

Core Strategy

Update on the Council's new planning document

Shaping the borough 2011–2026



Lewisham's Core Strategy



The London Borough of Lewisham is continuing the process of preparing its new Local Development Framework (or LDF). This will guide future regeneration and development across the borough, covering the 15 year period from 2011-2026. There are incredible opportunities ahead for Lewisham. Major change is anticipated, with a focus on Lewisham, Catford, Deptford and New Cross, and we need to plan for this.

The key document within the LDF is the Core Strategy. This will replace the current planning policy document called the Unitary Development Plan (UDP).

What is the Core Strategy?

Every Council in England is required to prepare a Core Strategy - a document that features detailed policies on where and how development in the borough should take place. The policies laid out in the Core Strategy will help Councils assess all future planning applications - big and small.

How has the Core Strategy been prepared?

Since 2005, Lewisham Council has consulted with over 1,400 individuals, groups, associations and government agencies about the content of its Core Strategy. It has been prepared taking into account public comment, changing Government policy and variations in social and economic circumstances.

The last round of public consultation, in February 2009, asked the community and other stakeholders to consider two main options for future development and growth within the borough. The Council has now considered the feedback that was received, and accordingly has prepared a final draft document for comment.

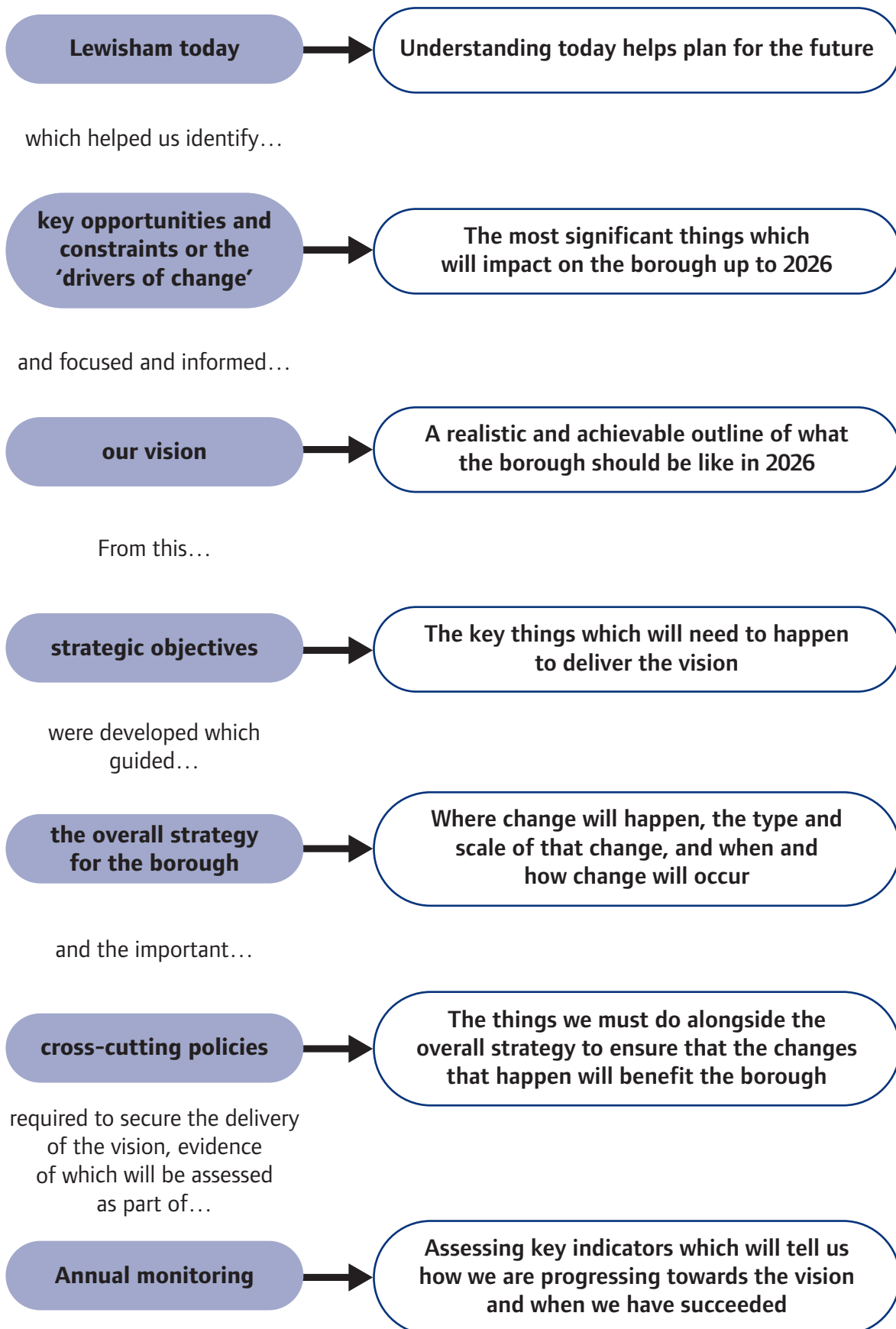
The Core Strategy has to be consistent with national planning policies and to conform in general with the London Plan (the Mayor of London's planning strategy for the capital). It needs to be recognised that there are certain things that we cannot change or influence and must implement - for example, Lewisham is required to provide nearly 15,000 additional new homes by 2026 to meet forecast housing need. Throughout the Core Strategy, the impacts of national and regional planning policies are highlighted; however, in some instances, evidence has been used to justify a different approach for Lewisham.

What stage are we at now?

The Council has now published a draft Core Strategy, which has been informed by the results of previous consultations together with research and Government guidance. This is the version the Council wants to submit to the Secretary of State for independent examination and adoption.



The approach to preparing the Core Strategy is shown in the following diagram.



Summary of Lewisham's Core Strategy

The Core Strategy shows:

- the areas within Lewisham where major regeneration and development will, or are proposed, to occur
- where additional housing is proposed to be located and the quantity across the borough; and
- what this means for transport; community, health and education facilities; our parks; and any other aspect related to ensuring Lewisham is the best place to live, work and learn.

The Core Strategy is based on valuing the great things the borough has, but also recognising there is a need for change in certain areas. It is about securing sustainable growth and development in places where it can be accommodated, while at the same time protecting and enhancing those areas of the borough where development should be particularly carefully managed. This will ensure local residents benefit from change, while the sensitive areas of the borough are protected. In doing so, a locally distinctive strategy for the borough is provided that reflects the parameters of national policy and the London Plan.

The Core Strategy focuses future growth and larger scale development in the north of the borough within the Lewisham and Catford town centres, and Deptford and New Cross. These are identified as 'regeneration and

growth areas'. Benefiting from higher levels of public transport accessibility and land that is available and deliverable, these areas will accommodate substantial new jobs, homes and supporting facilities and infrastructure such as schools, GPs and parks. Directing growth here will ensure the character of the borough's conservation areas, residential neighbourhoods and the limited and finite supply of green and public open space are protected and enhanced.

Smaller scale development opportunities arise in certain town centres and local shopping parades, including the immediate surrounding residential neighbourhoods. This applies to Forest Hill, Lee Green, Sydenham, Brockley Cross and Hither Green. A managed approach to development will be adopted for other established neighbourhoods throughout the borough, including the protection of conservation areas.

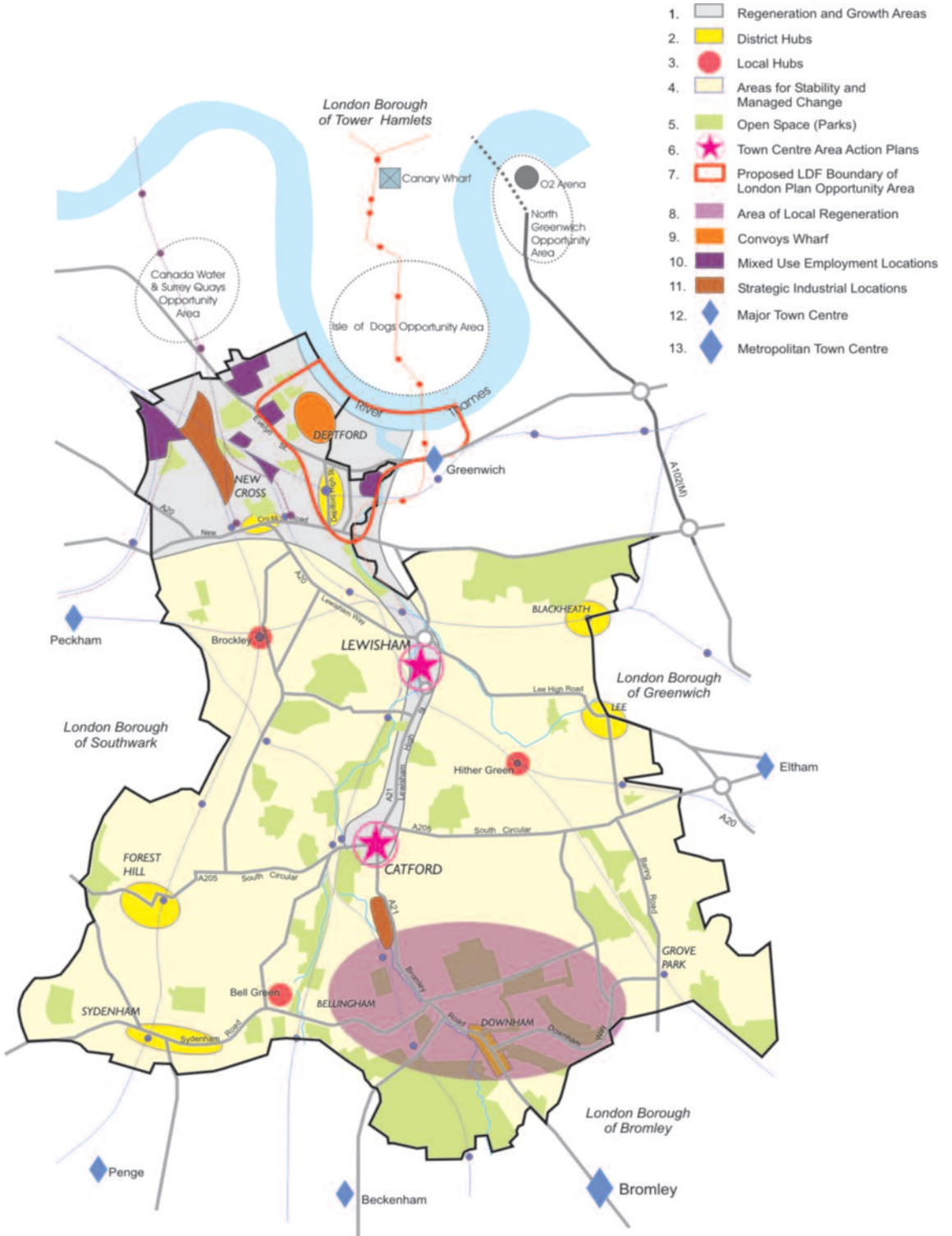
Particular efforts to address deprivation and health inequalities and improve well-being will be made in the Evelyn, New Cross and Lewisham Central wards in the north of the borough, and the Bellingham, Downham and Whitefoot wards in the south.

The Core Strategy also includes policies to ensure:

- affordable housing is provided as part of a larger development
- new buildings are designed and built to a high standard and include environmentally sustainable features

- town centres and local shops are protected and enhanced
- land for employment is protected
- walking and cycling are promoted and public transport improved
- flood risk is reduced
- parks and gardens are protected, and
- a range of community facilities are provided to support forecast population growth.

The following map shows the main elements of the Core Strategy.



How can I view the full document?

The Core Strategy and supporting documentation are available to view the following ways:

- **Online** at <http://consult.lewisham.gov.uk/portal>
- **Planning Information Service, London Borough of Lewisham**
5th Floor, Laurence House, 1 Catford Road, London, SE6 4RU (Monday to Friday 8.30am to 5pm).
- **All public libraries**
Blackheath Village, Catford, Crofton Park, Downham, Forest Hill, Grove Park, Lewisham, Manor House (mobile), New Cross, Sydenham, Torridon Road and Wavelengths (during opening hours – visit www.lewisham.gov.uk/libraries or call 020 8314 6399 for details).

A copy of the documents is also available on CD-Rom from the Planning Information Service at the above address, or requesting a copy by phoning 0208 314 7400 or email planning.policy@lewisham.gov.uk .

Can I make comments?

Yes. Comments on Lewisham’s Core Strategy can be submitted between Friday 19 February and Tuesday 6 April 2010. However, at this stage of preparation of the Core Strategy we are only able to consider submissions about whether the document is ‘sound’.

In general terms ‘soundness’ refers to several aspects relating to the overall content and intent of the Core Strategy. Generally a Core Strategy is considered ‘sound’ if:

- the findings of the supporting studies justify the contents and intentions of the document (known as the evidence base)
- the objectives contained in the document can be delivered
- the document is flexible enough to enable it to deal with changing circumstances
- the document can be monitored, and
- it is consistent with national and London planning policy.



The Council considers this Core Strategy to be 'sound', and Government policy states that the Core Strategy is 'sound' unless shown to be otherwise. This means that if you wish to object to any part of the proposed submission version of the Core Strategy, you must specify why it is not 'sound', and provide or refer to evidence to support your objection.

The tests of 'soundness' are set out in Government guidance and to explain exactly what this means for those wishing to make a representation, a separate representation form is available from the Council which sets out the Government's tests of 'soundness' as they apply to the Lewisham Core Strategy.

Representations will be considered alongside the published Core Strategy at the examination by an independent planning inspector appointed by the Secretary of State.

Representations relating to the Core Strategy and associated documents must be made to arrive by 5pm on Tuesday 6 April 2010 as follows:

- Online at <http://consult.lewisham.gov.uk/portal>
- By e-mail to planning.policy@lewisham.gov.uk (**using the representation form**)
- By post to FREEPOST RRZZ TLHU GKZS, Planning Service, London Borough of Lewisham, Laurence House, 1 Catford Road, London, SE6 4RU (**using the representation form**)

Representation forms are available from the venues mentioned above and can be requested by phoning 020 8314 7400 or by e-mailing planning.policy@lewisham.gov.uk.

Only representations made in writing (including electronically), which arrive at the addresses specified above within the six-week period from Friday 19 February 2010 until Tuesday 6 April 2010 will be considered.



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