

# lewisham's local development framework

the new planning system: consultation on the spatial  
vision, objectives & issues

May 2005





# introduction



**New planning legislation (the Planning & Compulsory Purchase Act 2004) requires the Council to produce a new set of planning policy documents within a framework called the Local Development Framework (LDF).**

process is summarised below and in particular the first stage known as the “Scoping Report”. From this initial work, the first list of issues and objectives for the Spatial (Core) Strategy and the Development Policies/Site Allocations development plan documents has been identified. A draft spatial vision for the Spatial (Core) Strategy is also set out for your comments (for a further explanation of the vision,

objectives and issues please see the following sections). We would like to know your views on the vision, objectives and the issues set out in this consultation paper.

If you would like to access a full copy of the Scoping Report, please see the ‘Further Information’ section below.

A separate leaflet entitled “A Guide to the New Planning System” has been produced by the Council’s planning service. This leaflet gives a brief summary of the new system and details the individual policy documents that Lewisham intend to produce. It is available free of charge on request (see contact details under further information).

Part of the Government’s intention in reviewing the planning system was to put issues about sustainable development and community involvement at the heart of the new system. This is to be achieved by requiring each stage of the production of the new plans to be subject to a rigorous process of Sustainability Appraisal and consultation.

This consultation paper is the first step in involving the local community and other stakeholders in the process of plan making. The first development plan documents which will undergo a Sustainability Appraisal include the Spatial (Core) Strategy and the Development Policies/Site Allocations development plan documents.

The process of Sustainability Appraisal leads to the identification of issues and options for policy making. The

Local Development Framework - Planning Issues



*The map of Lewisham shows areas of key influence on the LDF. These areas include Shopping Centres, Defined Employment Areas and Transport and Open Spaces networks.*



# sustainability appraisal process

**A key change within the new legislation is the requirement for a Sustainability Appraisal (SA) to be undertaken on all Development Plan Documents and Supplementary Plan Documents prepared for inclusion in the LDF.**

The first SA to be prepared will focus upon the Spatial (Core) Strategy and Development Policies/Site Allocations Development Plan Documents (see below for an explanation of these documents).

There are five key stages when preparing a SA. The initial stage of the SA involves the preparation of a Scoping Report; this is the stage that the Council is currently consulting on (see the 'Scoping Report' section below for further explanation). Preparing the Scoping Report entails establishing the baseline information, setting the framework, deciding on the scope of the appraisal and setting the objectives and

targets followed by identifying the issues.

Stage B involves refining the issues and options for the plan then assessing how sustainable the options are.

Stage C is the preparation of the Draft Sustainability Appraisal Report. This stage looks at identifying the preferred options then assessing the effects of the plan and developing proposals for monitoring the plan.

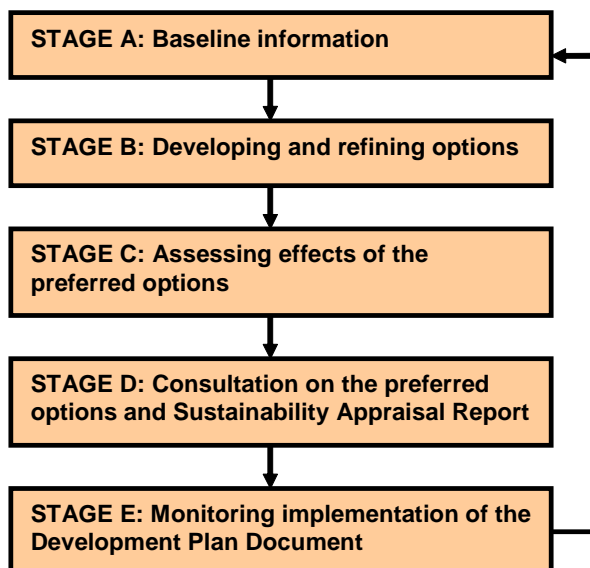
Stage D is the preparation of the Final Sustainability Appraisal Report. This stage evaluates the significant changes to the plans arising out of consultation undertaken in Stage C.

The final Stage looks at monitoring the implementation of the plans through the Annual Monitoring Report.

The diagram below illustrates the five stages of the Sustainability Appraisal process:



## STAGES FOR PREPARING A SUSTAINABILITY APPRAISAL



# sustainability appraisal scoping report:

## Spatial (Core) Strategy, Development Policies and Site Allocations

The Scoping Report is the first stage in undertaking a Sustainability Appraisal of the planning documents the Council must prepare under the new legislation. The Scoping Report has been prepared as the basis for consultation on the scope and level of detail that should be included in the Final Sustainability Appraisal Report for the documents.

The first SA Scoping Report (which the Council is currently consulting on) focuses on the following development plan documents:

- Spatial (Core) Strategy
- Development Policies and Site Allocations

The Scoping Report sets out the baseline information that has been collected so far, as well as the draft objectives, targets and indicators, and proposals as to how the appraisal of the Spatial (Core) Strategy, Development Policies/Site Allocations will be undertaken.

The Council invites you to comment on the Scoping Report with particular focus on the Spatial Vision, Objectives and Key Issues for the two development plan documents (explained in the sections below).

**IF YOU WISH TO OBTAIN A COPY AND/OR COMMENT ON THE DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT PLEASE REFER TO THE CONTACT DETAILS UNDER 'FURTHER INFORMATION'**

### Spatial (Core) Strategy Vision

Lewisham Council and the Lewisham Strategic Partnership have adopted a vision for the borough as set out in the Community Strategy. This vision statement is:

**'Together we will make Lewisham the best place in London to live, work and learn'.**

The intention is that the Core Spatial Strategy will adopt the same vision as the Community Strategy. The challenge is how we can provide the spatial and land use implementation framework for this vision.

This will be achieved by developing the following: Spatial Vision for Lewisham:

- *That the built and natural environment is characterised by quality design, energy efficiency and sustainable development, and that the places and spaces created are safe, attractive, promote healthy lifestyles, and are the best in London.*
- *That walking, cycling, and public transport will be so good they become the community's preferred means of moving within the borough and beyond.*
- *That the local economy will be growing and meeting the needs of all in the community, with small & medium enterprises and the creative sector flourishing as its key drivers.*

- *That town and local centres will be dynamic, diverse and prosperous centres of activity meeting the needs of all the community.*
- *That a decent and affordable home will be available for all.*
- *That the community will live in a borough where services such as education and health are available locally and are provided by a variety of partners working together.*
- *That the Council will continuously consult the whole community on planning matters in an inclusive and responsive way, ensuring that consultation is meaningful to participants and that the community is able to influence and have a real say in decision making.*

### QUESTIONS:

**WHAT DO YOU THINK ABOUT THE DRAFT SPATIAL (CORE) STRATEGY VISION?**

**DO YOU HAVE ANY CHANGES THAT YOU WOULD LIKE TO SUGGEST?**

## Spatial (Core) Strategy Objectives

The Spatial (Core) Strategy will set out the key elements of the planning framework. It will comprise a vision and objectives for the area along with a spatial strategy, core policies and a monitoring and implementation framework. It will also include broad development control criteria against which all planning applications will be judged.

The Draft Spatial (Core) Strategy Objectives are:

- To locate development where it will provide opportunities for people to meet their day-to-day needs for employment, shopping, education, and other key services.
- To create a built and natural environment that is well designed, safe and accessible to everyone.
- To protect and enhance the historic assets of Lewisham.
- To protect and enhance all open space and provide additional open space where deficient.
- To protect and wherever possible enhance nature conservation and biodiversity in the Borough.
- To promote sustainable waste management, encourage recycling and providing adequate and appropriately located waste management sites.
- To reduce levels of environmental pollution, improve air and water quality and facilitate remediation of contaminated land.
- To promote greater energy efficiency and adoption of renewable forms of energy generation, reducing the contribution to climate change
- To adopt a risk based approach to development in flood hazard areas, and promote sustainable surface water drainage.
- To ensure a mix and balance of residential accommodation to meet housing needs.
- To promote sustainable modes of transport to minimise the need for car travel, and provide high levels of accessibility to all sectors of the community.
- To protect and increase the number, quality and range of local employment opportunities to promote business clusters.
- To protect a range of suitable sites for business including industrial uses to promote local economic growth.
- To sustain and improve the vitality and viability of the existing town and local centres and other key Lewisham features that may attract visitors.
- To create healthy communities through the adequate provision of educational, community and leisure facilities that are accessible to everyone.

### QUESTIONS:

**WHAT DO YOU THINK ABOUT THE DRAFT SPATIAL (CORE) STRATEGY OBJECTIVES?**

**DO YOU HAVE ANY CHANGES OR OTHER OBJECTIVES THAT YOU WOULD LIKE TO SUGGEST?**



**IF YOU WISH TO COMMENT ON THE SPATIAL (CORE) STRATEGY OBJECTIVES PLEASE EMAIL OR POST YOUR COMMENTS TO US (SEE CONTACT DETAILS UNDER 'FURTHER INFORMATION')**



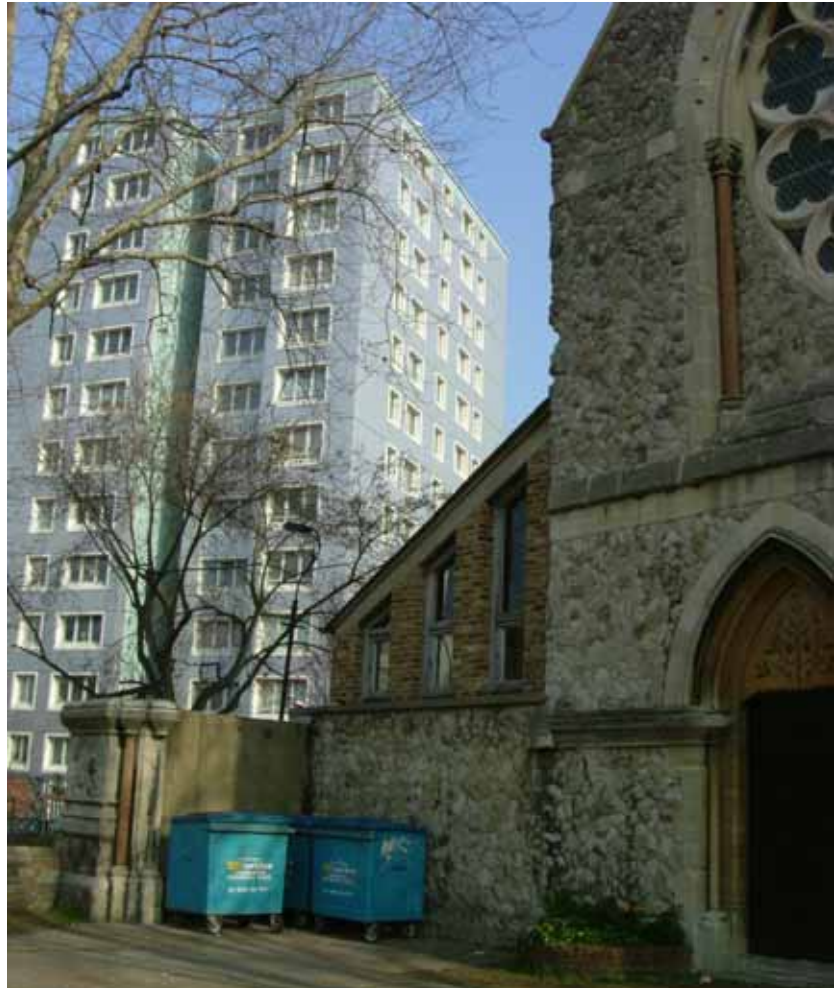
# development policies/site allocations objectives

The Development Policies set out a suite of criteria-based policies. These will focus on issues such as the protection of residential amenities, nature conservation, landscape and natural resources, as well as addressing the viability and vitality of town centres, visual impacts and highway and transport issues.

The document will provide specific guidance to planners and the development community in preparing and assessing planning applications and considering change of use.

The Development Policies will ensure that all development within Lewisham meets the requirements of the Spatial (Core) Strategy.

The Site Allocations component will define most of the land and individual sites in the borough which have been identified for a specific use (site specific land allocation will also be identified in the Area Action Plans).



## The Development Policies/Site Allocations objectives are:

- To ensure a high standard of design from new developments
- That development protects and enhances the amenity of the local area, identifying key environmental and cultural features.
- To create safe and attractive environments.
- That development helps create a more sustainable Lewisham.
- To allocate sites to meet the strategic intent of the Spatial (Core) Strategy.

### QUESTIONS:

WHAT DO YOU THINK ABOUT THE DRAFT DEVELOPMENT POLICIES/SITE ALLOCATIONS OBJECTIVES?

ARE THERE ANY ADDITIONAL OBJECTIVES OR CHANGES THAT YOU WOULD LIKE TO SUGGEST?

**IF YOU WISH TO COMMENT ON THE DRAFT DEVELOPMENT POLICIES/SITE ALLOCATIONS OBJECTIVES PLEASE EMAIL OR POST YOUR COMMENTS TO US (SEE CONTACT DETAILS UNDER 'FURTHER INFORMATION')**

# key sustainability issues

**The Sustainability Appraisal Scoping Report identifies the key sustainability issues that are central to the Local Development Framework. Identification of these issues is important as these are the areas that the Sustainability Appraisal will need to address.**

The purpose of identifying these sustainability issues is to begin to define key issues for the Spatial (Core) Strategy and Development Policies/Site Allocation Plans to consider.

The sustainability issues have been categorised into three groups:

## Social Issues

- Need to meet housing and affordable housing needs
- Improved access to health care and community facilities
- Continued access to education and skills for continued employment
- Addressing poverty and social exclusion
- Need to provide adequate open space and recreational facilities
- Provision of accessible transport networks

## Environmental Issues

- Ensure quality urban built environments where redevelopment takes place, maximising use of land
- Protect and improve biodiversity and natural habitats
- Reduce CO<sub>2</sub> emissions affecting climate change
- Reduce traffic congestion and car dependence
- Reduce pollution (air / water / soil / noise)
- Protect cultural heritage from redevelopment – architectural / archaeological
- Site development to minimise risk of flooding



- Maximise energy efficiency and renewable energy sources
- Improve waste management and recycling

## Economic Issues

- Lack of employment opportunities outside of the public sector and high commuter population working outside of Lewisham
- To retain the economic viability of local and borough centres
- Provision of adequate employment land to support business enterprise
- Finding a balance between meeting housing targets and maintaining the economic and cultural vitality of the borough



## QUESTIONS:

DO YOU AGREE THAT THESE ISSUES ARE THE KEY SUSTIANABILITY ISSUES FOR LEWISHAM?

ARE THERE ANY ADDITIONAL ISSUES OR CHANGES THAT YOU WOULD LIKE TO SUGGEST?

IF YOU WISH TO COMMENT ON THE SUSTIANABILITY ISSUES PLEASE EMAIL OR POST YOUR COMMENTS TO US (SEE CONTACT DETAILS UNDER 'FURTHER INFORMATION')



# further information

## If you would like to comment on the vision/objective/issues set out in this consultation you can:

- Send written comments to the Planning Policy Unit at:

5<sup>th</sup> Floor, Laurence House  
1 Catford Road  
Catford SE6 4RU

Email your comments to the Lewisham Planning Service at: [planning@lewisham.gov.uk](mailto:planning@lewisham.gov.uk)

- Contact the Planning Policy Unit on:

Ph. 020 8314 6247  
Ph. 020 8314 6540  
Ph. 020 8314 3885  
Ph. 020 8314 8774

All comments must be made by 20 June 2005.

If you would like a full copy of the Sustainability Appraisal Scoping Report you can either contact the Planning Policy Unit (see details above) or view/download a copy from the Lewisham website on [www.lewisham.gov.uk/planning](http://www.lewisham.gov.uk/planning)

**For translation contact:**

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**The Lewisham Planning Service  
[planning@lewisham.gov.uk](mailto:planning@lewisham.gov.uk)**

