites promoted by the Core Strategy</u>, should ensure that a variety of uses continues to be provided that take advantage of the location which is close to central London, and that spaces are supplied in flexibly specified buildings that allow for the continued employment functioning of an area in line with Core Strategy Policy 4, for businesses in identified growth sectors such as business services, food and the creative industries. New proposals will need to be provided with an internal fit out to an appropriate level to ensure the deliverability and long term sustainability of the employment uses on the site and be designed to ensure future flexibility of use by a range of businesses in the B Use Classes in line with <u>Core Strategy Policy 4</u> and Core Strategy Strategic Site Allocations 2, 3, 4, 5.

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			<p>4. Proposals for changes of use of non residential floorspace to residential use <u>delivered as part of the comprehensive redevelopment of these sites promoted by the Core Strategy</u> will not be considered appropriate on MELs due to the need to ensure that the balance of uses on the site is retained.</p> <p>Justification</p> <p>2.87 DM Policy 9 supports the implementation of Core Strategy Policy 4 Mixed Use Employment Locations and Core Strategy Strategic Site Allocations 2, 3, 4 and 5. These policies deliver the approach in London Plan Policies 4.1 Developing London's Economy and 4.3 Mixed Use Development and Offices. DM Policy 9 is consistent with the NPPF (paragraph 14) has a central principle that all development must be sustainable, and this policy is designed to ensure the future sustainability and deliverability of units in the B Use Class on these locations. The Council will seek to secure the delivery of the non-residential uses on sites and early thought should be given to potential end uses and users.</p> <p>2.88 MELs promote high density mixed use residential/commercial developments. They are central to implementing the Core Strategy aims for the regeneration of the Deptford/New Cross area through improving the quality of the local environment, providing new housing and facilities in a deprived area of the borough. The MELs are also central to the economic strategy for the borough by providing new buildings capable of attracting and accommodating a wide variety of new and established businesses on sites in industrial use which no longer provided a good quality environment for businesses to prosper, poor quality buildings and a low job density. The Council will expect to see a high proportion of smaller business units provided on these sites for growth sectors identified in the ELS such as creative industries, and business support services and food manufacturing in line with the aims in the Core Strategy.</p> <p>2.89 Flexibly specified buildings are considered essential to ensure the long term sustainability of</p>

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			<p>employment uses on these sites. Flexible buildings will allow the reconfiguration of internal space to suit new occupiers with different space requirements and also allow the retention of existing businesses occupying the premises to expand in situ. This could also include, for example, full height delivery doors, and being able to site additional delivery doors to enable subdivision of buildings and/or reallocation of space to the requirements of new users. An internal fit out to an appropriate level rather than provision of a 'core' and 'shell' will also be considered necessary to ensure the deliverability and long term sustainability of employment uses in these locations by ensuring that these buildings are attractive to new occupiers. <u>In implementing this policy requirement, the Council, in consultation with the applicant, will give careful consideration to the needs of potential end users for the premises being provided as part of the development, and will take into account all relevant circumstances when assessing the level of fit-out that will need to be provided.</u></p> <p>2.90 The ELS has identified clusters of industries that represent growth sectors in the local economy The sites that have received proposals for development to date have not necessarily reached the 20% requirement of built floorspace to be within the B Use Class, but have proposed alternative forms of employment generating use in order to achieve a vibrant and sustainable development that meets the overall aims of the Core Strategy. The ELS provided a strong case for the viability of a requirement for 20% of the floorspace to be within the B Use Class which would support growth sectors in the local economy and would not wish to see the B Use Class elements on these sites diluted further.</p>
MM6	34-35	DM Policy 10	<p>2.12 Local employment locations</p> <p>What is the aim of this policy?</p> <p>2.91 The LELs are small, well defined clusters of good quality buildings in office, industrial and warehouse uses, often within walking distance of town centres The aim of this policy is to ensure the continued functioning of Local Employment Locations (LELs) as a valuable element of the local economy by protecting B Use Classes (office, workshops, industry and storage/warehousing). They form an important element in the local</p>

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			<p>economy by providing a flexible range of modern, good quality premises with appropriate servicing facilities that can host a wide variety of local suppliers of goods and services that are less suitably located in town centres.</p> <p>DM Policy 10</p> <p>Local Employment Locations (LEL)</p> <ol style="list-style-type: none"> 1. The Council will support uses within the B Use Class <u>and appropriate sui generis uses</u>, within a Local Employment Location, subject to: <ol style="list-style-type: none"> a. the use being appropriate in the location in relation to the surrounding built context b. the intensity of the use and c. the new use meeting the aims in the Core Strategy Policy 3. 2. Permission for self-storage facilities, and larger scale storage facilities and warehouses (Use Class B8) will not be granted unless part of the development re-provides the floorspace for Small and Medium Enterprises in line with Core Strategy Policy 3 which protects Local Employment Locations for a range of business uses. 3. New build premises in these locations will be required to be flexibly specified and provided with an internal fit out to an appropriate level to ensure the deliverability of the units and the long term sustainability of the employment uses. The provision of lower cost accommodation suitable for starter businesses should form part of any new scheme. 4. Planning permission for the change of use of a building from business use to residential use, or other uses such as day nurseries, churches and other community facilities will not be granted due to the effect the proposal would have on the continued commercial functioning of the area as a whole and their

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			<p style="text-align: center;">incompatibility with the uses on the LEL.</p> <p>Justification</p> <p>2.92 DM Policy 10 supports the implementation of Core Strategy Policy 3 Strategic Industrial Locations and Local Employment Locations, and Core Strategy Spatial Policies 2, 2, 4, and 5. These policies deliver the approach in London Plan Policy 4.4 Managing Industrial Land and Premises. The policy is consistent with the NPPF (para 21) which states that local planning authorities should 'support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.'</p> <p>2.93 The Lewisham Employment Land Study (ELS) supports the provision of the types of buildings offered by LELs which provide business units capable of being used by a wide variety of firms in growth sectors of the economy including small and medium enterprises (SMEs). These can typically range between 100 and 250 square metres in size.</p> <p>2.94 The ELS also considers that business units should be flexibly specified to be able to meet the needs of a wide range of businesses. The built format of larger scale warehousing units or self storage facilities often do not provide flexible reuse and provide limited employment opportunities, although it is acknowledged that self storage facilities may provide valuable storage space for smaller mail order businesses and town centre businesses. However, the Council does not wish these larger scale storage uses to predominate on what is, in Lewisham, a very limited supply of business land supporting a small local economy with few locally provided jobs. LELs typically supply relatively good quality premises for small businesses which are in demand in Lewisham and which should be re-supplied in any new development. The LELs should therefore be managed to support a variety of business uses that can respond to and take advantage of Lewisham's location close to wider London markets. The Council may apply conditions on planning permissions to ensure the maintenance of employment space.</p>

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			<p>2.95 Changes of uses outside the B Use class will not be considered on LELs. As noted above most of the LELs are within walking distance of local shopping centres and public transport facilities. It should not be necessary to provide facilities such as day care nurseries or cafés on these sites to support their functioning. Churches and community facilities are considered incompatible with business and commercial functioning on these sites which are largely in workshop and storage uses with large numbers of vehicle movements in open servicing areas.</p> <p>2.96 Flexibly specified buildings are considered essential to ensure the long term sustainability of employment uses on these sites. Flexible buildings will allow the reconfiguration of internal space to suit new occupiers with different space requirements and also allow the retention of existing businesses occupying the premises to expand in situ. This could also include, for example, full height delivery doors, and being able to site additional delivery doors to enable subdivision of buildings and/or reallocation of space to meet the requirements of new users.</p> <p>2.97 The NPPF (paragraph 17) has a central principle that all development must be sustainable. Councils should 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.' A full internal fit out for particular schemes could include the installation of sanitary and kitchen facilities, power points and IT connections (broadband), wall and ceiling finishes and plumbing/heating and related works. A finished unit comprising of a 'shell' and 'core' only will not be acceptable as it will not be considered deliverable or sustainable in the long term by being unattractive to potential occupiers. In some cases, where larger speculative industrial or warehousing buildings are being delivered a fit out to this level might not be appropriate. See also Policy DM 22. <u>In implementing this policy the Council, in consultation with the applicant, will give careful consideration to the needs of potential end users for the premises being provided as part of the development, and will take into account all relevant circumstances when assessing the level of fit-out that will need to be provided.</u></p>

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			2.98 The NPPF (paragraph 22) states that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. The London Plan Policy 4.4 (Managing Industrial Land and Premises) sets out criteria whereby the boroughs stock of industrial land should be managed including 'the need to identify and protect locally significant industrial sites where justified by evidence of demand.' The Council considers that the LELs represent good quality industrial land in short supply in Lewisham currently in active use.
MM7	36-39	DM Policy 11	<p>2.13 Other employment locations</p> <p>What is the aim of this policy?</p> <p>2.99 This aim of this policy is to retain employment uses where possible on the many smaller sites in office, industrial and warehouse/storage use and builders and scaffolding yards in and around town centres, district and local hubs and also embedded in residential areas on backland sites and sometimes on otherwise residential streets. These sites lie outside the formally designated employment sites. Core Strategy Policy 5 provides a framework in which applications for the change of use or redevelopment of these sites will be considered.</p> <hr/> <p>DM Policy 11</p> <p>Other employment locations</p> <p>Sites in Town Centres, Local Hubs and other clusters of commercial and/or retail uses</p>

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			<p>1. The Council will seek to retain employment uses (B Use Class) on sites and buildings in Town Centres, and Local Hubs where they are considered capable of continuing to contribute to and support clusters of business and retail uses, and where the use is compatible with the surrounding built context by reason that they <u>A number of site characteristics and factors will be taken into account when reaching this assessment. This will include whether sites:</u></p> <ol style="list-style-type: none"> a. are well located in relation to the highway network b. are well located in relation to town centres and public transport c. offer the potential for the expansion of existing in-situ businesses d. offer the potential for the provision of workshop/industrial units for small and medium sized enterprises (SMEs) serving local residential and commercial areas, particularly where there is little alternative provision in the local area and <u>or</u> e. provide lower cost accommodation suitable for small, start-up businesses. <p>2. Redevelopment of a site on a commercial street frontage will be supported when the site or building is redeveloped to a high standard of environmental and design quality in line with the other policies in this plan, where a business use is retained on the ground floor, and a business and/or residential development is provided on upper floors (where an appropriate standard of amenity can be achieved). Uses not within the B Use class, such as retail, leisure, or other uses appropriate to a town centre or local hub will be considered as part of a mix of uses where the number of jobs created by the proposal outweighs the loss of an employment site, and results in no net loss of jobs.</p> <p>3. Where uses are proposed for a site or building in employment or retail use that do not involve any job creation or retention, the Council will require evidence that a suitable period of active marketing of the site for re-use/redevelopment for business uses through a commercial agent, that reflects the market value has been undertaken.</p> <p>Sites in residential areas</p>

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			4. Applications for redevelopment for change to other business uses suitable for a residential area will approved where: <ol style="list-style-type: none"> a. the site has become vacant for an appropriate length of time and evidence is provided that it is no longer suitable and viable for its existing or an alternative business use by reason of access difficulties or environmental incompatibility, and b. that a suitable period of active marketing of the site for re-use/redevelopment for business uses through a commercial agent, that reflects the market value has been undertaken. 5. A mix of uses in a new scheme will be considered positively subject to the context of the site and meeting the requirements of other policies in this plan, including, in the case of any residential development proposed as part of a scheme an appropriate level of amenity and the suitability of the site for this use. <p>All sites</p> 6. The Council will seek contributions to training and/or local employment schemes where there is loss of local employment as a result of redevelopment or change of use. 7. New build business and retail premises should be provided with an internal fit out to an appropriate standard to attract new occupiers and ensure long term sustainable development, and provide a proportion of lower cost accommodation suitable for start-up businesses.
			<p>Justification</p> 2.100 DM Policy 11 implements Core Strategy Policy 5 Other employment locations and Core Strategy Spatial Policies 2, 3 and 4. It is consistent with the London Plan SPG 'land for industry and Transport' 2012. The policy is consistent with the NPPF (para 22) which states that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being

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			<p>used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.</p> <p>2.101 Many of these smaller sites provide a valuable resource supporting local services and the vitality and viability of the local economy. Town Centres and other commercial and retail areas provide a variety of local services that are complementary to and support retail uses. A sustainable future for the borough will require the retention of these businesses and local services to reduce the need for local residents to travel and to supply local job opportunities. The Council will also support the provision of new business premises.</p> <p>2.102 Extensive marketing evidence that a business use is no longer viable on a site or building that meets the criteria in clause 1 of the policy option will be required. The London Plan SPG 'Land for Industry and Transport' (September 2012) considers that the time period for this should normally be for at least two years and up to five years in areas of strong demand for particular types of premises. The Council supports this approach. <u>These timescales are indicative and will be applied flexibly according to the merits of each case. In particular, shorter timescales (up to one year) may be appropriate for B1(a) offices in centres where there is strong demand.</u> The ELS identified a demand within Lewisham for good quality premises suitable for a variety of SMEs. The Council is also concerned that in areas of high demand for residential development, this will be in competition with B Uses vital to sustaining the local economy.</p> <p>2.103 The Council will assess whether the marketing required by the policy option has been appropriate and will require documentary evidence that the terms on which the premises were offered were in line with prevailing market conditions for new occupiers in the B Use Class. The Council will assess whether a building or site has been maintained to an appropriate standard to attract new occupiers, and will not consider marketing evidence to be valid in the absence of an appropriate level of maintenance where this would be reasonably provided. The Council will meet and exceed housing targets through sites identified in the Core Strategy, and does not require the release of good quality industrial land and buildings to assist in this. <u>These</u></p>

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			<p><u>marketing requirements will not apply to sites and buildings that have become derelict and are not capable of reasonable occupation in order to ensure the early redevelopment of sites in this condition in line with the above policy.</u></p> <p>2.104 Core Strategy Spatial Policy 5 covers the residential areas of the borough and envisages that these areas will be supported by a network of local services and facilities. These are identified in the policy. Other business sites not identified in the policy may have site specific environmental problems, particularly backland sites embedded in residential areas, and in line with the Core Strategy Spatial Policy which supports the provision of quality living environments, residential uses would be supported. Other sites might still have the capacity to contribute to the network of services and facilities as well as recreating or repairing a street scene. Mixed use development will be sought in these circumstances. In the case of complete loss of employment sites of whatever type S106 contributions to local employment or training initiatives will be sought.</p> <p>2.105 The policy seeks to achieve a balance by retaining the best of these buildings in appropriate locations or seeking their replacement by mixed use development which will both contribute to the local economy and contribute to housing provision thereby achieving sustainable development. In particular the Lewisham Employment Land Study 2008 (ELS) identified clusters of creative industries, and growth sectors in food and business services which may be able to use these buildings.</p> <p>2.106 The London Plan Supplementary Planning Guidance Document Land for Industry and Transport (September 2012) paragraph 4.9 states that 'other industrial' sites combined with Locally Significant Industrial Sites (in the Lewisham Core Strategy these are called Defined Employment Locations) provided 50% of industrial land in 2010 and cumulatively are of strategic importance in meeting London's industrial requirements and, if surplus to demand, in meeting other land use needs. The SPG provides criteria that may be adopted in Local Plan policies to manage these smaller sites. These are based on general economic and land-use factors and indicators of industrial demand.</p> <p>2.107 The ELS identifies a mis-match between the types of premises in the borough and the demand for new</p>

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			<p>modern quality premises for SMEs.</p> <p>2.108 An internal fit out for particular schemes could include the installation of sanitary and kitchen facilities, power points and IT connections (broadband), wall and ceiling finishes and plumbing/heating and related works. Provision of 'core' and 'shell' only for new buildings will not be considered to support or attract occupation by businesses and will not be considered to provide a sustainable contribution to the economy of Lewisham. This requirement is to ensure the attractiveness, deliverability and marketability of the units and to ensure the future sustainability of new developments. The Council will seek to secure the delivery of the non-residential uses on sites and early thought should be given to potential end uses and users. <u>In implementing this policy requirement the Council, in consultation with the applicant, will give careful consideration to the needs of potential end users for the premises being provided as part of the development, and will take into account all relevant circumstances when assessing the level of fit-out to be provided.</u></p> <p>2.109 Live work units are self contained small business units designed so that a proportion of the accommodation is capable of being used for residential purposes on a permanent or semi-permanent basis. These uses have been successful in ensuring continued use of some older warehouse/workshop buildings for example in Havelock Walk in Forest Hill. In many cases particularly in new build developments they have been less successful in generating employment uses. Where these uses are proposed evidence will be required as to the sustainability of employment uses that could be generated by the development.</p>
MM8	40-41	DM Policy 12	<p>2.14 Hotels</p> <p>What is the aim of this policy?</p> <p>2.110 The aim of this policy is to ensure that new hotels are designed to a high standard, to be accessible, and to ensure that they are appropriately located in relation to public transport.</p>

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			<p>DM Policy 12</p> <p>Hotels</p> <ol style="list-style-type: none"> 1. The Council will encourage the provision of hotels in appropriate locations, with a preference given to those in highly accessible sections of town centres, in close proximity to train stations or other locations where there is good public transport access. 2. The Council will support proposals for new hotels provided that the development: <ol style="list-style-type: none"> a. is of the highest design quality, is sympathetic to its surroundings and heritage and enhances the image of the area b. contains ground floor uses that will ensure active frontages and where appropriate add to the vitality of the area throughout the day and evening c. seeks to improve the range and quality of accommodation available within the borough d. meets the highest standards of accessibility and inclusion, and demonstrates that at least 10% of the hotel bedrooms will be wheelchair accessible e. provides an adequate level of car parking depending upon the location and the accessibility of the hotel, with lower levels of car parking expected within town centres and in areas where there is good public transport accessibility and a preference for car free development wherever possible. <u>provides a level of car parking appropriate for the site's level of public transport accessibility. Parking provision for developments in areas of good public transport accessibility (PTAL 4 and above) should be limited to disabled parking, coach parking, taxi parking and other parking required for operational need including deliveries and servicing provided this does not result in an adverse impact on the local highway network.</u> f. is able to facilitate coach and/or taxi drop off and collection, either on or off site, in a manner that respects the surrounding character and is without detriment to the safety of other vehicle users, pedestrians and cyclists

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			<p>g. maximises pedestrian linkages and demonstrates opportunities for walking, cycling and sustainable travel</p> <p>h. demonstrates that it plans for long term adaptability and sustainability.</p> <p>3. The Council will consider the conversion of other use classes (except C3 Residential) into hotels provided that the existing buildings can be suitably converted to accommodate hotel rooms and a range of ancillary hotel facilities and it does not conflict with other policies in the plan.</p> <p>Justification</p> <p>2.111 Lewisham currently has few hotels and the borough has a small tourism sector. However, the Docklands Light Railway and mainline rail stations mean that the borough is within easy travelling distance of Central London and a number of high profile tourist attractions on the periphery of the borough. This provides the opportunity to encourage more tourists to use the borough as a base for exploring attractions elsewhere. New hotel developments will help to cater for both business and leisure needs and help to stimulate the local economy. Hotels provide local employment, with an increase in the number and variety of local jobs and an increased market for local businesses through both employees and visitors. Hotel guests may also provide a boost to the evening economy, especially where there is ease of access between the hotel and the town centre. The Council therefore is supportive of the development of hotels, or a cluster of hotels, within the borough.</p> <p>2.112 Given the nature of hotels and the need to minimise car borne transport, the location of a proposed hotel will be an important consideration. Not all locations across the borough may be suitable for hotel development. The preferred location for hotels is in highly accessible parts of town centres and other locations where it will encourage public transport usage and reduce the need to travel by car. Proposals for hotels outside of town centres will need to demonstrate that the hotel cannot be located in more centrally within town centres or other sustainable locations within high PTAL areas. Smaller scale hotels that do not generate the</p>

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			<p>need for significant car borne journeys may be suitable close to neighbourhood centres or other high PTAL locations across the borough but will need to demonstrate viability. All proposals will need to demonstrate that car parking has been kept to a minimum, that provision is made for cyclists and that good pedestrian links have been created. A travel plan will be required, setting out the effect of car movements and car parking and how sustainable travel options have been incorporated into the development.</p> <p>2.113 There will be a need for hotels to be designed to a high quality from the outset, reflecting the local distinctiveness and townscape, and taking into account the existing and emerging surrounding built, heritage and natural environment. Particular attention will be given to the quality of the materials so as to create a positive effect on the image of the borough. High quality design will need to be demonstrated in the planning application and followed through into the final construction of the hotel. Visitor accommodation should also promote high quality design so that the hotel may be accredited by the National Quality Assurance Scheme. The London Plan (policy 4.5) requires that 10% of hotel bedrooms are wheelchair accessible.</p> <p>2.114 Many hotels include uses on the ground floor of the hotel that only open for a couple of hours each day, leaving the frontage vacant and inactive for much of the day. Proposals that incorporate a range of day time uses will be considered favourably. Such uses may include hotel receptions, café and restaurants, conference facilities, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel.</p> <p>2.115 With a general shortage of medium priced bedspace, there is a need for a range of visitor accommodation, including good quality budget category hotels. Hence, proposals that do not improve the range and quality of the existing hotel offer will be resisted. Proposals will also need to demonstrate that the hotel is both sustainable and deliverable. Through the Green Tourism for London programme, hotels should seek to reduce carbon dioxide emissions, water use and waste generation. Speculative development will not be acceptable as the bespoke nature and requirements of hotel operators may result in the construction of hotels that do not serve their intended purpose and run the risk of dereliction. Proposals for hotels will need to demonstrate that a hotel operator will be identified and secured prior to the commencement of the</p>

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			development.
MM9	57-58	DM Policy 19	<p>2.21 Shopfronts, signs and hoardings</p> <p>What is the aim of this policy?</p> <p>2.150 The aim of this policy is to ensure that shopfronts are well designed and relate well to the scale and character of the original building and surrounding area. Shopfronts are frequently changed or renewed and it is important that they make a positive contribution to the appearance of an individual property as well as to the character and appearance of the shopping area as a whole.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>DM Policy 19</p> <p>Shopfronts, signs and hoardings</p> <ol style="list-style-type: none"> 1. Shopfronts should be designed to a high quality and reflect and improve the character and quality of their surroundings. This will be achieved by the following: <ol style="list-style-type: none"> a. retention of high quality shopfronts both within and outside Conservation Areas. This includes retention of original fascia, pilasters and columns including where shop units are combined. Where retention is not possible replacements should use high quality materials and use a design appropriate to the period and character of the building b. new shopfronts and the replacement of non-period shopfronts should use high quality materials and use a design that relates well to the proportion, scale and detailing of the entire host building and makes a positive contribution to the streetscape. Where possible existing original pilasters, brackets and fascia should be retained and new shopfronts should relate well to these features. c. new shop signs should relate successfully to the architectural features and detailing of the new building. Architectural features such as cornices, pilasters and columns should not be obscured. </div>

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			<p>d. provision of separate access to any residential accommodation on other floors and encourage the restoration of such access if already removed</p> <p>e. provision of suitable access for people with disabilities in new shop fronts</p> <p>f. provision of storage for refuse bins where possible</p> <p>g. refuse permission for advertisements, banners, blinds, canopies and awnings that are considered to adversely affect the amenity and character of an area or adversely impact on highway safety and operations <u>public safety</u></p> <p>h. roller grills and shutters for security purposes should be of an open mesh variety leaving the shop window visible, with the box for any grills or shutter contained behind the fascia where possible</p> <p>i. within the Conservation Areas and residential areas, internally illuminated box fascia signs and projecting signs will not be permitted unless they are successfully related to the design and detailing of the building and positively contribute to the special character of a group of buildings or the street</p> <p><u>j) refusing permission for open shopfronts without a traditional glazed screen that break up the visual continuity of a shopping frontage</u></p> <p>2. The Council will not grant consent for the display of poster hoardings. Temporary hoardings may be suitable for some form of public art. <u>Where applications require a new shopfront, in addition to new residential or commercial units, an appropriate level of shopfront fit out will be sought.</u></p> <p>2.151 Lewisham’s shopping areas are an important part of the community. They often have their own distinctive character and history (See Lewisham’s Borough wide Character Study , 2010). Well designed shopfronts of architectural or historical interest make an important contribution to the character and appearance of an area and the borough as a whole. Good examples of shopfronts should be retained wherever possible.</p> <p>2.152 The Council will seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which they are located . The standardisation in much of current shop design can gradually devalue the</p>

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			<p>character of individual qualities of buildings in shopping areas. It is important that the design and materials of the new and replaced shopfronts relate well to the scale of the building and surrounding buildings as well as the original features of the building and improve and enhance the setting and character of an area.</p> <p>2.153 The Council considers that the design and quality of shopfronts can be maintained by referring to the architecture of the host building and neighbouring units and reflecting the general scale and pattern of shopfront widths in the area. New shopfronts should contribute towards a cohesive streetscape, retain a consistent building line and contribute to the character and attractiveness of the centre or parade it is located in. The detailing, quality of materials, execution and finishes are very important in shopfront design as they are viewed close-up.</p> <p>2.154 Contemporary shopfront designs will be supported in appropriate locations. All new and altered shopfronts should be designed to be fully accessible for all. If a shopfront is replaced or altered, the design should respect the characteristics of the host building and, where appropriate, shopfront windows and framework features, such as pilasters, brackets and fascias should be retained or restored.</p> <p>2.155 Poster Hoardings that are out of keeping with the street scene can be intrusive and inappropriate to the character of the area and can lead to visual clutter. They can devalue the character and quality of both shopping and residential areas and therefore will not be permitted. Temporary hoardings can be beneficial in screening unsightly areas awaiting development and provide both public art and information about the nature of the development. NPPF para 67 supports this policy. <u>The Council considers that requiring a basic level of shopfront fit out for smaller businesses can encourage new occupiers and supports the wider aims of the Core Strategy. The Council will therefore seek an appropriate level of shopfront design detail at the initial application stage to ensure that they are of a high quality design and sensitive to the surrounding context. A basic level of shopfront fit out will also ensure the units are attractive to smaller businesses.</u></p> <p><u>2.156 Proposed advertisement and hoarding applications should take account of the Advertisements</u></p>

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			<u>Regulations 2007 (as amended), including factors relevant to public safety.</u>
MM10	70-72	DM Policy 24	<p>2.26 Biodiversity, living roofs and artificial playing pitches</p> <p>What is the aim of this policy?</p> <p>2.187 The aim of this policy is to conserve and enhance biodiversity and geodiversity assets in the borough to ensure it is safeguarded for future generations. Open space provides home to a diversity of flora and fauna, and opportunities for city dwellers for direct access to nature and healthy recreation. The presence of high quality and accessible open space and biodiversity in the borough provides environmental and economic benefits including cleaner air and water, more attractive landscapes, recreational areas and living environment.</p> <hr/> <p>DM Policy 24</p> <p>Biodiversity, living roofs and artificial playing pitches</p> <p>1. The Council will require all new development to :- a. take full account of appropriate Lewisham and London Biodiversity Action Plans and biodiversity guidance in the local list, <u>biodiversity and geodiversity</u> in development design, and ensuring the delivery of benefits and minimising of potential impacts on biodiversity and geodiveristy and</p> <p><u>2. Applicants for all major and, where appropriate, non-major development will be required to</u> b. use up to date surveys and reports that are based on the latest legislation and carried out by a suitably qualified ecologist registered with the Chartered Institute of Ecology and Environmental Management (CIEEM). The surveys should be carried out during an optimal time and contain the appropriate degree of detail needed to identify and consider existing biodiversity interests and possible impacts on them</p>

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			<p>where the proposed site is part of, or located adjacent to, a site designated for its biodiversity value.</p> <p>2<u>3</u>. New living roofs are required to be designed and fitted by a qualified and accredited installer and include an extensive substrate base, except where it can be demonstrated that such a base is not feasible and achievable, Developers should enter into an agreement with an installer that guarantees 80% coverage in 5 years.</p> <p>3<u>4</u>. Artificial grass pitches are required to be delivered on hard surfaces and previously developed land rather than on existing natural grass, wherever feasible. Applicants should give consideration to the potential loss of open space, the effect on drainage and surface water flooding and the impact of the pitch, lighting and use on the amenity of the adjacent areas.</p> <p>Justification</p> <p>2.188 The Council recognises the importance in protecting and enhancing the connectivity of green infrastructure and richness of Lewisham's biodiversity through good landscape design, planning and management. This policy implements Core Strategy Policy 11 (River and waterways network) (CSP11) and Policy 12 (Open space and environmental assets) (CSP12), which in turn support the approach in London Plan policies 5.11 (Green roofs and development site environs), 7.19 (Biodiversity and access to nature) and 7.20 (Geological conservation) and the NPPF (paragraph 117). The policy is also in accordance with ODPM Circular 06/05.</p> <p>2.289 The provision of high quality and accessible open space is important to the human health of residents in Lewisham. It provides opportunities for physical exercise and a relaxing environment, promoting mental wellbeing through the reduction of stress and depression related health issues. Usable and accessible open space can promote exposure to sunlight which is important to avoid vitamin D deficiency, as well as providing shade to avoid too much exposure which could lead to skin cancer. This policy supports the provision of</p>

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			<p>attractive and usable open space by maintaining and protecting biodiversity.</p> <p>2.190 New development will be required to should take full account of appropriate Lewisham and London Biodiversity Action Plans and subsequently include actions as part of the Code for Sustainable Homes and BREEAM standards as set out in the Core Strategy Policy 8 and DM Policy 22.</p> <p>2.191 The policy requires the use of up to date surveys that are completed by suitable professionals. Examples of sites in the borough that are designated as having biodiversity value include Sites of Importance for Nature Conservation, Metropolitan Open Land, Local Nature Reserves, the Blue Ribbon Network, the Waterlink Way and the South East London Green Chain Plus. The detail and location of these sites can be found in the Lewisham Core Strategy and Site Allocations Local Plans <u>A list of these sites can be found in Annex 1 of the Development Management Local Plan and are shown on the Policies Map.</u></p> <p>2.192 Where appropriate, information should be supplied on how development will avoid harming species and possible measures to enhance the provision of species or create new additional opportunities for that species. Where a new development is proposing the use of mitigation and/or compensation measures, detailed information to support the proposal will be needed. The Council has prepared the Planning Application Requirements (Local) for Biodiversity Conservation Survey and Report: 'The Lewisham Biodiversity Checklist' and the accompanying Guidance Notes (Oct 2010) which can be downloaded from the Council website.</p> <p>2.193 The Council will encourage that all ecological surveys are submitted to Greenspace Information for Greater London (GiGL, www.gigl.org.uk) to assist in the collection of biodiversity information for both Lewisham and across Greater London. GiGL collate, manage and make available detailed information on London's wildlife, parks, nature reserves, gardens and other open spaces.</p> <p>2.194 The Council will seek to maximise the use of living roofs and walls, climbing plants, roof garden, terraces, balconies and courtyards in new development as they are feasible, to increase the vegetation cover and outdoor space for biodiversity, amenity and community benefits in urban areas. CSP12 promotes the use</p>

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			<p>of living roofs and the policy adds to the approach by detailing measures to ensure provision is of appropriate quality.</p> <p>2.195 The living roofs assembly shall as a minimum consist of a root repellent system, a drainage system, a filtering layer, a growing medium and plants, and shall be installed on a waterproof membrane on an applicable roof. The buildings should be designed to have sufficient structural capacity and integrity to resist all loads for soil, moistures, plants, rain and wind uplift, safely, effectively and permanently. It is important that living roofs are included in the early planning and design stage and supported by a qualified and accredited installer signed up to the Green Roof Organisation (GRO) principles. It should be demonstrated how the installation and maintenance will comply with the standards identified in the GRO Green Roof Code: Green Roof Code of Best Practice for the UK 2011, or any national equivalent.</p> <p>2.196 A management and maintenance plan is required for all living roofs to include a species list and a plan for sustainable irrigation and replacement planting with a cross-section (1:20), demonstrate an appropriate substrate depth, and to ensure that within five years of the planting date the selected plants will cover no less than 80% of the vegetated roof. A contour plan will need to demonstrate how the plants and native species selected and the roof design would be beneficial to local biodiversity.</p> <p>2.197 Artificial sports pitches can increase the potential for leisure uses in an area of open space, especially where multi-use surfaces are utilised. The Council will seek to ensure that such benefits are not outweighed by negative impacts on the open space and the surrounding environment, including biodiversity, flooding and local amenity.</p>
MM11	77-78	DM Policy 27	<p>2.29 Lighting</p> <p>What is the aim of this policy?</p> <p>2.215 The aim of this policy is to ensure high quality lighting design and installation in order to prevent the</p>

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			<p>adverse impacts of light pollution, which can have a detrimental impact on biodiversity and wildlife, local character, residential amenity and views of the night sky.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>DM Policy 27</p> <p>Lighting</p> <p>1. The Council will require applicants to protect local character, residential amenity and the wider public, biodiversity and wildlife from light pollution and nuisance by:</p> <ol style="list-style-type: none"> a. taking appropriate measures in lighting design and installation in line with the Institute of Lighting Professionals' Guidance Notes for the Reduction of Obstructive Light (2011) to control the level of illumination, glare, spillage of light, angle and hours of operation. b. using energy efficient and solar powered lighting for energy conservation where feasible c. providing sensitive lighting for footpaths, cycle paths and public parking areas in development with particular consideration of the potential adverse impact on biodiversity. d. preventing the adverse impact of light pollution at all stages of development, from building demolition and construction to occupation. </div> <p>Justification</p> <p>2.216 DM Policy 27 supports the implementation of the Clean Neighbourhoods and Environment Act 2005 that makes light nuisance subject to the same criminal law as noise and odour and applies to 'artificial light emitted from premises so as to be prejudicial to health or a nuisance' (Section 102). Light pollution is artificial light that is allowed to illuminate, or intrude on, areas not intended to be lit, including light which is directed above the horizontal into the night sky. All forms of exterior light can bring light pollution and light nuisance if poorly designed and installed. New development may unavoidably change the natural and built environment</p>

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			<p>by adding lights, such as security lights, floodlights and street-lights, which will all break into the darkness. Some security and street lights are necessary to maintain safe and functional streets, but excessive lighting is not necessary and can be avoided with good design and installation.</p> <p>2.217 The policy supports the implementation of the NPPF which aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (paragraph 125) as well as the London Plan policies 6.9 (Cycling), 6.10 (Walking), 7.3 (Designing Out Crime) and 7.5 (Public Realm).</p> <p>2.218 Applicants are required to take appropriate measures to control the level of illumination, glare, spillage of light, angle and hours of operation. The Institution of Lighting Professionals (ILP) has produced Guidance Notes for the Reduction of Obstructive Light (2011) that provides design and installation guidance and recommendations in different environment zones and should be utilised by applicants. Where possible and feasible, energy efficient and solar powered lighting are encouraged to support the objectives of the DM Policy 22 (Sustainable design and construction) and Core Strategy Policies 7 and 8.</p> <p>2.219 Development will need to provide sensitive lighting for all footpaths, cycling and parking areas to contribute to a safer environment. However, applicants will need to ensure that appropriate consideration has been given to how safety requirements are balanced with the need to minimise the potential adverse effect of lighting on biodiversity, including bats, birds, habitats, invertebrates and water bodies. Lighting from new buildings will need to be designed and positioned in a way that minimises floodlighting. Where public areas need to be lit close to green and water spaces, careful positioning of light sources will be required, with the beam directed away from sensitive areas such as trees and rivers. The use of time or movement sensitive lighting is encouraged to support benefits to biodiversity and energy conservation.</p>
MM12	81-82	DM Policy 29	<p>2.31 Car parking</p> <p>What is the aim of this policy?</p>

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			<p>2.226 The aim of this policy is to ensure the effective implementation of car limited development and other parking standards, to help minimise congestion and reduce vehicle emissions. Without careful consideration new development can have a detrimental impact upon local roads and air quality in local neighbourhoods.</p> <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p>DM Policy 29</p> <p>Car Parking</p> <ol style="list-style-type: none"> 1. The Council will require parking standards in accordance with the Core Strategy Policy 14. 2. Car limited major residential development will only be considered where there is: <ol style="list-style-type: none"> a. PTAL level 4 or higher, or where this can be achieved through investment in transport infrastructure and services, b. No detrimental impact on the provision of on-street parking in the vicinity, c. No negative impact on the safety and suitability of access and servicing, d. Protection of required publically accessible or business use parking, e. Inclusion of car clubs, car pooling schemes, cycle clubs and cycle parking and storage, as part of a package of measures mitigating the need for on-site parking provision, f. An equitable split of parking provision between private and affordable residential development, <u>and</u> g. On-site accessible priority parking for disabled drivers. 3. Applications for the conversion of single dwellings into multiple dwellings will not be permitted to use front garden space for off-street parking. 4. Wheelchair accessible car parking is required to be provided in accordance with best practice standards. </div>

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			<p>5. All new developments will need to ensure that at least 20% of parking bays have an electric charging point installed. <u>All new development will need to ensure that an appropriate number of bays have an electric charging point installed and an appropriate level of passive provision, in line with London Plan Table 6.2 Parking Standards (Replicated in Appendix 8).</u> Further, all accessible points must meet the Source London criteria so that they can become part of the London-wide network.</p> <p>6. Schemes will provide appropriate levels of parking for motorcycles.</p> <p><u>2.227</u> DM Policy 29 supports the implementation of Core Strategy Strategic Objective 9 and Core Strategy Policy 14 (CSP14), which states that ‘a managed and restrained approach to car parking provision will be adopted to contribute to the objectives of traffic reduction’. The policy also supports the NPPF (paragraph 39) and the parking standards identified in London Plan Policy 6.13 <u>and Table 6.2 (Replicated in Appendix 8).</u></p> <p><u>2.228 Car-limited development refers to new development that provides limited parking, below the standards set out within Policy 6.13 of the London Plan (See Appendix 8).</u></p> <p>2.228 <u>2.229</u> Where new development occurs close to areas where there are frequent public transport services, there is a desire to reduce the need for the car and encourage use of the public transport network available. This can help reduce air pollution and congestion and encourage physical exercise, through walking and cycling, which is beneficial to human health and wellbeing.</p> <p>2.229 <u>2.230</u> DM Policy 29 supports reducing the provision of on-site car parking where there are alternative methods of travel. The option <u>policy</u> contains criteria to ensure that those developments seeking to reduce on-site car parking do so without unfavourably impacting the site or its surrounds and contain supporting measures to mitigate against the reduced level of on-site car parking. The option <u>policy</u> also ensures that sites with reduced car parking retain provision for disabled drivers.</p>

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			<p>2.230<u>2.231</u> This policy should be read alongside Core Strategy Policy 14 to ensure all requirements for car parking are considered. In particular, Core Strategy Policy 14 promotes the potential use of Controlled Parking Zones (CPZs), which may be required to prevent parking demand being displaced from the development onto surrounding streets.</p> <p>2.231<u>2.232</u> As detailed in point 2.(f) of DM Policy 29, the Council will seek an equitable split of parking provision between private and affordable residential development. An equitable split may not be simply based on the numbers of units that are affordable /private, but may be influenced by other factors such as car ownership by housing type.</p> <p>2.232<u>2.233</u> Wheelchair accessible parking will need to be provided even if car-limited development is supported. Wheelchair parking should be provided as set out in the Council's Planning Obligations (S106) SPD and BS8300:2009, or other equivalent national standards. Developments are also required to provide adequate provision for mobility scooter storage and charging. Mobility scooters and charging points shall be located in an appropriate place within the development, such as ground floor space next to the lifts.</p> <p>2.233<u>2.234</u> In line with London Plan Policy 6.13, DM Policy 29 requires 1 in every 5 car parking spaces to include an installed electric charging point. In order to facilitate the delivery of a consistent London-wide network, new charging points are required to meet Source London criteria.</p> <p>2.234<u>2.235</u> The policy is supported by four transport studies including borough-wide study and specific area studies for the Lewisham and Catford town centres, and Deptford and New Cross.</p>

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MM13	83-85	DM Policy 30	<p>2.32 Urban design and local character</p> <p>What is the aim of this policy?</p> <p>2.235 This policy sets out the detailed principles to support good urban design in the borough. High quality urban design is central to the Core Strategy vision for Lewisham in 2026. Development that is well designed, safe, provides or promotes a sense of place and good access to facilities is central to achieving sustainable development and in developing healthy communities.</p> <hr/> <p>DM Policy 30</p> <p>Urban design and local character</p> <p>General principles</p> <ol style="list-style-type: none"> 1. The Council will require all development proposals to attain a high standard of design. This applies to new buildings and for alterations and extensions to existing buildings. The requirements of Core Strategy Policy 15 which sets out the aims for each Core Strategy spatial area will need to be met. This policy is supported by various Supplementary Planning Guidance Documents as referenced in the Core Strategy. 2. Where relevant, development proposals will need to be compatible with and/or complement the urban typologies and address the design and environmental issues identified in the Lewisham Borough Wide Character Study (2010) <u>Table 2.1 Urban typologies in Lewisham</u>. 3. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and the

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			<p>development of a sense of place. Their value and significance as a heritage asset will be assessed as part of any development proposal.</p> <p>4. Other elements such as open spaces, rivers and topographical features that make a positive contribution to the environment should influence the future character of an area and be treated as key elements in the development of a sense of place.</p> <p>Detailed design issues</p> <p>5. An adequate response to the following detailed matters will be required in planning applications to demonstrate the required site specific design response:</p> <ol style="list-style-type: none"> a. the creation of a positive relationship to the existing townscape, natural landscape, open spaces and topography to preserve and/or create an urban form which contributes to local distinctiveness such as plot widths, building features and uses, roofscape, open space and views, <u>panoramas</u> and vistas <u>including those identified in the London Plan</u>, taking all available opportunities for enhancement b. height, scale and mass which should relate to the urban typology of the area as identified in the Lewisham Borough Wide Character Study (2010) <u>Table-2.1 Urban typologies in Lewisham</u> c. layout and access arrangements. Large areas of parking and servicing must be avoided d. how the scheme relates to the scale and alignment of the existing street including its building frontages e. the clear delineation of public routes by new building frontages, with convenient, safe and welcoming pedestrian routes to local facilities and the public transport network, including meeting the needs of less mobile people and people with young children. f. the quality and durability of building materials and their sensitive use in relation to the context of the development. Materials used should be high quality and either match or complement existing development, and the reasons for the choice of materials should be clearly justified in relation to the existing built context

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			<p>g. details of the degree of ornamentation, use of materials, brick walls and fences, or other boundary treatment which should reflect the context by using high quality matching or complementary materials</p> <p>h. how the development at ground floor level will provide activity and visual interest for the public including to the pedestrian environment, and provide passive surveillance with the incorporation of doors and windows to provide physical and visual links between buildings and the public domain</p> <p>i. new development must be sustainably designed and constructed in compliance with Core Strategy Policies 7 and 8</p> <p>j. where there is an impact on a heritage asset a statement will be required that describes the significance of the asset, including its setting, and an assessment of the impact of the proposals upon that significance.</p> <p>Justification</p> <p>2.236 The Core Strategy requires new development in the borough to achieve a high standard of design (Core Strategy Policy 15 High Quality design for Lewisham). The policies in the Core Strategy set out a positive framework for achieving high quality and inclusive design for all development and are based on an understanding of the character of the borough and an evaluation of its characteristics. The Lewisham Core Strategy identifies four spatial policy areas (see Core Strategy Spatial Policies 2, 3, 4 and 5) which set out the general design aims for the regeneration of these areas and which provide a general framework for the type of development that will be appropriate in these areas of the borough. DM Policy 30 implements the policies in the Core Strategy <u>which are supported by various Supplementary Planning Documents</u>.</p> <p>2.237 The London Plan has a suite of policies relating to place shaping and urban design. The Core Strategy policies deliver the approach in the following London Plan policies: Policies 7.1 (Building London's Neighbourhoods and Communities), 7.2 (An inclusive environment), 7.3 (Designing out crime), 7.4 (Local character), 7.5 (Public realm), 7.6 (Architecture), 7.7 (Location and design of tall and large buildings), 7.8</p>

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			<p>Heritage Assets and 7.9 (Heritage-led regeneration).</p> <p>2.238 The policy is consistent with the NPPF which requires new development to have a high design quality (paragraph 11, Core planning principles and Section 7, Requiring good design).</p> <p>2.239 DM Policy 30 sets out the detailed considerations and issues that need to be considered and addressed by development applications in order to achieve the high standards of development required. New development needs to respond to its context, local character and history and, while not preventing or discouraging innovative design, should promote or reinforce local distinctiveness.</p> <p>2.240 The potential of sites for development needs also to be optimised. Table 2.1 sets out the urban typologies from the Lewisham Borough Wide Character Study 2010 (Lewisham Character Study), relates them to the densities set out for London Plan character areas and Public Transport Accessibility levels (PTAL) and summarises the specific problems and issues which development schemes will be required to address.</p> <p>2.241 The assignment of a housing density to a particular site is a complex issue. Table 2.2 Sustainable Residential Quality, has been included from the London Plan for information purposes. If this table is revised in future versions of the London Plan the Council will use the up-dated version as appropriate. Housing densities need not be identical to that of the surrounding housing context in order to be successful and therefore the density ranges can be indicative only. Successful development will depend on thoughtful and innovative design in order to achieve an integrated result with the surrounding built context.</p> <p>2.242 The Lewisham Tall Buildings Study (2010) identifies Strategic Site Allocations (see Core Strategy Strategic Site Allocations 2 to 6) and Lewisham and Catford Town Centres as places where, subject to further examination and assessment, tall buildings may be considered suitable. The Lewisham Character Study indicates that tall buildings may be suitable in these locations but that they should not be located where they may disrupt the flow of the topography of the borough. For reference the Local Views and Landmarks identified on the Policies Map and referred to by Core Strategy Policy 17 and which are discussed in the</p>

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			<p>Lewisham Tall Buildings Study are included in Appendix 6. <u>Core Strategy Policy 17 also refers to the protected vistas, and the London Panorama identified in the London Plan. These will be managed in accordance with the London Plan policies and the London Plan Supplementary Planning Guidance View Management Framework.</u></p> <p>2.243 In line with the principles of sustainable development building materials should be obtained from sustainable sources as locally as possible while recognising that in a heavily urbanised area there will always be transport costs associated with building materials to a site. The reuse/recycling of building materials will be encouraged where appropriate.</p> <p>2.244 Living roofs and walls will be encouraged in all appropriate circumstances (see Core Strategy Policy 7 and the London Plan).</p>
MM14	94-97	DM Policy 32	<p>2.34 Housing design, layout and space standards</p> <p>What is the aim of this policy?</p> <p>2.252 This policy sets how to achieve high quality design and internal layout of new development. This is necessary to ensure the long term sustainability of new housing development by meeting the present and future needs of the occupants.</p> <hr/> <p>DM Policy 32</p> <p>Housing design, layout and space standards</p> <p>Siting and layout of development</p>

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			<p><u>1. The Council expects all new residential development to:</u></p> <ul style="list-style-type: none"> <u>a. be attractive and neighbourly</u> <u>b. provide a satisfactory level of privacy, outlook and natural lighting both for its future residents and its neighbours and</u> <u>c. meet the functional requirements of future residents.</u> <p>4. <u>2.</u> The siting and layout of new build housing development, including the housing element of mixed use developments, will need to respond positively to the site specific constraints and opportunities as well as to the existing and emerging context for the site and surrounding area.</p> <p>2. <u>3.</u> New build housing development will be required to be:</p> <ul style="list-style-type: none"> a. sited to minimise disturbance from incompatible uses and be well located in relation to public transport with a high quality pedestrian environment. Table 2.3 Sustainable Residential Quality Matrix will be used to aid assessment of the appropriate density of development in relation to public transport accessibility and character areas b. provided with a readily accessible, secure, private and usable external space and include space suitable for children's play c. designed so that schemes in mixed tenure do not distinguish between public and private housing provision either in terms of quality of materials and design, or in level of amenities d. designed to be safe and secure and reduce crime and the fear of crime <u>e. designed to ensure that internal layout and external design features ensure that housing is accessible to all intended users.</u> <p>3. The South East London Housing Partnership Wheelchair Homes Design Guidelines (or as subsequently amended) will be used to assess whether new build housing schemes meet Lifetime Homes and Wheelchair Housing Standards both in terms of internal layout and the external design features needed to ensure houses are accessible to their users.</p>

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			<p>Internal standards</p> <p>4. The standards in the London Plan and the London Plan Housing Supplementary Planning Guidance (2012) will be used to assess whether new housing development provides an appropriate level of residential quality and amenity. This will involve an assessment of whether the proposals provide accommodation that meet the following criteria:</p> <ol style="list-style-type: none"> a. meet the minimum space standards for new development which should conform with the standards in the London Plan and the London Plan Supplementary Planning Guidance on Housing (as updated). b. habitable rooms and kitchens and bathrooms are required to have a minimum floor height of 2.5 m. between finished floor level and finished ceiling level. Space that does not meet this standard will not count towards meeting the internal floor area standards. c. provide accommodation of a good size, a good outlook, with acceptable shape and layout of rooms, with main habitable rooms receiving direct sunlight and daylight, and adequate privacy. There will be a presumption that residential units provided should be dual aspect. Any single aspect dwellings provided will require a detailed justification as to why a dual aspect dwelling is not possible and a detailed demonstration that adequate lighting and ventilation can be achieved. North facing single aspect flats will not be supported. d. family housing (dwellings with three or more bedrooms) should be designed to have the potential to separate dining and living accommodation from the kitchen area in order to ensure privacy for the occupants. e. Studio flats (one person dwellings at GIA 37 sq. m.) Single person dwellings will not be supported other than in exceptional circumstances. Developments will be required to have an exceptional design quality and be in highly accessible locations in the major and district town centres. f. include sufficient space for storage and utility purposes in addition to the minimum space standards.

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			<p>Table 2.3 Minimum space standards for new housing development including conversions</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Bedroom (b) / persons - bedspaces (p)</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr><td>Flats</td><td>1p</td><td>37</td></tr> <tr><td></td><td>1b2p</td><td>50</td></tr> <tr><td></td><td>2b3p</td><td>61</td></tr> <tr><td></td><td>2b4p</td><td>70</td></tr> <tr><td></td><td>3b4p</td><td>74</td></tr> <tr><td></td><td>3b5p</td><td>86</td></tr> <tr><td></td><td>3b6p</td><td>95</td></tr> <tr><td></td><td>4b5p</td><td>90</td></tr> <tr><td></td><td>4b6p</td><td>99</td></tr> <tr><td>2 storey houses</td><td>2b4p</td><td>83</td></tr> <tr><td></td><td>3b4p</td><td>87</td></tr> <tr><td></td><td>3b5p</td><td>96</td></tr> <tr><td></td><td>4b5p</td><td>100</td></tr> <tr><td></td><td>4b6p</td><td>107</td></tr> <tr><td>3 storey houses</td><td>3b5p</td><td>102</td></tr> <tr><td></td><td>4b5p</td><td>106</td></tr> <tr><td></td><td>4b6p</td><td>113</td></tr> </tbody> </table> <p>Justification</p> <p>2.253 DM Policy 32 implements in relation to housing development, Core Strategy Policy 15 (CSP15) which sets out the over-arching principles for new development that will apply to new development of whatever type in Lewisham.</p> <p>2.254 The standards and criteria in this policy, including those taken from the London Plan and the London</p>	Dwelling Type	Bedroom (b) / persons - bedspaces (p)	GIA (sq m)	Flats	1p	37		1b2p	50		2b3p	61		2b4p	70		3b4p	74		3b5p	86		3b6p	95		4b5p	90		4b6p	99	2 storey houses	2b4p	83		3b4p	87		3b5p	96		4b5p	100		4b6p	107	3 storey houses	3b5p	102		4b5p	106		4b6p	113
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			<p>Plan Housing Supplementary Guidance, will ensure a reasonable level of residential amenity and quality of life, and that there is sufficient space, privacy and storage facilities in development to ensure the long term sustainability and usability of the homes. Table 2.3 Minimum space standards for new housing development including conversions, include the current London Plan standards and have been quoted for information purposes and convenient reference. Should these standards change in future versions of the London Plan then the new standards will be used. This policy therefore implements London Plan Policy 3.5 Quality and Design of Housing Developments.</p> <p>2.255 DM Policy 32 is consistent with the NPPF which states that Local Planning Authorities should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings' (paragraph 17) the Core planning principles (paragraph 11) and Section 7, Requiring good design.</p> <p>2.256 High density new development in the form of purpose built flats proposed in the Core Strategy means that in order to be livable, a reasonable amount of usable external space needs to be provided. This may mean that amenity space is provided in the form of balconies and roof terraces rather than in the form of gardens. Balconies and terraces should be large enough to be usable as an amenity space and should have a minimum width of 1500mm. Roof terraces and gardens should be designed with the security of the users in mind and also achieve a sense of enclosure. This form of external space may give rise to problems of privacy and overlooking in traditional street layouts and are more suited to dense urban areas where balconies and terraces are a more typical form of development. Family houses should be provided with their own private garden area of a size appropriate the the design and configuration of the housing site, the size of the houses and their intended occupancy. The Council will apply the standards of the London Plan Supplementary Planning Guidance, 'Providing for Children and Young People's Play and Informal Recreation', which specifies 10 square metres of playspace for each child.</p> <p>2.257 Flexible and adaptable housing design reduces the need to move from home to home and allows for the sustainable development of communities. Larger room sizes can be used more flexibly as they are</p>

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			<p>generally more adaptable. The South East London Housing Partnership Wheelchair Homes Design Guidelines comply with (and generally exceed) Part M of the Building Regulations, British Standard 8300, Lifetime Homes, the Housing Corporation ‘Design and Quality Standards/Stephen Thorpe’s ‘Wheelchair Housing Design Guide’ and the Mayor of London’s Wheelchair Accessible Housing Guide. <u>The South East London Housing Partnership Wheelchair Homes Design Guidelines (or as subsequently amended) will be used to assess whether new build housing schemes meet Lifetime Homes and Wheelchair Housing Standards both in terms of internal layout and the external design features needed to ensure houses are accessible to their users.</u> The adoption of the space standards for housing in this policy has been tested and adopted by the London Plan. Small studio flats intended for single person occupation are not considered to provide long term, sustainable solutions to housing need. In the exception cases when they are provided they will need to be in places that are not isolated and provide very good access to public transport and other amenities.</p> <p>2.258 The minimum floor heights set out in clause 4. b of the policy are a guideline. Dependent on the format and aspect of the room this standard may need to be achieved in order to achieve adequate amenity and daylighting. Additionally there is a requirement in DM Policies 30 and 33 to replicate the ceiling and floor heights <u>respect the form and proportions</u> of adjacent development where these form part of the character of an area.</p> <p>2.259 A dual aspect dwelling is defined as one with openable windows on two external walls, which may be opposite or adjacent around a corner. Single aspect flats are difficult to naturally ventilate and more likely to overheat, an increasing concern for homes in London due to anticipated temperature increases from climate change coupled with the urban heat island effect where London is inherently warmer than its surrounding areas. Single aspect flats will only be permitted where the design is shown to allow adequate daylight and ventilation to all habitable rooms <u>and direct sunlight to at least one habitable room for part of the day. Living areas and kitchen spaces should preferably receive direct sunlight.</u></p> <p>2.260 Adequate privacy is an essential element in ensuring a high level of residential amenity. Unless it can</p>

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			be demonstrated that privacy can be maintained through design, there should be a minimum separation of 21 metres between directly facing habitable room windows on main rear elevations. This separation will be maintained as a general rule but will be applied flexibly dependent on the context of the development. A greater separation distance will be required where taller buildings are involved.
MM15	98-102	DM Policy 33	<p>2.35 Infill, backland, back garden and amenity area development</p> <p>What is the aim of this policy?</p> <p>2.261 This policy sets out the requirements for a variety of sites within residential areas that may come forward for development. Development on these sites require careful consideration due to the need to preserve the quality and amenity of residential areas. The main types of sites are listed below:</p> <ul style="list-style-type: none"> A. Infill sites are defined as sites within street frontages such as former builders yards, small workshops and garages, gaps in terraces and gardens to the side of houses. Infill sites may present urban design problems in harmonising the development with the existing built form. B. Backland sites are defined as 'landlocked' sites to the rear of street frontages not historically in garden use such as builders yards, small workshops and warehouses, and garages. They require sensitive treatment and a high quality of design in order to achieve successful development because of the potential for visual and functional intrusion due to the close proximity to existing housing. C. Back gardens are private amenity areas that were the entire back garden to the rear of a dwelling or dwellings as originally designed. Gardens used to be considered previously developed land (PDL) with a presumption in favour of development. Gardens are no longer considered to be PDL which means that there is no longer a presumption in favour of development. Back gardens in the 'perimeter block' urban typologies identified in the Lewisham Borough Wide Character Study (2010) (Lewisham Character Study) which have more or less enclosed rear gardens, are considered to be an integral part of the original design of these areas and provide valuable amenity space and an ecological resource. Development of separate dwellings in the back gardens of these urban typologies will not be considered acceptable. Other typologies also often have dwellings with private back gardens that do not form such as strong design feature of the development. These are typically more modern

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			<p>developments which feature small gardens which are rarely longer than 10 metres or are quite narrow, and are therefore not suitable for development.</p> <p>D. Amenity areas are communal amenity areas attached to residential development. Examples of these are:</p> <ul style="list-style-type: none"> • private communal gardens for small blocks of flats • landscaped spaces around taller blocks of flats and around low and medium rise 'slab blocks' where typically the distinction between the public and private realms is ambiguous and which provide a generally less secure environment as a result. <p>2.262 These definitions will cover the majority of sites of this type that are likely to come forward for development. It is recognised however, that there will be some instances where a particular site will not fall squarely within any one of these definitions. In these cases the principles that will be applied will be taken from the appropriate parts of this policy.</p> <div style="border: 1px solid black; background-color: #e0e0e0; padding: 10px; margin-top: 10px;"> <p>DM Policy 33</p> <p>Development on infill sites, backland sites, back gardens and amenity areas</p> <p>General principles</p> <ol style="list-style-type: none"> 1. Depending on the character of the area and the urban design function a space fulfils in the streetscape, some sites will not be considered suitable for development and planning permission will not be granted. 2. If a site is considered suitable for development, planning permission will not be granted unless the proposed development is of the highest design quality and relates successfully and is sensitive to the existing design quality of the streetscape, and is sensitive to the setting of heritage assets. This includes the spaces between buildings which may be as important as the character of the buildings themselves, </div>

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			<p>and the size and proportions of adjacent buildings.</p> <p>3. Development on these sites must meet the policy requirements of DM Policy 30 (Urban design and local character), DM Policy 32 (Housing design, layout and space standards) and DM Policy 25 (Landscaping and trees).</p> <p>4. Development on these sites should retain existing formal or informal pedestrian through routes.</p> <p>A. Infill sites</p> <p>5. Development within street frontages and on street corners will only be permitted where they:</p> <ul style="list-style-type: none"> a. make a high quality positive contribution to an area b. provide a site specific creative response to the character and issues of the street frontage typology identified in the Lewisham Character Study <u>in Table 2.1 Urban typologies in Lewisham</u> and any relevant Conservation Area Appraisal <u>and to the special distinctiveness of any relevant conservation area.</u> c. result in no significant overshadowing or overlooking, and no loss of security <u>or amenity</u> to adjacent houses and gardens d. provide appropriate amenity space in line with DM Policy 32 (Housing design, layout and space standards) e. retain appropriate garden space for adjacent dwellings f. repair the street frontage and provide additional natural surveillance g. provide adequate privacy for the new development and h. respect the character, proportions and spacing of existing houses. <p>B. Backland sites</p> <p>6. New development on sites of this type will only be permitted where they provide:</p>

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			<ul style="list-style-type: none"> a. a proper means of access and servicing which is convenient and safe both for drivers and pedestrians b. no significant loss of privacy, amenity, and no loss of security for adjoining houses and rear gardens and c. the provision of appropriate amenity space in line with the policy requirements in DM Policy 32 (Housing design, layout and space standards). <p>7. Gated developments on these sites that prevent access which would normally be provided by a publicly accessible street will not be supported.</p> <p>C. Back gardens</p> <p>8. The development of back gardens for separate dwellings in perimeter form residential typologies identified in the Lewisham Character Study will not be granted planning permission. Private back gardens in all urban typologies should be retained in development proposals involving new separate dwellings.</p> <p>D. Amenity areas</p> <p>9. Proposals for new residential development on amenity areas of landscaped open space attached to existing residential development will only be permitted where they:</p> <ul style="list-style-type: none"> a. repair or re-provide active street frontages b. increase natural surveillance c. retain existing private rear gardens where they are provided d. retain adequate amenity space for the existing development according to the requirements of DM Policy 32 (Housing design, layout and space standards) e. provide no significant loss of privacy and amenity, and no loss of security for adjoining residential development and private back gardens and

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			<p data-bbox="613 422 1406 454">f. provide adequate privacy for the new development.</p> <p data-bbox="613 560 786 592">Justification</p> <p data-bbox="613 632 2040 727">2.263 This policy implements Core Strategy Spatial Policy 5 (Areas of Stability and Managed Change) and Core Strategy Policy 15 (High quality design for Lewisham) which ensures that new development in residential areas will protect their existing character and residential quality.</p> <p data-bbox="613 767 1899 831">2.264 The Core Strategy policies implement London Plan policy 3.5 Quality and Design of Housing Developments and policy 7.4 Local Character.</p> <p data-bbox="613 871 2029 1062">2.265 The NPPF requires all new development to achieve high quality design. DM Policy 33 is consistent with the NPPF in relation to provision of high quality design, the creation of attractive streetscapes and buildings, and responds to local character appropriately (paragraph 11, Core planning principles and Section 7, Requiring good design, and paragraph 53). Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.</p> <p data-bbox="613 1102 2033 1230">2.266 Infill and backland development needs sensitive design in order to not detract from the character of the street scene, the architectural integrity and scale of adjacent buildings or from residential amenity. Development on mid-terrace sites will require particular attention to be paid as to how it will relate successfully and complement the character of the street.</p> <p data-bbox="613 1270 2007 1366">2.267 Good access to development on backland sites is a key issue and will be an important factor when considering development applications. Emergency vehicles, refuse vehicles and delivery services need appropriate access. Pedestrian access needs to be safe for all users and avoid conflict with vehicles. If safe</p>

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			<p>and convenient access cannot be achieved for all users then developments may<u>will</u> be refused.</p> <p>2.268 New development on these sites should ensure that existing pedestrian connections with the rest of the neighbourhood, whether formal or informal, are be retained in order to ensure permeability and the integration of the new development. Gated sites are considered to be less secure due to the reduction of natural surveillance available to the site, and harms the integration, permeability and cohesiveness of neighbourhoods. <u>Security should be maintained through design, and gated developments will not be considered acceptable.</u> New developments on these sites should also not result in a loss of security to adjacent dwellings.</p> <p>2.269 Garden land is no longer considered to be previously developed land. The Lewisham Character Study identifies various urban typologies where the built form relies on more or less regular street forms, building facades, and garden areas where developments on back gardens are likely to have a negative impact on the design integrity of the street scene.</p> <p>2.270 NPPF (paragraph 53) supports the setting out of policies to resist inappropriate development of residential gardens which would cause harm to the local area. The London Plan also supports a presumption against development on back gardens or other private residential gardens where this can be locally justified (Policy 3.5, Quality and design of housing developments). The Lewisham Character Study provides this justification by identifying the essential contribution that rear gardens make to the character and quality of perimeter style developments.</p> <p>2.271 The <u>This</u> policy option requires that sufficient garden amenity areas in these new developments to be provided in line with DM Policy 32. This policy option requires all new development to 'be provided with a readily accessible, secure, private and usable external space and include space suitable for children's play.' In the case of development on these sites this requirement will mean that garden space must not be provided in a piecemeal fashion in a series of small garden areas, but as a usable space suitable for the intended occupants, including where appropriate, for children's play.</p>

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			<p>2.272 Back gardens in perimeter style residential developments are considered to be an important amenity resource and make an essential contribution to the character and quality of the residential areas identified in the policy. They provide high quality amenity space for occupiers of the houses in perimeter style developments and are a very significant ecological resource. The report 'London Garden City' (2010) prepared by the London Wildlife Trust examines the changing anatomy of London's private gardens, and the scale of their loss. The report estimates that between April 2005 and March 2008 that the amount of garden green space decreased significantly. New gardens in developments were small resulting in a loss of garden cover and biodiversity value and so the cumulative effect was a loss of biodiversity. For these reasons the policy seeks to prevent development in the rear gardens of these listed typologies.</p> <p>2.273 Many urban typologies identified in the Lewisham Character Study do not have the regularly arranged character of the perimeter style developments as they are more fragmented (slab blocks, and towers), or have less well defined open amenity areas and/or have small gardens (complex urban and suburban block typologies, free form low rise houses). Table 2.1 Urban Typologies in Lewisham identifies the design and character issues that relate to garden and amenity areas in these typologies based upon the Lewisham Character Study. It is considered that development on private back gardens in these typologies would not be suitable or possible without severely affecting the residential amenity of these dwellings. Any development in these areas would need to address the requirements identified in DM Policies 30 and 32, retain sufficient amenity space and provide appropriate access. Development in open amenity areas in these urban typologies should aim to re-provide and/or repair a perimeter form of urban typology. It is considered vital to preserve the amenity of houses with small back gardens in modern developments by retaining these gardens in any development proposals.</p>
MM16	107-109	DM Policy 36	<p>2.38 Listed Buildings, Conservation Areas and other designated heritage assets</p> <p>What is the aim of this policy?</p>

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			<p>2.286 This policy aims to manage new development affecting designated heritage assets in a manner that sustains and enhances their heritage significance including the contribution of their setting.</p> <p>2.287 Listed Buildings and Conservation Areas are 'designated heritage assets'. Other designated heritage assets relevant to Lewisham are registered parks and gardens (Horniman Gardens and Manor House Gardens are Grade II), scheduled monuments and the Maritime Greenwich World Heritage Site of which the buffer zone and part of the setting falls within Lewisham's boundary. It is considered that Core Strategy Policy 16 adequately covers issues relating to the Maritime Greenwich World Heritage Site Buffer Zone and setting.</p> <hr/> <p>DM Policy 36</p> <p>New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens</p> <p>A. General principles</p> <ol style="list-style-type: none"> 1. For development proposals affecting heritage assets the Council will require a statement that describes the significance of the asset and its setting, and an assessment of the impact on that significance. 2. Where the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting, the Council will require clear and convincing justification. The Council will consider the wider public benefits which may flow from the development where these are fully justified in the impact assessment. 3. The Council encourages the adaptation of historic buildings to improve energy efficiency in line with the detailed guidance provided by English Heritage. Careful consideration should be given to the most

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			<p>appropriate options for insulation, power use and power generation. Intrusive interventions, such as externally mounted micro-generation equipment or external wall insulation, should be avoided where these would unacceptably alter the character and appearance of the heritage asset. The Council encourages the retention and thermal upgrading of historic windows.</p> <p>B. Conservation areas</p> <p>4. The Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving and <u>or</u> enhancing their character and <u>or</u> appearance, will not grant planning permission where:</p> <ol style="list-style-type: none"> a. new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials b. development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the conservation area c. development adjacent to a Conservation Area would have a negative impact on the significance of that area. <p>5. The Council will encourage the reinstatement or require the retention of architectural and landscaping features, such as front gardens and boundary walls, important to an area's character or appearance, if necessary by the use of Article 4 Directions.</p> <p>6. The Council will require bin stores and bike sheds to be located at the side or rear of properties where a front access to the side and rear exists.</p> <p>C. Listed buildings</p> <p>7. In order to ensure the conservation of Listed Buildings the Council will:</p> <ol style="list-style-type: none"> a. only grant consent for alterations and extensions to Listed Buildings which relate sensitively to the

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			<p>building's significance and sustain and enhance its significance and integrity</p> <p>b. have special regard to the desirability of preserving the setting of Listed Buildings in considering any application in their vicinity, and consider opportunities for new development within the setting to enhance or better reveal the significance of the asset</p> <p>c. use its powers under Sections 47, 48 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that Listed Buildings are maintained to a reasonable standard.</p> <p>8. When considering applications for change of use of Listed Buildings, the Council will consider the contribution of the existing use and the impact of any proposed new use to the significance and long-term viability of the historic building. The Council will seek to ensure that the building is put into an optimum viable use i.e. the one that causes least harm to the significance of the building, not just through initial changes but also as a result of subsequent wear and tear or any likely future changes. The implications of complying with Building Regulations, such as fire escapes, will be taken into account prior to determining applications for change of use.</p> <p>D. Scheduled Monuments and Registered Parks and Gardens</p> <p>9. Scheduled Monuments will be protected and preserved in accordance with Government regulation. Where the site or setting is adversely affected planning permission will be refused.</p> <p>10. When considering the impact of a development proposal on Registered Parks and Gardens, or on their settings, the Council will consider that any loss or substantial harm to these assets will be in wholly exceptional circumstances. The Council will apply the provision in point 2 of the above policy to the assets.</p>
			<p>Justification</p>

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			<p>2.288 DM Policy 36 implements Core Strategy Policy 16 which sets out a framework for the protection of the borough's designated heritage assets. Core Strategy Policy 16 delivers the approach in London Plan policies 7.8 Heritage assets and archaeology and 7.9 Heritage-led regeneration.</p> <p>2.289 The Council has a duty to preserve the character of Listed Buildings under the provisions of Sections 54-56 of the Planning (Listed Buildings and Conservation Areas) Act. The policy is consistent with the NPPF. The Historic Environment Planning Practice Guide to PPS5 provides guidance to assessing development applications for Listed Buildings. The policy option seeks to achieve this aim through measures to control, improve and guide changes to Listed Buildings.</p> <p>2.290 DM Policy 36 summarises the steps the borough will take to manage changes to Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens so that their value and significance as designated heritage assets is maintained and enhanced. The Council has an ongoing programme to review the borough proposing buildings suitable for statutory listing and designating new conservation areas and extending existing ones as appropriate and as resources permit.</p> <p>2.291 The significance of heritage assets can be harmed or lost through alteration or destruction of the asset or development within its setting. The policy is intended to ensure that the particular significance of a heritage assets and the value it holds for this and future generations is fully understood. This understanding serves as a baseline for assessing the impact of any development so that that proper weight can be given to its conservation.</p> <p>2.292 The value of the townscape of a Conservation Area, for example, depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials and detailing; on street furniture and hard and soft surfaces; on vistas along streets and spaces between buildings. Not all elements of a Conservation Area though contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design. The emphasis is to guide</p>

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			<p>and control development, not to prevent it.</p> <p>2.293 The character of a Conservation Area can heavily depend on the cohesiveness of form and consistency of materials and detailing of buildings. The alteration or loss of one individual feature to one building may appear minor in the wider context, but incrementally such small changes can erode the special interest of an area. The Council has made Article 4 Directions to a number of Conservation Areas to protect distinctive features.</p> <p>2.294 The Council supports improvements to the energy performance of listed buildings and buildings in Conservation Areas. The suitability of thermal improvement measures needs to be carefully considered with regard to the effect on the appearance and characteristics of the building. External wall insulation, for example, can markedly alter the appearance of a building, which makes other measures such as roof insulation, draught-proofing, energy efficient lighting better and more suitable investments for reducing energy use. Detailed advice is available from English Heritage and the Council's conservation team.</p> <p>2.295 The best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive. New and even continuing uses will often necessitate some degree of adaptation. The range and acceptability of proposed uses must therefore be a major consideration when the future of listed buildings is in question. The aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.</p>