

—
HTA Design LLP
78 Chamber Street
London
E1 8BL

—
020 7485 8555
info@hta.co.uk
www.hta.co.uk

Lee Forum
Planning Community Environment



Lee Neighbourhood Development Plan

Basic Conditions Statement

On behalf of the Lee Forum

Date: January 2022

Document reference: LNP-BCR-HTA-P-LNDP Basic Conditions Statement

Report presented by HTA Design LLP

78 Chamber Street
London E1 8BL

020 7485 8555
info@hta.co.uk
www.hta.co.uk

In association with Lee Forum

Status Final

Issue 1

Issue date 12.01.22

Author Arjun Singh

Checked by Riette Oosthuizen

Approved by Riette Oosthuizen

File name \\Booboo\w12\08 CURRENT PROJECTS\LNP-
BCR Lee Neighbourhood Plan

© 2017 HTA Design LLP. All rights reserved

This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HTA Design LLP, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by HTA Design LLP for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of HTA Design LLP using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HTA Design LLP has been made.

HTA Design LLP. Registered Partnership in England No. OC381717

Contents

1.0	Introduction	3
	Lee Neighbourhood Development Plan	3
	Supporting Documents and Evidence	4
2.0	Conformity with National Planning Policy	5
3.0	Contribution towards Sustainable Development	9
4.0	General Conformity with Strategic Policies of the Development Plan	12
5.0	Compatibility with EU Obligations	19
6.0	Summary and Conclusion	21

1.0 Introduction

1.1 This Basic Conditions Statement has been prepared by HTA Design LLP on behalf on Lee Forum to accompany the submission of the Lee Neighbourhood Development Plan ('LNDP') to the Local Planning Authorities of the Royal Borough of Greenwich and the London Borough of Lewisham, under Regulation 15 and Regulation 22 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ('The Regulations').

1.2 The Regulations set out that a statement explaining how the proposed neighbourhood development plan meets the 'Basic Conditions', as stated within paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, must be submission with the plan. This Statement addresses these 'basic conditions' and explains how the LNDP meet the requirements they set out.

1.3 The Regulations state that a neighbourhood development plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, European Union (EU) obligations;
- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Lee Neighbourhood Development Plan

1.4 Lee Forum is the qualifying body (as defined within paragraph 6 of Part 1 of Schedule 9 of the Localism Act 2011) which is submitting the neighbourhood development plan.

- 1.5 The policies expressed in the LNDP relate to the development and use of land within the designated neighbourhood area. A map of the area is contained within Figure 1 on page 4. Throughout this Statement, the area is also referred to as the 'Forum area'.
- 1.6 The LNDP does not relate to any other neighbourhood development plan area. It solely relates to the area of Lee as designated by the London Borough of Lewisham on 13th January 2016, and the Royal Borough of Greenwich on 29th January 2016.
- 1.7 There are no other neighbourhood development plans in place for the LNDP designated neighbourhood area.
- 1.8 The LNDP covers the 10-year period from 2021-2031.
- 1.9 No provision has been made in the LNDP for excluded development, such as national infrastructure, in line with the Regulations.

Supporting Evidence and Documents

- 1.10 The LNDP is supported by a Consultation Statement and this Basic Conditions Statement.

Figure 1: LNDP Designated Area Source: Lee Neighbourhood Forum)



2.0 Conformity with National Planning Policy

- 2.1 The LNDP has been prepared with regard to national planning policy as set out in the National Planning Policy Framework ('NPPF') (July 2021). It also considers the National Planning Practice Guidance ('NPPG') relevant to forming and adopting neighbourhood development plans.
- 2.2 The LNDP has regard to the relevant policies within the NPPF in relation to the following areas:
- Delivering a sufficient supply of homes;
 - Building a strong, competitive economy;
 - Ensuring the vitality of town centres;
 - Promoting healthy and safe communities;
 - Promoting sustainable transport;
 - Supporting high quality communications;
 - Making effective use of land;
 - Achieving well-designed places;
 - Meeting the challenge of climate change, flooding and coastal change;
 - Conserving and enhancing the natural environment;
 - Conserving and enhancing the historic environment.
- 2.3 The LNDP contains policies relating to six principal themes. These are summarised in Table 1, which also clarifies which area of the NPPF each LNDP policy theme seeks to address.
- 2.4 Table 2 assesses how each LNDP policy conforms specifically to the NPPF.

Table 1: Assessment of LNDP policy themes against NPPF policies

LNDP Policy Theme	Relevant NPPF Policy Area
Green and Blue Spaces	<ul style="list-style-type: none"> • Making effective use of land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment
Community Infrastructure	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes

	<ul style="list-style-type: none"> Promoting healthy and safe communities
Transport and Connectivity	<ul style="list-style-type: none"> Promoting healthy and safe communities Promoting sustainable transport
Building New Homes and Amenities	<ul style="list-style-type: none"> Delivering a sufficient supply of homes Promoting healthy and safe communities Making effective use of land Achieving well-designed places Meeting the challenge of climate change, flooding and coastal change
Local Retail, Leisure and Economy	<ul style="list-style-type: none"> Building a strong, competitive economy Ensuring the vitality of town centres Supporting high quality communications Making effective use of land
Heritage and Design	<ul style="list-style-type: none"> Achieving well-designed places Conserving and enhancing the historic environment

Table 2: Assessment of how each LNDP policy conforms to the NPPF

LNDP Policy Title and Reference	NPPF Ref. (paragraph number)	Commentary
Policy GB1 Protection and Enhancement of Green Spaces	101-102	Seeks to designate appropriate land within the Forum area as Local Green Space, which communities have identified as being of importance to them.
Policy GB2 Achieving a Green Infrastructure-led Development Approach	154, 175, 186	Sets out a strategic approach to maintain and enhancing networks of habitats and green infrastructure
Policy GB3 Designation of Nature Improvement Areas	174	Seeks to minimise impacts on and provide net gains for biodiversity and protect and enhance sites of biodiversity.
Policy GB4 Protection and Increase of Tree Cover	131, 174	Seeks to recognise the benefits from natural capital and ecosystem services, including trees and woodland, and minimise impacts on and provide net gains for biodiversity.
Policy Cl1 Protection, Enhancement and Provision of Community Buildings	28	Seeks to set out detailed policies for specific neighbourhoods including for the provision of infrastructure and community facilities at local level.
Policy Cl2 Protection,	93	Planning policies should protect against the unnecessary loss of valued facilities and services, and plan positively for the provision and use of

Enhancement and Provision of Social Infrastructure	186	community facilities to enhance the sustainability of communities. Planning policies should ensure that new development can be integrated effectively with existing community facilities.
Policy CI3 Enhancement of Public Realm Facilities	112	Seeks to ensure that places and public realm are safe, secure and attractive to minimise the scope for conflict between pedestrians, cyclists and vehicles.
Policy TC1 Protect, Promote and Enhance Public Transport	104	Transport issues should be considered from the earliest stages of plan-making, so that opportunities to promote public transport use are identified and pursued.
Policy TC2 Improve Road and Traffic Safety Measures on Key Routes in Forum Area	110, 111-112	Sets out that development should give priority to pedestrians and cyclists, and minimise scope for conflict between pedestrians, cyclists and vehicles.
Policy BHA1 Housing Delivery	60, 62-65	Sets out the strategy for housing growth, addresses the need for a mix of dwelling sizes and tenures including affordable housing.
Policy BHA2 Windfall Sites	69	Sets out the development approach for windfall sites, including for residential development
Policy BHA3 Design of New Development	126-130	Seeks to ensure that residential development is beautiful, of a high quality, and is in keeping with the design of surrounding homes.
Policy BHA4 Extensions, Alterations and New Buildings	120	Seeks to ensure the effective use of land through extensions which are consistent with overall streetscene, prevailing height and form as well as local policies and guidance.
Policy BHA5 Managing Flood Risk	159	Seeks to ensure that development in or adjacent to areas at risk of surface water flooding demonstrates that it will not increase flood risk, and that new development should incorporate sustainable urban drainage systems.
Policy RLE1 Maintain, Improve and Sustain the Diversity, Vitality and Viability of Retail Sites	86	Recognises the importance of retail uses in the town centre and promotes a mix of uses which would promote its vitality and viability.
Policy RLE2 Improve Design and Cohesion of Retail Sites	86, 134-135	Seeks to ensure that the design of retail sites in the town centre considers opportunities to improve the character and quality of an area including any local design standards.
Policy RLE3 Improve and Enhance the Public Realm of	92	Planning policies should aim to achieve healthy, inclusive, and safe places through high quality public space which encourage the active

Retail/Cultural Activity Sites		and continual use of public areas.
Policy RLE4 Protect and Encourage Local Employment Sites	82	Seeks to protect existing employment areas and encourage the growth of commerce over the plan period.
Policy HD1 Designation, Conservation and Enhancement of Heritage Assets	190	Seeks to ensure that the impact of new development on the character and setting of heritage assets is minimised, as part of a wider positive strategy for the conservation of the historic environment.
Policy HD2 Design and Scale of New Development	130	Seeks to ensure that the design of development is of a high quality and is in keeping with the scale of surrounding buildings.

2.5 As demonstrated in Table 1, the themes of the LNDP are in general conformity with the policy areas of the NPPF.

2.6 As demonstrated in Table 2, the policies contained within the LNDP are in general conformity with the policies of the NPPF.

3.0 Contribution towards Sustainable Development

- 3.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, for which there is a presumption in favour of. To achieve this, the planning system has three overarching objectives which align with the three pillars of sustainability. These are economic, social and environmental sustainability.
- 3.2 Compliance of the LNDP policies with the policy areas of the NPPF, as assessed in Table 1 and Table 2, ensures that the LNDP promotes sustainable development. Table 3 summarises how the policies of the LNDP contribute towards sustainable development, as set out in the NPPF.

Table 3: Assessment of the contribution of LNDP Policies towards sustainable development

Delivering Economic Sustainability	
NPPF Definition: 'To help build a strong, responsive and competitive economy'	
LNDP Policies	Policy RLE1 Maintain, Improve and Sustain the Diversity, Vitality and Viability of Retail Sites Policy RLE2 Improve Design and Cohesion of Retail Sites Policy RLE4 Protect and Encourage Local Employment Sites Policy BHA1 Housing Delivery
LNDP Comments	The LNDP seeks to protect and enhance the vitality, viability and diversity of Lee Forum's retail and commercial centres, and its local employment workspaces. It seeks to do this by diversifying the retail offer through encouraging independent traders, encouraging 'meanwhile' use of vacant properties and improving public realm areas which will ensure a healthy, diverse offer. The existing industrial sites should be retained for their local employment value.
Delivering Social Sustainability	
NPPF Definition: 'To support strong, vibrant and healthy communities'	
LNDP Policies	Policy GB1 Protection and Enhancement of Green Spaces Policy GB2 Achieving a Green Infrastructure-led Development Approach Policy C1 Protection, Enhancement and Provision of Community Buildings Policy C2 Protection, Enhancement and Provision of Social Infrastructure Policy TC1 Protect, Promote and Enhance Public Transport Policy TC2 Improve Road and Traffic Safety Measures on Key Routes in Forum Area Policy RLE3 Improve and Enhance the Public Realm of Retail/Cultural Activity Sites Policy RLE4 Protect and Encourage Local Employment Sites Policy BHA1 Housing Delivery Policy BHA2 Windfall Sites

	Policy BHA3 Design of New Development Policy BHA4 Extensions, Alterations and New Buildings
LNDP Comments	The sense of community and social cohesion in the LNDP area will be encouraged and nurtured through the protection of existing social infrastructure and community facilities, and the provision of additional facilities where appropriate. This will help provide for the health, social, recreational and educational needs of the existing and future community in the Lee Forum area. Housing which will contribute to the needs of a socially just, inclusive and healthy community will be supported, with due regard to the quality, design and style of new housing being a key consideration. In addition, the protection and improvement of local employment and retail offer will contribute towards a prosperous local economy.
Delivering Environmental Sustainability	
NPPF Definition: 'To contribute to protecting and enhancing our natural, built and historic environment'	
LNDP Policies	Policy GB1 Protection and Enhancement of Green Spaces Policy GB2 Achieving a Green Infrastructure-led Development Approach Policy GB3 Designation of Nature Improvement Areas Policy GB4 Protection and Increase of Tree Cover Policy CI3 Enhancement of Public Realm Facilities Policy TC1 Protect, Promote and Enhance Public Transport Policy BHA1 Housing Delivery Policy BHA3 Design of New Development Policy BHA4 Extensions, Alterations and New Buildings Policy BHA5 Managing Flood Risk Policy HD1 Designation, Conservation and Enhancement of Heritage Assets Policy HD2 Design and Scale of New Development
LNDP Comments	The LNDP seeks to maintain and enhance the network of green and blue spaces, as well as green infrastructure and sustainable drainage which should be integrated into new development and its surrounding streetscape. Where appropriate, development proposals in the Forum area will need to assess and mitigate the risk of flooding. The LNDP also requires new development to be of a high design quality which will also incorporate measures to maximise energy efficiency and sustainability. New development should also minimise the need to travel by car, in favour of more sustainable modes. This will have positive impacts on the quality of the wider environment, as well as the health and wellbeing of residents, workers and visitors.

- 3.3 As demonstrated in Table 3, the policies of the LNDP are considered to comprise a balance of social, economic and environmental sustainability objectives in line with the NPPF which sets out that sustainable development is governed by these three principal objectives being achieved through the preparation and implementation of plans, planning policies, and planning decisions.
- 3.4 Collectively, the policies will contribute to the achievement of sustainable development by seeking to improve the sustainability of existing areas, and ensuring that new development is of a high quality and incorporates features to maximise its efficiency and sustainability. Alongside ensuring that the right type of infrastructure and facilities are provided, the LNDP policies will contribute to the creation of sustainable neighbourhoods in



the Forum area by helping ensure, alongside the planning policies within the statutory development plan, that new development delivers the right type of environment, social infrastructure and housing that contribute to the creation of socially just, inclusive and healthy communities

4.0 **General Conformity with Strategic Policies of the Development Plan**

4.1 Neighbourhood Development Plans must be in general conformity with the strategic policies contained within the adopted development plan for the area, and any other strategic policies which form a part of the statutory development plan where relevant, such as the London Plan.

4.2 The development plan for the LNDP area therefore consists of the following:

- The London Plan (March 2021);
- Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014);
- Royal Borough of Greenwich Core Strategy Policies Map (July 2014);
- Lewisham Core Strategy (June 2011);
- Lewisham Development Management Local Plan (November 2014);
- Royal Greenwich Site Allocations Proposed Submission (Regulation 19 Consultation, November 2021);
- Lewisham Local Plan (Draft – Regulation 18 Stage 'Preferred Approaches' Document, 2020).

4.3 The relevant strategic policies of the development plan are shown in Table 4, with consideration of whether the LNDP is in general conformity with them.

4.4 Any policy which is not identified in Table 4 is not considered to be of relevance to the LNDP. This is because the LNDP does not have any policies which directly relate to it.

4.5 The Lewisham Local Plan is at an intermediate stage (Regulation 18) of the plan-making process as of January 2022. Though not yet adopted as part of Lewisham's development plan, and neighbourhood development plans are not tested against the policies in an emerging plan, Table 4 also considers if the LNDP policies are in accordance with it to help future proof the LNDP, by preventing the need for subsequent updates as the Lewisham Local Plan progresses through the plan-making process to adoption. The reasoning and evidence information the Local Plan process may also be relevant to the consideration of the Basic Conditions against which a neighbourhood development plan is tested.

Table 4: Relevant strategic policies in the Development Plan

Relevant Development Plan Strategic Policy	LNDP Policy
London Plan (2021)	
Policy SD8 Town Centre Network	Policy RLE4 (b) seeks to protect the existing employment locations designated as Local Employment Locations in the Forum area associated with Lee District Centre, including retail and community uses.
Policy D6 Housing Quality and Standards	Policy BHA1 sets out that all new development will be subject to design scrutiny in line with the London Plan and emerging Lewisham Local Plan. Policy BHA3 and Policy HD2 both set out design guidance for new development.
Policy D8 Public Realm	Policy RLE3 seeks to ensure that places and public realm areas which are safe, secure and attractive to minimise the scope for conflict between pedestrians, cyclists and vehicles.
Policy H1 Increasing Housing Supply	Policy BHA1 sets out the housing strategy to meet local needs and create sustainable communities.
Policy H4 Delivering Affordable Housing	Policy BHA1 sets out the requirement for affordable housing and tenure.
Policy H6 Affordable Housing Tenure	Policy BHA1, as above.
Policy H10 Housing Size Mix	Policy BHA1 establishes the preferred housing mix.
Policy S1 Developing London's Social Infrastructure	Policy Cl1 sets out the approach to community facilities, including the strategy for the provision of new facilities. Policy Cl2 which sets out the approach to providing social infrastructure for new development, including education and healthcare facilities.
Policy S2 Health and Social Care Facilities	Policy Cl1, As above.
Policy S3 Education and Childcare Facilities	Policy Cl1, As above in response to Policy S1 and S2.
Policy S4 Play and Informal Recreation	Policy BHA3(6) sets out the expectation surrounding play space for new residential development.
Policy E2 Providing Suitable Business Space	Policy RLE4 seeks to protect existing businesses, including those of an industrial nature, and incorporate them into new development where possible. It also seeks to bring certain vacant buildings back into appropriate economic use and encourage commercial uses where suitable to diversify and promote the local economy.
Policy E4 Land for Industry, Logistics and	Policy RLE4, As above.

Services to Support London's Economic Function	
Policy Eg Retail, Markets and Hot Food Takeaways	Policy RLE4 (b) seeks to protect the existing employment locations designated as Local Employment Locations in the Forum area associated with Lee District Centre, including retail and community uses.
Policy HC1 Heritage Conservation and Growth	Policy HD1(a) sets out how the Plan seeks to protect and conserve the designated and non-designated heritage assets in the Forum area.
Policy G1 Green Infrastructure	Policy GB2 seeks to ensure that proposals have a positive impact on green infrastructure and green spaces are supported. Policy GB1 seeks to improve the landscape setting and access to green spaces.
Policy G3 Metropolitan Open Land	Policy GB1 sets out that all designated green spaces in the Forum area, including designated Metropolitan Open Land areas, should be protected and enhanced.
Policy G3 Open Space	Policy GB1 as above, and Policy GB2 which seeks to ensure that proposals have a positive impact on green infrastructure and spaces are supported.
Policy G6 Biodiversity and Access to Nature	Policy GB1 seeks to ensure that proposals result in a net gain in biodiversity, improve the landscape setting and access to green spaces. Policy GB2(a) seeks to ensure that proposals have a positive impact on green infrastructure and spaces are supported. Policy GB3 seeks to manage the areas which are designated as a Site of Nature Conservation (SINC) in the Forum area.
Policy G7 Trees and Woodlands	Policy GB4 seeks to ensure the protection of existing trees and resists the loss of trees protected by way of a Tree Protection Order (TPO) and any mature trees.
Policy S11 Improving Air Quality	Policy TC1(c) sets out that new development in the Forum area will be required to make a positive contribution to improving air quality.
Policy S12 Minimising Greenhouse Gas Emissions	Policy BHA3 requires new major residential development to incorporate design features which maximise energy efficiency and sustainability to minimise the effects of climate change in line with the London Plan.
Policy S18 Waste Capacity and Net Waste Self-Sufficiency	Policy BHA3 sets out that new major residential development will be required to provide adequate and discreet waste management facilities.
Policy S112 Flood Risk Management	Policy BHA5 sets out the approach to minimising flood risk for developments in or adjacent to areas at risk of surface water flooding.
Policy S113 Sustainable Drainage	Policy BHA5 sets out that where appropriate, new development should incorporate Sustainable Drainage Systems (SuDS) unless practical or viability-related reasons indicate otherwise.
Policy S117 Protecting and Enhancing London's Waterways	Policy GB3 sets out that proposals for land which is close to, or affects, the River Quaggy should have regard to Blue Ribbon Network principles, and engage with the Quaggy Waterways Action Group and Environment Agency amongst other statutory consultees.

Policy T2 Healthy Streets	Policy RLE3 seeks to ensure that places and public realm areas and streets are safe, secure and attractive to minimise the scope for conflict between pedestrians, cyclists and vehicles. Policy TC2 seeks to improve road safety along key routes in the Forum area.
Policy T3 Transport Capacity, Connectivity and Safeguarding	Policy TC1(a)-(d) seeks to promote the uptake of public transport and active travel.
Policy T5 Cycling	Policy TC1 as above, with emphasis on cycling.
Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies	
Strategic Policy H1 New Housing	Policy BHA1 sets out the housing strategy to meet local needs and create sustainable communities.
Strategic Policy H2 Housing Mix	Policy BHA1 establishes the preferred housing mix.
Strategic Policy H3 Affordable Housing	Policy BHA1 sets out the requirement for affordable housing.
Strategic Policy H5 Housing Design	Policy BHA1 sets out that all new development, including residential development, will be subject to design scrutiny in line with the London Plan and emerging Lewisham Local Plan. Policy BHA3 and Policy HD2 provide guidance on the design standards and principles which will be sought for residential development.
Strategic Policy EA1 Economic Development	Policy RLE4 seeks to protect existing businesses, including those of an industrial nature, and incorporate them into new development where possible. It also seeks to bring certain vacant buildings back into appropriate economic use and encourage commercial uses where suitable to diversify and promote the local economy.
Strategic Policy TC6 Other District Centres	Policy RLE1, Policy RLE2 and Policy RLE3 all seek to protect and enhance retail frontages in the Forum area.
Strategic Policy DH1 Design	Policy BHA1 sets out that all new development, including residential development, will be subject to design scrutiny in line with the London Plan and Lewisham Local Plan. Policy BHA3 and Policy HD2 both set out design guidance for new development.
Strategic Policy DH3 Heritage Assets	Policy HD1 sets out how the Plan seeks to protect and conserve the designated and non-designated heritage assets in the Forum area.
Strategic Policy OS1 Open Space	Policy GB1 seeks to improve the landscape setting and access to green spaces, as well as protecting and enhancing the quality of all designated green spaces in the Forum area (including Metropolitan Open Land). Policy GB2 seeks to ensure that proposals have a positive impact on green infrastructure and spaces are supported.
Strategic Policy OS2 Metropolitan Open Land	Policy GB1 sets out that all designated green spaces in the Forum area, including designated Metropolitan Open Land areas, should be protected and enhanced.
Strategic Policy OS4	Policy GB1 seeks to ensure that proposals result in a net gain in biodiversity, and

Biodiversity	Policy GB3 seeks to manage the areas which are designated as a Site of Nature Conservation (SINC) in the Forum area.
Strategic Policy E1 Carbon Emissions	Policy BHA3 requires new major residential development to incorporate design features which maximise energy efficiency and sustainability to minimise the effects of climate change in line with the London Plan.
Strategic Policy E2 Flood Risk	Policy BHA5 sets out the approach to minimising flood risk for developments in or adjacent to areas at risk of surface water flooding.
Strategic Policy IM4 Sustainable Travel	Policy TC1 seeks to promote the uptake of public transport and active travel.
Lewisham Core Strategy	
Strategic Objective 2 Housing Provision and Distribution	Policy BHA1 sets out the housing strategy to meet local needs and create sustainable communities.
Strategic Objective 3 Local Housing Need	Policy BHA1 sets out the preferred housing mix, and requirement for affordable housing.
Strategic Objective 4 Economic Activity and Local Businesses	Policy RLE4 seeks to protect existing businesses, including those of an industrial nature, and incorporate them into new development where possible. It also seeks to bring certain vacant buildings back into appropriate economic use and encourage commercial uses where suitable to diversify and promote the local economy.
Strategic Objective 5 Climate Change	Policy BHA3 requires new major residential development to incorporate design features which maximise energy efficiency and sustainability to minimise the effects of climate change in line with the London Plan.
Strategic Objective 6 Flood Risk Reduction and Water Management	Policy BHA5 sets out the approach to minimising flood risk for developments in or adjacent to areas at risk of surface water flooding.
Strategic Objective 7 Open Spaces and Environmental Assets	Policy GB1 seeks to ensure that proposals result in a net gain in biodiversity, improve the landscape setting and access to green spaces. Policy GB2(a) seeks to ensure that proposals have a positive impact on green infrastructure and spaces are supported. Policy GB3 seeks to manage the areas which are designated as a Site of Nature Conservation (SINC) in the Forum area.
Strategic Objective 8 Waste Management	Policy BHA3 sets out that new major residential development will be required to provide adequate and discreet waste management facilities.
Strategic Objective 9 Transport and Accessibility	Policy TC1(a)-(d) seeks to promote the uptake of public transport and active travel.
Strategic Objective 10 Protect and Enhance	Policy BHA1 sets out that all new development will be subject to design scrutiny in line with the London Plan and emerging Lewisham Local Plan, which both make

Lewisham's Character	provision for protecting and enhancing character amongst other criteria. Policy BHA3 and Policy HD2 both set out design guidance for new development.
Strategic Objective 11 Community Well-being	Policy CI1 sets out the approach to community facilities, including the strategy for the provision of new facilities. Policy CI2 which sets out the approach to providing social infrastructure for new development, including education and healthcare facilities. Policy TC1 which seeks to promote the uptake of active modes of travel.
Lewisham Local Plan – Regulation 18 Stage 'Preferred Approaches' Document	
Policy QD1 Delivering High Quality Design in Lewisham	Policy BHA1 sets out that all new development, including residential development, will be subject to design scrutiny in line with the London Plan and emerging Lewisham Local Plan. Policy BHA3 and Policy HD2 both set out design guidance for new development.
QD2 Inclusive and Safe Design	Policy RLE3 seeks to ensure that places and public realm areas which are safe, secure and attractive to minimise the scope for conflict between pedestrians, cyclists and vehicles.
QD3 Public Realm and Connecting Places	Policy RLE3, as above.
QD10 Building Alterations, Extensions and Basement Development	Policy BHA4 sets out the design criteria which residential extensions and alterations should meet, including that they be of a high design quality and consider surrounding uses and buildings.
QD11 Infill and Backland Sites, Back Gardens and Amenity Areas	Policy BHA4 sets out that infill development should be sensitive to the height, form and proportions of adjoining properties and buildings.
HE1 Lewisham's Historic Environment	Policy HD1(a) sets out how the Plan seeks to protect and conserve the designated and non-designated heritage assets in the Forum area.
HO1 Meeting Lewisham's Housing Needs	Policy BHA1 sets out the housing strategy to meet local needs and create sustainable communities, including preferred housing mix.
HO3 Genuinely Affordable Housing	Policy BHA1 (a) sets out the requirement for affordable housing.
HO5 High Quality Housing Design	Policy BHA1 sets out that all new development, including residential development, will be subject to design scrutiny in line with the London Plan and Lewisham Local Plan. Policy BHA3 and Policy HD2 both set out design guidance for new development.
HO6 Accommodation for Older People	Policy BHA1 (a)(3) sets out that appropriate provision for homes for older people will be achieved through residential development.
EC1 A Thriving and Inclusive Local Economy	Policy RLE4 seeks to protect existing businesses, including those of an industrial nature, and incorporate them into new development where possible. It also seeks to bring certain vacant buildings back into appropriate economic use and encourage commercial uses where suitable to diversify and promote the local economy.

EC7 Non-Designated Employment Sites	As above. The employment sites in the Forum are non-designated employment sites as set out in the Lewisham Local Plan.
EC14 Major and District Centres	Policy RLE4 (b) seeks to protect the existing employment locations designated as Local Employment Locations in the Forum area associated with Lee District Centre, including retail and community uses.
CI1 Safeguarding and Securing Community Infrastructure	Policy CI1 sets out the approach to resisting the loss of/change of use of community facilities, and the strategy for the provision of new community facilities. Policy CI2 which sets out the approach to providing social infrastructure for new development, including education and healthcare facilities.
CI3 Play and Informal Recreation	Policy BHA3(6) sets out the expectation surrounding play space for new residential development.
GR1 Green Infrastructure	Policy GB2(a) seeks to ensure that proposals have a positive impact on green infrastructure and spaces are supported.
GR3 Biodiversity and Access to Nature	Policy GB1 seeks to ensure that proposals result in a net gain in biodiversity, improve the landscape setting and access to green spaces. Policy GB3 seeks to manage the areas which are designated as a Site of Nature Conservation (SINC) in the Forum area.
GR4 Urban Greening and Trees	Policy GB4 seeks to ensure the protection of existing trees and resists the loss of trees protected by way of a Tree Protection Order (TPO) and any mature trees.
SD1 Responding to the Climate Emergency	Policy BHA3 requires new major residential development to incorporate design features which maximise energy efficiency and sustainability to minimise the effects of climate change in line with the London Plan.
SD2 Sustainable Design	Policy BHA3 and Policy HD2 both set out design guidance for new development, and Policy BHA3 sets out a requirement for all new residential development to incorporate design features to ensure maximise energy efficiency and sustainability.
SD6 Improving Air Quality	Policy TC1(c) sets out that new development in the Forum area will be required to make a positive contribution to improving air quality.
SD7 Reducing Flood Risk	Policy BHA5 sets out the approach to minimising flood risk for developments in or adjacent to areas at risk of surface water flooding.
SD8 Sustainable Drainage	Policy BHA5 sets out that where appropriate, new development should incorporate Sustainable Drainage Systems (SuDS) unless practical or viability-related reasons indicate otherwise.
SD11 Reducing and Managing Waste	Policy BHA3 sets out that new major residential development will be required to provide adequate and discreet waste management facilities.
TR1 Sustainable Transport and Movement	Policy TC1(a)-(d) seeks to promote the uptake of public transport and active travel.

5.0 **Conformity with EU Obligations**

- 5.1 The LNDP has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 Within an Equality and Inclusion Statement, the LNDP sets out the measures employed to ensure that engagement and consultation activities have actively encouraged as many people as possible to become involved in the production of the LNDP. This includes people from a number of local community, religious, and interest groups. To this end, the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and prescribed by the Human Rights Act have been considered during the production of the LNDP and secured appropriately.
- 5.3 The LNDP area is not within close proximity to any European designated areas, including Natura 2000 and Emerald sites, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A relevant assessment against European Union Regulations is therefore not required.
- 5.4 The LNDP has been scoped in by Lewisham Council as requiring a Strategic Environmental Assessment (SEA) where it is likely to have significant environmental effects. The reasons for the requirement for the SEA relate to where the LNDP will set out the framework for development in environmentally sensitive locations, including locations which are sensitive to the historic environment including nationally designated listed buildings, a registered park and garden, and two Conservation Areas.
- 5.5 A SEA has therefore been formally undertaken by AECOM in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (referred to as the 'SEA Regulations'), and is submitted alongside the LNDP. The SEA has explored a number of themes to respond to the reasons for the SEA being required, which include air quality, biodiversity and geodiversity, climate change, landscape and townscape, historic environment, community wellbeing, and transportation.
- 5.6 The SEA sets out that the submission version of the LNDP is likely to have significant positive effects in relation to the 'community wellbeing' theme, and positive effects in relation to the 'landscape and townscape' and 'biodiversity and geodiversity' themes. The SEA discusses how the LNDP provides an appropriate basis for the conservation and enhancement of the historic environment, and will potentially lead to positive effects on the 'climate change', 'air quality', and transportation' themes.

- 5.7 Through the SEA process, the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and set out in the Human Rights Act have been taken into account and duly considered within the production of the LNDP to ensure that it does not have a significance adverse effect.

6.0 **Summary and Conclusions**

- 6.1 The Basic Conditions as set out within paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the Lee Neighbourhood Development Plan, and all of the policies contained within it.
- 6.2 It is therefore respectfully suggested to the Examiner that the Lee Neighbourhood Development Plan complies with Schedule 4B to the Town and Country Planning Act 1990, in accordance with Regulation 15 and Regulation 22 of the Neighbourhood Planning (General) Regulations 2012 (as amended).