

MAYOR AND CABINET		
Report Title	Local Development Framework – Core Strategy (Proposed Submission Version)	
Key Decision	YES	Item No. 6
Ward	All	
Contributors	Head of Planning & Head of Law	
Class	Part 1	Date: 18th November 2009

1. Summary

- 1.1 The Lewisham Core Strategy sets out the vision, objectives, strategy and policies that will guide development and regeneration in the borough over the next 15 years. Major change is anticipated and we need to plan for this, with a focus on Lewisham, Catford, Deptford and New Cross.
- 1.2 Following public consultation in February 2009 on a Core Strategy Options Report, and on-going meetings with Members, a Proposed Submission Version of the Core Strategy has been prepared for public consultation prior to the document being submitted to the Secretary of State for an independent examination in public for approval.
- 1.3 The Core Strategy shows:
- the areas where major regeneration will and 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.
- 1.4 This report provides details of how the Core Strategy has been prepared, a summary of the strategy, policies and delivery framework, and the key issues arising from the Sustainability Appraisal. The full documents are annex 1 and 2 to this report.
- 1.5 The Core Strategy is the central document of the Council's Local Development Framework or LDF. It will replace the existing Unitary Development Plan (UDP) and its preparation is a requirement under the Planning and Compulsory Purchase Act 2004.

2. Purpose

- 2.1 This report seeks approval to undertake statutory public consultation on the:
- Core Strategy Proposed Submission Version and
 - Sustainability Appraisal of the Core Strategy.

3. Policy Context

- 3.1 The contents of this report are consistent with the Council's policy framework.
- 3.2 The Core Strategy contributes to the implementation of Council's priorities:
- community leadership and empowerment – developing opportunities for the active participation and engagement of people in the life of the community
 - young people's achievement and involvement – raising educational attainment and improving facilities for young people through partnership working
 - clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment
 - safety, security and a visible presence – partnership working with the police and others and using the Council's powers to combat anti-social behaviour
 - strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport
 - decent homes for all – investment in social and affordable housing to achieve the Decent Homes Standard, tackle homelessness and supply key worker housing
 - active, healthy citizens – leisure, sporting, learning and creative activities for everyone
 - inspiring efficiency, effectiveness and equity – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community.
- 3.3 The Core Strategy is a part of the Council's Local Development Framework or LDF for short. The changes to the planning system introduced by the Planning and Compulsory Purchase Act 2004 have placed a statutory obligation on the Council to replace the Unitary Development Plan (UDP) and prepare new planning policy documents known as Development Plan Documents (DPD).
- 3.4 Collectively the new documents are known as the LDF. The Core Strategy is the primary DPD and will set Lewisham's vision, objectives, strategy, policies and delivery framework to guide development over the next 15 years.
- 3.5 Importantly, the Core Strategy is the spatial representation of the Sustainable Community Strategy (Shaping Our Future), which was prepared by the Local Strategic Partnership and adopted by the Council in May 2008.
- 3.6 The Core Strategy plays a central role in the implementation of the SCS vision *'Together we will make Lewisham the best place to live, work and learn'* and all of the six strategic priorities, which are:
- Ambitious and achieving – where people are inspired and supported to fulfil their potential

- Safer – where people feel safe and live free from crime, antisocial behaviour and abuse
- Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities
- Clean, green and liveable – where people live in high quality housing and can care for their environment
- Healthy, active and enjoyable – where people can actively participate in maintaining and improving their health and well-being
- Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond

Section 4 shows the links between the Core Strategy and the SCS.

- 3.7 The Core Strategy contributes to achieving targets outlined within Lewisham’s Local Area Agreement. This primarily relates to housing and economic targets but the implementation of the Core Strategy crosses all LAA targets.
- 3.8 The Core Strategy implements the full range of other Council policies and strategies. These are ‘signposted’ throughout the Core Strategy and include, but are not limited to the following:
- Children and Young People’s Plan
 - Air Quality Management Plan
 - Carbon Reduction and Climate Change Strategy
 - Local Implementation Plan (Transport)
 - Municipal Waste Management Strategy (Draft)
 - Open Spaces Strategy (PPG17 compliant study)
 - Physical Activity, Sport and Leisure Activity
 - Social Inclusion Strategy and
 - Local Education Authority School Plan
- 3.9 The Core Strategy contributes to the achievement of the strategic aims of the Regeneration directorate which are:
- Enabling and supporting the regeneration of Lewisham and helping to strengthen the local economy
 - Supporting the creation of a safe, attractive, healthy and sustainable environment for the benefit of local people and
 - Connecting people to economic, leisure and learning opportunities
- 3.10 The Core Strategy is part of the Council's policy framework as set out in the Council’s constitution and requires the approval of the full Council.

4. Recommendation

- 4.1 The Mayor is recommended to approve the Core Strategy Proposed Submission Version and the accompanying Sustainability Appraisal report, for statutory public consultation in accordance with the Statement of Community Involvement, and recommend that the full Council do the same.

4.2 The Mayor is recommended to delegate power to make any minor changes to the text and format of the documents prior to consideration by the full Council, to the Executive Director, Regeneration.

5. Introduction and background

5.1 Members will be aware of the on-going preparation of the Council's Core Strategy. The Core Strategy is the key planning document in the Lewisham Local Development Framework (LDF) and sets out the vision, strategic objectives, strategy and policies to guide public and private sector investment to manage development and regeneration in the borough over the next 15 years.

5.2 Planning Policy Statement 12 (Creating strong safe and prosperous communities through Local Spatial Planning) (PPS12) sets out government policy on local development frameworks (LDFs) and how they should be prepared. Each local authority in England is to prepare a Core Strategy and the time line should be at least 15 years from the date of adoption.

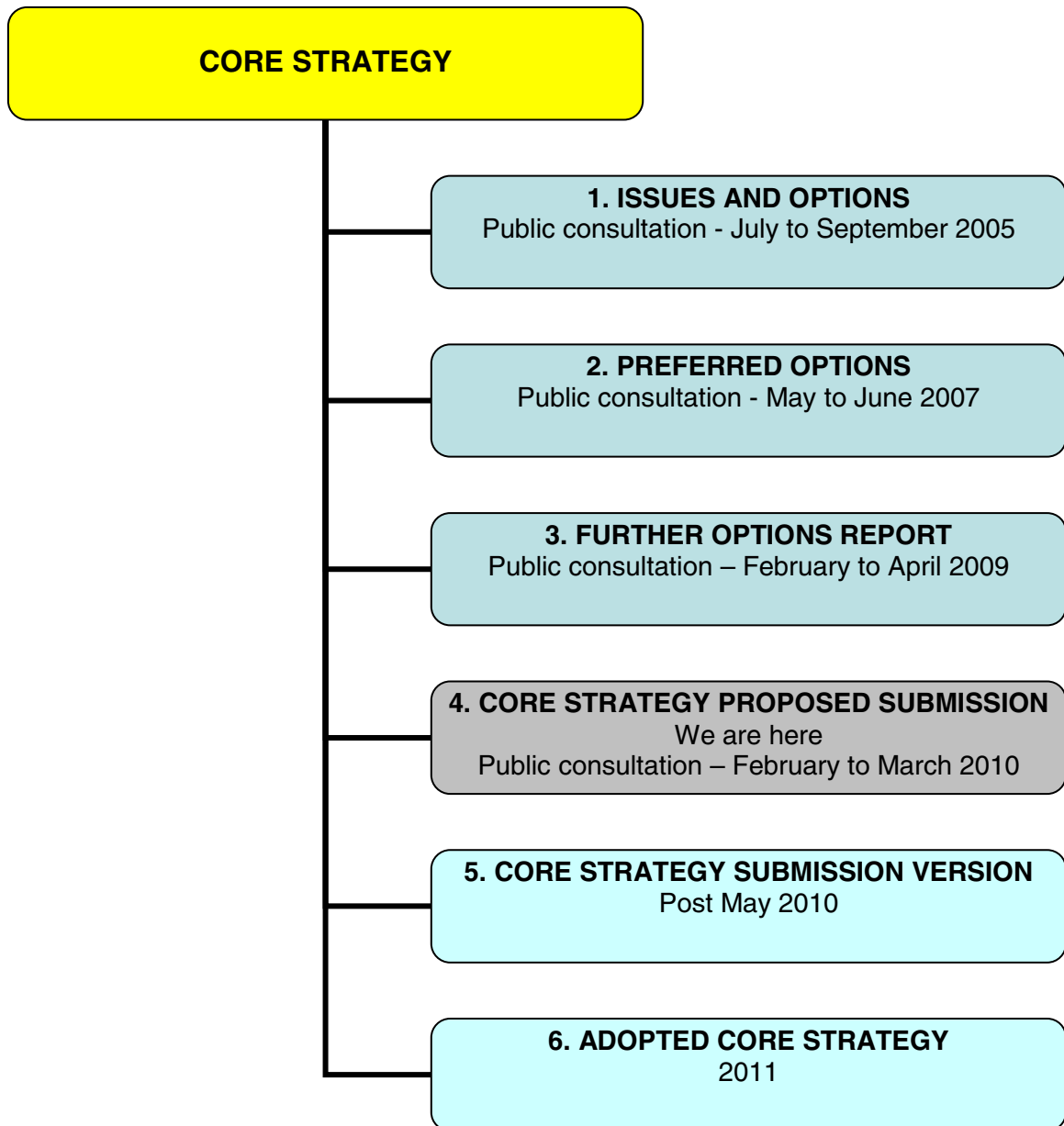
5.3 In accordance with government guidance, policy and legislation, the Core Strategy has undergone extensive public consultation. This has included:

- Issues and Options (July to September 2005)
- Preferred Options (May 2007) and a
- Further Options Report (February 2009).

5.4 The Core Strategy Proposed Submission Version presented with this report builds on the Further Options Report (February 2009) and provides a clear strategy with supporting policies and a delivery framework to show where and how development is planned and will be managed across the borough.

5.5 Government Guidance contained in a document titled *The Planning System: General Principles*, published 24 February 2004 states in paragraph 18 that when considering planning applications '*account can also be taken of policies in emerging DPDs. The weight to be attached to such policies depends upon the stage of preparation or review, increasing as successive stages are reached*'.

5.6 The steps in preparing the Core Strategy are outlined in the diagram below. We are at step 4.



- 5.7 It is this Core Strategy Proposed Submission Version (subject to minor amendment) that will need to be ‘submitted’ to the government and be the subject of an independent Examination in Public by a planning inspector to assess its ‘soundness’. If the Core Strategy is found sound it can then be adopted by the Council.
- 5.8 The Core Strategy has been prepared so as to be consistent with national planning policies and in general conformity with the London Plan. Throughout the Core Strategy the impacts of national and regional planning policies are highlighted. It needs to be recognised that there are certain things that we cannot change or influence and must implement. However, in some instances, evidence has been used to justify a locally distinctive approach for Lewisham.
- 5.9 The Core Strategy has been ‘evidenced’ through numerous studies to provide local data and research specific to Lewisham in order to include locally

distinctive policies relevant for housing, shopping, employment land, flood reduction, high quality design, energy efficiency to name a few.

5.10 The Lewisham Core Strategy has been prepared in accordance with the requirements outlined in national and regional policy and includes, but is not limited to a:

- Strategic Housing Market Assessment
- Affordable Housing Viability Assessment
- Employment Lands Study
- Retail Capacity Study
- Transport studies (Borough-wide, Lewisham Town Centre, Deptford New Cross)
- Strategic Flood Risk Assessment (and Sequential Test)
- Assessment of Open Space, Sport and Recreation
- Tall Buildings Study
- Waste Technical Paper
- Renewable Energy Study

5.11 In accordance with PPS12 the Lewisham Core Strategy will cover the period 2011 to 2026 and is structured as follows:

- Section 1 provides an introduction and explanation to the document.
- Section 2 sets out the place Lewisham is today.
- Section 3 builds on Lewisham today and outlines the most significant characteristics expected to impact the borough over the next 10 to 15 years and the key issues the Core Strategy needs to cover.
- Section 4 presents the vision for the borough in 2026 based on previous rounds of consultation and the continuing issues we need to address.
- Section 5 contains key strategic objectives for the Core Strategy, which set out more specifically what needs to happen to deliver the vision.
- Section 6 details Lewisham's spatial strategy for the borough showing where and how development, regeneration and change will take place.
- Section 7 sets out the cross-cutting policies to help deliver the Lewisham Core Strategy.
- Section 8 provides the details on delivery and implementation of the Core Strategy and how it will be monitored and reviewed.
- Appendices provide background and additional information.

6. What does the Core Strategy Proposed Submission Version say?

6.1 The central element of the Core Strategy is showing the expected distribution of new development across the borough, and how this will be managed and delivered. In planning jargon and in accordance with PPS12 this is called the spatial strategy. This is detailed in Section 6 of the Core Strategy.

- 6.2 The spatial strategy shows the location, amount and types of new housing, jobs and shopping facilities that need to be provided as well as the responsibilities of private and public sector groups to ensure schools, public transport, community facilities, parks and recreation areas, and all those things which make a community sustainable, are provided for both new and existing residents.
- 6.3 The Lewisham spatial strategy sets out the following spatial hierarchy:
- Regeneration and Growth Areas
 - District Hubs
 - Local Hubs
 - Areas of Stability and Managed Change
- 6.4 The spatial strategy focuses growth and larger scale development in the north of the borough on the localities of Lewisham, Catford, Deptford and New Cross/New Cross Gate. These are identified as Regeneration and Growth Areas. Benefiting from higher levels of public transport accessibility and land that is available and deliverable, this strategy area will accommodate substantial new jobs, homes and supporting facilities and infrastructure. It will become a focus of change and significant regeneration.
- 6.5 Smaller scale development opportunities arise in certain District Town Centres and Local Shopping Parades, including the immediate surrounding residential neighbourhoods. These strategy areas are identified as District Hubs and Local Hubs.
- 6.6 A managed approach to development will be adopted for other established residential neighbourhoods throughout the borough, including conservation areas. This strategy area is identified as the Areas of Stability and Managed Change.
- 6.7 Particular efforts to reduce deprivation and improve social inclusion and health inequalities, will be made in the Evelyn, New Cross and Lewisham Central wards within the Regeneration and Growth Areas, and the Bellingham, Downham and Whitefoot wards within a Local Regeneration Area.
- 6.8 Directing growth to key localities in the north of the borough ensures the character of the borough's conservation areas, residential neighbourhoods and the limited and finite supply of green and public open space (the parks) are protected and enhanced.
- 6.9 The Lewisham Spatial Strategy ensures the delivery of the vision and strategic objectives whereby:

- New large scale development provides and contributes towards physical and socio-economic benefits for all in the community
- New homes are provided meeting local housing need
- Growth occurs in the local economy
- Environmental management issues can be addressed and
- A sustainable community is built contributing to health and well-being.

7. Cross cutting policies

7.1 The cross cutting policies collectively implement the spatial strategy and will apply regardless of location within the borough. The policies are included in Section 7 of the Core Strategy and have been grouped into themes and cover the following policy areas:

- Homes for All
 - Housing
- Grow the local economy
 - Employment land
 - Retail and town centres
- Climate change and environmental management
 - Climate change
 - Waterways and flooding
 - Openspace and biodiversity
 - Waste management
- Building a sustainable community
 - Sustainable movement (transport)
 - Promoting good design
 - Community services
 - Planning obligations

7.2 For each policy area, an overview is provided explaining why the issue needs to be included, followed by the Core Strategy Policy itself, and a policy justification using the evidence base and national and regional policies.

8. Strategic Site Allocations

8.1 Section 8 of the Core Strategy provides details of strategic site allocations. In accordance with government policy (PPS12) strategic sites are those sites considered central to the achievement of that strategy. There are several key development opportunities identified in the evidence base that individually and collectively are of a scale and significance that make them central to the success of the Core Strategy.

8.2 The strategic sites are located within the Regeneration and Growth Areas and will play a crucial role in place making; creating a very different place to what currently exists and transforming the wider area. The sites are currently under-

performing in terms of land use capacity and economic potential, and provide redevelopment opportunities to achieve the Council's corporate strategic aims for the regeneration of the borough. In recognition of their role, and to enable progress as quickly as possible, the development of the strategic sites is promoted directly through policies, explanatory text and illustrative diagrams in the Core Strategy rather than the Site Allocations DPD or an Area Action Plan. Five strategic sites have been identified:

- Convoys Wharf
- Surrey Canal Road (Millwall and surrounds)
- Oxestalls Road
- Plough Way and
- Lewisham Gateway.

8.3 Each strategic site has a policy providing details on the type and quantity of development expected. Maps and diagrams provide further detail.

9. Delivery, implementation and monitoring

9.1 Section 9 provides details on the delivery, implementation and monitoring of the Core Strategy. The Core Strategy forms the basis of a strategic framework to guide and inform the future regeneration of Lewisham. The private and public sector will be able to use this plan to prepare and inform schemes and projects consistent with the vision, strategic objectives, strategy and policies. These schemes will vary from large scale projects of strategic importance to smaller projects of local influence, and straight forward change-of-use applications.

9.2 Government guidance in PPS12 provides renewed emphasis on the deliverability of plans and the need for local planning authorities to demonstrate that necessary social, physical and green infrastructure is provided to support the delivery of the Core Strategy's vision. The issue of securing funding, both public and private sector, and establishing an appropriate delivery framework for the elements that make up the Core Strategy is central to its implementation.

9.3 An Infrastructure Delivery Plan (IDP) has been prepared alongside the Core Strategy. The IDP will be a 'live' document that will be used as a tool for helping to deliver infrastructure and will be monitored and revised as necessary.

9.4 The IDP provides details on committed and future projects, phasing, costs, funding and lead authority/agency delivering the infrastructure. The IDP has been reported to the LSPs Sustainable Development Partnership who will monitor progress on delivery, consider six monthly performance reports and report progress to the LSP Board.

10. Comments arising from public consultation (Core Strategy Options Report, February 2009)

10.1 The Core Strategy Options Report was released for public consultation from 17 February to 3 April 2009. There were 74 individual respondents who made 759 individual comments on various parts of the Options Report as follows:

- 186 were comments in support
- 126 comments were largely in support but with some caveats
- 253 were objections
- 174 were classified as 'observations' giving further information or commenting in a general way
- 20 responses were classified as 'other' giving background information or introductory material not directly relevant to the plan.

10.2 In responding to the consultation comments, Officers have made changes where appropriate. A detailed consultation report will be released as part of the public consultation on Core Strategy Proposed Submission Version. In the meantime, the main consultation themes are summarised below.

Developers and landowners

10.3 Developers and landowners in Deptford/New Cross were in favour of the Option 1 (Borough-wide regeneration and growth). They generally made specific objections relating to the need for flexibility in the provision of affordable housing, housing mix and the application of policies on renewable energy and planning obligations. They also generally considered that tall buildings should be considered more automatically appropriate for the whole regeneration area and not just Lewisham and Catford Town Centres.

10.4 One landowner in the north of the Borough opposed the redevelopment of a site on Surrey Canal Road. One landowner requested inclusion of a site at Lower Creekside Local Employment Locations as a Mixed Use Allocation .

Local residents and amenity groups

10.5 A number of amenity groups expressed concerns about Option 1 that it represented an overdevelopment and would strain infrastructure and harm amenity for existing residents.

10.6 The Tyson Road Site received a number of comments from local residents opposed to its redevelopment and in favour of retention of open space.

10.7 One amenity group opposed retail redevelopment on Bell Green in favour of mixed use development.

Statutory consultees

- 10.8 Other significant comments received were from the statutory consultees such as the Environment Agency, English heritage commenting in detail on specific aspects of the plan.

Political parties

- 10.9 The Lewisham Green Group provided detailed comments on how to increase the overall sustainability of the Core Strategy.
- 10.10 The Lewisham Liberal Democrat Group made a number of comments in relation to lack of family housing, Lewisham Town Centre, the small size of the local economy and neglect of local town centres and parades. Development on the Flood Plain should also be challenged.

London Borough of Greenwich

- 10.11 London Borough of Greenwich commented on a number of issues the most significant being impact of development within Lewisham on the Maritime Greenwich World Heritage site and the impact on neighbouring town centres within Greenwich of the Metropolitan status of Lewisham Town Centre.

Greater London Authority and Transport for London

- 10.12 Concerns were expressed about loss of Strategic Industrial Land, a regeneration vision was needed for the south of the Borough, need for family housing, sites for Gypsies and Travellers, promotion of district heating from SELCHP, and new public open space provision in the north of the borough.
- 10.13 TfL said, among other things that the implications of both development options for the transport network needed to be understood, site development phasing should be identified, and planning obligations needed to reflect strategic as well as local needs.

Other groups

- 10.14 Friends Families and Travellers Project : Comments were received that it would be necessary to allocate appropriate Gypsy and Traveller Sites in the Core Strategy.
- 10.15 Church of God of Prophecy: Difficulty of finding buildings for faith groups.

11. Meetings with Members

- 11.1 Two meetings were held with Members on 5th and 8th of October 2009 on the emerging draft Core Strategy. Key issues discussed and requested for inclusion in the Core Strategy were:
- Emphasising climate change as a central 'driver of change' and the need to plan for a 'post carbon economy' and the depletion of oil.

- Achieving zero carbon homes – a reduction in CO2 should be achieved through energy efficient buildings *in combination* with the need to provide on-site renewable energy, rather than an either/or scenario. The percentage of renewable energy provided on-site should also be expected to rise over the Core Strategy period.
- Emphasising the role markets play in town centres.
- Expanding the text on the areas/issues where planning obligations will be sought and the priorities for Lewisham.
- Explaining the context of Area Action Plans for the Lewisham and Catford Town Centres and that a lack of an adopted AAP, especially for the Catford Town Centre does not preclude development from taking place.
- Explaining the importance of mentioning the aspiration for Lewisham Town Centre to be a ‘metropolitan town centre’.
- Further thought should be given to ‘strategic site allocations’ within the Lewisham Town Centre and the relationship between the town centre’s different potential development sites/areas.

11.2 There was general comment on public consultation and ways to ensure community involvement to encourage comment when the Core Strategy Proposed Submission Version is released for public consultation.

12. Sustainable Development Select Committee

12. A draft version of the Core Strategy Proposed Submission Version was presented to the Sustainable Development Select Committee on Tuesday 27 October 2009. Officers highlighted the changes that had been made to date following earlier meetings with Members. The Committee made the following observations:

- It was felt the preparation of a guidance note and a full reference list of other plans, strategies and best practice the Council would expect developers, the public sector and utility companies to follow when undertaking works, would be helpful (in addition to any of the policies contained in the Core Strategy).
- The use of case studies could be helpful to show how the Core Strategy would work in practice
- The timeframe for adoption of the Core Strategy.
- An annual review of implementation was seen as necessary.
- The degree to which other plans and strategies referred to in the Core Strategy can be used as a material consideration in the assessment of a planning application.

13 Sustainability Appraisal Report

13.1 The Sustainability Appraisal (SA) report for the Core Strategy is included as Annex 2. The main purpose of the SA is to appraise the social, environmental and economic effects of the plan’s strategies and policies. The SA also

incorporates the statutory Strategic Environmental Assessment (SEA) and Appropriate Assessment requirements.

- 13.2 Each stage of the plan making process is accompanied by a sustainability appraisal, so that any potential negative impacts of policy decisions are taken into account at the decision making stage, and decisions can be seen to have been made in accordance with the principles of sustainable development.
- 13.3 The potential direct, indirect and cumulative impacts of the Core Strategy has been appraised and identified.
- 13.4 The appraisal has shown that the Core Strategy would provide a wide context for regeneration and would particularly benefit the most deprived wards located in the north of the borough (Evelyn and New Cross). The redevelopment opportunities of larger sites could radically improve the physical environment.
- 13.5 Due to increasing demand for housing, employment and other land uses such as open spaces, or waste facilities, there will always be pressure to achieve a balance between existing and competing land uses. Issues related to flooding, climate change, waste generation and the efficient use of natural resources are very much dependent upon how the development takes account of such factors at the design, construction and operation stages. Implementation will need to be monitored to ensure effective delivery.
- 13.6 Some temporary impacts have been identified on the natural environment during the construction phase particularly for air quality, noise, and vibration, which could be mitigated by introducing site specific measures.
- 13.7 It is a legal requirement that the council consult on the Sustainability Appraisal along side the Core Strategy Options Report. In accordance with the SEA Directive, the government has designated that the Sustainability Appraisal report must be consulted with the Environment Agency; the Countryside Agency; and English Nature.

14. Legal Implications

- 14.1 The key stages and requirements in progressing the core strategy to adoption and the main legal implications are described in the body of this report.
- 14.2 The procedures which the Council is required to follow when producing the LDF and development plan documents in particular derive from the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 and 2008 Amendment, and Planning Policy Statement 12. Officers are satisfied that these have been followed in producing the Core Strategy Proposed Submission Version.
- 14.3 The function of approving DPDs is shared by Mayor and Cabinet and full Council. The Core Strategy Proposed Submission Version must therefore be referred to the Council for approval to undertake statutory public consultation.

14.4 The consultation process will include organisations that there is a statutory obligation to consult. The Council has adopted its Statement of Community Involvement (SCI) which sets out the minimum consultation that will take place and it is a requirement of a 'sound' plan that the standards in the SCI are met.

15. Crime and disorder implications

15.1 Crime and disorder implications are a central concern of spatial planning and are reflected in the Core Strategy Proposed Submission Version. In particular Strategic Objective 10 (Section 5) seeks to create safer and stronger communities by reducing crime and the fear of crime through innovative design and land use policies. Core Strategy Policy 15 (High quality design for Lewisham) makes specific mention of the need to ensure design acts to reduce crime and the fear of crime.

16. Equalities implications

16.1 Equalities issues have been built into the preparation of the Core Strategy. It is one of the 'drivers of change' (Section 3) which underpin the strategy; it is part of the vision statement (Section 4); and at Strategic Objective 11.

16.2 A comprehensive Equalities Impact Assessment (EIA) was carried out on the Core Strategy Options Report in February 2009. This can ensure, as far as is possible, any negative consequences for a particular group or sector within the community are eliminated, minimised or counter balanced by other measures. Where appropriate the strategy and policies have been amended to ensure equality issues are addressed.

16.3 The EIA was reported to the Council's Corporate Equalities Board in August 2009. A note updating the EIA for the Core Strategy Proposed Submission Version has been prepared to show the changes resulting from the recommendations of the initial EIA undertaken in February 2009.

17. Environmental implications

17.1 The Core Strategy addresses key environmental issues facing the borough and provides a spatial strategy and supporting policies to improve the environmental quality of the borough. This involves a number of coordinated actions including:

- maximising resource efficiency
- adopting best practice urban design principles to reduce the need to travel
- encouraging and maximising sustainable travel alternatives to the private car as part of a comprehensive approach to managing the supply of parking and improving local air quality
- protecting open space and preserving and enhancing local biodiversity

- managing and reducing flood risk
- improving water quality
- adopting resource efficient building design and construction measures and
- ensuring on-site renewable energy provision and low carbon areas within the borough.

17.2 The specific environmental implications of the spatial strategy and policies are in accordance with national and regional policy and have been evidenced through local studies assessing (but not limited to) open space provision; biodiversity; flood risk; renewable energy; and transport assessments.

18. Financial Implications

18.1 Section 9 of the Core Strategy outlines its delivery and implementation, particularly that related to the provision of infrastructure. This does not commit the Council to, or seek additional, expenditure, other than what is already committed in existing budgets. In terms of the costs associated with the printing, publishing and consulting on the Core Strategy Proposed Submission Version and the Sustainability Appraisal, this will be met from existing Planning Services budget.

19. Conclusion

19.1 The Core Strategy Proposed Submission Version and the Sustainability Appraisal report are put forward for statutory public consultation. The Core Strategy sets out the vision, objectives, strategy, policies and delivery framework that will guide development and regeneration in the borough over the next 15 years.

Background Documents

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Planning & Compulsory Purchases Act 2004	2004	Laurence House	Planning Policy	Brian Regan	No
PPS 12	2008	Laurence House	Planning Policy	Brian Regan	No
LDF Regulations	2004 & 2008	Laurence House	Planning Policy	Brian Regan	No

If you have any queries on this report, please contact Brian Regan, Planning Policy, 5th floor Laurence House, 1 Catford Road, Catford SE6 4RU – telephone 020 8314 8774.