

---

## Local Development Framework

# Planning Newsletter

Issue 3, September 2006

---

**Welcome** to the third edition in a series of newsletters which will keep you up-to-date with Lewisham's new development plan, the Local Development Framework (LDF).

### What is the LDF?

As you may recall, the Government made changes to the planning system in 2005 which is now known as the Local Development Framework or LDF. The LDF is a collection of documents which will form the basis on which planning decisions are made. The LDF will replace the Unitary Development Plan in 2008.

As part of the LDF the Council is required to produce a spatial plan. This new type of plan covers wider social, economic and environmental issues than the current land use plan.

Here's an update on the status of the documents being prepared as part of the Lewisham LDF.

### Local Development Scheme

The Local Development Scheme or LDS is the project plan for the LDF and contains a timetable of when our LDF documents will be produced and when consultations will take place. It has recently been revised and an up-to-date version was approved in June 2006. A copy of the LDS is available on the Council website or free of charge from the planning information desk.

### Statement of Community Involvement

The Statement of Community Involvement (SCI) explains how Lewisham will engage and consult with the community and key organisations when preparing Lewisham's LDF and also includes consultation details for planning applications. The final version of the SCI was approved by the planning inspector in May and was adopted by the Council in July 2006. A copy of the SCI is available on the Council website or free of charge from the planning information desk.

### Spatial (Core) Strategy

#### Development Policies and Site Allocations Area Action Plans for the Lewisham and Catford Town Centres

Public consultation on 'Issues and Options' for the following Development Plan Documents (DPDs) occurred during 2005:

- Spatial (Core) Strategy
- Development Policies and Site Allocations
- Lewisham Town Centre Area Action Plan
- Catford Town Centre Area Action Plan.

A total of 1400 individuals, groups, associations and government agencies and specific consultation bodies were consulted during the process, which covered topics including transport and parking, retail uses, urban design, housing, open space, community facilities and sustainable environment.

The comments and questionnaires returned are now being used to inform the drafting of Preferred Options. Many thanks to those who responded for your valuable input.

The Preferred Options will be released for further consultation during February 2007 subject to the Council's agreement. This will provide you with another opportunity to comment on the proposed policies covering future development in the borough.

The Spatial (Core) Strategy will be the main planning document for the whole of Lewisham and sets out a vision for the borough. The vision is supported by a series of strategic objectives and more detailed requirements of individual policies.

The Development Policies and Site Allocations will set out the main policies used to consider planning applications for development or change of use. The policies will generally be criteria based and will focus on issues such as protecting residential amenity; addressing highway and transport issues; and protecting the viability and vitality of town centres. All site specific allocations will be set out in this document, except for those set out in Area Action Plans.

The two Area Action Plans for Lewisham and Catford will be the planning strategy for each town centre. The plans will guide where and how development should take place over the next 5-10 years, to support their regeneration, and it will be used by the Council when making planning decisions.

### **Evidence base**

In preparing the Preferred Options, evidence has been collected to justify the preferred approach and draft policies being proposed. This includes:

- a survey of the shopping streets and parades to record and monitor the types of shops, vacancies and determine if there are deficiencies
- a survey of all employment land which generally covers commercial and industrial uses such as offices, business centres,

- warehouses, car repairs, waste transfer and processing uses and local factories
- an analysis of parks and playgrounds to determine existing provision and deficiencies and ways to improve and enhance open space in the coming years.

### **Supplementary Planning Documents**

In addition to the work being done preparing Preferred Options a number of Supplementary Planning Documents or SPDs are being prepared. An SPD provides additional planning guidance and advice on adopted planning policy and can be site-specific or issue-based.

#### Residential Standards SPD

The Residential Development Standards SPD was adopted by Mayor and Cabinet in July 2006. It provides guidance for the implementation of residential development policies. The draft SPD was publicly consulted in 2005. Comments were helpful and varied and resulted in additional explanatory material being included in the adopted guidance. The main points from the consultation have been listed.

- Respondents requested that the document include information about:
  - access for refuse and emergency vehicles
  - requirements for children's play space
  - Homes Zones and 20 mph zones
  - the need for storage of prams, buggies, wheelchairs and bicycles
  - achieving good outlook from rooms.
- Concerns were expressed about the density of new development and whether the guidance was firm enough to ensure high quality development, both in terms of design and the materials used, and that more emphasis should be put on sustainable design and construction of new developments.
- The character of areas should be preserved and
- Concerns about backland development.

A copy of the adopted SPD and the full results of the public consultation are available on the Council website. Black and white photocopies of the SPD are also available free of charge from the planning information desk.

#### Brockley Conservation Area SPD and Hatcham Conservation Area SPD

The Brockley Conservation Area SPD was adopted by the Council in December 2005 and the Hatcham Conservation Area SPD was adopted in February 2006. The documents contain the Council's proposals for preservation and enhancement of each conservation area's special character and provide guidance to home owners on suitable alterations. An Article 4 Direction to withdraw inappropriate permitted development rights from single family dwelling houses was also made in each conservation area.

Character appraisals which set out the distinct architectural and historic interest in Brockley and Hatcham were adopted at the same time and a copy of each SPD and character appraisal is available on the Council website or free of charge from the planning information desk.

#### St Mary's and Blackheath Conservation Areas

Public consultation has started this September on management plans and character appraisals for St Mary's conservation area and Blackheath conservation area. Proposals include an assessment of the historic and architectural character of the conservation areas; boundary reviews; proposals to control householder development; and draft supplementary planning guidance on development in the area.

All documents are available on our website ([www.lewisham.gov.uk/Environment/Planning/ConservationAndUrbanDesign/](http://www.lewisham.gov.uk/Environment/Planning/ConservationAndUrbanDesign/)), at the planning information desk and Lewisham Reference Library. Anybody can make comments on the proposals before 3 November for St Mary's or

10 November for Blackheath. Having taken into consideration peoples' views, the proposals are due to be adopted in January.

#### Shopfronts SPD

This document promotes good practice in shopfront design. Public consultation of this SPD was carried out from March to May 2006 and it was reported to the Council for adoption in September. The SPD promotes the need to apply for planning permission and provides practical advice on how each shopfront can enhance and improve the look of a local shopping street.

#### Planning Obligations SPD

We have started preparing an SPD for Planning Obligations. This SPD will provide detailed guidance on the implementation of LDF policies and up-to-date information on the principles and use of planning obligations for planning applications. The SPD will explain the emerging LDF policies on planning obligations and the SPD timetable will therefore follow that of the Spatial (Core) Strategy and the Development Policies and Site Allocations Development Plan Documents (DPDs). Specifically the SPD will:

- establish a clear approach and policy basis for the use of planning obligations in decision making in accordance with the requirements of relevant planning legislation, government guidance, the London Plan and the emerging LDF
- cover the range of matters Council will seek planning obligations for which arise from increased demand for facilities and services. This includes but is not limited to public transport and road improvements, affordable housing, education, health care, open space, community facilities, training and local employment
- clarify the implementation of policies on matters where planning obligations are sought, how monetary contributions will be calculated, and what the collected funds will be used for. The SPD will also provide

detailed guidance on off-site provision and 'cash in lieu payments'. A draft standard planning obligations agreement will also be included.

Work on this document is at the early stages. A sustainability appraisal (SA) is required and the first stage will be the preparation and consultation on the scoping report for the sustainability appraisal in the coming months.

Do you agree with this approach?  
Would you like to see other issues covered in the SPD?  
Would you like to be included as a document consultee for the SPD and advised of public consultation?  
If so, please send your response and contact details to the Policy Planning Team.

### **Annual Monitoring Report (AMR)**

We are currently working on the second LDF Annual Monitoring Report (AMR) which monitors the performance of Lewisham's planning policies and the extent to which we are meeting targets set out in the LDS for the 2005/06 year. This will be finalised and submitted to the Government by December 2006.

### **Wider powers for the Mayor of London**

On 13 July, Ruth Kelly, the Secretary of State for Communities and Local Government, announced a package of enhanced powers for the Greater London Authority (the Mayor of London and London Assembly). The package included stronger planning powers for the Mayor where he will have discretion to decide strategically important planning applications in London. A consultation which asks Londoners how these new planning powers will best work in practice ends on 2 November 2006. Go to [www.communities.gov.uk](http://www.communities.gov.uk) for the full report under 'Consultation papers'.

### **Early Alterations to the London Plan (Housing and Waste)**

The Mayor's Draft Early Alterations to the London Plan on housing provision targets, waste and minerals were considered by an Examination in Public (EiP) in June 2006. The EiP Panel report was received by the London Mayor and published in September 2006. Paper copies may be purchased from the GLA at a cost of £10. Email [publications@london.gov.uk](mailto:publications@london.gov.uk) or telephone 020 7983 4323.

### **Contact**

If you would like to receive the LDF newsletter, know of someone who would, or already do and would prefer not to in the future, please contact the Planning Policy Team.

All documents are available on the Council's website and copies can be obtained from the planning information desk.

Planning Service  
Planning Policy  
Planning Information Desk  
5<sup>th</sup> Floor, Laurence House  
Catford Road  
Catford, SE6 4RU  
Between 9am and 5pm

Email: [planning@lewisham.gov.uk](mailto:planning@lewisham.gov.uk)

Web:  
[www.lewisham.gov.uk/Environment/Planning/Planning Policy/](http://www.lewisham.gov.uk/Environment/Planning/Planning%20Policy/)

If you would like to speak to the Planning Policy Team you can telephone us on one of the following numbers:

020 8314 3885                      020 8314 6247  
020 8314 6540                      020 8314 8774

