



# Local Development Scheme

London Borough of Lewisham  
Housing, Regeneration and Public Realm Directorate

December 2022

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# 1. Introduction

- 1.1. The Local Development Scheme (LDS) is a procedural document that sets out the timetable for the preparation of Lewisham Council's planning policy documents.

## Planning for Lewisham

- 1.2. The planning system in England is 'plan-led'. Local planning authorities (including Lewisham Council) must prepare and have in place an up-to-date plan for their area. The plan sets out policies and guidelines for the development and use of land, taking into account the direction provided by higher-level policies. For Lewisham, this includes policies contained in the Government's National Planning Policy Framework (NPPF) and the London Plan, which is prepared by the Mayor of London. Adopted plans are used as the basis for planning decisions, including the determination of planning applications, unless material considerations indicate otherwise.
- 1.3. The Council has an adopted suite of planning policy and guidance documents. These provide the framework for the Council, its partners and other stakeholders to direct new investment across Lewisham for the benefit of local neighbourhoods and communities. The Council has committed to the review of its existing planning policies to inform the preparation of a new Local Plan. This will ensure our plan remains up-to-date and responds to the key challenges and opportunities facing the borough and its people.

## The LDS and local democracy

- 1.4. The LDS ensures that the public is made aware of the planning policy documents the Council intends to prepare, along with the timescales for their production. The LDS identifies when key stages of public consultation are programmed into the plan-making process. This helps to ensure that local residents, community groups and others with an interest in the borough are informed about the opportunities to become involved in the preparation of the local plan and its supporting documents.

## About this LDS update

- 1.5. This document updates and supersedes the LDS adopted in December 2020. The update is needed to reflect changing local circumstances, as well as to respond to delays to the Local Plan programme incurred as a result of Coronavirus (COVID-19) and other factors.
- 1.6. This document will ensure the Council has an up-to-date LDS which appropriately reflects the scope of the Local Plan review and the timetable for its production. It is intended that this LDS will cover the 2-year period from December 2022 to December 2024.

## 2. Background and statutory requirements

### What is the Local Development Scheme?

- 2.1 The LDS is a procedural document that sets out the planning policy documents that the Council intends to prepare, along with the timetable for their production and adoption.
- 2.2 The primary legislation relating to the LDS is the Planning and Compulsory Purchase Act 2004<sup>1</sup> (as amended) ('the Act'). The secondary legislation relating to LDS is The Town and Country Planning (Local Planning) (England) Regulations 2012<sup>2</sup> (as amended) ('the Regulations'). Additional information and guidance is included in the Government's National Planning Practice Guidance<sup>3</sup> ('the NPPG').
- 2.3 The Council must prepare and maintain an LDS as required by Section 15(1) of the Act and the NPPG. Having an up-to-date LDS helps to ensure that "local communities and interested parties can keep track of progress" of Local Plans<sup>4</sup>.
- 2.4 The Council is legally required to publish the LDS. Accordingly, the LDS is made available to view on the Council's webpage - the latest adopted version will normally be hosted on the planning policy webpage.

### What must the LDS include?

- 2.5 The LDS must specify<sup>5</sup>:
  - Local development documents which are to be 'development plan documents' (i.e. Local Plan policies);
  - The subject matter and geographical area to which each document is to relate;
  - Which (if any) are to be prepared jointly with one or more other local planning authorities;
  - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee;
  - The timetable for the preparation and revision of the documents; and
  - Such other matters as are prescribed.

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<sup>1</sup> [Web link to Planning and Compulsory Purchase Act 2004](#)

<sup>2</sup> [Web link to Town and Country Planning Regulations 2012](#)

<sup>3</sup> [Web link to National Planning Practice Guidance \(NPPG\)](#)

<sup>4</sup> NPPG Paragraph: 003 Reference ID: 61-003-20190315.

<sup>5</sup> Section 15(2) of the Act

## When can the LDS be revised?

- 2.6 The Council may revise its LDS “at such time as they consider appropriate”<sup>6</sup>.
- 2.7 To bring the LDS into effect, the Council must resolve that the scheme is to have effect and in the resolution specify the date from which the scheme is to have effect<sup>7</sup>. This LDS takes effect from **17<sup>th</sup> December 2022** and supersedes the version dated December 2020.
- 2.8 There is no statutory requirement for the Council to consult the public on the LDS or to submit a new/revised LDS to the London Mayor or Secretary of State.

## Making the LDS available to the public

- 2.9 The Council must make the following available to the public<sup>8</sup> :
- The up-to-date text of the LDS - this is provided under section 5;
  - A copy of any amendments made to the LDS – this is provided principally under section 6; and
  - Up-to-date information showing the state of the Council’s compliance (or non-compliance) with the timetable - this information will continue to be provided through the Council’s Authority Monitoring Report<sup>9</sup>.

## Monitoring the LDS

- 2.10 The Council publishes an Authority Monitoring Report (AMR) every year. This sets out information on the implementation of Lewisham’s development plan and other matters. The AMR supports the ‘plan, monitor and manage’ approach to planning policy, and is a vital tool in assessing how the Council’s Corporate Strategy is being supported by the Planning Service. AMRs are published online and can be viewed from the Council’s planning policy webpages.
- 2.11 The NPPG is clear that up-to-date and accessible reporting in the LDS is an important way of keeping communities informed of plan-making activity. We will continue to use the AMR to provide updates on the preparation of local plans and other documents specified in the LDS. This includes the following information: progress against LDS timescales; where timescales are not being met, the reasons for this; and statements to confirm that documents in the LDS have been approved/adopted within the reporting year.

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<sup>6</sup> Section 15(8) of the Act

<sup>7</sup> Section 15(7) of the Act

<sup>8</sup> Section 15(9A) of the Act

<sup>9</sup> [Web link to Annual Monitoring Report's](#)

### 3. Lewisham’s current planning policy framework

#### Development Plan

- 3.1 Lewisham’s statutory Development Plan currently comprises the following adopted documents:
- The London Plan (2021)
  - Lewisham Core Strategy (2011)
  - Site Allocations Local Plan (2013)
  - Lewisham Town Centre Local Plan (2014)
  - Development Management Local Plan (2014)

3.2 These documents have been prepared in accordance relevant statutory procedures, which include public examination by a Government appointed Planning Inspector.

#### Planning guidance

- 3.3 The Mayor of London has prepared Supplementary Planning Guidance (SPG) documents to support implementation of the London Plan.
- 3.4 The Council has also prepared Supplementary Planning Documents (SPDs) and other guidance documents covering a variety of planning matters, including area masterplans. Adopted SPDs are set out in the table below. These can be viewed online at the Council’s planning webpages.

<b>Title of SPD</b>	<b>Adopted</b>
Shopfront Design Guide	2006
Bromley Road, Southend Village	2009
Planning Obligations	2015
River Corridor Improvement Plan	2015
Alterations and Extensions	2019
Surrey Canal Triangle	2020
Small Sites	2021

3.5 SPGs and SPDs include additional information and guidance to support implementation of the development plan policies. SPDs prepared by the Council are subject to public consultation and are capable of being a material consideration in planning decisions. However, they are not subject to independent examination and do not carry ‘development plan’ status - therefore they do not carry the same weight as local plan documents or the Mayor’s London Plan.

## 4. Lewisham’s future planning policy framework

### Local Plan documents

- 4.1. The main local plan document that the Council intends to prepare during the period covered by this Local Development Scheme is:
  - Lewisham Local Plan 2020-2040
- 4.2. A detailed programme for the new Local Plan is set out below in **Section 5 (Local Development Scheme)**.

### Planning guidance

- 4.3. Only Local Plans (i.e. Development Plan Documents) are required to be included in the LDS. However, to help raise public awareness on planning activities, additional information on Supplementary Planning Documents the Council intends to prepare is included below.

Title of SPD	Public Consultation	Indicative date of adoption
Planning Obligations	Autumn-Winter	2023

### Statement of Community Involvement

- 4.4. The Statement of Community Involvement (SCI) is a procedural document that sets out how and when the Council will consult with and involve the community and other stakeholders on planning decisions. This includes the determination of planning applications as well as the preparation of Lewisham’s Local Plan and its supporting documents. The SCI was adopted in 2006 and can be viewed on the Council’s planning webpages.
- 4.5. The Council is required to maintain an SCI as well as to prepare Local Plan documents in accordance with it. Following a review of the adopted SCI, it was evident that updates were required to reflect new legal requirements as well as recognising opportunities and experiences with new methods of public engagement, such as the greater use of e-mail and social media. This was particularly important in the context of COVID-19 and the latest government guidance on social distancing.
- 4.6. Therefore, the Council undertook a non-statutory public consultation on a proposed Addendum to the SCI 2006, which ran from 3<sup>rd</sup> October to 13<sup>th</sup> November 2020. The Addendum focusses principally on the plan-making processes. Following Mayor and Cabinet approval in December 2021 the Addendum to the 2006 SCI came into force.

- 4.7. A more comprehensive review of the Development Management processes within the SCI will be undertaken in the future, as one of the key outcomes agreed following the Council's 'democracy review' in 2020.

## Neighbourhood planning and the LDS

- 4.8. Neighbourhood planning was introduced under the Localism Act 2011. It gives communities statutory powers to create planning policy documents that can help shape development within a local area. This can be achieved through the production of Neighbourhood Plans or Neighbourhood Development Orders.
- 4.9. Neighbourhood Plans are produced by designated 'Neighbourhood Forums' for specific 'Neighbourhood Areas'. Once these types of plans successfully pass a public examination and local referendum, they can be adopted and will form part of Lewisham's statutory Development Plan.
- 4.10. There are currently two Neighbourhood Plans or Neighbourhood Development Orders in Lewisham that have been adopted: Crofton Park & Honor Oak (May 2022) and Grove Park (August 2021). Lewisham has a further five Neighbourhood Areas designated with two designated Neighbourhood Forums that are in the process of preparing plans. The Corbett Estate Neighbourhood Forum has lapsed as the Council did not receive an application for re-designation after its five year period. The Deptford Neighbourhood Action (DNA) Neighbourhood Forum lapsed and following a decision by Mayor and Cabinet the Council refused its application for re-designation. As such whilst the Neighbourhood Areas remain designated as per the regulations the Forums are not.
- 4.11. Neighbourhood Plan programmes are not included in the LDS as these are led and prepared by Forums (with support from the Council). We will seek to provide updates on neighbourhood planning in the AMR.

Neighbourhood Area	Adopted Plan?
Bell Green	No
Corbett Estate	No
Crofton Park & Honor Oak	Yes
Deptford	No
Grove Park	Yes
Lee <sup>10</sup>	No
Sydenham Hill Ridge	No

<sup>10</sup> The Lee Neighbourhood Area covers parts of Lewisham and the Royal Borough of Greenwich.



## 5. Local Development Scheme

5.1 The following table outlines the key stages of Local Plan production, including timescales for public consultation.

<b>Lewisham Local Plan (Borough wide)</b>					
<p>The new Lewisham Local Plan will encompass a full review and update of the Council’s current adopted local plan documents as follows: Core Strategy, Site Allocations, Development Management and Lewisham Town Centre plans. The new Local Plan will include spatial and detailed policies, along with site allocations concerning the use and development of land on specific sites. It will result in the publication of a new Policies/Proposals Map, which will help give effect to the policies. The plan will cover the twenty-year period from 2020-2040.</p> <p>The new Local Plan will set out strategic objectives and a future vision for the Borough, along with the planning and delivery framework to help achieve these, centered on a new spatial strategy. The plan will address key challenges, opportunities and identified needs in Lewisham (both at a borough-wide and localised sub-area level) across a variety of topic areas including: high quality design; heritage; housing; economy and culture; community infrastructure; green infrastructure; sustainable design and infrastructure (including waste management); and transport and connectivity. The Local Plan will also address matters necessary to aid its implementation including infrastructure funding/delivery, site masterplanning and land assembly.</p>					
<b>Key stage of production</b>	<b>Pre-production / consultation on issues and options</b>	<b>Consultation on draft Local Plan: Main Issues and Preferred Approaches</b>	<b>Publication / consultation on Proposed Submission Local Plan</b>	<b>Submission &amp; Examination in Public (EiP)</b>	<b>Adoption by Council</b>
<b>Statutory stage</b>	<b>Regulation 18</b>	<b>Regulation 18</b>	<b>Regulation 19</b>	<b>Regulation 22-25</b>	<b>Regulation 26</b>
Key dates	Consultation on Main Issues October – November 2015, followed by ongoing public and stakeholder engagement to October 2020	Consultation on the Local Plan: Main Issues and Preferred Approaches document was held from 15 <sup>th</sup> January 2021 to 11 <sup>th</sup> April 2021	Winter - Spring 2023	Summer - Autumn 2023	Winter 2023 – Spring 2024

Status	Completed	Completed	Pending	Pending	Pending
<b>Risks and contingencies</b>					
<p>The following risks may result in consequential delays to the Local Plan programme set out above.</p> <ul style="list-style-type: none"> <li>• Whilst the London Plan was adopted in 2021 the Secretary of State instructed the Greater London Authority to carry out an immediate review to demonstrate that it was meeting its housing need – potential need to revise proposals depending on the timescale of this review. Government reforms including those arising from Levelling Up bill and Environment Act (2021) – potential need to revisit proposals</li> <li>• Coronavirus (COVID-19) – potential impact(s) on Planning Service resources, public consultation opportunities and evidence base</li> <li>• Significant issues arising through the Duty to Cooperate – unresolved strategic matters raised by other local authorities and relevant statutory bodies that may impact on the plan’s delivery, resulting in a potential need to revisit proposals</li> <li>• Additional unforeseen requirements to support the plan process (such as the preparation of new evidence base documents and further statutory consultation)</li> <li>• Legal or other challenges, such as intervention by the Secretary of State or judicial review</li> <li>• Planning Inspectorate resources and timetabling</li> </ul>					

## 6. Amendments to the LDS December 2020

6.1 The following table sets out the changes that have been made to the LDS December 2020, and which are incorporated into the LDS Dec 2022.

Document	Amendments made	Reason(s)
<b>Local Plan Documents</b>		
Lewisham Local Plan / Policies Map	Timescales for plan production – Dates of key milestones in the plan process, including statutory public consultation, have been changed. The LDS now timetables adoption of the new Lewisham Local Plan for Winter 2023 – Spring 2024. Identification of key risks that may impact on the plan programme.	<p>Since the LDS December 2020 was adopted there have been changes to the legislative and policy framework for plan-making. This includes an update to the National Planning Policy Framework (NPPF) in July 2021 from the previous update in June 2019. Furthermore, the new London Plan was significantly delayed through the examination process with direct intervention from the Secretary of State to amend certain policies. The new London Plan was finally adopted in January 2021.</p> <p>These changes have necessitated that emerging Local Plan proposals be revisited and additional evidence base carried out.</p> <p>The Regulation 18 consultation was very successful with more than 1,400 responses. The significant volume of consultation responses received, additional time and resources required to collate, review and respond to those has also delayed the programme</p> <p>Significant delays have been incurred during the preparation of the Local Plan due to Coronavirus (COVID-19) and further delays have been incurred due to local and Mayoral elections.</p> <p>In addition the Regulation 19 documents were due to be considered by Mayor and Cabinet in Sep 2022. The decision was deferred resulting in a further delay.</p>

Neighbourhood Planning	Factual updates to inform the public about Neighbourhood Forums and Areas.	Factual updates to inform the public about Neighbourhood Forums and Areas.
<b>Supplementary Planning Documents (SPDs)</b>		
A21 Design Guidance	Removed from LDS document.	To reflect that this will no longer be an SPD (with the A21 Development Framework prepared in its place)
Small Sites	Removed from the list of SPDs to be prepared and moved to the list of those adopted.	To reflect that this SPD has been adopted by the Council.
Planning Obligations	Included within the LDS	To reflect that this SPD will be updated
<b>Procedural Documents</b>		
Statement of Community Involvement	Updates to signpost that, Following Mayor and Cabinet approval in December 2021 the Addendum to the 2006 SCI came into force.	Factual updates to inform the public about SCI reviews.