



Lewisham Planning Service

Authority Monitoring Report 2021-22

December 2022



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Key Facts

1 Introduction

This is the Lewisham Authority Monitoring Report (AMR) 2021-22. It showcases the work carried out by the Planning Service and demonstrates how development and growth can help to contribute positively to the borough.

The statements below summarise the key facts and findings from each chapter.



2 Housing

During 2021-22 **599** net new homes have been completed (consisting of **435** net self-contained homes, **184** long term vacant units that have been returned back into use and the net loss of **20** non-self-contained homes with ratios applied). This does not meet the London Plan target of **1,667** units per year.

However, the **1,872** net new homes that were approved during 2021-22 exceed the target.

A range of factors have combined to markedly suppress the delivery of new homes during 2021-22. This includes the impact the Covid-19 pandemic and Brexit have had on the construction industry, the types of sites that exist in the borough with large, complex and phased schemes that have long lead in times and extended build out programmes and the reliance on private development sites. Market uncertainties will continue in the future and will be exacerbated by the Cost of Living Crisis.

Lewisham scored **87%** in the Housing Delivery Test published in January 2022 for the previous reporting year. However we anticipate that it will be difficult to meet the HDT for this reporting year, the results of which are due to be published in January 2023.



Photo 2: Amersham Vale
Source: LB Lewisham



Photo 3: Former Sydenham Police Station
Source: PA Housing

Affordable Housing

104 affordable homes were completed and **543** were approved during 2021-22. Cumulatively since 2005-06, **4,935** affordable homes have been delivered.

Tables KF1 and KF2 illustrate that **24%** of the net completions and **29%** of the net approved units are affordable housing, as defined by the GLA (comprising social rent, London affordable rent and intermediate units). Both are below the Core Strategy borough-wide target of **50%**. Based on Lewisham's local definition (comprising social rent and London affordable rent units), **16%** of the net completions and **12%** of the net approved units are genuinely affordable.

Neither the housing completed or approved during 2021-22 met the **70:30** tenure ratio split specified in the Core Strategy.

Social rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
71	16%	0	0%	33	8%	331	76%	435
Affordable Housing (GLA and NPPF definition)						Market		
104						331		
24%						76%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
71			33			331		
16%			8%			76%		
Genuinely Affordable : Intermediate ratio split 68% : 32%								

Table KF1: Tenure Split for Housing Completions
Source: GLA Monitoring System and LB Lewisham

Tenure split for Housing Approvals								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
233	12%	0	<0%	310	17%	1,329	71%	1,872
Affordable Housing (GLA and NPPF definition)						Market		
543						1,329		
29%						71%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
233			310			1,329		
12%			17%			71%		
Genuinely Affordable : Intermediate ratio split 43% : 57%								

Table KF2: Tenure Split for Housing Approvals
Source: GLA Monitoring System and LB Lewisham

There are a number of reasons why affordable housing targets have not been met. The Council has limited powers to intervene in the delivery of affordable housing through Prior Approvals and sites consented at Appeal. Large phased schemes may bring forward plots that are 100% market housing initially and leave affordable housing to be built later on in the overall scheme. Small sites (below 10 units) are also not required to provide affordable housing.

Affordable housing projects

The number of social homes delivered/secured by Lewisham Council and partners was over **1,200** during 2018-22.

Construction of affordable housing has been completed at Amersham Vale and is continuing at Heathside and Lethbridge, Excalibur, the former Tidemill School site, Bampton estate and a selection of smaller developments.

The Council is also seeking to bring forward other affordable housing projects through planning applications for Achilles Street and PLACE/Ladywell, building social rented homes on Council-owned garage sites and embarking on the Council's first Acquisitions Programme to buy back 100 ex-council homes.

HMO Article 4

An Article 4 Direction remains in place, withdrawing permitted development rights for small HMOs in the borough's southern wards. The Council is in the process of making a non-immediate Article 4 direction for the remainder of the borough too.

Future housing supply

There is an estimated supply of **11,116** net new homes in the next five years and **27,335** over **15 years**. This is equivalent to **5.03** years housing land supply when measured against the adopted London Plan target and taking into account backlog need and a 5% buffer.



3 Employment and Town Centres

Non-residential floorspace

During 2021-22 completions resulted in a net loss of **3,260m²** of floorspace and approvals will result in a net loss of **153m²**.

New permitted development rights, prior approvals and the introduction of Class E will allow town centres and employment sites to adapt more flexibly to changing circumstances but it is likely to lead to a consequential loss of non-residential floorspace.

The redevelopment of Mixed-use Employment Locations and adopted site allocations may also result in floorspace losses in favour of new homes, genuinely affordable housing, public realm improvements, as well as new workspace suited to a modern-day economy.

Local economy

Despite the Covid 19 pandemic, the Local Labour Business Scheme secured **118** job starts for local residents, **18** new or continued apprenticeships and **£4.4 million** in contracts for local businesses.

The Creative Enterprise Zone was re-accredited by the Mayor of London in early 2022 and work has continued on a range of collaborative projects including **86** new affordable artist's studios and providing employment/training opportunities in the creative industries for **125** young Lewisham residents.

Lewisham Town Centre

Momentum is gathering pace in Lewisham Town Centre with a cluster of new developments in close proximity to Lewisham railway station. Many have been completed in recent years including Lewisham Exchange, Phase 1 Lewisham Gateway and Confluence Park whilst others are currently under construction including Lewisham Gateway Phase 2, Axion House and Tesco Car Park. The Council is also working with developers and partners to bring forward a comprehensive mixed-use redevelopment of Lewisham Shopping Centre and to deliver accessibility enhancements in the town centre and at Lewisham railway station. The Council has also recently submitted a bid to the Levelling Up Fund, seeking up to £20 million funding for improvements to Lewisham town centre.

Catford Town Centre

Delivery of the Catford Town Centre Framework has commenced, following its adoption in July 2021 and progress has been made on a number of sites including Catford Island site, Thomas Lane Yard and the former Catford Constitutional Club. The Council also continues to work with TfL to progress the designs to reroute the A205 south circular and public realm enhancements to Holbeach Road have been completed.

Class E to Residential Article 4

The Council is in the process of making a non-immediate Article 4 Direction which removes permitted development rights for the change of use from commercial, business and service use (Use Class E) to residential use (Use Class C3). The Article 4 will apply to all Major Centres, District Centres, Local Centres and Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Mixed-Use Employment Locations (MEL).



4 Placemaking

High Quality Design

The high quality of homes being delivered in the borough has been recognized through a range of awards. Lewisham Gateway, Mayow Road and Silverdale Mews won at the 2022 Building London Planning Awards. Lewisham Exchange, Besson Street and New Bermondsey have also been shortlisted for more awards during 2022.

During 2021-22 the Design Review Panel has provided design advice on **18** development sites that will cumulatively deliver over **4,105** new homes.

A range of urban design studies have been consulted upon and subsequently adopted or endorsed by Mayor and Cabinet including the Catford Town Centre Framework, the Small Sites Study SPD and the A21 Development Framework.

An addendum to the Tall Buildings Study has also been prepared and was consulted upon during summer 2022. The responses received have fed into the next version of the draft Local Plan.

Sustainability

The Council recently approved Lewisham's Local Flood Risk Management Strategy 2022-2027.

Advice provided on **20** major applications will ensure mitigation against the worst impacts of the climate crisis and compliance with planning policy on energy, carbon and flood risk.

Heritage assets

Conservation work has focused on statutory casework whilst other proactive conservation work such as Conservation Area appraisal remains paused. This work will resume once again in 2023.

No amendments have been made to the borough's Conservation Areas, Local List or Heritage at Risk Register.

Blythe Hill Tavern has been added as a new statutory Listed Building.

The Council has been working in partnership with Historic England and property owners at Baring Hall Hotel, Olympia Warehouse at Convoys Wharf and Ladywell Playtower to help protect buildings on the Heritage at Risk Register.

Strategic developments

Partnership working with private developers and stakeholder organisations is continuing to instigate future transformative changes at four strategic sites: construction has started or continued at Convoys Wharf and Timberyard Oxestalls Road (Deptford Landings) and phase 2 Lewisham Gateway.

Surrey Canal Triangle received a resolution to approve in early 2022.

Work continues on the renewal of the Council's housing estates, with construction continuing at Heathside and Lethbridge, Excalibur and Bampton estate.

A number of pre-application discussions and submitted applications are also progressing, helping to bring forward future phases of these strategic sites.

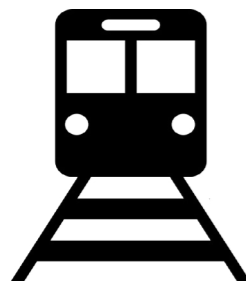
Neighbourhood Plans

The Grove Park Neighbourhood Plan became the first neighbourhood plan to be made in August 2021, followed by Honor Oak Park and Crofton Park (Hopcroft) in May 2022.

Lee Forum and Sydenham Hill Ridge Forum are currently preparing their Neighbourhood Plans.

Whilst neighbourhood forum designations have not been re-designated for Deptford Neighbourhood Action and Corbett estate, their neighbourhood area designations remain.

The Council refused the designations of the neighbourhood area and forum at Bell Green but have designated an amended boundary as a proposed neighbourhood area.



5 Infrastructure

Green Infrastructure

The Lewisham Metropolitan Open Land Review Update and the Lewisham Open Space Review were published for consultation in May 2022. The responses received have fed into the next version of the draft Local Plan.

Following the success of the Phase 1 Greening Fund, Phase 2 was launched in June 2022 and will provide improvements to 32 sites between 2022-24.

The Council and the Lewisham Biodiversity Partnership have delivered **1,083** conservation volunteer and engagement events reaching over **17,500** people. The Kenneth White legacy award provided funding for nine biodiversity projects, delivered by local community groups.

There has been a gain of **215** street trees and two TPOs have been confirmed during 2021-22.

Transport Infrastructure

The Council has continued working with TFL and Network Rail to advance transport projects including the new Surrey Canal station at Bermondsey, the replacement of existing trains with a new fully accessible fleet of trains during 2024-27 and an upgrade to Lewisham railway station.

The BLUE project includes an extension to the Bakerloo Line as well as an upgrade to the existing line. The Covid-19 pandemic has resulted in delays to this project and while TFL remain committed to its delivery, it is dependent upon a viable funding package being put together.

Social Infrastructure

A programme of enhancements to schools continues, with completion of the Ladywell Complex Needs Centre and the Greenvale School SEN Expansion as well as decarbonisation projects at three schools. Other projects that will provide future improvements include the Watergate School SEN expansion and the refurbishment of the Riverside Youth Club.

Work also continues on the redevelopment of the Waldron Health Centre and despite the Covid-19 pandemic, some of the work on the school superzones and the whole systems approach to obesity has progressed.

In January the Council launched the London Borough of Culture 2022, entitled "We are Lewisham". The Council is working with Goldsmiths University of London, the Horniman Museum, Trinity Laban and the Albany to deliver the year-long celebration alongside grass roots organisations, artists and local communities. Many thousands of Lewisham residents and visitors have taken part in the year, creating a culture and regeneration legacy for many years to come.



6 Delivery and Performance

Section 106 and CIL

During 2021-22 **£3.73** million was secured from signed Section 106 agreements, **£3.76** million Section 106 funds have been collected and the balance of Section 106 funds is **£37.87** million, **£21.14** million of which is allocated.

£4.89 million of CIL payments were received in 2021-22. After removing a **5%** administration fee and a further **25%** allocated to the neighbourhood portion of CIL, the balance of CIL received during 2020-2021 is **£3.48** million.

Neighbourhood CIL

An Open Call for Projects for Borough wide NCIL took place during May and July 2021, with **122** applications received, amounting to **£4.7** million. **£877,094** for **25** community projects were approved by Mayor and Cabinet in November 2021.

An Open Call for Projects for the Ward NCIL fund also took place during September to November 2021. **250** project applications seeking funding for just over **£9 million** were received. Over **£2.9** million for **152** projects across Lewisham's 18 wards were approved by Mayor and Cabinet in March 2022.

Planning Service

The Planning Service remains busy, processing and determining **4,488** planning applications and **569** tree applications that were received during 2021-22. All performance targets have been exceeded.

The number of appeals determined during 2020-21 was **109**, of which **83%** were dismissed.

With new management and with an overhaul of enforcement processes, the Planning Enforcement Team has greatly increased output, with **56** notices served during 2021-22.

Planning Policy Documents

Regulation 18 consultation of the draft Local Plan "Main Issues and Preferred Approaches" took place during January – April 2021. More than **1,400** responses were received and these have fed into the next version of the draft Local Plan, along with the results from additional evidence base studies. The Local Plan "Proposed Submission Document" was approved by Mayor and Cabinet in December 2022 and is due to be considered by Full Council in January 2023. Subject to approval, Regulation 19 consultation will take place in early 2023.

The Council has prepared updates to a range of other Planning Policy Documents that have been approved by Mayor and Cabinet including the Statement of Community Involvement (approved in January 2022) and the Local Development Scheme (approved in December 2022).



Image 1: Visualisation of Blackheath Business Estate
Image Credit: Vabel Blackheath Limited / DP9

1 Introduction

1.1 Content of the AMR

Structure of the Document

- 1.1.1 This is the eighteenth Lewisham Authority Monitoring Report (AMR). It sets out key information about the operation of the Planning System in the London Borough of Lewisham, with a focus on the planning activities that have occurred between 1st April 2021 and 31st March 2022.
- 1.1.2 Each chapter focuses on a specific topic. It is divided into six main chapters:
- **Key Facts** – provides an overview of the AMR, focusing on the main findings.
 - **Chapter 1 Introduction** – identifies the parameters of the AMR, the legal requirements and benefits of monitoring.
 - **Chapter 2 Housing** – considers housing completions and approvals, affordable housing, assesses them against targets and identifies the future housing supply.
 - **Chapter 3 Employment and Town Centres** – assesses non-residential (employment or town centre) floorspace, identifies initiatives seeking to enhance the local economy and summarises the revitalization of the borough’s two major town centres.
 - **Chapter 4 Place Making** – provides examples of how development enhances the design quality, heritage, and sustainability of the borough and how strategic sites, estate renewal and neighbourhood planning are seeking to create new, enhanced places to live.
 - **Chapter 5 Infrastructure** – outlines the projects and initiatives seeking to enhance the borough’s parks and open spaces, transport and connectivity and social infrastructure.
 - **Chapter 6 Delivery and Performance** - highlights the funding secured via development through Section 106 agreements, Community Infrastructure Levy (CIL), Neighbourhood CIL (NCIL) and the New Homes Bonus. It also discusses performance in terms of Local Plan preparation, duty to co-operate, planning applications, planning appeals and enforcement actions.

Covid-19 Pandemic

- 1.1.3 One important consideration that underpins the whole of this AMR is how the borough has fared following the two national lockdowns and the Covid-19 pandemic. By March 2022, the end of this monitoring period, local businesses had started trading again, people had started returning to their normal routines, town centre and leisure trade had improved and on-site construction of development sites had started again.
- 1.1.4 Whilst the Council has continued to provide support to local residents and businesses as we emerged from the pandemic, many of the staff that had been seconded have returned to their normal jobs and the Council's normal roles have resumed once again.
- 1.1.5 Within the Planning Service staff have been able to carry out site visits once more but they have also adopted new ways of working too. A hybrid approach has been implemented, with staff working partly at home and partly in the office. Whilst face to face meetings are now occurring, the online communication that we came to depend upon during the pandemic, is now integral to the way the department operates on a day to day basis.
- 1.1.6 Whilst there are encouraging signs of a return to normal, the full impact and long term implications of the Covid-19 pandemic on the health of Lewisham's residents and the local economy will not be immediately apparent. This will continue to be assessed in future AMRs.

Cost of Living Crisis

- 1.1.7 The Corporate Strategy 2022-26 recognises that the Cost of Living Crisis is having a significant impact across the country. Rising energy and food costs, spiralling interest rates and the subsequent increase in rents and mortgages, are affecting everyone. The impact is felt particularly hard in Lewisham, where the new pressures are combining with existing inequalities, including the housing crisis, to create a significant risk to the wellbeing of some of our residents. The Council is putting in place a comprehensive plan of support for the Lewisham residents who are facing challenging circumstances throughout winter and beyond. Whilst the full impact and long term implications of the Cost of Living Crisis on the health of Lewisham's residents and the local economy has not impacted on this AMR's findings, it will become apparent in the next few years. This will continue to be assessed in future AMRs.

Parameters

- 1.1.8 A number of parameters govern the content of this AMR, as discussed below:
 - This AMR covers the monitoring period from 1st April 2021 to 31st March 2022. Relevant information related to work completed after this period has been included where it is considered useful in understanding the outcomes from the year and to aid understanding of the Council's current position. Some of the text in this AMR is currently newsworthy, but would become "old news" if it waited until the next AMR, which is likely to be published in late 2023.
 - Data has been taken from two main sources – the Council's in-house Acolaid records relating to planning applications and data retrieved from the Greater London Authority (GLA) monitoring system. Other sources of data are acknowledged within text and beneath figures and tables.

- The GLA has transferred from LDD to a new monitoring platform (called London Planning Datahub). Some of the records from the LDD system have still not been successfully transferred and we have been unable to retrieve some of the planning application records. To compensate, the figures contained within this AMR are a combination of actual data from the GLA's monitoring system and estimated calculations based on the most up-to-date information that the Council holds from other sources. In particular, we have carried out searches of major sites and small sites with five or more units, full applications and prior approvals in our in-house Acolaid system, although not every site may have been captured in this process. The Council is continuing to work with the GLA to ensure the data gaps within their monitoring system is minimised.
- In some instances, data from last year's AMR remains relevant to this monitoring year and has been repeated in this AMR.
- Where possible the AMR incorporates time series data drawing on data from previous AMRs in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.
- Both net and gross figures have been used throughout this report.
- The AMR does not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that requires approval from the Council.
- Due to the nature of the development process some approvals during 2021-22 may also have been completed within the same monitoring year, and may appear as both 'approvals' and 'completions' in the monitoring data (the number of cases is minor and not considered to significantly affect the AMR).
- Residential completions are monitored by the Planning Service on an annual basis through an annual completions survey. The completions data is input into the GLA's monitoring system, which forms the results shown in this AMR. The GLA co-ordinate the completions for the whole of London and submit these to the Government, which forms the basis for the Housing Delivery Test (HDT). Some discrepancies may occur between data sets since the information held by the Council can be updated after it has been submitted to the GLA, and any such changes will not be captured in the Government's data. These amendments are considered to be minor and do not materially affect the reporting contained within the AMR.
- There may be minor discrepancies in the monitoring of affordable housing. This is because:
 - The amount and tenure of affordable housing entered into the GLA's monitoring system are taken from planning applications once consent has been granted. However, subsequent Section 106 negotiations may result in Deeds of Variations and differences to the actual amount and tenure of affordable housing units being delivered on-site, but there is no review mechanism within the GLA's monitoring system that seeks to capture these post approval changes.
 - Reporting via the GLA's monitoring system captures affordable housing approved through full, reserved matters and S73 applications but may not necessarily capture Deeds of Variation, Unilateral Undertakings or 100% of the Section 106 agreements that are secured and hence data sources may differ.

- Where net figures are used in the monitoring of affordable housing, it can mask the actual delivery of affordable housing on large, phased schemes. For instance, different amounts of affordable housing will be delivered in each phase of a development and the true delivery of affordable housing will only become apparent upon completion of the overall site. The early phases of large estate renewal schemes may also indicate that affordable housing units are being lost where in fact they are being demolished to make way for subsequent phases of development that will deliver higher quality, or higher levels, of affordable housing. Furthermore, there is often a time lag as the completions survey does not record the completion of groups of units but waits until the overall completion of a scheme or phase.
- The land use designations are being reviewed as part of the preparation of the draft Local Plan and a number of evidence base studies have been commissioned to determine whether or not there is a need to amend, delete or add new land use designations. As these have yet to be finalized, the maps shown in this AMR show the adopted land use designations, aligned with the adopted Local Plan documents.

1.1.9 AMRs also need to assess the impacts of a changing national Planning regime at the local level. The national planning regime remains in a state of flux, creating uncertainty for planning policy implementation at the local level.

1.1.10 The Government have implemented a number of changes since publishing “Planning for the Future” White Paper in August 2020 such as changes to the NPPF, a reform of the Use Classes Order, extended Permitted Development rights from commercial to residential use and a Draft National Model Design Code.

1.1.11 The newly renamed Department for Levelling Up, Housing and Communities (DLUHC) published the “Levelling Up” White Paper in February 2022, which confirmed that the planning system will be reformed in due course. Some of the main changes to unlock the potential of underperforming places is to simplify local plans, create a new infrastructure levy, remediate brownfield land, provide better support for town centre regeneration, improve engagement on planning decisions and support environmental protection.

1.1.12 The Levelling Up and Regeneration Bill advances the reforms from the White Paper and introduces new powers for Councils to bring vacant properties back into use, a new approach to environmental assessment, changes to neighbourhood planning and digitalising the system to make local plans more accessible.

1.1.13 In September 2022 the Government announced that Mayoral Combined Authorities (i.e. GLA) can introduce Investment Zones within their area to boost growth through: accelerated delivery via a liberalised, faster and more streamlined consent process, reduced developer contributions, relaxed national and local policy requirements and time-limited tax incentives.

1.2 The Benefits of Monitoring

Legislation Requirements

1.2.1 The AMR is governed by a range of national legislation. Introduced in the Planning and Compulsory Purchase Act 2004 (as amended), AMRs are now governed by the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulations 34 and 35 state Councils must make any up-to-date monitoring information available as soon as possible after the information becomes available and that this should be published on the Council’s website.

1.2.2 Authorities can now choose which targets and indicators to include in the report, although Regulation 34 specifies that an AMR must contain details regarding the progress of plan preparation and reasons if it has fallen behind schedule, the reasons why Local Plan policies are not being implemented and progress made towards meeting annual housing targets. Other topics that also need to be covered include CIL receipts and expenditure, made neighbourhood development plans and duty to co-operate.

Key Benefits of Monitoring

1.2.3 There are a number of reasons why monitoring is beneficial. It enables the Planning Service to carry out a self-assessment of the work it has carried out on a yearly basis, and to adjust performance if necessary. It provides Councillors with an insight into the work of the Planning Service. It enables us to share the performance and achievements of the Planning Service with the local community. It is also an efficient way of disseminating information which may otherwise be requested through Freedom of Information (FOI) requests by having the most requested types of information already available on the Council’s website.

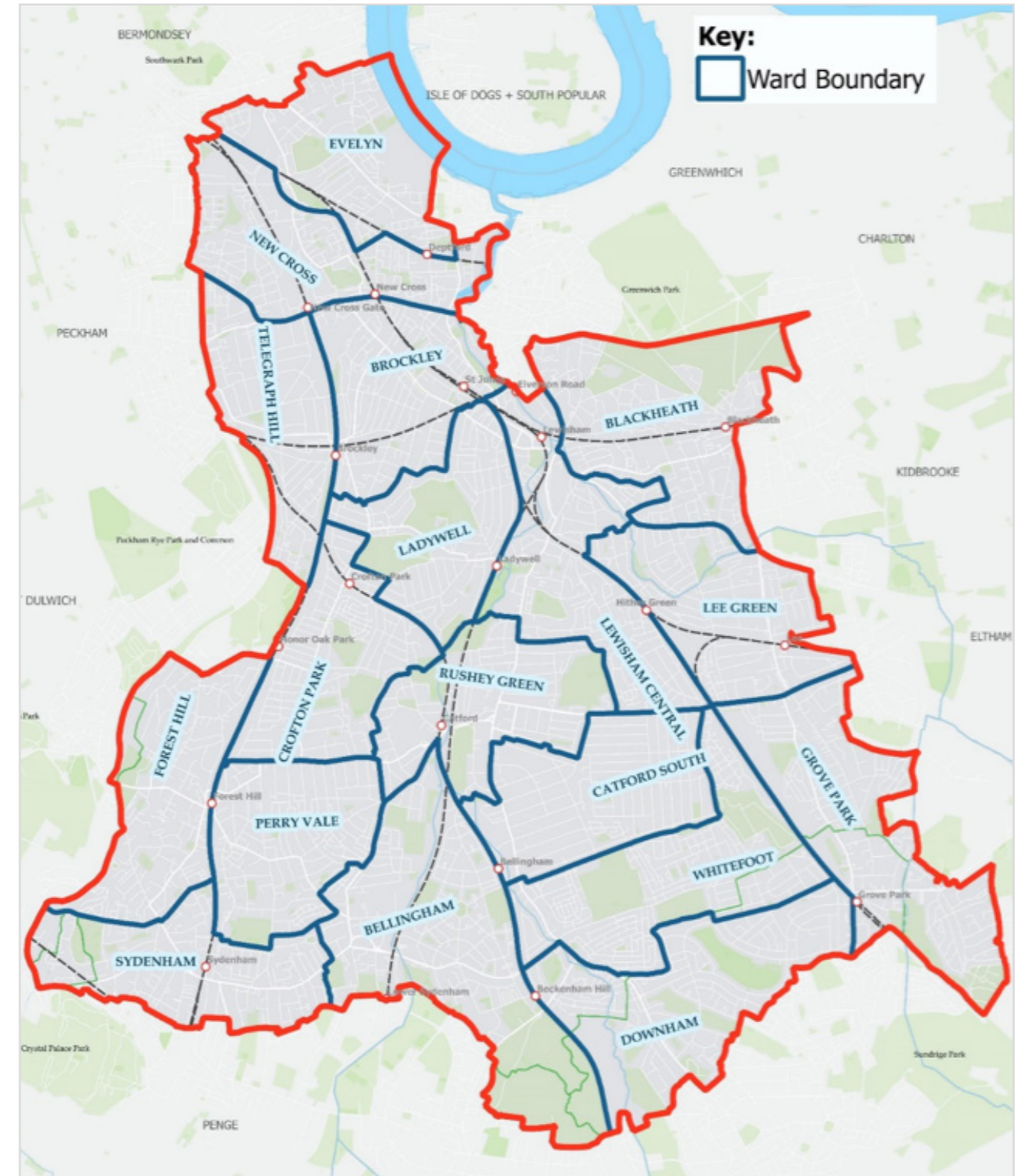
1.2.4 To maximise the benefits of monitoring, this AMR seeks to:

- Showcase the work carried out by the Planning Service since the start of the monitoring year.
- Provide a picture how Lewisham is changing and the contribution the Planning Service is making through real outcomes such as sites regenerated, houses built and jobs created.
- Highlight, through the use of planning contributions or direct delivery the supporting infrastructure delivered to support the borough’s growth.
- Highlight the collaborative work between the Planning Service, other teams within the Council, its partners and the wider community.
- Show progress in preparing Local Plan and Neighbourhood Plans.
- Show how the Planning Service is implementing the Council’s corporate objectives.
- Provide an indication of how well the Planning Service is performing.
- Highlight any specific actions or changes in policy direction that may be needed.

1.3 Borough Context

1.3.1 The London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east. **Map 1** shows the 18 wards that make up the borough as at the end of the monitoring period, 31st March 2022.

1.3.2 The Local Government Boundary Commission for England (LGBCE) published their recommendations in June 2020 to make boundary changes. These recommendations were made following consultation which took place during June- September 2019. The new wards and their boundary changes came into effect in May 2022. However, the majority of this year's AMR relates to the monitoring period 1st April 2021 to 31st March 2022, which predates the new wards coming into effect. So for consistency, the AMR will use the old ward boundaries in this report. The ward boundaries shown and referenced in next year's AMR will be aligned with the new wards.



Map 1: London Borough of Lewisham Ward Boundaries as of March 2022
Source: LB Lewisham



Image 2: Visualisation of Amersham Vale
Image Credit: Peabody / PRP Architects

2 Housing

2.1 Background

2.1.1 Like many of London's boroughs, Lewisham has experienced significant growth over the past 20 years, which looks set to continue into the future. Planning for new development in the borough is not just about accommodating future growth and meeting the housing needs of existing and future residents but also achieving this in a way that creates high quality, sustainable places for people to live in.

2.1.2 Some key statistics about the borough's housing, taken from the Lewisham Strategic Housing Market Assessment (one of the evidence base documents to support the draft Local Plan that has been prepared by arc4 ltd) include:

- In 2021, the borough had an estimated 130,598 dwellings and 131,172 households.
- The rapid population growth experienced in Lewisham in recent years is expected to continue, with projections estimating a 19% population growth between 2017 and 2040.
- The number of households headed by someone aged 65 or over is expected to increase dramatically by 62% by 2040.
- 49% of properties are owner-occupied, 27% are affordable (social/affordable rented or shared ownership) and 23% are private rented.
- Median house prices have been consistently lower than those for the London region, but above those for England. Median prices increased from £99,995 in 2000 to £430,000 in 2020, an increase of 330%. This rate is significantly higher than that experienced across neighbouring boroughs and London as a whole (+192%).
- Much like the rest of London affordability remains a key issue, with median house prices 12.3 times the average workplace earnings in the borough.
- Market prices, rents and incomes differ significantly across Lewisham's wards, however market housing remains unaffordable for many households including many on median incomes.

2.2 Housing Delivery

Housing Completions

- 2.2.1 A total of 599 net homes were delivered during 2021-22, comprising:
- 435 net self-contained homes (474 new homes completed and a loss of 39 existing homes).
 - 184 long term vacant units that were brought back into use.
 - The net loss of 20 non-self-contained units (see section 2.5 for more details).
- 2.2.2 Housing delivery has yet to return to normal. 599 net homes is a significantly lower amount of completions than normal and is only 45% of the annual average of 1,317 completed homes (taking into account performance over the last 10 years). But it is an increase on the 181 net homes built during the previous year. The New Homes England housebuilding statistics for 2021-22 demonstrates that housebuilding activity has started to recover from the slowdown and subsequent supply issues caused by the Covid-19 pandemic. However the London Plan AMR 17 identifies that there is significant disparities in house building across London.
- 2.2.3 Lewisham seems to have been particularly badly affected by Covid-19 with a number of large sites stalling during this period. Viability issues due to the increase in construction costs, delays in the delivery of infrastructure due to a decrease of available funding, a reliance on private development schemes, multiple land ownerships, slower build out of tall buildings, extended Section 106 negotiations, pre-commencement conditions, variations to sites through the submission of Section 73 and Section 96 applications and the impact of Brexit on the construction industry have also combined to markedly suppress the delivery of new homes during 2021-22. Market uncertainty will continue in the future and will be exacerbated by the Cost of Living Crisis.
- 2.2.4 There has been a mix in terms of the scale and type of the self-contained housing that has been completed. 138 small sites (less than 10 units) account for 241 (55%) of the net self-contained completions. The remaining 194 completions (45%) occurred on four major sites (10 or more units) at:
- **Amersham Vale** – the former Deptford Green School site has delivered 120 newly built homes;
 - **179 Dartmouth Road** – the former Sydenham Police Station site has delivered 33 newly built homes;
 - **Kenton Court, 132 Adamsrill Road** – the vacant, former residential care home has been replaced with 25 newly built homes;
 - **1 Melfield Gardens** – 16 existing bedsits have been replaced by 30 new homes built as 55+ independent living accommodation and 2 additional newly built homes.

Type of Completions

- 2.2.5 The housing delivered during 2021-22 has provided a variety of choice in the type and size of accommodation, in order to meet local needs with:
- 88% flats and 12% houses.
 - 42% 1 beds, 38% 2 beds but also 20% family sized dwellings (3 or more bedrooms).
 - No homes completed in buildings taller than six storeys.
 - 54% new builds and 46% changes to existing buildings (through conversions, change of use and extensions).
 - Only 3% of completions relate to prior approvals. This is significantly less than there have been in the past (with a peak of 216 in 2015-16).



Photo 4: Amersham Vale
Source: LB Lewisham



Photo 5: Former Sydenham Police Station
Source: PA Housing

Performance in Housing Delivery

- 2.2.6 **Chart 1** tracks Lewisham’s performance since 2011-12 against the annual housing targets in the London Plan. It shows that housing delivery has fluctuated in the past, and continues to do so, whilst the housing target continues to increase periodically.
- 2.2.7 It also shows that there is a significant shortfall in 2021-22 when compared to the current 1,667 annual target in the London Plan. In the past there have been short-term dips in delivery but overall Lewisham has delivered a strong supply of new homes and has often exceeded its target.
- 2.2.8 It is expected that the downturn experienced in the last 2 years will continue into the next few years and it will take longer to recover. This is primarily due to:
- The significant impact that the Covid19 pandemic, Brexit and the Cost of Living Crisis will continue to have on Lewisham’s development sites.
 - The nature of the housing supply coming forward in the future, with a high reliance on private developers and large, phased and complex sites that have long lead-ins to provide on-site infrastructure and take time to be fully built out.
 - Delays to the submission of some major applications and the time it takes to negotiate complex Section 106 agreements.
 - Market uncertainties and the cyclical nature of the property market.
 - Developers on major schemes working with the Council through pre-application discussions and the Design Review Panel process. Whilst this can take considerable time initially, it will pave the way for higher quality schemes being submitted which in turn will help to provide swifter decisions when determining applications.
- 2.2.9 It will be important for future AMRs to continue to monitor the delivery and future supply of new homes, to identify whether or not the borough is recovering.

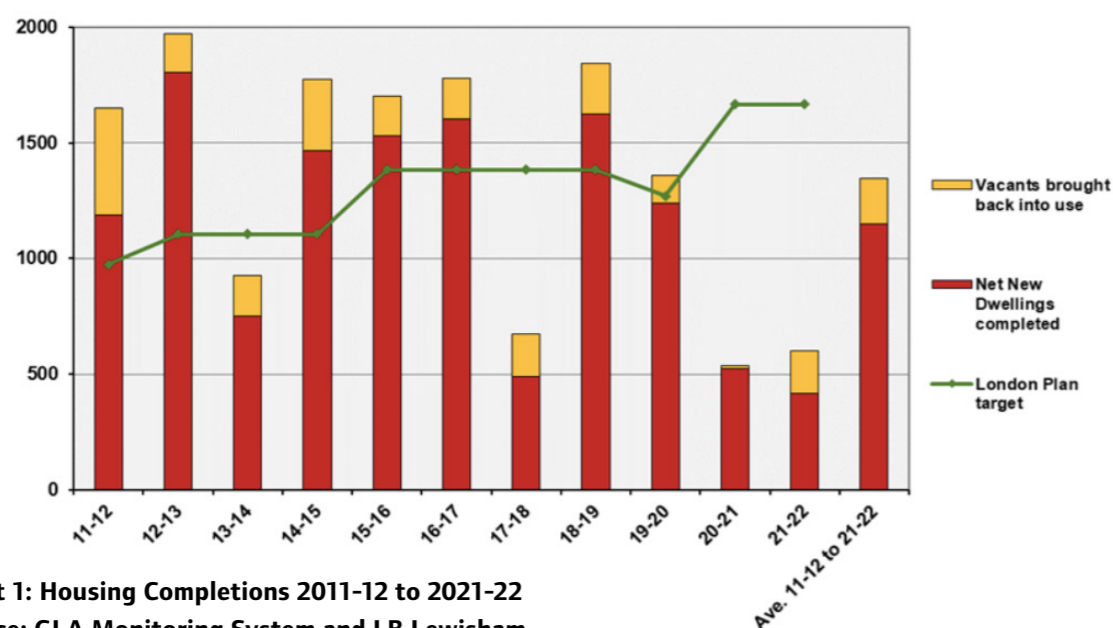


Chart 1: Housing Completions 2011-12 to 2021-22
Source: GLA Monitoring System and LB Lewisham

Housing Delivery Test

- 2.2.10 In 2018 the NPPF introduced the Housing Delivery Test (HDT) as a new way to measure housing delivery. For Lewisham, the current starting point when assessing housing delivery is the annual housing target of 1,667 units p.a. from the 2021 adopted London Plan.
- 2.2.11 The consequences of not meeting the HDT are stepped as follows:
- Where delivery has fallen below 95% of the housing requirement over the last three years, the Council should prepare an action plan to assess the causes of under-delivery and identify actions to enhance delivery in future years.
 - Where delivery has fallen below 85%, the Council should prepare an action plan and also plan for a 20% buffer in the five year housing land supply.
 - Where delivery has fallen below 75%, the presumption in favour of sustainable development applies and the Council should prepare an action plan and plan for a 20% buffer in the five year housing land supply.
- 2.2.12 Since the last AMR was published no new HDT results have been published by Government. The next results are due to be published in early 2023. **Table 1** replicates the results for Lewisham over the last four years, as seen in the previous AMR (2020-21). So far, Lewisham has performed well and has only needed to prepare an action plan.
- 2.2.13 It is important for future AMRs to continue to monitor both the long term delivery of housing, in addition to the short term delivery through the HDT. It is likely that it will become increasingly challenging to meet the HDT in future years, especially as the number of new homes being completed in any one year will fluctuate and housing targets may continue to rise.

Date published	Measured housing delivery during:	Result	Action
February 2019	2015-16 to 2017-18	95%	None
February 2020	2016-17 to 2018-19	101%	None
January 2021	2017-18 to 2019-20	88%	Action plan. The Lewisham Housing Delivery Test: Action Plan 2021 was published in August 2021. For more details see: https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/annual-monitoring-report
January 2022	2018-19 to 2020-21	87%	Action plan. An update will be published during Summer 2022

Table 1: Lewisham HDT Results
Source: DLUHC

2.3 Housing Approvals

- 2.3.1 Some planning application records still remain missing from the GLA’s monitoring system, so the data presented in this AMR is a combination of data sourced from the GLA’s system and the Council’s in-house Acolaid system. It takes into account the majority of approvals but excludes smaller scale developments such as those arising from householder applications and Certificates of Lawful Development.
- 2.3.2 Approvals made during 2021-22, if implemented, will result in a minimum net gain of 1,872 self-contained new homes. This exceeds the 1,667 annual target in the 2021 adopted London Plan and is significantly higher than last year’s 460 approved homes.
- 2.3.3 It is likely that the number of approvals will fluctuate during the next few years.
- 2.3.4 The approved new homes will be delivered on a range of sites. They include:
- 1,672 new homes (89%) on 12 sites (with 25 or more units) consisting of:
 - 580 new homes on Plots 8 and 15 at Convoys Wharf, through reserved matters approvals.
 - 324 new homes on the corner of Besson and Briant Street.
 - 218 new homes at the vacant Lewisham House, 25 Molesworth Street, through a prior approval scheme.
 - 137 new homes at Scott House, within the Deptford Landings site.
 - 110 new homes at Mais House (a vacant residential home), approved following Judicial Review.
 - 98 new homes at Excalibur estate, where consent of the s73 application has altered the number and tenure of homes previously granted.
 - 63 new homes as part of the redevelopment of Blackheath Business Estate.
 - 58 new homes at 164-169 Trundleys Road, in addition to student accommodation (see paragraph 2.5.5 and [Chart 3](#) for further details).
 - 42 new homes at Catford Timber Yard, granted at appeal.
 - 35 new homes replacing Regent Business Centre at 291-307 Kirkdale.
 - As well as an additional 7 homes on two sites, approved through S73 applications to marginally vary the number of homes on sites that have already been consented.
 - 47 new homes (3%) on 3 major sites (10 or more units).
 - 153 new homes (8%) on 45 small sites (9 units or below).

2.4 Affordable Housing

2.4.1 Quality housing is one of the corporate priorities in the Lewisham Corporate Strategy 2022-2026. It seeks to deliver more social homes for Lewisham residents, working to provide as many people as possible with safe, comfortable accommodation that they can be proud of and happy to live in. The Planning Service has a significant part to play in delivering this corporate priority through the provision of new development, by delivering more social and genuinely affordable housing and creating mixed communities with a variety of tenures.

Affordable Housing Completions

- 2.4.2 During 2021-22, 104 net affordable self-contained homes were delivered. This is an increase compared to last year’s 73 but still reflects the lower number of completions overall.
- 2.4.3 This represents 24% of total net self-contained homes completed and is below the Core Strategy borough wide target of 50%.
- 2.4.4 The proportion of affordable homes delivered rises to 50% when compared to net completions on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more units).
- 2.4.5 **Chart 2** tracks Lewisham’s performance in affordable housing delivery since 2005-06. It shows the cyclical nature of affordable housing delivery, with peaks in 2011-12, 2012-13 and 2018-19 and lows in 2017-18, 2020-21 and 2021-22. Cumulatively since 2005-06, 4,935 affordable homes have been delivered.

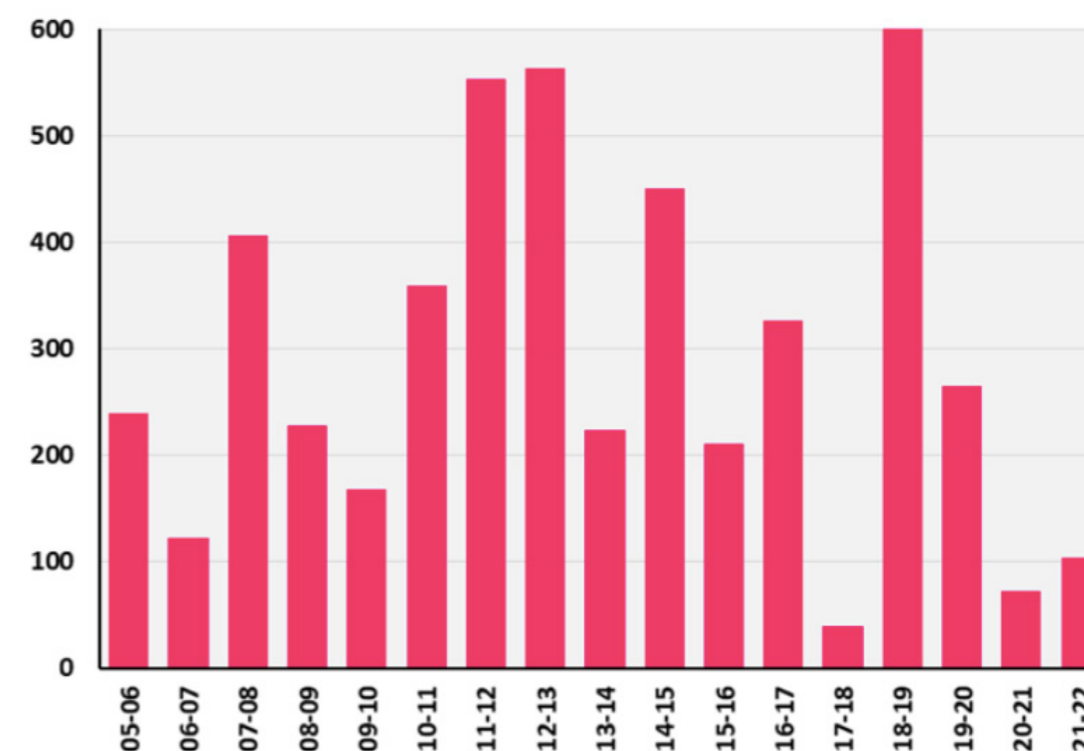


Chart 2: Affordable Housing Completions 2005-06 to 2021-22
Source: GLA Monitoring System and LB Lewisham

Site name	Date of planning approval	Type of development site	Social rent and/or affordable rent	Intermediate	Total affordable on-site
Amersham Vale	16/07/2018	100% housing, mixed tenure scheme	24	15	39
179 Dartmouth Road	19/05/2016	100% housing, mixed tenure scheme	0	17	17
Kenton Court, 132 Adamsrill Road	20/12/2017	100% affordable housing	25	0	25
1 Melfield Gardens	09/03/2021	100% affordable housing	16	0	16
2 small sites	N/A	100% affordable housing	6	1	7
Total			71	33	104

Table 2: Affordable Housing Completions 2021-22.

Source: GLA Monitoring System and LB Lewisham

- 2.4.6 **Table 2** looks at the 104 affordable self-contained homes that were delivered on six sites. All six are solely housing schemes.
- 2.4.7 **Table 3** analyses the tenure split further, with 24% being completed as a range of affordable tenure types. This is below the Core Strategy borough wide target of 50%.
- 2.4.8 Whilst London living rent and intermediate housing are seen as being important tenures that provide variety and are needed forms of housing, within the local housing market they are not considered to be genuinely affordable categories. Accordingly based on a definition of ‘genuinely affordable housing’ comprising social rent and London affordable rent, 16% of the net completions were genuinely affordable. However, the tenure split ratio of 68% genuinely affordable and 32% intermediate is close to the 70:30 split specified in the Core Strategy.
- 2.4.9 Whilst affordable completions are below the 50% target, five out of the six sites secured between 51% and 100% affordable housing on each site. The remaining site secured 32% affordable housing. Furthermore, 241 of the net homes completed are located on 138 small sites that are not required to provide affordable housing. When considering only qualifying sites (with 10 or more units), the proportion of affordable housing delivered rises to 50%.

Social rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
71	16%	0	0%	33	8%	331	76%	435
Affordable Housing (GLA and NPPF definition)						Market		
104						331		
24%						76%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
71			33			331		
16%			8%			76%		
Genuinely Affordable : Intermediate ration split 68% : 32%								

Table 3: Tenure Split for Housing Completions.

Source: GLA Monitoring System and LB Lewisham

Affordable Housing Approvals

- 2.4.10 From the data available, a minimum of 543 net affordable homes were approved during 2021-22. This represents 29% of the total net approvals, below the Core Strategy borough wide target of 50%.
- 2.4.11 **Table 4** looks specifically at the 543 affordable homes that were approved on 10 major sites during 2021-22. These include sites approved through reserved matters applications and S73 applications as well as full applications but do not capture Deeds of Variation. It shows a mix in terms of the tenure provided and also the types of development sites delivered.



Photo 6: Kenton Court, Sydenham
Source: Lewisham Homes / Bugler Developments



Image 3: Visualisation of Melfield Gardens
Image Credit: Phoenix Community Housing / Levitt Bernstein

Site name	Date of planning approval	Type of development site	Social rent and/or affordable rent	Intermediate	Total affordable on-site
Canary Wharf Plots 8 and 15	12/08/2021	Mixed use, mixed tenure scheme	0	124	124
Land at Besson and Briant Street	28/01/2022	Mixed use, mixed tenure scheme	0	114	114
Scott House	30/06/2021	Mixed use, mixed tenure scheme	18	18	36
Mais House	18/08/2021	100% affordable housing	110	0	110
Excalibur Estate (phase 3)	02/11/2021	100% housing, mixed tenure scheme	32	21	53
Blackheath Business Estate	29/04/2021	Mixed use, mixed tenure scheme	14	6	20
Colfe and Hatcliffe Glebe	18/05/2021	100% sheltered housing	11	0	11
Catford Timber Yard	11/08/2021	Mixed use, mixed tenure scheme	10	4	14
Trundleys Road (this table excludes 138 affordable student beds)	05/11/2021	Mixed use, mixed tenure scheme	37	21	58
Church Grove (additional units)	28/04/2021	Mixed use, self build scheme	1	2	3
Total			233	310	543

Table 4: Affordable Housing Approvals 2021-22
Source: GLA Monitoring System and LB Lewisham

Tenure split for Housing Approvals								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
233	12%	0	<0%	310	17%	1,329	71%	1,872
Affordable Housing (GLA and NPPF definition)						Market		
543						1,329		
29%						71%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
233			310			1,329		
12%			17%			71%		
Genuinely Affordable : Intermediate ration split 43% : 57%								

Table 5: Tenure Split for Housing Approvals
Source: GLA Monitoring System and LB Lewisham

- 2.4.12 **Table 5** provides an overview of the tenure split and shows that a variety of affordable housing tenures have been approved, accounting for 29% of the net homes approved. The proportion of affordable housing to be delivered will rise to 32% when compared to net approvals on qualifying sites (sites of 10 or more units).
- 2.4.13 In terms of genuinely affordable tenures, social rent and London affordable rent approvals will result in a total of 233 new homes, which represents only 12% of the net approvals. The tenure split ratio of 43% genuinely affordable and 57% intermediate also does not meet the 70:30 split specified in the Core Strategy.
- 2.4.14 Whilst affordable approvals are below the 50% target, 6 out of the 10 sites secured between 54% and 100% affordable housing and 4 sites secured between 26% and 35% affordable housing.
- 2.4.15 Whilst only 21% of the homes approved on two plots at Convoys Wharf will be affordable, significant amounts of affordable homes will be forthcoming in latter phases of the scheme.
- 2.4.16 In some instances the Council has limited powers to intervene. Three Prior Approval schemes have allowed developments with no affordable housing.
- 2.4.17 Furthermore, 153 of the net homes approved are located on 45 small sites that are not required to provide affordable housing.

2.4.18 Current pre-application discussions on some sites are seeking to generate higher levels of genuinely affordable housing than in the past whilst retaining a viable scheme and providing wider regeneration benefits too. Increases in sales value enable developments to be viable, even with higher levels of affordable housing and review mechanisms have been put in place to capture this.

2.4.19 The Council will continue to monitor the delivery of affordable housing through the AMR and other channels.

Affordable Housing Projects

2.4.20 1,000 new social homes had been pledged in the Lewisham Corporate Strategy 2018 - 2022 and the Council worked with its delivery partner, Lewisham Homes, registered providers, developers and local communities to enhance the existing stock of affordable housing across the borough, to provide new affordable homes and wider regeneration benefits. The number of social homes delivered/secured by Lewisham Council and partners was over 1,200.

2.4.21 The Planning Service has been directly involved in the delivery of affordable housing through: granting planning consents and Section 106 agreements, pre-application discussions and Design Review Panel meetings.

2.4.22 During 2021-22 24 London Affordable Rent and 15 shared ownership homes have been completed at the Peabody development at Amersham Vale. Progress has continued to be made on a range of sites that are currently partially completed or under construction. Together the sites will deliver a range of affordable housing tenures across the borough including at:

- Heathside and Lethbridge (Parkside), with phase 5 delivering 171 London Affordable Rent (73 more than approved at planning) and 113 private sale properties and phase 6 delivering 106 private sale and 53 shared ownership homes (see also [Section 4.4](#)).
- Excalibur, with 141 London Affordable Rent, 44 shared ownership and 136 private sale homes to be delivered across Phases 3, 4 and 5.
- The Peabody development at the former Tidemill School site, Frankham Street, Deptford, with 209 new homes consisting of 79 London Affordable Rent, 14 shared ownership and 51 private sale in phase 1 & 2 and a further 38 London Affordable Rent and 27 shared ownership in phase 3.
- Construction has started on the replacement of 39 over 55 dwellings at Bampton Estate.
- Other smaller scale sites including 18 affordable rented homes at Pomeroy Street, 22 affordable and 34 intermediate homes at Creekside, 32 new homes at Mayow Road providing 26 temporary accommodation homes for homeless families and 6 supported living homes for people with Autism, 6 temporary accommodation homes on Canonbie Road and 25 new affordable homes at Kenton Court.

2.4.23 The Council is seeking to bring forward planning application for Achilles Street. The Council and Lewisham Homes are also continuing to investigate the development potential for new social rented homes as infill housing to replace Council-owned garage sites.

Modern Methods of Construction (MMC)

2.4.24 PLACE/Ladywell, (an innovative MMC development providing accommodation for 24 homeless families and ground floor commercial floorspace) was the Council's first venture into MMC. PLACE/Ladywell was erected temporarily whilst redevelopment plans for the former leisure centre site were worked up. Phase 1 of the redevelopment proposals (to the rear of the site) will be submitted for planning during winter 2022/23 and will include 102 homes with a mix of tenures.

2.4.25 The Council has demonstrated its commitment to innovation through the delivery of two schemes being delivered at: Edward Street (on site) - 34 homes and commercial space and Home Park (on site) - 31 homes and community space.

Homebuilding Capacity

2.4.26 The Mayor of London has allocated funding for London Boroughs to help build a new generation of council homes, including social rented and other genuinely affordable homes on small sites, to develop proactive masterplans in areas with significant growth potential and to plan for optimal density across new residential developments.

2.4.27 The funds secured from the Mayor of London in 2018-19 have continued to fund the work of the Housing Growth Team, with a focus on developing a robust pipeline of affordable housing delivery opportunities for the Council. The funding has also been instrumental in preparing a Small Sites Supplementary Planning Document (SPD) that was approved for adoption by Mayor and Cabinet in October 2021, following public consultation with the local community. To date, it is projected that the work of this team could yield approximately an additional 200 homes that may not have otherwise come forward.

Right to Buy Back

2.4.28 Lewisham was awarded funding from the Right to Buy-back fund for the Council's first Acquisitions Programme which focuses on the buying back of ex-council homes. The programme is to run from 2021 to 2023 and seeks to purchase a minimum 100 homes.

2.5 Non-Self-Contained Housing

- 2.5.1 **Chart 3** shows the completions and approvals in non-self-contained housing that have taken place during 2021-22. This comprises completions of 67 beds in care homes on five sites, the gain of 9 hostel beds on one site and a loss of 165 hostel beds on land at Waldram Crescent, to make way for 22 new homes. Approvals will provide 7 semi-independent units in a residential care home on one site and 393 student beds at 164-169 Trundleys Road, of which 138 are affordable units.
- 2.5.2 Non-self-contained housing can count towards housing delivery, based on the amount of self-contained housing this form of supply will free up. The ratios to be applied have already been established by Government and are replicated in the 2021 London Plan. Net non-self-contained student accommodation should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home. Other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home. However, care home (C2) accommodation for older people is counted as 1:1.
- 2.5.3 Based on these ratios, the completions during 2021-22 has resulted in a net loss of 20 non-self-contained units. Approvals amount to a net gain of 161 non-self-contained units.
- 2.5.4 42 HMO beds have also been completed on 12 sites. For consistency with the methodology used by the GLA for counting completions, these have been counted as conversions to the self-contained housing supply and are therefore excluded from **Chart 3**.
- 2.5.5 Student accommodation schemes are becoming more popular in Lewisham. Whilst there have been no completions during 2021-22, 393 student beds have been approved at 164-169 Trundleys Road and more schemes are being considered through pre-apps. It will be important to monitor approvals for student accommodation, to ensure that they do not compromise the over-riding need to deliver conventional housing in Lewisham or the delivery of mixed and inclusive neighbourhoods.

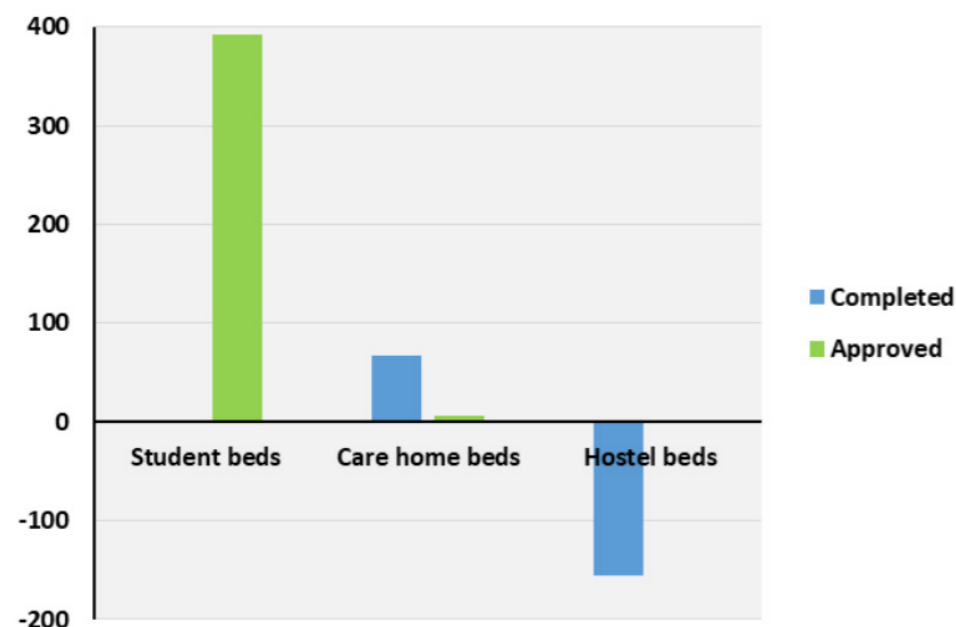


Chart 3 Change in Non-self-contained Housing 2021-22
Source: GLA Monitoring System and LB Lewisham

HMO: Confirmation of Article 4 Direction

- 2.5.6 An Article 4 Direction withdrawing permitted development rights for the change of use from C3 dwelling houses to C4 small HMOs in Lewisham's southern wards (Bellingham, Whitefoot and Downham and Grove Park) has been in effect since March 2020.
- 2.5.7 Following its introduction, there has been increasing concern regarding the concentration of HMOs in other parts of the borough. An update to the HMO evidence base was carried out by the Planning Service which identified a significant increase in HMOs across the borough. As a result the Council is in the process of making a non immediate Article 4 Direction for the remainder of the borough.
- 2.5.8 Whilst an Article 4 Direction helps manage some of the negative and cumulative impacts of small HMOs on local neighbourhoods, issues surrounding some HMOs cannot be mitigated by planning alone. Article 4 Directions have to form part of a wider corporate response across the Council, including licensing, to help improve property standards for all Lewisham residents.

Private Sector Licensing Scheme

- 2.5.9 There are two licensing schemes for houses in multiple occupation (HMOs) in the borough of Lewisham:
- the National Mandatory Scheme.
 - a Lewisham Additional Scheme.

2.5.10 National Mandatory Scheme:

By law, an HMO must have a mandatory licence if it:

- has five or more people in more than one household, and;
- shares amenities, such as bathrooms, toilets and cooking facilities.
- If granted, National Mandatory Licenses are valid for five years.

2.5.11 Lewisham Additional Scheme:

A new Additional Scheme for Lewisham came into force on 5th April 2022 and applies to any HMO property in Lewisham that is not captured by the National Mandatory Scheme, other than those specifically excluded from licensing. The Additional Scheme licensing scheme applies to:

- properties where three or four people who are not part of the same household live together and share kitchen, toilet and/or bathroom facilities.
- properties in purpose built blocks of flats where three or more people who are not part of the same household share kitchen and/or bathroom facilities
- lodger arrangements where more than two tenants share with their landlord and their landlord's household.

For further details please refer to: <https://lewisham.gov.uk/my-services/housing/landlords/hmo/which-houses-in-multiple-occupation--hmos--need-a-licence>

2.6 Self-Build and Custom Housebuilding

- 2.6.1 The Self-Build and Custom Housebuilding Act 2015 and the 2016 Regulations require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. The Council's register, set up in 2015, forms part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses.
- 2.6.2 As of 30th October 2022, 351 people or organisations have registered their interest on the Council's on-line registration form, including 43 people or organisations during the last self-build monitoring year (31st October 2021 and 30th October 2022).
- 2.6.3 The Council has been working with non-profit organisations such as the London Community Land Trust (CLT) and the Rural Urban Synthesis Society (RUSS) to consider options for self-build in the borough. Construction is still underway on the land at Church Grove near Lewisham town centre on a cooperatively built scheme, led by RUSS to provide 36 self-build homes.
- 2.6.4 Local authorities have a duty to permission sufficient self-build plots to meet demand. Local authorities have three years in which to permission an equivalent number of self-build plots, as there are entries for that base period. For Lewisham:
- 49 self-build homes were consented up till 2018-19, exceeding the demand from the 16 people who entered onto the register during 2015-16 (three years prior).
 - 4 self-build homes were consented during 2019-20, so the demand from the 25 people who were entered onto the register during 2016-17 has not been met.
 - 8 self-build homes were consented during 2020-21, so the demand from the 35 people who were entered onto the register during 2017-18 has not been met.
 - 10 self-build homes were consented during 2021-22, so the demand from the 83 people who were entered onto the register during 2018-19 has not been met.
 - Cumulatively, 159 people entered onto the register between 2015-16 and 2018-19. 71 self-build properties have been approved during the same time, leading to a current undersupply of 88 self-build homes.
- 2.6.5 Note that the self-build approvals represent minimum figures as only schemes expressly identified as self-builds appear above, i.e. because their site description within the planning application specifically mentions self-builds or they have successfully claimed self-build exemption from CIL. Other self-builds may not have been captured in these formal monitoring process, especially where a net gain of one dwelling relates to developments that are designed by/for the applicant who intends to live in the newly built or converted home.

2.7 Future Housing Supply

Housing Trajectory

- 2.7.1 [Table 6](#) shows the future anticipated capacity of housing that is likely to be built on 74 development sites (with 25 or more units or on sites that have less than 25 units but contribute to the spatial strategy or non-self-contained supply*) in the next 15 years. It lists:
- 25 committed sites that have planning consent and have started to be built.
 - 18 committed sites that have planning consent but have not yet started construction or have a resolution to approve (subject to referral to the Mayor of London and satisfactory negotiation of Section 106 agreements).
 - 31 sites that have a high likelihood of being delivered because they are:
 - 17 submitted applications or advanced pre-applications, which will be determined in the next few years.
 - 5 lapsed sites, where the concept of residential development has already been established and future planning applications are likely.
 - 9 adopted site allocations from the Lewisham Core Strategy (2011), Lewisham Site Allocations Local Plan (2013) and Lewisham Town Centre Local Plan (2014) that remain to be implemented and are expected to come forward for development within the next 15 years.
- 2.7.2 Note that [Table 6](#) provides an indication of the likely amount of development that will come forward over the long term (next 15 years), prepared on the basis of the best available information. Given the complexity of the development process which relies on many external factors that are beyond the control of the Council, (including delivery of development being led primarily by the private sector), the actual supply will likely differ to these long-term projections.

Site name and location (whole site 25 units/0.25 hectares or above) (* = site has less than 25 units but contributes to the spatial strategy or non-self-contained supply)	Ward	Site status	Indicative net residential units	Delivery period		
				Years 1-5	Years 6-10	Years 11-15
Home Park Housing Office, 129 Winchfield Road	Bellingham	Under construction	31	31		
Former Bell Green Gas Holders and Livesey Memorial Hall	Bellingham	Adopted and draft site allocation, pre-app	100	100		
Land at Pool Court *	Bellingham	Draft site allocation, pre-app	6	6		
86-92 Bell Green *	Bellingham	Lapsed	23	23		
Bell Green Retail Park	Bellingham	Adopted and draft site allocation	748	148	600	
TOTAL FOR BELLINGHAM			908	160	148	600
Heathside and Lethbridge Estate (phases 5 and 6)	Blackheath	Under construction (phases 1-4 complete)	443	443		
Blackheath Hill Business Estate LSIS	Blackheath	Not started	63	63		
73 Lewisham High Street *	Blackheath	Not started	23	23		
House on the Hill, Slaithwaite Road	Blackheath	Draft site allocation, Pre-app	52	52		
TOTAL FOR BLACKHEATH			581	581		
111 & 115 Endwell Road	Brockley	Adopted and draft site allocation	57		57	
TOTAL FOR BROCKLEY			57		57	
1-3 Bellingham Road *	Catford South	Under construction	18	18		
Homebase/Argos	Catford South	Draft site allocation, Pre-app	141		141	
Ravensbourne Retail Park	Catford South	Draft site allocation, Pre-app	367	220	147	
TOTAL FOR CATFORD SOUTH			526	238	288	

Deptford Landings, Oxestalls Road and Scott House	Evelyn	Under construction	1737	800	680	257
Neptune Wharf MEL, Grinstead Road	Evelyn	Under construction	199	199		
Convoys Wharf	Evelyn	Under construction	3,425	1,025	1,300	1,100
Silwood Estate	Evelyn	Not started	61	61		
Safa House, Arklow Road *	Evelyn	Not started	14	14		
Trundleys Road LSIS (NSC student bedrooms, with ratio of 2.5:1 applied)	Evelyn	Not started	215	215		
Evelyn Court	Evelyn	Draft site allocation, Pre-app	102	102		
Apollo Business Centre	Evelyn	Draft site allocation, Pre-app	98	98		
Former Deptford Green Sports Pitch, Edward Street	Evelyn	Lapsed	34	34		
TOTAL FOR EVELYN			5885	2548	1980	1357
Garages at Knapdale Close *	Forest Hill	Under construction	17	17		
Mais House and Otto House, Sydenham Hill Estate	Forest Hill	Not started	110	110		
Land at Forest Hill station west	Forest Hill	Adopted and draft site allocation	80			80
TOTAL FOR FOREST HILL			207	127		80
Haven and Betuna, Grove Park Road *	Grove Park	Not started	20	20		
TOTAL FOR GROVE PARK			20	20		
Ladywell Play Tower	Ladywell	Not started	33	33		
TOTAL FOR LADYWELL			33	33		
Leegate Shopping Centre	Lee Green	Adopted and draft site allocation, Pre-app	450	250	200	
34-40 Eastdown Park *	Lee Green	Lapsed	21	21		
Mayfields Hostel, Burnt Ash Hill *	Lee Green	Lapsed	21	21		
TOTAL FOR LEE GREEN			492	292	200	
Lewisham Gateway	Lewisham Central	Under construction (phase 1 complete)	649	649		
Land at Church Grove	Lewisham Central	Under construction	36	36		
Conington Road, former Tesco's car park	Lewisham Central	Under construction	365	365		
Axion House, 1 Silver Road	Lewisham Central	Under construction	141	141		
152a Lee High Road *	Lewisham Central	Under construction	17	17		

Lewisham House, 25 Molesworth Street	Lewisham Central	Not started	218	218		
Colfe and Hatcliffe Glebe, 347 Lewisham High Street (NSC over 60s sheltered units with 1:1 ratio applied) *	Lewisham Central	Not started	22	22		
Land at Nightingale Grove and Maythorne Cottages *	Lewisham Central	Not started	22	22		
Land at Tesco, Conington Road and Lewisham Road	Lewisham Central	Adopted and draft site allocation, Pre-app	407	107	300	
Place Ladywell, former Ladywell Leisure Centre	Lewisham Central	Adopted and draft site allocation, Pre-app	175	106	69	
Lewisham Shopping Centre	Lewisham Central	Draft site allocation, Pre-app	1,579	160	629	790
Lewisham Retail Park	Lewisham Central	Not started	529	200	329	
Driving Test Centre, Nightingale Road	Lewisham Central	Adopted and draft site allocation	40			40
TOTAL FOR LEWISHAM CENTRAL			4200	2043	1327	830
1 White Post Street *	New Cross	Under construction	21	21		
1 Creekside/Lower Creekside LSIS	New Cross	Under construction	55	55		
Land north of Reginald Road and south of Frankham Street (former Tidemill School)	New Cross	Under construction	193	193		
Haulage Yard, Hereford Place	New Cross	Under construction	26	26		
Shaftsbury Christian Centre, Frankham Street	New Cross	Under construction	33	33		
Surrey Canal Triangle	New Cross	Not started, Resolution to approve	3,510	670	1,675	1,165
52-54 New Cross Road	New Cross	Not started	35	35		
333-337 New Cross Road (NSC student bedrooms, with ratio of 2.5:1 applied)	New Cross	Not started	25	25		
Creekside Village East, Thanet Wharf	New Cross	Adopted site allocation, resolution to approve	393	393		
Sun Wharf, Cockpit Arts	New Cross	Adopted and draft site allocation, application	220	180	40	
Achilles Street	New Cross	Draft site allocation, pre-app	363	200	163	
Hatcham Works, New Cross Gate Sainsbury's	New Cross	Adopted and draft site allocation	800		100	700
New Cross Gate station sites, Goodwood Road	New Cross	Adopted and draft site allocation	167			167
TOTAL FOR NEW CROSS			5841	1831	1978	2032

Our Lady and St Philip Neri RC Primary School	Perry Vale	Under construction	59	59		
Mayow Park Warehouse (NSC C3 temporary accommodation and C2 supported living with ratio 1.8:1 applied) *	Perry Vale	Under construction	18	18		
Bampton Estate (NSC with ratio 1:1 applied)	Perry Vale	Under construction	39	39		
Land at Waldram Park Road, rear of 1-17 Stanstead Road *	Perry Vale	Under construction	22	22		
Valentine Court	Perry Vale	Pre-app	45	45		
Land at Forest Hill Station east (Waldram Place & Perry Vale)	Perry Vale	Adopted and draft site allocation	41			41
TOTAL FOR PERRY VALE			224	184		41
9-19 Rushey Green (former Job Centre)	Rushey Green	Under construction	45	45		
Catford Timber Yard	Rushey Green	Not started	52	52		
Thomas Lane Yards, Catford Shopping Centre	Rushey Green	Catford Town Centre Framework, Draft site allocation, Pre-app	1084	102	400	582
Catford Island	Rushey Green	Catford Town Centre Framework, Draft site allocation, Pre-app	602	250	352	
TOTAL FOR RUSHEY GREEN			1783	449	752	582
154-158 Sydenham Road	Sydenham	Under construction	33	33		
Regent Business Centre, 291-301 Kirkdale	Sydenham	Not started	35	35		
133-157 Sydenham Road	Sydenham	Adopted and draft site allocation	157			157
TOTAL FOR SYDENHAM			225	68		157
Wellington Close, Somerville Estate *	Telegraph Hill	Under construction	23	23		
Corner of Briant and Besson Street	Telegraph Hill	Not started	324	324		
Martins Yard, Drakefell Yard	Telegraph Hill	Pre-app	71	71		
6 Mantle Road *	Telegraph Hill	Adopted and draft site allocation	20		20	
TOTAL FOR TELEGRAPH HILL			438	418	20	
Excalibur Estate, Baudwin Road	Whitefoot	Under Construction	230	230		
TOTAL FOR WHITEFOOT			230	230		
Total for large sites			21650	9221	6750	5679
Total for small site windfalls			5685	1895	1895	1895
TOTAL			27335	11116	8645	7574

Table 6: Housing Trajectory
Source: GLA Monitoring System and LB Lewisham

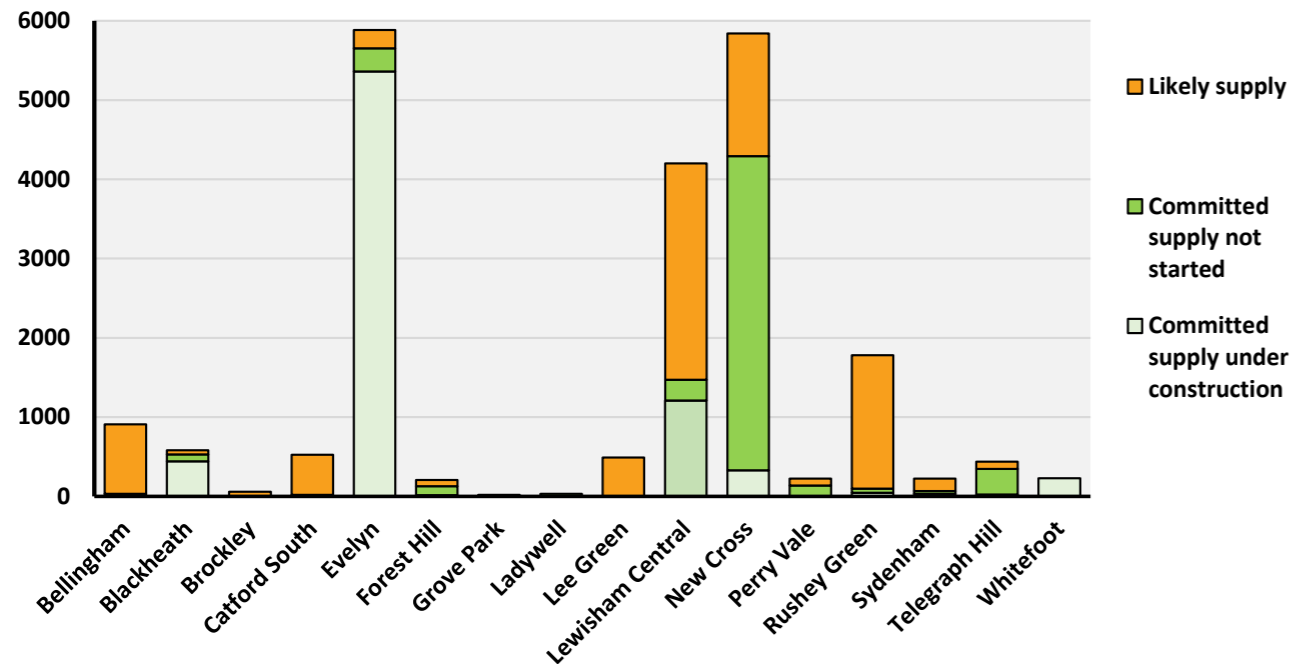


Chart 4: Future Supply of Housing on Major Sites (10 Units or Above)
Source: GLA Monitoring System and LB Lewisham

- 2.7.3 **Table 6** creates a total large site supply of 21,650 homes. It is estimated that a further supply of 5,685 homes could be accommodated on small windfall sites (24 or less units), taking account of the need to deliver 379 units p.a. in line with the 2021 adopted London Plan’s small site target. This will create a total estimated housing supply of 27,335 over a 15 year period.
- 2.7.4 **Chart 4** shows that the majority of the sites are clustered within Lewisham’s designated Regeneration and Growth Areas. 27% of this new housing supply will be located in the ward of New Cross, 27% in Evelyn and 19% in Lewisham Central, which reflects the existing spatial strategy and adopted Local Plan policies.
- 2.7.5 **Chart 4** also shows that 36% of the future housing supply has already started construction, whilst 24% have planning consent or resolution to approve but have not yet started construction. This gives a relatively high degree of certainty that the majority of these sites will be completed. A further 40% are on sites that have a high likelihood of being developed but have yet to be granted planning permission.

Five Year Housing Land Supply

- 2.7.6 The NPPF requires the Council to identify and update (at least) annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing. This is measured against the strategic housing requirement, plus an additional buffer of 5% to 20% depending on previous delivery performance. A 20% buffer is only required where there has been significant under delivery of housing over the previous three years. The NPPF stipulates that in situations where a Local Authority cannot demonstrate a five-year supply of deliverable housing sites, the presumption in favour of sustainable development will apply. Whilst this does not apply currently in Lewisham the Council will continue to monitor the delivery and supply of housing to manage this risk.
- 2.7.7 The following section takes a more in-depth look at the committed housing supply in **Table 6** that is likely to come forward in the next five years and assesses whether this will be sufficient to meet Lewisham’s housing requirement. **Table 6** shows that in the next five years (2022-23 to 2026-27), the large sites and small site windfalls are likely to provide 11,116 net dwellings. This is comprised of:
- 6,873 (63%) homes on committed sites that have already started construction or are available now and already have planning consent.
 - 2,348 homes (20%) on sites that are considered to be achievable with a realistic prospect that housing will be delivered on the site within five years. This includes adopted site allocations, lapsed applications, and draft site allocations that have yet to be granted planning consent but have engaged with developers and others who have an impact on delivery, sites that have submitted applications and sites that have been subjected to pre-application discussions and/or been through Design Review Panel.
 - 1,895 homes (17%) arising through small site windfalls.
- 2.7.8 **Table 7** considers whether 11,116 is sufficient to meet the adopted London Plan target of 1,667 p.a. as well as a backlog need to be delivered over the first five years (equivalent to 462 p.a.), creating a total annual requirement of 2,129. It shows that with a 5% buffer, there is sufficient supply, equivalent of 5.03 years.
- 2.7.9 Paragraph **2.2.13** recognises that it will become increasingly challenging to meet the Housing Delivery Test in future years given the low level of completions in the last two years, and it is probable that Lewisham will need to start planning for a 20% buffer in the near future.

5 year housing land supply with:	Deliverable years
0% buffer	5.20
5% buffer	5.03
10% buffer	4.84
20% buffer	4.52

Table 7: Deliverable Years Housing Land Supply
Source: GLA Monitoring System and LB Lewisham

Boosting the Future Housing Land Supply

2.7.10 **Chart 5** and **Table 6** show the housing supply over the next 15 years, with 27,335 new homes on large sites and anticipated small site windfall sites. This is not enough to meet the 27,730 new homes needed over the next 15 years – taking into consideration:

- The London Plan housing target: 1,667 p.a. (equivalent to 25,005 over 15 years);
- An appropriate buffer: 5% or 83 units p.a. has been added to the 1,667 annual target during the first 5 years, given Lewisham’s 87% performance in the last Housing Delivery Test (equivalent to 415 over 5 years);
- A backlog: completions since the start of the London Plan monitoring period in 2019/20 have amounted to 2,231 compared to the London Plan target of 5,001 over the same period. This creates an undersupply of 2,770 new homes as at the end of 2021/22. This backlog will be catered for by the end of 2027/28 by providing an additional 462 p.a.

2.7.11 Looking more closely at the supply in **Chart 5** there is sufficient supply for the first 10 years. However, the sites anticipated to come forward for development in years 11-15 will not meet the housing requirement towards the latter end of the Local Plan period. Note that the situation will worsen if Lewisham needs to start planning for a 20% buffer, in the likely event that Lewisham does not meet the next Housing Delivery Test.

2.7.12 The Council will need to work with developers and its partners to find an additional supply of longer term sites to bridge this gap. In anticipation of this the Council has prepared a draft Local Plan that seeks to meet Lewisham’s housing needs by identifying a suite of additional site allocations, to boost the housing supply further. Regulation 19 consultation on the draft Local Plan is anticipated to take place during early 2023.

2.7.13 As some of the draft site allocations in this Plan have already progressed to advanced pre-app or submitted application stage, they have already been included in the housing trajectory in **Table 6**. The remaining draft site allocations will help to bridge the gap and boost the supply further, with an extra 3,400 new homes anticipated to be delivered from 2027/28 onwards.



Chart 5: Future Supply of Housing Against Housing Target
Source: GLA Monitoring System and LB Lewisham



Photo 7: Lewisham Gateway Phase 2
Source: LB Lewisham

3 Employment and Town Centres

3.1 Local Economy

3.1.1 Creating an economically sound future is one of the corporate priorities in the Lewisham Corporate Strategy 2022-2026. The Planning Service is helping to achieve this through granting consents for a range of mixed use developments across the borough and delivering large scale, transformational change in the borough's town centres. The Planning Service works in partnership with other Council departments and services, partners and community groups on a range of projects, with the specific aim of enhancing the local economy.

3.1.2 Understanding the local town centre and employment context is essential to understanding the delivery of development in Lewisham and the spatial strategy for the future. Lewisham is within inner-London, with a growing economy based around our town centres and key employment locations. The features of the borough's local economy include:

- Lewisham's economy has significant clusters in public administration, retail and the creative and digital industries. There are currently fewer jobs in industries such as professional and technical services or information and communication, compared to the London average.
- Lewisham has a lower number of jobs compared to other London boroughs and has the lowest jobs density (number of jobs per working age residents) in the country. There were around 64,000 jobs in the borough in 2020.
- The borough had just over 10,000 local businesses in 2021. 94.5% of the businesses are micro businesses (with 1-9 employees), a further 4.8% are small businesses (with 10 -49 people) and only 0.7% of the businesses are medium sized businesses (with 50-249 people) or large sized businesses (with 250+ people).
- Businesses tend to be located along principal roads or by rail lines, in town centres and also at strategic industrial land (SIL) such as Surrey Canal SIL and Bromley Road SIL. Many of the micro and small businesses are scattered throughout the borough.
- The borough has high levels of entrepreneurship and self-employment when compared to rest of London and the UK.
- Unemployment in the borough rose significantly during the Covid-19 pandemic. At the end of 2019 the unemployment claimant count was just over 8,000. This rose to 21,000 in March 2021, falling to 13,000 by April 2022. Unemployment is still more than 50% higher now than before the pandemic and remains higher than both the London and national averages.
- There has also been a rise in the number of working age people who are economically inactive in the labour market. This includes people who are long-term sick, looking after the home or students. 1 in 5 people of working age in the borough are now economically inactive.

- There is a duality in the borough where there exists a resident workforce who have a high rate of economic activity and are well qualified; alongside significant ethnicity and disability employment gaps. This inequality in the labour market means Black and disabled residents are disproportionately more likely to be unemployed than other residents. For those who are unemployed there are also barriers to finding a job including lower qualification levels, family responsibilities and management of health conditions.
- Low pay remains a challenge with 21% of residents earning below the London Living Wage. However, this is a reduction from 23.5% in 2019.
- As an inner city borough, it has a close economic relationship with Central London with residents usually commuting into Central London for work using one of the Capital's best connected transport hubs - of 21 rail stations, 3 DLR stations and 42 bus routes. The impact of hybrid working and changes in how offices are used is still being assessed, but it appears that some residents are working from home more often and commuting in to Central London less frequently than previously (e.g. 2-3 days per week compared to 4-5 days per week pre-pandemic).

3.2 Non-Residential Floorspace

3.2.1 Some records have still not been successfully transferred to the GLA's new monitoring system and we have been unable to retrieve some of the planning application records. It has not been possible to provide a comprehensive assessment of the change to non-residential floorspace during 2021-22. Instead, searches have been carried out using the in-house Acolaid system, focussing predominantly on major sites, full applications and prior approvals. Whilst some applications may have been missed (especially in relation to minor applications, householder developments, changes of use and Certificates of Lawful Development), the Acolaid searches provide an useful indication of the large-scale changes taking place in non-residential floorspace across the borough. The Council is continuing to work with the GLA to ensure the data gaps within the monitoring system is minimised.

Non-Residential Floorspace Completions

3.2.2 **Chart 6** shows the net completions for each type of non-residential floorspace during 2021-22. There has been an overall net loss of 3,260m² of non-residential floorspace. The cumulative changes to each type of floorspace include:

- A net loss of 55m² of retail (A) floorspace.
- A net loss of 943m² of employment (B) floorspace.
- A net loss of 1,218m² of residential institution (C2) floorspace.
- A net loss of 107m² of social infrastructure (D) floorspace.
- A net loss of 937m² of sui generis floorspace.

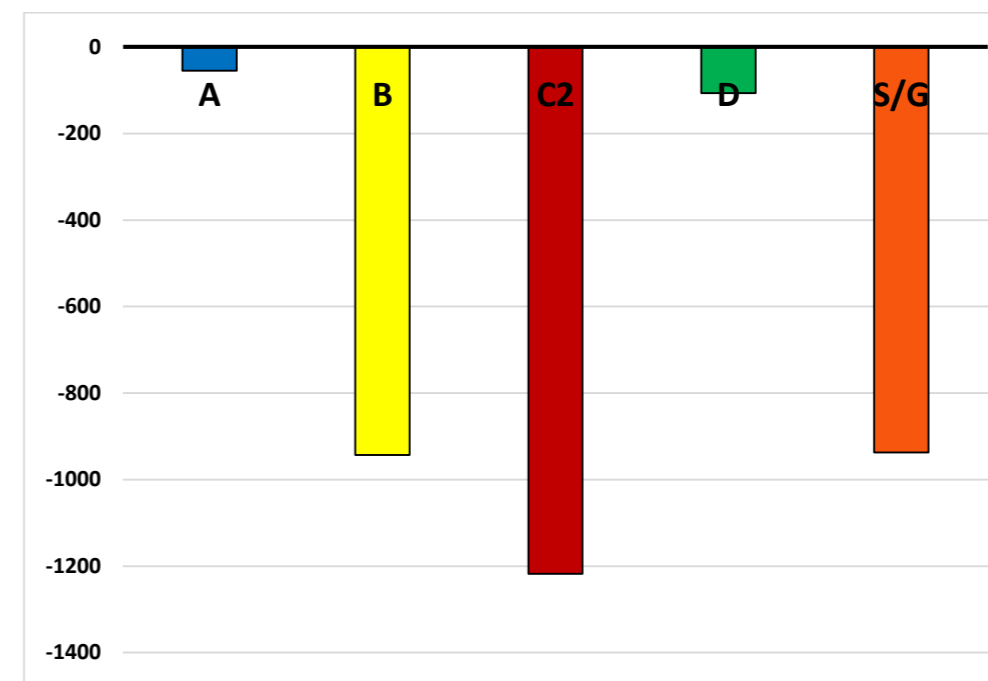


Chart 6: Completions of Non-residential Floorspace During 2021-22
Source: GLA Monitoring System and LB Lewisham

3.2.3 During 2021-22, there were no completed sites with a change in non-residential floorspace of more than net 1,000m². Two out of the four major sites that were completed have been transformed from vacant floorspace into new homes including:

- 179 Dartmouth Road that lost 913m² of Sui Generis (the vacant former Sydenham police station) to make way for residential development.
- 1,708m² of vacant residential institution (C2) floorspace (16 bedsits) have been replaced by 30 new homes built as 55+ independent living accommodation and 2 additional newly built homes at Kenton Court, 132 Adamsrill Road.

3.2.4 From the 138 small sites (less than 10 net residential units) that have been completed during 2021-22, 12 of them also experienced small scale changes in non-residential floorspace resulting in an overall loss of -1,713m² (loss of 2,754m² and gain of 1,041m²).

Non-Residential Floorspace Approvals

- 3.2.5 Looking specifically at full planning applications, approvals made during 2021-22 will result in a net loss of 153m² of non-residential floorspace. The cumulative changes to each type of floorspace include:
- A net gain of 498m² of retail (A) floorspace.
 - A net loss of 958m² of employment (B) floorspace.
 - A net gain of 1,738m² of social infrastructure (D) floorspace.
 - A net loss of 1,431m² of sui generis floorspace.
- 3.2.6 During 2021-22 9 sites were approved for mixed use development, of which large scale floorspace change (more than 1,000m²) will take place at:
- Besson and Briant Street – with a gain of 143m² of A, a gain of 108m² of Sui Generis and a gain of 813m² of D floorspace, totaling 1,064m².
 - Blackheath Business Estate – with a net gain of 1208m² of B1 floorspace.
 - Regent Business Centre, 291-307 Kirkdale – with a net loss of 2,630m², consisting of a loss of 1,821m² of Sui Generis, a loss of 1,828m² of B1, a gain of 784m² of D and a gain of 235m² of A1 floorspace.
- 3.2.7 Small cumulative changes to non-residential floorspace (less than 1,000m²) will take place on a further 7 sites. This includes the refurbishment and alterations to Catford Constitutional Club.
- 3.2.8 There are also a range of pre-applications taking place on major sites that will lead to further net change in non-residential floorspace in the future.

Permitted Development and Prior Approvals

- 3.2.9 During 2021-22 prior approvals resulted in 5 new homes built on three completed sites and 284 new homes approved on 10 sites, but this will result in a consequential loss of non-residential floorspace. This continues the trend from previous years, albeit to a much lesser extent than has been experienced in the recent past.
- 3.2.10 The continued loss of employment floorspace through the permitted development / prior approval process is a particular concern. Prior approvals have the potential to impact on the mix and type of land uses within town centres and on employment land, and it could lead to a proliferation of changes to existing roofscapes too.
- 3.2.11 With the introduction of Use Class E, commercial, retail and leisure uses now have greater freedom to adapt to changing circumstances and respond to the needs of their local communities without the need for planning consent. The Council are responding to this by making a non-immediate Article 4 Direction, see paragraph [3.4.12](#) for more details.
- 3.2.12 Future AMRs will continue to monitor the change in non-residential floorspace, where the development is captured via the prior approval process.

Protecting Employment Land

- 3.2.13 The Core Strategy (2011) facilitated the loss of some employment land through the plan led-process. This included the designation of surplus industrial land as Mixed-use Employment Locations (MELs) in order to support the delivery of the spatial strategy, provide for a significant amount of new homes, including genuinely affordable housing and public realm improvements. They will help to regenerate neighbourhoods and enable the replacement of outdated business floorspace with new, contemporary format floorspace suited to a modern day economy.
- 3.2.14 The Council is preparing a new Local Plan. As part of the evidence base for this plan, the Employment Land Study concludes that there is now a need to safeguard the remaining employment land within the borough and make provision for further capacity to meet future needs (circa 1,000m² net new floorspace annually to 2038).

Future Supply of Non-Residential Floorspace

- 3.2.15 To gain an understanding of how non-residential floorspace will change in the future, [Table 8](#) shows the pipeline of non-residential floorspace that has planning consent on 19 sites where there will be net losses or gains of more than 1,000m². Adopted site allocations and pre-apps have been excluded from the table despite many of them being identified as mixed use allocations, because there is no certainty regarding the amount and type of non-residential floorspace that will come forward on these sites. The figures in [Table 8](#) should be considered as indicative, as estimated calculations have been used for some floorspaces, where there have been difficulties retrieving data from the GLA's monitoring system.
- 3.2.16 [Table 8](#) shows a net gain of 180,774m² of non-residential floorspace. There will be losses in employment (B) floorspace, although this will be compensated by gains in retail (A), residential institutions (C), social infrastructure (D), Sui Generis and new class E floorspace. Permitted sites with less than 1,000m² floorspace, submitted applications, pre-applications and site allocations that come forward will significantly boost the supply further.

Site name and location (net change >1,000m2 floorspace)	Ward	Status	Indicative net floorspace total	Net A floorspace	Net B floorspace	Net C floorspace	Net D / F floorspace	Net SG floorspace	Net E floorspace
Blackheath Business Estate	Blackheath	Not started	1,208		1,208				
TOTAL FOR BLACKHEATH			1,208		1,208				
Deptford Landings, Oxestalls Road and Scott House	Evelyn	Under construction	10,949	3,754	6,396			799	
Convoys Wharf (outline)	Evelyn	Under construction	98,100	10,330	15,500	27,070	13,000	32,200	
Silwood Estate	Evelyn	Not started	1,513	145	1,313		55		
164-169 Trundleys Road	Evelyn	Not started	13,827		900			12,927	
TOTAL FOR EVELYN			124,389	14,229	24,109	27,070	13,055	45,926	
Mayfield Hostel, 47 Burnt Ash Hill	Lee Green	Not started	-1,215	261	-1,476				
TOTAL FOR LEE GREEN			-1,215	261	-1,476				
Lewisham Gateway (s73 MMA)	Lewisham Central	Under construction	20,219	7,725	1,891	6,409	4,194		
Lewisham Retail Park	Lewisham Central	Not started	-3,777	-3,777					
Silver Road and Axion House	Lewisham Central	Not started	-1,432	247	-1,926		247		
Lewisham House, Molesworth Street	Lewisham Central	Not started	-12,089		-12,089				
TOTAL FOR LEWISHAM CENTRAL			2,921	4,195	-12,124	6,409	4,441		
Surrey Canal Triangle	New Cross	Not started	43,440		-22,874		5,000	8,785	52,530
North Of Reginald Road and South of Frankham Street (former Tidemill School)	New Cross	Under construction	-2,697				-2,697		

1 Creekside	New Cross	Not started	1,021		1,541				-520	
Creekside Village East	New Cross	Resolution to approve	-1,316	643	-1,959					
TOTAL FOR NEW CROSS			40,448	643	-23,292			2,303	8,265	52,530
Mayow Park Warehouse	Perry Vale	Under construction	-1,292		-1,292					
TOTAL FOR PERRY VALE			-1,292		-1,292					
St Dunstons College and Jubilee Sports Ground	Rushey Green	Under construction	4,717					4,717		
9-19 Rushey Green	Rushey Green	Under construction	-2,664	-2,664						
TOTAL FOR RUSHEY GREEN			2,053	-2,664				4,717		
Regent Business Centre, 291-307 Kirkdale	Sydenham	Not started	-2,630	235	-1,828			784	-1,821	
TOTAL FOR SYDENHAM			-2,630	235	-1,828			784	-1,821	
Corner of Briant and Besson Street	Telegraph Hill	Not started	1,064	143				813	108	
TOTAL FOR TELEGRAPH HILL			1,064	143				813	108	
TOTAL			180,774	17,042	13,795		33,479	26,113	65,405	52,530

Table 8: Future Change of Non-Residential Floorspace on Consented Sites (1,000m² or above)

Source: GLA Monitoring System and LB Lewisham

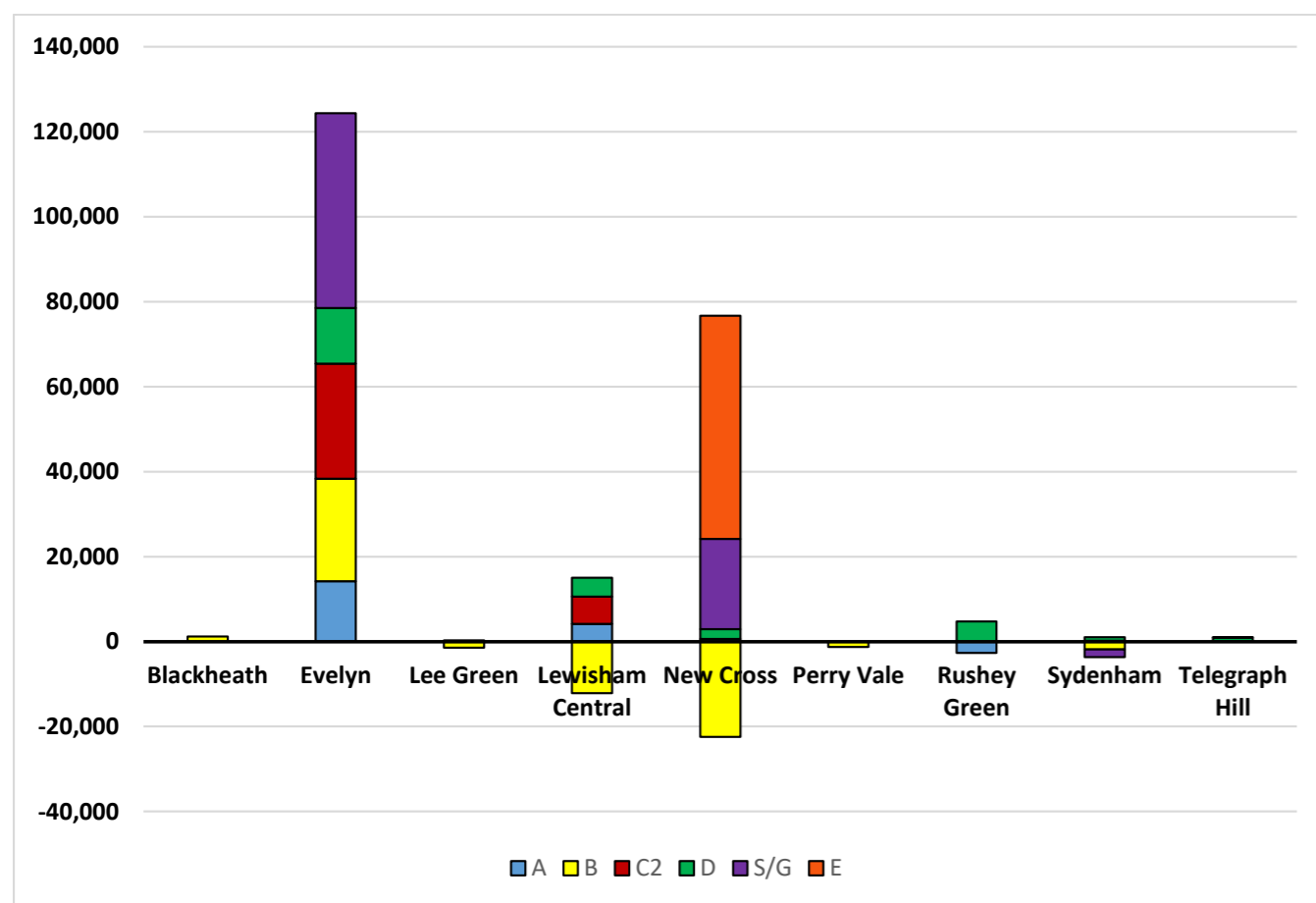


Chart 7: Distribution of Future Change of Non-Residential Floorspace (1,000m² or above)

Source: GLA Monitoring System and LB Lewisham

3.2.17 **Chart 7** shows that large scale changes in non-residential floorspace (above 1,000m²) vary across the borough, with the most change to take place in the wards of Evelyn, New Cross and Lewisham Central, consistent with the Core Strategy’s Growth and Regeneration Area. It is also evident that six other wards will experience either net losses or net gains in non-residential floorspace.

3.3 Partnership Working to Increase Employment

3.3.1 Creating a strong local economy is one of the priorities in the Corporate Strategy 2022-2026. The Planning Service is helping to achieve this through granting consents for a range of mixed use developments across the borough and delivering large scale, transformational change in the borough’s town centres. The Economy, Jobs and Partnerships Team frequently engage with the Planning Service on a number of strategic projects, with the specific aim of enhancing the local economy.

Local Labour Business Scheme

3.3.2 Lewisham’s Local Labour and Business Scheme (LLBS) is a service that supports residents and businesses to gain access to the employment, training, learning and contract opportunities created by the development activity across Lewisham. LLBS also works with training providers, including the Mayor’s Construction Academy Hub at London South Bank University.

3.3.3 LLBS continues to work in partnership to ensure local businesses are able to access procurement processes and contract opportunities. The Planning Service provides an important contribution to the LLBS by securing Section 106 agreements on consented development schemes. These provide a source of funding to implement the LLBS and secure local employment, work experience, apprenticeship and procurement opportunities, both during the construction of a development site, and beyond.

3.3.4 The achievement of LLBS outcomes has been impacted by the Covid-19 pandemic. Some construction sites scaled back their activity to reduce the number of people on site. However, the LLBS function was still able to secure a number of positive benefits for local residents and businesses including:

- 118 job starts for local residents.
- 18 new or continued apprenticeships.
- £4.4 million in contracts secured by local businesses in the supply chains of major developments.

Lewisham Works

3.3.5 To respond to the significant increase in unemployment and the existing inequalities in the labour market the Council has established a new service, Lewisham Works, to provide employment support and training to local people who are looking for work.

3.3.6 The service began in August 2021 with a dedicated programme for young people aged 18-25. This programme is delivered from Unit 19 in Lewisham Shopping Centre and outreach locations around the borough. A small team of employment and training advisers provide 1-1 information, advice and guidance to young people who are unemployed. In the first year this service supported 267 young people with 92 of those securing employment and a further 55 moving in to education and training.

3.3.7 In May 2022 an all-age employment support service was introduced to support unemployed residents in to well-paid, sustainable jobs. This provides flexible and tailored 1-1 support from a dedicated advisor, including help with CVs, interviews, job searching and addressing barriers to employment. Alongside this the service provides access to local job opportunities, apprenticeships and training programmes. In the first five months of delivery the service has supported 232 unemployed residents with 67 starting a job and 52 moving on to education or training. Of these 232 enrolments, 50 were refugees and 42 were disabled residents.

Creative Enterprise Zone

3.3.8 In 2018 the Council and partners were successful in bidding for Creative Enterprise Zone (CEZ) status for Deptford and New Cross. The initial 3 year designation ended in December 2021, but the Zone was re-accredited by the Mayor of London in early 2022. The CEZ is a partnership between the Council and key artistic, creative and educational institutions in the borough.

3.3.9 Sadly two years of the CEZ programme have coincided with the Covid-19 pandemic which restricted some of the connections and networks which would have sought to be built. Nonetheless, a number of positive outcomes have been achieved:

- Created 86 new affordable artists' studios at Second Floor Studios in Deptford, development facilitated through the Council's S106 planning requirement and funded by the GLA's Good Growth Fund.
- Securing £500,000 to support 125 young Lewisham residents into employment, training and mentoring opportunities in the creative and digital industries through the Inspire Lewisham programme, led by Goldsmiths University. This aims to improve diversity in the creative industries, focussing on providing placements for women, disabled people and residents from Black, Asian and Minority Ethnic backgrounds. Training is available to develop skills in media, 3D-scanning and virtual reality. The programme will also work with local employers to support them in delivering training placements for residents, particularly those from under-represented groups which have been disproportionately affected by the economic impact of Covid-19.
- Delivering the Creative Happenings programme which provided grants to 17 projects delivered by local creatives and freelancers who had been affected by the Covid-19 pandemic.
- Events including the Creative Crawl (part of London Design Festival, tour by 70 delegates around venues in Deptford showcasing local artists), Creative Talks and Brown Jewels exhibition.
- Creation of the Shapes Lewisham website, a platform for creative businesses and freelancers to interact, collaborate and advertise jobs and contract opportunities. Currently around 265 creatives profiles with over 4,500 social media followers.
- Seeking designation of the CEZ in the draft Local Plan.
- Affordable Workspace Accreditation Scheme Pilot saw one workspace become accredited but Covid paused further rollout.

• In securing the re-accreditation of our CEZ the commitments have been made to be delivered during 2022-25 include:

- Creating new artist studios and training space at Cockpit Arts to provide over 1,400m² additional workspace.
- Delivering Climate Home, a temporary employment and skills training space, focussing on the climate movement, co-designed and built by local young people.
- Working with partners, landlords and creatives to bring vacant properties back into active use.
- Creating an Affordable Workspace Strategy and Action Plan.
- Considering the use of Article 4 Directions to limit permitted development rights from commercial to residential use.
- Targeting work with schools and young people, to help pursue careers in the creative industries.
- Continuing with the Shapes Lewisham platform, alongside further events and training for local creatives and freelancers.
- Creating a Community Representative Board to guide future plans for the CEZ.

3.3.10 There are also significant links between the CEZ programme and Borough of Culture 2022 and this work will play an important legacy role in the Borough of Culture.

3.4 Town Centres

3.4.1 **Map 2** shows that the borough has two major centres and seven district centres, which play an important role in the borough's economy.

Retail and Town Centre Trends Study

3.4.2 Following the Regulation 18 Local Plan Consultation in January -April 2021, the Council appointed Lichfields to prepare A Retail Impact Assessment and Town Centre Trends Study. The study was prepared in response to considerable feedback on the draft Local Plan (Regulation 18) document concerning future retail demand and the changing nature of town centres. The study comprises of two key outputs: The first is a technical update to the Lewisham Retail Capacity Study Update 2019 and its findings, taking into account significant legislative changes, the impacts of Covid-19 and the accelerated move to online shopping, as well as future changes to out-of-centre retail parks to floorspace displacement or growth and a shift in the mix of uses. The second, an assessment of how a new town centre in Lower Sydenham/Bell Green might affect existing centres.

3.4.3 The findings of the study have been used to inform the next version of the draft Local Plan.

Town Centre Revitalisation

3.4.4 In recent years a number of developments have been completed, have started to be built, or have received planning permission and together these will help to transform some of the borough's town centres, in particular Lewisham and Catford Town Centres.

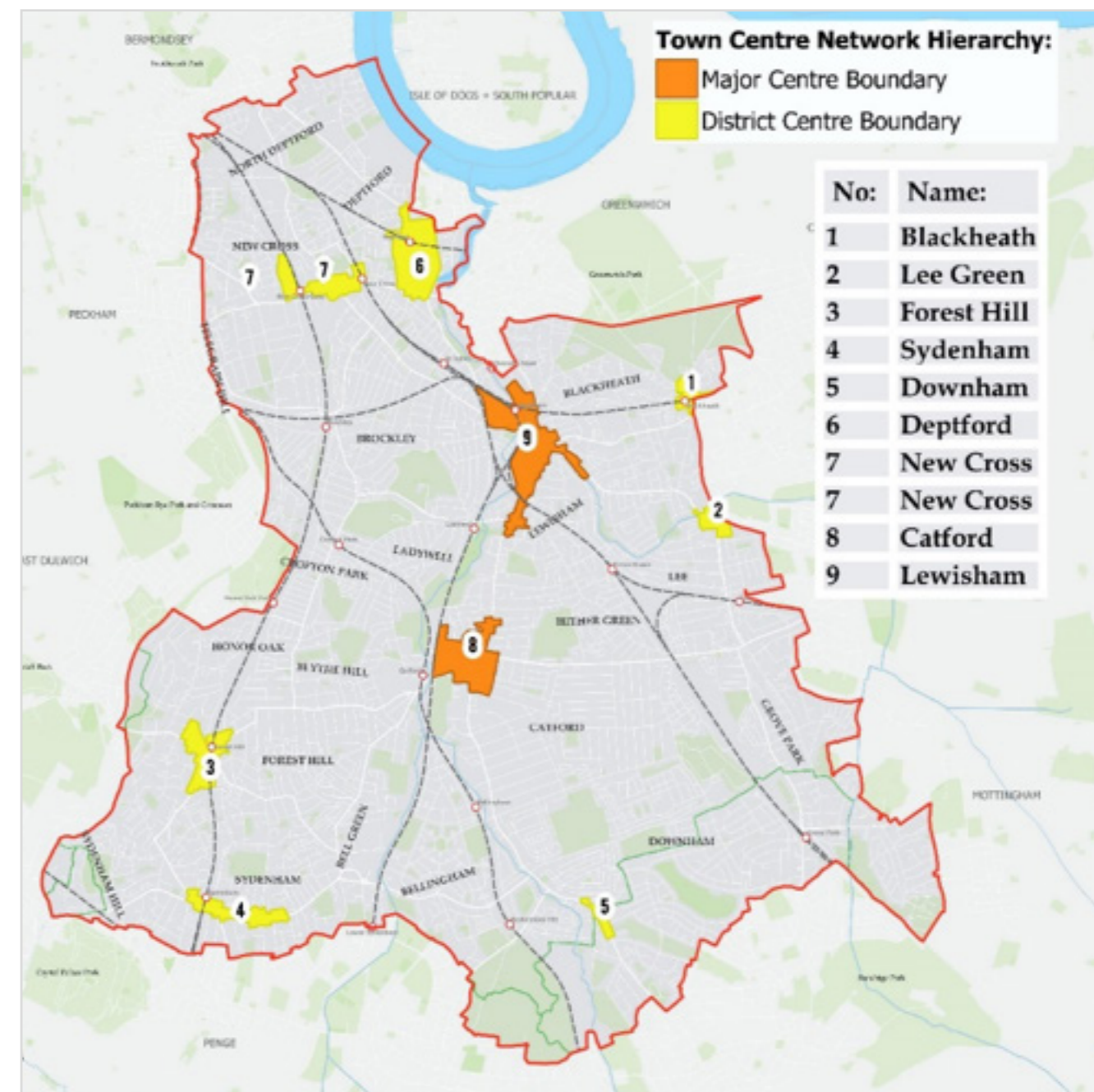
Lewisham Town Centre

3.4.5 The Lewisham Town Centre Local Plan (2014) identifies a range of mixed-use development sites that are expected to come forward, helping to enhance the vitality and viability of the town centre. Momentum is now gathering pace and a cluster of developments are taking place in close proximity to Lewisham railway station. Many have been completed in recent years such as Lewisham Exchange (former Carpetright), Lewisham Gateway Phase 1 and the adjoining Confluence Park. Further to this a number are currently under construction including Lewisham Gateway Phase 2, Axion House at Silver Road and Tesco Car Park.

3.4.6 The Planning Service is working with a range of developers and partners to enable further change to take place including Land Securities who are seeking to bring forward a comprehensive mixed-use redevelopment of Lewisham Shopping Centre.

3.4.7 The Council is also working in partnership with infrastructure providers to deliver enhancements to accessibility within the town centre including: highway improvements that will help to improve the design and access of the market area and working with Network Rail and TFL to enhance accessibility at Lewisham Railway Station.

3.4.8 The Council has recently submitted a bid to the Levelling Up Fund, seeking up to £20 million funding, for Lewisham town centre to include improvements to the street market, library, transport and public realm.



Map 2: Lewisham's Town Centres

Source: LB Lewisham

Catford Town Centre

- 3.4.9** Delivery of the Catford Town Centre Framework has commenced, following its adoption in July 2021. A private sector led scheme has submitted a planning application for the Catford Island site, which will form part of the 2,700 new homes proposed across the town centre. The Council also continues to work with TfL to progress the designs to re-route the A205 south circular with public consultation expected in spring 2023.
- 3.4.10** The Council is progressing a residential scheme at Thomas Lane Yard and a full refurbishment of the former Catford Constitutional Club to provide a new pub with a wider mixed-use offer. Thomas Lane Yard has now been developed to RIBA Stage 3 and a planning submission is expected spring 2023. The Catford Constitutional Club achieved planning consent in 2021. The procurement for a works contractor has concluded and contracts are being arranged for start on site in winter 2022.
- 3.4.11** A number of public realm improvements to support the Catford Town Centre aspirations are also underway. Public realm enhancements to Holbeach Road were completed within budget earlier in summer 2022. Further tree planting and minor cladding work to an existing planter is due to be completed. The Council also plans to deliver further public realm improvements to the area between Catford and Catford Bridge railway stations to create a safe and welcoming space for pedestrians and cyclists.



Photo 8: Public Realm Improvements at Holbeach Road

Source: Team Catford

Class E to Residential Article 4 Direction

- 3.4.12** The Government introduced permitted development (PD) rights to allow a change of use from commercial uses (Class E) to residential uses (Class C3) without the need for full planning consent. Whilst there are benefits in boosting the housing supply it should not come at the expense of losing non-residential floorspace in town centres and on designated employment land.
- 3.4.13** The Council carried out a study to identify the impacts that this particular type of PD rights will have on the borough. It showed that an Article 4 Direction is essential to: mitigate the adverse impacts of PD rights, avoid the indiscriminate loss of retail, commercial, business and service floorspace and ensure an inclusive, diverse and sustainable local economy. As a result, the Council is in the process of making a non-immediate Article 4 Direction.
- 3.4.14** However, the Article 4 will not apply to the whole borough. It will only apply to some locations such as Major Centres, District Centres, Local Centres and Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Mixed-Use Employment Locations (MEL). It does not mean that change of use cannot occur in these locations, but the Article 4 will give the Council the opportunity to consider each application on its merits.



Image 4: Visualisation of Surrey Canal Triangle
Image Credit: Renewal / Studio Egret West

4 Placemaking

4.1 High Quality Design

4.1.1 Ensuring that growth contributes to successful placemaking and that high quality design is achieved through all aspects of development is a key priority for the Council. The Planning Service seeks to provide this by providing design advice on individual planning applications as well as running a Design Review Panel, through building high quality new developments, and preparing a range of studies, masterplans and Supplementary Planning Documents to help guide and inform the quality of new development in the future.

Design Awards

4.1.2 The borough is becoming known for its exceptional quality of design and continues to build on its success of recent years, where a number of design accolades have been awarded to Lewisham. In the last year the following developments have won or been shortlisted for a number of prestigious awards:

4.1.3 At the 2022 Building London Planning Awards:

- Lewisham Gateway won the 'Best Borough Led Project' which will deliver over 1000 new homes, including affordable homes, a new 9 screen cinema, retail and restaurant space, new public space, significantly improved pedestrian links, and more jobs to the Town Centre.
- Mayow Road affordable housing scheme was also shortlisted in the same category. This project delivers genuinely affordable homes and specialist on-site supported living units.
- Silverdale Mews affordable housing scheme was shortlisted in the 'Best New Place to Live' category. This project delivers genuinely affordable housing.

4.1.4 At the 2022 Housing Design Awards:

- Algernon Road was shortlisted for a project award. This project delivers genuinely affordable housing.

4.1.5 At the Building Awards 2022:

- Lewisham Exchange was shortlisted for 'Offsite Project of the Year'. This project is the world's tallest modular construction student housing building and includes affordable housing in a separate tower above commercial space and a safeguarded future Bakerloo Line station / Lewisham Station entrance.

4.1.6 At the Offsite Awards 2022:

- Lewisham Exchange was also shortlisted for ‘Best use of Volumetric Technology’.

4.1.7 At the New London Awards 2022:

- Besson Street was shortlisted in the ‘Housing’ category. This scheme is a joint venture between the Council and Grainger for a Build to Rent development including 35% affordable housing and a new health facility.

4.1.8 At the World Architecture Festival Awards 2022:

- New Bermondsey (Surrey Canal Triangle) was shortlisted for ‘WAF Future Project: Master planning’. This project will deliver new housing including affordable housing set above a major new auditorium/ event space.
- New Bermondsey was shortlisted ‘WAF Future Project: Commercial mixed use’. This project will deliver over 3500 new homes including affordable housing, major new workspace, leisure center, creative quarter, industrial space and new major areas of public realm and landscaping set around Millwall Football Stadium.



Photo 9: Lewisham Exchange

Source: LB Lewisham



Image 5: Visualisation of Besson Street

Image Credit: Phoenix Community Housing / Levitt Bernstein

Urban Design Studies

4.1.9 A range of masterplans, studies and Supplementary Planning Documents (SPDs) have been, or are in the process of being prepared, either by the Strategic Planning Team or in collaboration with other Council teams and external consultants. They seek to improve design quality and place making within the borough. Some of which form part of the Local Plan’s evidence base and will be used to create high quality development by influencing discussions with developers, planning decisions and transport and regeneration bids and initiatives. Others, such as the SPDs provide greater detail to adopted policies within the development plan.

4.1.10 A number of studies have been consulted upon and subsequently adopted (or endorsed) by the Council during 2021-22 including:

- Catford Town Centre Framework – endorsed in July 2021 – this document conveys major plans that will transform many parts of the town centre over the next couple of decades. The document will help to establish guidance for new development and will be used in funding bids for a range of transport and regeneration schemes and aims to make Catford one of the greenest town centres in London.
- Small Sites Study – approved for adoption in October 2021 - this document prepared by Ash Sakula Architects and RCKA is a Supplementary Planning Document (SPD), was commissioned collaboratively between the Strategic Development Team and Strategic Planning Team and part funded by the GLA’s Homebuilding Capacity Fund. The document seeks to provide design guidance for small sites development throughout the borough of Lewisham and aims to optimize the use of available land whilst encouraging high quality, sustainable design, increase and diversify the delivery of affordable new homes, improve streetscapes and public realm and provides specific guidance on different typologies of sites.
- A21 Development Framework and Baseline Study – approved in March 2022 – this document is a planning guidance document funded by the GLA and produced by the Council. The Framework sets a development strategy for the part of the A21 located within the borough and sites located alongside and close by to the road, running from Lewisham town centre through to Bromley Hill. It shows how potential development sites could be redeveloped to provide much needed housing which would include a high proportion of genuinely affordable housing. It also describes how local character, the historic environment, public spaces and movement along and across the A21 should be improved and shows how employment and commercial spaces can be delivered within new developments.

4.1.11 The Regulation 18 Local Plan Consultation in January-April 2021 generated a significant amount of interest in the topic of building heights and in response to this the Council commissioned Allies and Morison to prepare an Addendum to the Draft Lewisham Tall Buildings Study (2021). The Addendum has been prepared to ensure that that Local Plan is consistent with national planning policy and in general conformity with the London Plan policy D9 (Tall Buildings) which directs all London boroughs in their Local Plans to identify locations where tall buildings may be an appropriate form of development and to set parameters for building heights. The study will also help to ensure that the Local Plan provides clarity about the appropriateness of tall buildings in different parts of the borough. The Addendum was published for consultation during May and June 2022 and the comments received have fed into the next version of the draft Local Plan.

Design Review Panel

4.1.12 The Design Review Panel (DRP) is an independent panel of design professionals, acting as an advisory body to the Council, who meet regularly to review development schemes. Comments from the panel are fed into the assessment of pre-applications, planning applications and appeals. By doing this, developers and design teams can respond to panel advice and have a better chance to address design concerns prior to application as well as delivering high quality design in their final consented schemes. **Table 9** provides details of the 18 development sites that were assessed by DRP during 2021-22.

Site name	Site description	Net new homes
Lewisham Islamic Centre	The demolition of all existing buildings on the site, and the construction of a part 3/ part 4/ part 5 storey plus basement building that would accommodate a mosque comprising of worship space, multipurpose halls, lecture space and classrooms, library, sports facilities and a crèche.	0
Valentine Court	The applicant is Lewisham Homes, on behalf of the Council. The proposals will infill parts of the existing estate with four new blocks totalling 45 affordable residential units.	45
Leegate Shopping Centre	The applicant proposes the comprehensive redevelopment of the Leegate site, with the demolition of all existing buildings, and the construction of a mixed use development of up to 15 storeys in height.	592
2 Creekside	The redevelopment of No 2 Creekside to provide mixed-use residential development and the retention, conversion, extension and refurbishment of The Birds Nest public house.	32
Mais House	The Sydenham Hill Estate is located on the eastern side of Sydenham Hill, to the south of its junction with Kirkdale. A series of buildings to provide 120 new affordable rented units.	120
3 Creekside	Redevelopment of site to provide a mixed-use development comprising commercial floorspace and residential accommodation with façade retention of the existing Medina Works building.	50
5-9 Creekside	Redevelopment of site to provide a mixed use development comprising commercial floorspace and student accommodation of 250+ units.	260
Greystead Road	Densification and infill development of existing post-war housing estate with two new blocks providing 33 new residential units in total.	33
Martins Yard	Redevelopment of site to provide a mixed use development comprising 700m ² of employment floorspace and residential accommodation (71 apartments) in two buildings, accessed from Drakefell Road.	71
Former Ladywell Leisure Centre	The project centres on the redevelopment of land to the rear of Place Ladywell. The proposals are residential led delivering 100% affordable housing.	106
Evelyn Court	The proposal is to co-locate residential and light industrial/commercial uses on a site that is designated SIL (Strategic Industrial Land).	84

Catford Island	The proposals outline a comprehensive redevelopment of the Catford Island site comprising approximately 600 new homes (incl. affordable housing), commercial floorspace, new public realm, and pedestrian routes through the site and other associated works.	600
Thomas Lane Yard	The development comprises two mixed use residential buildings of 12 and 8 storeys, a single storey terrace of commercial kiosks, and associated landscape works to create a continuous public realm that will connect Catford Broadway with the future Framework sites to the north and east.	100
Leegate Shopping Centre 2nd Review	The applicant proposes the comprehensive redevelopment of the Leegate site, with the demolition of all existing buildings, and the construction of a mixed use development of up to 15 storeys in height.	-
5-9 Creekside 2nd Review	Redevelopment of site to provide a mixed use development comprising commercial floorspace and student accommodation of 250+ units.	-
Besson Street	The project comprises a residential led redevelopment of the vacant land with the provision of a GP surgery, pharmacy and community and commercial space.	324
Surrey Canal Triangle (New Bermondsey)	The proposal is for the comprehensive redevelopment of part of the Surrey Canal Triangle strategic site allocation, comprising residential led mixed use development, incorporating commercial, retail, leisure, and assembly uses.	600
Sun Wharf	The proposed redevelopment of Sun Wharf comprises a mix of commercial floorspace and 220 residential units in buildings ranging between 3 and 19 storeys in height, together with improvements to the public realm, which include pedestrian access to the Creek.	220
Dacres Estate	The applicant is Lewisham Homes, on behalf of the Council. It is proposed to infill parts of an existing estate with four blocks totalling 104 units.	104
Timberyard, Oxestalls Road, (Deptford Landings), Plot 5	The project is at pre-application stage. There have been three pre-application sessions in relation to Plot 5 and DRP had previously considered the proposals on the 13th November 2019, prior to the current revisions.	764

Table 9: Schemed Reviewed at DRP During 2021-22

Source: LB Lewisham

4.1.13 Note: The net new homes represent the amount of housing currently being proposed and may differ from the estimates shown in **Table 6** and the final amount of housing granted consent. Cumulatively, the panel has provided design advice on approximately 4,105 homes.

4.1.14 Note: The contents of **Table 9** include some overlap with the previous AMR 2020-21.

4.1.15 Further information about the DRP can be found here: <https://lewisham.gov.uk/my services/planning/conservation/design-review-panel>

4.2 Built Heritage

- 4.2.1 Lewisham has a rich and diverse heritage of buildings and spaces that are social, economic and cultural assets we are proud to have inherited. The Council values the diversity of ways in which the borough's historic built environment contributes to the life of the borough: from civic buildings to private houses, town centres, parks and cultural venues. It seeks to sustain these distinctive, cherished and inherently sustainable elements of our townscape.
- 4.2.2 Lewisham has 367 entries on the statutory list of heritage assets of national significance, shown on [Map 3](#). A list entry can comprise a single building, but can also include a number of buildings, structures, or features; so the total number of buildings that enjoy statutory protection in Lewisham is much higher and can be estimated closer to 600.
- 4.2.3 Lewisham is also home to three Registered Parks and Gardens which are all listed at Grade II:
- Horniman Gardens were a gift to the people of London in 1901 and are an important visitor attraction in south east London. They contain extensive lawns, formal and experimental gardens, trees and shrubberies, along with the award winning, and grade II* listed Museum.
 - Grove Park Cemetery is an unusual example of 1930s municipal cemetery design which combines formal and informal elements with Moderne and Art Deco influences. The cemetery retains most of its original buildings and structures, along with much of its structural planting.
 - Manor House Gardens, Lee, formed the garden and landscaped pleasure grounds of the listed 18th century Manor House, now a public library, and a lake and ice house survive from its original layout.
- 4.2.4 Lewisham's only Scheduled Ancient Monument also remains in as sub-surface archaeology at the Convoys Wharf redevelopment site in Deptford. The monument includes the remains of a Tudor naval storehouse at the former Royal Naval Dockyard, founded by Henry VIII in 1513 and contains an extensive series of buried remains relating to the construction, fitting out and launching of war ships. The Development Management team, with Historic England, have been working with the owners through 2021-22 via a series of Reserved Matters Applications and legal agreements to ensure that the new development takes every opportunity to convey the important history and heritage of the site.

Legacy of Covid-19

- 4.2.5 Lewisham's Conservation team comprises two full time officers, one of whom was redeployed full time to the Council's Covid Response team and this post has since remained mostly unfilled. As a result, conservation input on statutory casework has necessarily been restricted to Listed Buildings, larger Conservation Area development proposals, major developments and Listed Building enforcement. Input to the draft Local Plan has continued, as has Heritage at Risk monitoring. All other proactive conservation work such as Conservation Area appraisal and work on the Local List remains paused.

Listed Buildings

- 4.2.6 The statutory list of buildings of special architectural or historic interest is maintained by Historic England. Since April 2021 one new addition has been made to the statutory list for Lewisham: Blythe Hill Tavern and attached railings, on 7th June 2021. This pub has architectural and historic interest as a good example of a mid-C19 public house with an inter-war refurbishment in the popular 'Brewer's Tudor' style.

Conservation Areas

- 4.2.7 Conservation Areas are designated by the Council to protect areas of notable local architectural and historic interest. The designated areas include open spaces, trees, gardens and townscape features as well as buildings. In 2021-22 there have been no amendments made to the designations of the Council's 29 Conservation Areas.

Local List

- 4.2.8 In addition to statutory designations, Lewisham has a great number of buildings and areas of local architectural and townscape merit which are cherished by local people and add to the local distinctiveness of the borough. Whilst they do not meet the national criteria for statutory listing, the Council has adopted criteria that recognise their local architectural, historic and cultural importance and recognises buildings that meet these criteria by including them on a Local List. There have been no new additions since the 68 additions in March 2020.

Heritage at Risk Register

4.2.9 As of March 2021, 16 buildings/structures and one Conservation Area (Deptford High Street and St Paul’s Church Conservation Area) were on Historic England’s Heritage at Risk Register because of neglect and decay. There were no new additions to the Register during 2021-22.

4.2.10 The Council continues to work with Historic England and property owners to find solutions for the remaining buildings and areas which are on the Heritage at Risk register.

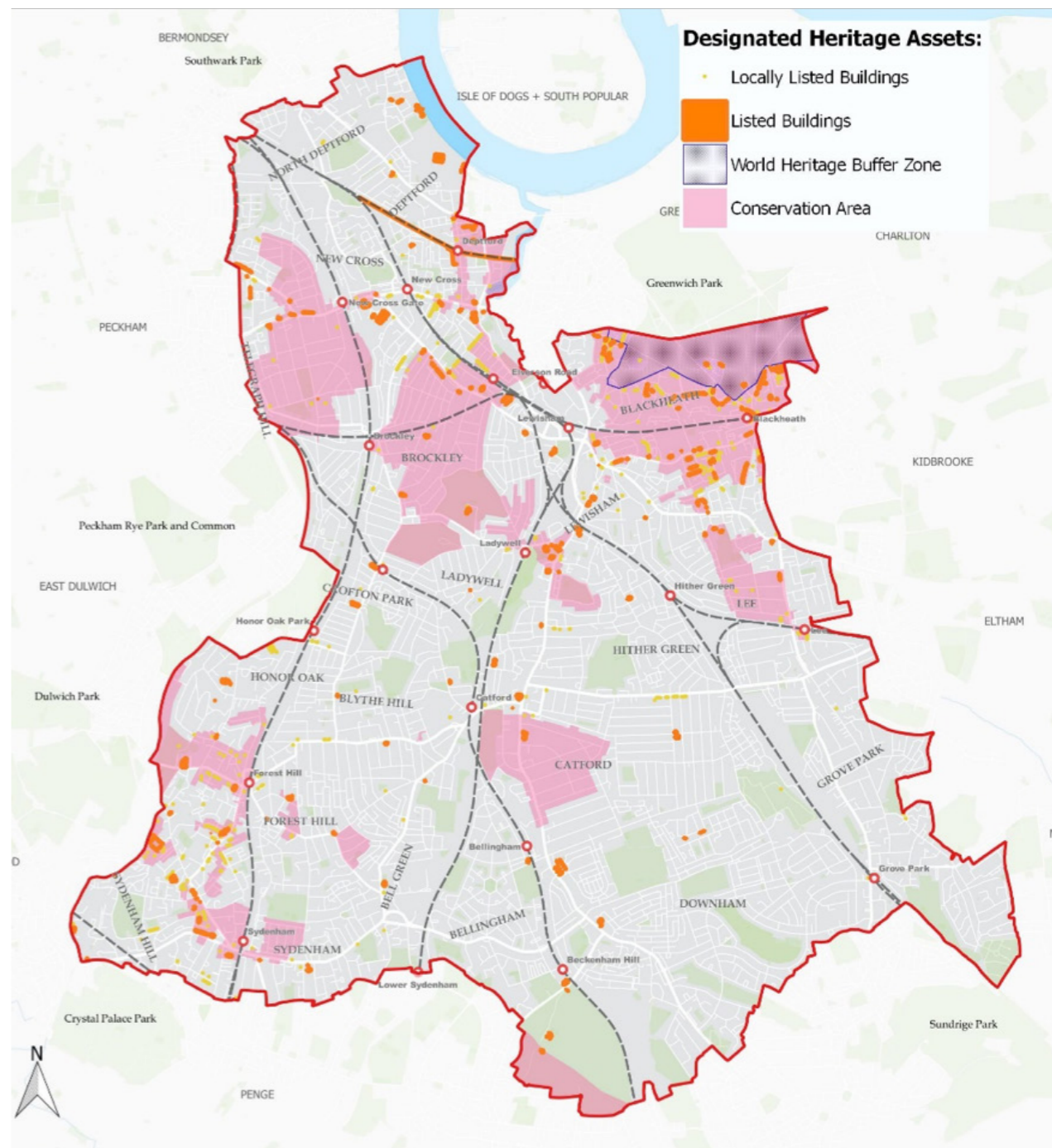
- **St Margaret’s Churchyard** - works to repair 10 listed tombs was delayed by the Covid-19 lockdown; this work is now expected to take place in 2023, funded by moneys secured by Section 106 agreement with the developer of the adjacent site.
- **Former Temperance Billiard Hall** - Planning permission and Listed Building Consent were granted in 2017 for the conversion of the former Temperance Billiards Hall (dating to 1909-10 and listed at Grade II), more recently known as Rileys snooker hall at 233-241 Lewisham High Street to a church with community uses. Works to convert the rear and middle hall were completed in 2020-21. Refurbishment of the Lewisham High Street frontage building is the final outstanding phase of work and is expected to take place in 2023.
- **Baring Hall Hotel** - The Council granted listed building consent for a programme of works of repair in 2019 and are in discussion with the owners regarding urgent works and the onward sale of the building.
- **Olympia Warehouse** - Outline planning permission was granted in 2015 for the redevelopment of the wider Convoys Wharf site and discussions are ongoing regarding a permanent use for the building as the cultural heart of the redeveloped Convoys Wharf site. Parts of the west and north sides of the structure suffered damage in Storm Eunice in February 2022, which have been partially removed and the building supported.
- **Ladywell Playtower** – The Council secured a restoration partner in 2017 and proposals for the full repair of the building and re-opening to the public as a cinema complex, along with new residential development in the grounds were submitted for planning permission in March 2022 and were subsequently approved in October 2022.



Photo 10: Works done at 233 - 241 Lewisham High Street (formerly Riley’s Snooker Hall)
Source: LB Lewisham



Photo 11: Baring Hall Hotel
Source: Stephen Kenny



Map 3: Lewisham’s Statutory Designated Heritage Assets
Source: LB Lewisham

4.3 Sustainability Projects

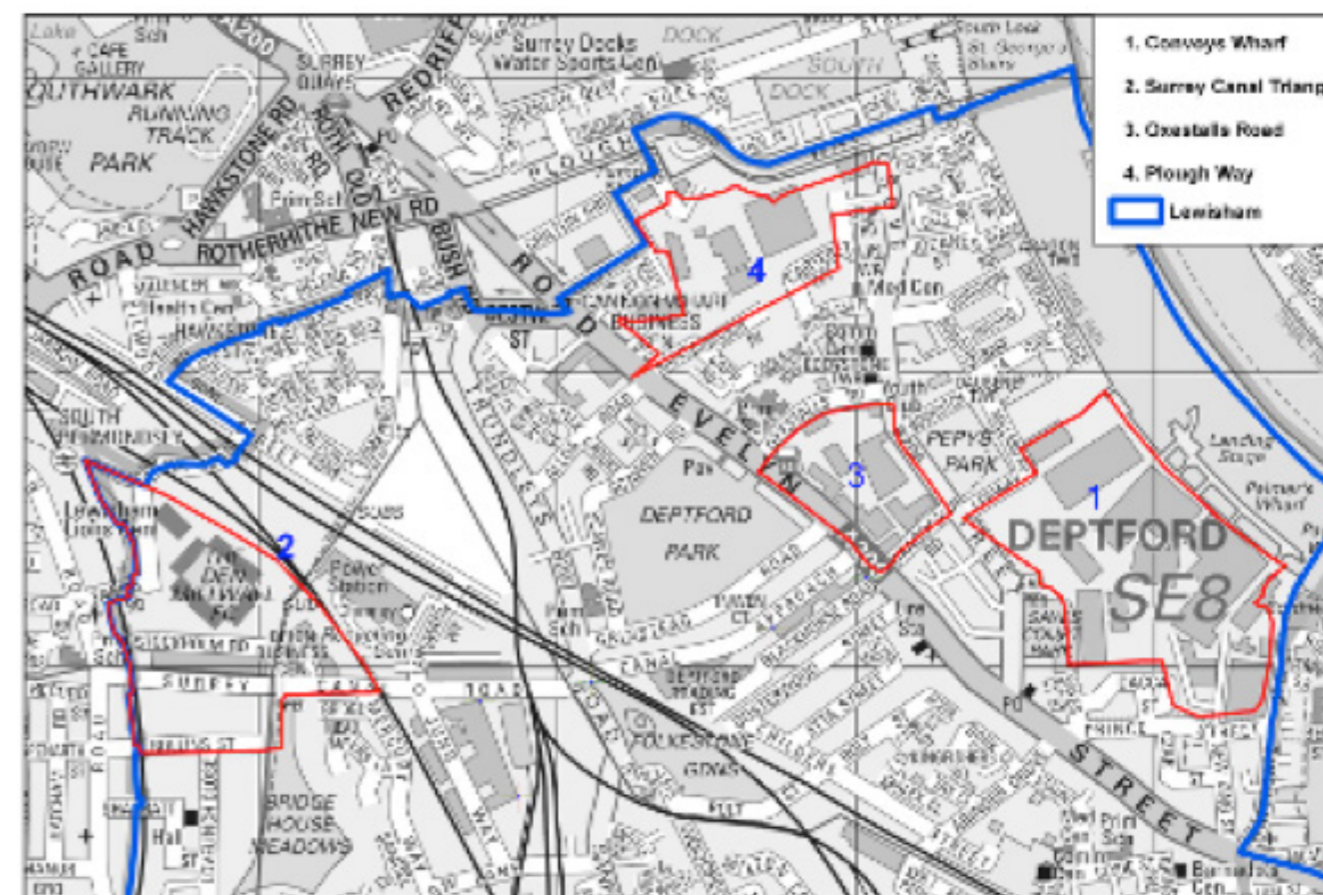
- 4.3.1 Despite our ambitious targets on carbon reduction Lewisham faces increased risk of flooding and other impacts of rising global temperatures as a result of climate change. The Council is designated as a Lead Local Flood Authority under the Water Management Act and is responsible for local flood risk management working with national, regional and local organisations to assess and respond to the risk of flooding, in particular those from local watercourses, surface water and groundwater.
- 4.3.2 The Council approved Lewisham's Local Flood Risk Management Strategy 2022 to 2027 in July 2022: <https://lewisham.gov.uk/inmyarea/publicsafety/emergencies/preparing-for-an-emergency/flooding/organisations-responsible-for-flood-risk-management>
- 4.3.3 This strategy sets out the approach to deliver flood risk adaption and increase flood resilience within in the borough. The planning service will directly input into this process by helping to:
- Maximise opportunities to store surface water runoff and increase the amount of permeable spaces within development.
 - Ensure that future development is safe from flooding.
- 4.3.4 The Climate Resilience Team work with colleagues in the Planning Service to ensure new developments respond to the climate emergency and comply with planning policy on energy, carbon and flood risk. In 2021-22 the Climate Resilience Team reviewed over 20 (flood) major applications and where needed pushed for higher standards to ensure new developments play their part in a borough wide effort to mitigate the worst impacts of the climate crisis.

4.4 Lewisham Places

- 4.4.1 One of the Corporate Strategy 2022-2026 priorities is to provide quality homes by delivering more social homes and providing as many people as possible with safe, comfortable accommodation that they can be proud of and happy living in. The Council is working to achieve this through a new Council house building programme (see [Section 2.4](#)). Part of this consists of two large housing estate renewal projects and partnership working with private developers to bring about large-scale transformative change on five strategic sites. An overview of these schemes is provided below.

Strategic Sites

- 4.4.2 Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas in the north of the borough and around Lewisham and Catford Town Centres. Due to their scale, five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough's housing during the Plan period. They are now included as site allocations to the next version of the draft Local Plan. The scale of development proposed will act as a catalyst for regeneration and help to transform the local area. Work is progressing on all of these sites, four of which are located in Deptford and New Cross (see [Map 4](#)) and the other in Lewisham town centre. Updates on each are provided below, with a description of the proposed land uses and a timeline showing how each site has progressed.



Map 4: Locations of Strategic Sites in Deptford and New Cross
Source: LB Lewisham

4.4.3 Convoys Wharf (see **Map 5, Table 10** and **Images 6 -8**) - This site covers 16.6 hectares fronting the River Thames and is the largest redevelopment site in the borough. The proposed scheme consists of:

- Up to 3,500 new homes.
- Affordable housing, some of which will be brought forward early in the delivery and with improved tenure compared to the outline planning permission.
- Up to 15,500m² of employment (B1) floorspace and up to 32,200m² of employment floorspace associated with a wharf and 2,000 full time jobs.
- A range of shops, commercial premises, restaurants, community and leisure facilities and a hotel (E and C1).
- A new river bus jetty, vehicular access from New King Street and Grove Street and public access to the riverfront for the first time in centuries.
- Retention and refurbishment of the listed Olympia Building.



Map 5: Convoys Wharf Masterplan
Source: Hutchinson Property Group

Year	Activity
2013/14	An outline planning application was submitted in spring 2013. The London Mayor took over the determination of the planning application and in March 2014 resolved to grant planning permission for the development subject to the completion of a Section 106 agreement.
2014/15	The Section 106 agreement was signed and planning permission was granted in March 2015.
2015/16	Enabling works started on site.
2016/17	Pre-application discussions regarding development plots commenced.
2017/18	The haul road was constructed and significant archaeology works undertaken.
2018/19	Three reserved matters applications for the first three plots in Phase 1 were submitted.
2019/20	Consideration of the first three reserved matters applications continued during 2019/20.
2020/21	Three reserved matters applications for the first three plots (8, 15 and 22) in Phase 1 were granted by Strategic Planning Committee in June 2020. Plot 15 was amended to include social rented dwellings, an improvement over the tenure mix secured in the outline planning permission. In September 2020, a Judicial Review against the Council regarding the validity of the outline permission was dismissed in the High Court as being 'totally without merit'.
2021-22	Pre-application discussions on other plots are ongoing and a series of Reserved Matters applications are anticipated during late 2022/early 2023. Construction was anticipated to start during Q4 of 2021 but actually commenced in Q1 of 2022.

Table 10: Timeline of Development Activity for Convoys Wharf
Source: LB Lewisham



Images 6 - 8: Visualisation of Plots 8, 15 and 22 Convoys Wharf
Image Credit: Hutchinson Property Group

4.4.4 Surrey Canal Triangle (New Bermondsey) (see **Table 11** and **Images 8-9**) - This is the second largest strategic site at 10.7 hectares and spans both sides of Surrey Canal Road. In February 2020 the Council adopted the Surrey Canal Triangle Design Framework SPD which provides supplementary guidance to ensure that the strategic site allocation comes forward in a comprehensive way, to deliver the strategic objectives to make the best use of available land close to transport hubs, increase the delivery of affordable new homes and to facilitate the future aspirations of Millwall Football Club at the heart of the site.

4.4.5 In December 2020, Renewal submitted a hybrid planning application relating to 6.5 hectares of land which lies within the strategic site allocation. This application proposes:

- Around 3,500 new homes, including c. 1,232 affordable homes, with Phase 1 delivering a total of 600 homes of which 200 will be affordable.
- A major new indoor sports and leisure facility.
- An 800-seat auditorium and flexible event space.
- Employment floorspace including new offices, creative spaces and workshops.
- A range of shops and restaurants.
- High quality public realm and landscaping, with a series of new public spaces.

4.4.6 In January 2022, the Council’s Strategic Planning Committee resolved to grant planning permission for the proposed development, subject to completion of a S106 agreement and Stage 2 referral to the Mayor of London.

4.4.7 Alongside this, Transport for London is progressing designs for a new London Overground station at Surrey Canal Road which is to be delivered through the Government’s Housing Infrastructure Fund (HIF), and Millwall Football Club is developing proposals for expansion of the existing stadium and associated development comprising residential, commercial and community uses.



Image 9: Visualisation of Phase 1 Surrey Canal Triangle
Image Credit: Renewal / Studio Egret West

Year	Activity
2011/12	The Council approved an outline planning permission for the scheme in March 2012.
2016/17	A revision to the outline parameters was granted in December 2015.
2017/18	Development paused whilst an independent inquiry into a proposed Compulsory Purchase Order was conducted and the Inquiry’s final report was published in December 2017.
2018/19	Dialogue between parties resumed. HIFF funding secured to deliver East London Line upgrades and new station at Surrey Canal Road.
2019/20	The Surrey Canal Triangle Design Framework was adopted by the Council in February 2020. In February and October 2020 Renewal carried out pre-application public consultation exercises and held a public exhibition to ask people for their comments on the emerging designs for the proposed development.
2020/21	A hybrid planning application was submitted in December 2020, comprising of detailed design of Phase 1 and outline elements in relation to Phases 2-5.
2021/22	The application was granted a resolution to approve in January 2022 and subject to completion of the S106 agreement and Stage 2 referral to the Mayor of London, permission is anticipated to be issued in early 2023.

Table 11: Timeline of Development Activity for Surrey Canal Triangle
Source: LB Lewisham

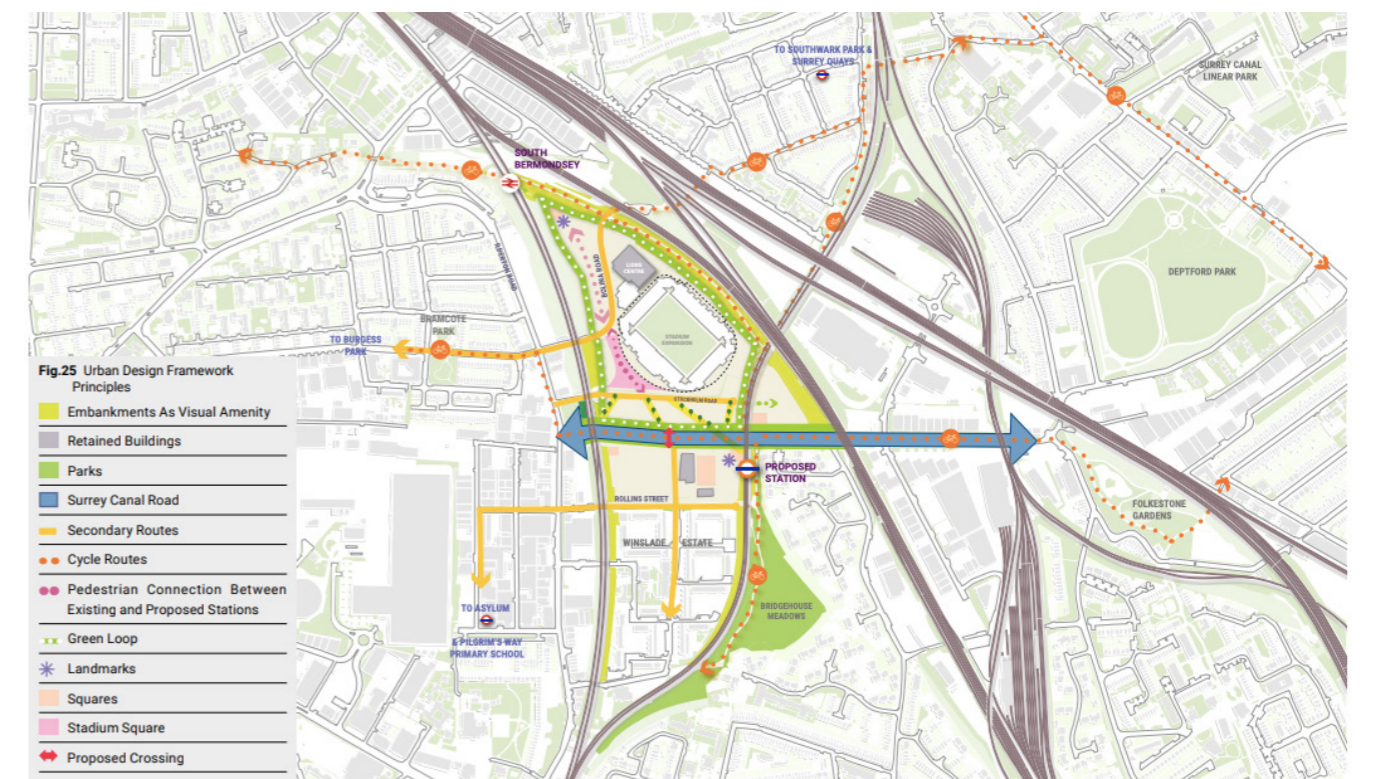


Image 10: Surrey Canal Triangle SPD Urban Design Principles
Image Credit: LB Lewisham

4.4.8 Timberyard, Oxestalls Road (Deptford Landings) (see **Table 12, Photo 12 and Image 11**).

This site covers an urban block of 4.6 hectares, adjacent to Oxestalls Road. The proposed scheme consists of:

- 1,132 new homes.
- New workspace of approximately 10,500m² and a range of shops and cafes.
- A new pedestrian and cycle link underneath Oxestalls Road connecting to the Plough Way development site to the north.
- Significantly improved public realm areas, including a new linear park following the route of the former Surrey Canal.

Year	Activity
2015/16	A new planning application was submitted in May 2015. In October 2015 the Council resolved to approve the application, which was confirmed with the signing of the Section 106 agreement and issuing the Decision Notice in March 2016 and a revision to the outline parameters was granted in December 2015. Construction started on site.
2016/17	Construction has continued.
2017/18	In December 2017, an application was approved to make non-material amendments to the 2016 planning permission for Plots 1 and 3 (including increasing the number of residential units).
2018/19	The first plot in Phase 1 has been completed. Reserved matters applications for Plot 4 (Phase 2) and Plot 6 (Phase 3) have been granted. A separate planning application on the building known as Scott House within the site allocation, has planning permission.
2019/20	Occupation of Phase 1 (plot 2) was completed in March 2020. New applications are expected to be submitted in Q1-Q2 of 2021.
2020/21	A revised application has been submitted for Plots 1 - 3 (Phase 2) but has yet to be determined and a revised application is expected on Plot 5 but has yet to be submitted. A revision to phasing has also been agreed, with Plot 4 due to commence in March 2022.
2021/22	The application for Plots 1-3 was subject to re-consultation in August 2022, and is likely to be determined in Q1 of 2023. Plot 4 construction works remain ongoing. Plot 5 was formally submitted in August 2022, and is likely to be determined in Q1 of 2023. Plot 6 is subject to a Minor Material Amendment application and a Deed of Variation with regard to changes to the approved scheme. Works are scheduled to commence in late 2022.

Table 12: Timeline of Development Activity for the Timberyard, Oxestalls Road

Source: LB Lewisham



Photo 12: Timberyard Under Construction
Source: LB Lewisham



Image 11: Timberyard Visualisation
Image Credit: Hawkins Brown

4.4.9 Plough Way –is now complete and is made up of three large land parcels in different ownerships – Greenland Place, Marine Wharf West and Marine Wharf East - as well as some smaller plots at 1-17 and 19 Yeoman Street. Cumulatively, this cluster of sites has provided almost 1,600 new homes, a business centre, retail and commercial space, restaurants, gym, sheltered housing in an ‘extra care’ facility, an energy centre and a landscaped linear park along the route of the former Surrey Canal, which opened in July 2016.

4.4.10 Lewisham Gateway (see **Map 6, Table 13 and Photos 13 and 14**) – This large phased scheme is a prominent site within Lewisham town centre, adjacent to Lewisham railway station. The proposed scheme for Phase 2 consists of:

- Up to 530 new homes and 119 co-living units.
- Commercial floorspace, shops, restaurants, bars and cafes and co-working space.
- Leisure facilities including a 9 screen cinema.
- Enhanced public realm space, including a new park called Confluence Park (which incorporates the confluence of the two realigned rivers Quaggy and Ravensbourne) and a new public square opposite St Stephen’s Church.



Photo 13: Phase 1 Lewisham Gateway
Source: LB Lewisham



Photo 14: Phase 2 Lewisham Gateway Under Construction
Source: LB Lewisham

Year	Activity
2009/10	Outline permission was granted in May 2009.
2011/12	Permission for Phase 1 was granted in 2012.
2012/13	Phase 1 started construction including the realignment of the road layout.
2017/18	Phase 1 was completed. It successfully removed the large roundabout which cut the town centre off from Lewisham Station and provided a newly configured road layout. It also provided the construction of four buildings (ranging between 15 and 25 storeys) consisting of 362 dwellings and ground-floor shops and restaurant/café.
2018/19	A section 73 application was granted in November 2018 to vary the outline consent for Phase 2 of the development and a subsequent reserved matters application for Phase 2 was granted in February 2019.
2019/20	Confluence Park opened to the public in January 2020. Phase 2 commenced construction in July 2020, immediately following on from the national lockdown in Spring 2020 due to the Covid19 pandemic.
2020/21	Construction continues.
2021/22	Construction continues and it is anticipated to be completed by late 2023. Lewisham Gateway was named best Borough-led Project at the Building London Planning Awards 2022.

Table 13: Timeline of Development Activity for Lewisham Gateway
Source: LB Lewisham



Map 6: Plan of Phase 2 Lewisham Gateway
Source: PRP / Muse

Estate Renewal

4.4.11 Work continues on the extensive programme to renew three of the Council’s housing estates.

4.4.12 **Heathside and Lethbridge Estate (Parkside)** (see **Table 14, Photo 15 and Image 12**); this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 565 original units have been demolished, to make way for 1,218 new units, a net increase of 653 units. The scheme was granted outline consent over 6 phases.

Year	Activity
2009/10	The outline application was approved in March 2010 and has progressed over 6 phases.
2018/19	To date Phases 1, 2, 3 and 4 have been completed, providing 782 new units, including 236 completed in this monitoring year.
2019/20	Phases 5 and 6 were granted consent in April 2019 and building work has now commenced. Phases 5 and 6 consist of 443 new homes, including 98 social rent homes. However, the Council and Peabody have negotiated an additional 73 social rent and 53 shared ownership homes in addition to the 98 social rent (171 social rent homes in total) homes secured at planning. Landscaping works have taken place and a new public park is also being provided.
2020/2021	Construction continues and Phases 5 and 6.
2021/2022	Construction continues and Phases 5 and 6 are due to be fully completed by August 2023, completing the build out of the full development site. First occupancy is expected in December 2022 and will continue through to 2023.

Table 14: Timeline of Development Activity for Heathside and Lethbridge (Parkside)

Source: LB Lewisham



Photo 15: Heathside and Lethbridge
Source: LB Lewisham



Image 12: Visualisation of Heathside and Lethbridge
Image Credit: Peabody / BPTW

4.4.13 **Excalibur Estate;** (see **Table 15**) this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 178 existing units are to be demolished across the whole estate to make way for 362 new units, a net increase of 185 units.

Year	Activity
2011/12	The full application was approved in March 2012 and has been progressing in phases. A hybrid application was approved in March 2012 with Phases 1-3 being detailed and Phases 4-5 being outline.
2018/19	To date about half of the existing units have already been demolished and Phases 1 and 2, consisting of 57 new homes, have been completed. This includes 34 new social rented homes with a mix of 15 x 2-bed houses, 5 x 3-bed houses, 2 x 4-bed houses, 11 x 2-bed bungalows and 1 x 3-bed bungalow, let on protected social rents to existing estate residents. Five new shared equity homes have been available to freeholders wishing to remain on the estate and 18 homes are available for sale. Permission has been granted for Phase 3 and the site has now been cleared in preparation for 95 new homes including 39 social rent and 22 intermediate units.
2019/20	Discussions on viability have been carried out with the GLA and the developer.
2020/21	Demolition has been completed for Phase 3. Construction started on site in 2021, with completion due in December 2023. L&Q are seeking to amend elements of the approved scheme by a S73 application, including reconfiguration of the spine road to accommodate additional car-parking; amending the appearance and treatment of approved buildings, changing building heights and the provision of additional units.
2021/22	A Deed of Variation and Minor Material Amendment application in regard to Phase 1c revisions, including uplift in units, are due to be concluded in late October 2021. Work is continuing on site for the delivery of 102 new homes as part of Phase 3. Pre-application discussions in regard to Phases 4 and 5 (now termed as Phase 2) commenced in October 2021. A planning application is not expected until mid to late 2023.

Table 15: Timeline of Development Activity for Excalibur Estate

Source: LB Lewisham

4.4.14 Achilles Street - plans for an estate renewal scheme close to Deptford are also progressing, with a ballot that took place in November 2019 voting in favour of redevelopment. Architects have been appointed and pre-application discussions are currently taking place. A planning application is expected in 2023. The proposal to redevelop the area around Achilles Street was backed by 72.8% of eligible residents in the first ballot of its kind to take place in the borough. The redevelopment will see around 320 new homes built with at least 35% being delivered as genuinely affordable housing for existing residents and people on the housing register. The remaining housing will be split between intermediate affordable housing (such as shared ownership) and private housing to help fund the redevelopment. The development will achieve at least 50% affordable housing provision in total. The new homes will be built by the Council and Lewisham Homes.

4.5 Neighbourhood Planning

4.5.1 The Neighbourhood Planning (General) Regulations 2012, (that came into force as of April 2012), enable local communities to influence the planning of their area by preparing Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO). NDPs can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. An NDP is subject to an independent examination and referendum before the Council can adopt it. The Council will use NDP for making decisions on planning applications once the independent examiner has indicated that the plan can proceed to referendum. Once adopted or 'made', the NDP becomes part of the borough's development plan.

Neighbourhood Plan Progress

4.5.2 [Map 7](#) shows the neighbourhood forums/areas designated by the Council since April 2012, with a further two neighbourhood forums/ areas that have currently lapsed.

4.5.3 [Chart 8](#) tracks the progress made so far and shows that neighbourhood plans are at various stages of preparation, with Grove Park and Crofton Park and Honor Oak having progressed the most. An update on all of Lewisham's Neighbourhood Forums can be found below:

- Grove Park: The Grove Park Neighbourhood Plan became the first neighbourhood plan to be formally made by the Council through a public referendum held on the 26th August 2021.
- Crofton Park and Honor Oak: The Crofton Park and Honor Oak Neighbourhood Plan (Hopcroft) became formally made by the Council through a public referendum on the 5th May 2022.
- Lee Forum: Lee Forum were formally re-designated by the Council as the neighbourhood forum for a further 5 years. The forum formally submitted their neighbourhood plan to the Council at the Regulation 15 stage. A Regulation 16 public consultation was held between 11th March – 6th May 2022. The plan is due to be submitted to an independent examiner for examination.
- Sydenham Hill Ridge: Sydenham Hill Ridge are currently drafting their planning policies before undertaking a Regulation 14 public consultation which will be facilitated by the forum.
- Deptford Neighbourhood Action: On the 6th October 2021 a decision was taken by Mayor and Cabinet to not re-designate the Deptford Neighbourhood Action neighbourhood forum. The neighbourhood area designation has not lapsed.
- The Corbett Neighbourhood forum designation lapsed in April 2020 and the Council has not received an application to renew their designation at the time of this document being published. The neighbourhood area designation has not lapsed.

4.5.4 Bell Green Neighbourhood Area: On the 7th April 2022 a group in the Bell Green area submitted an application to the Council proposing the designation of the Bell Green Neighbourhood Area and Forum. On the 24th August 2022 the Director of Planning made a delegated decision to refuse the boundary of the proposed neighborhood area and designate an amended boundary and refuse the designation of the neighbourhood forum. More on this decision can be found here: <https://lewisham.gov.uk/myservices/planning/policy/neighbourhood-plans/neighbourhood-planning-a-new-method-of-planning>

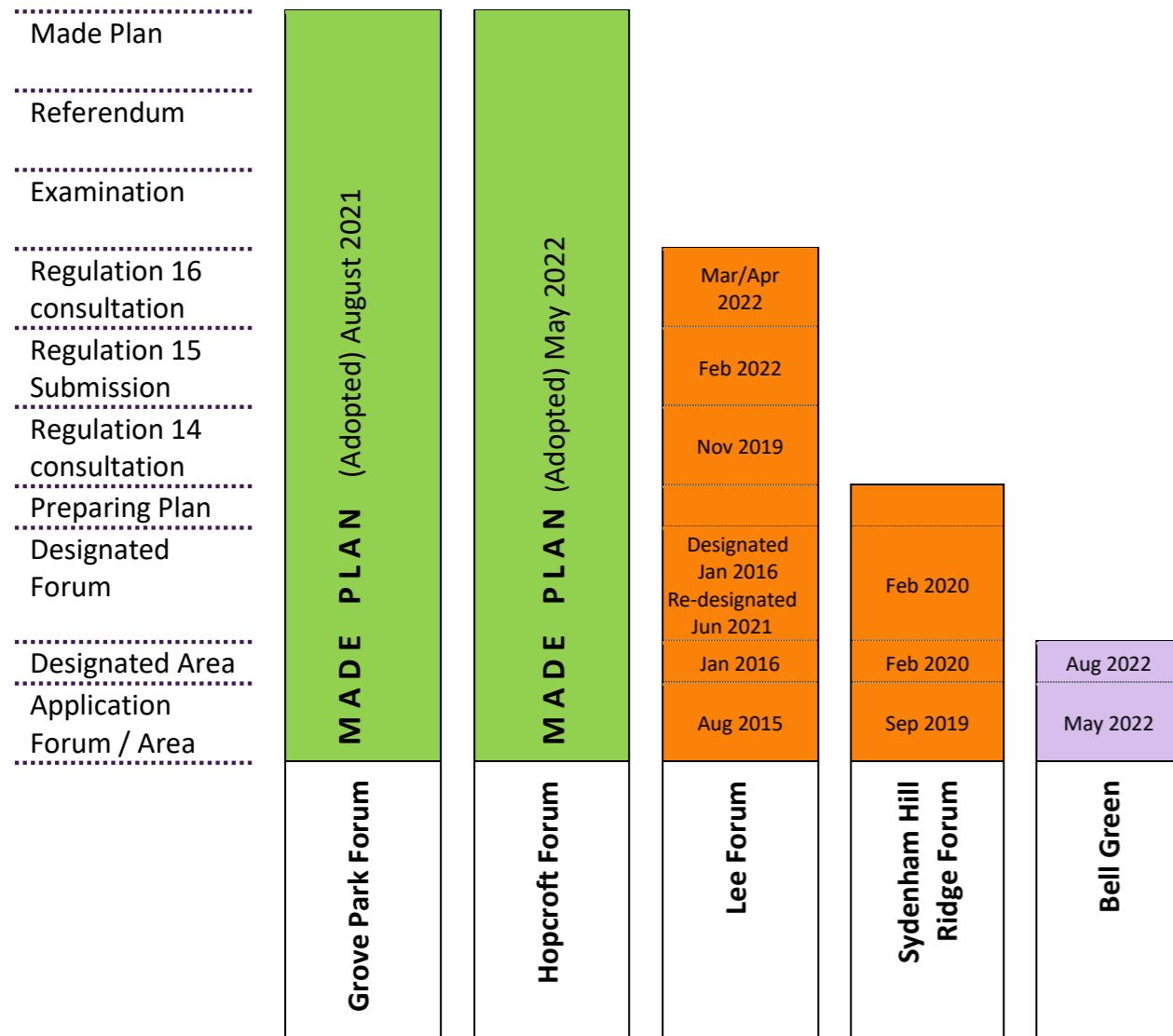
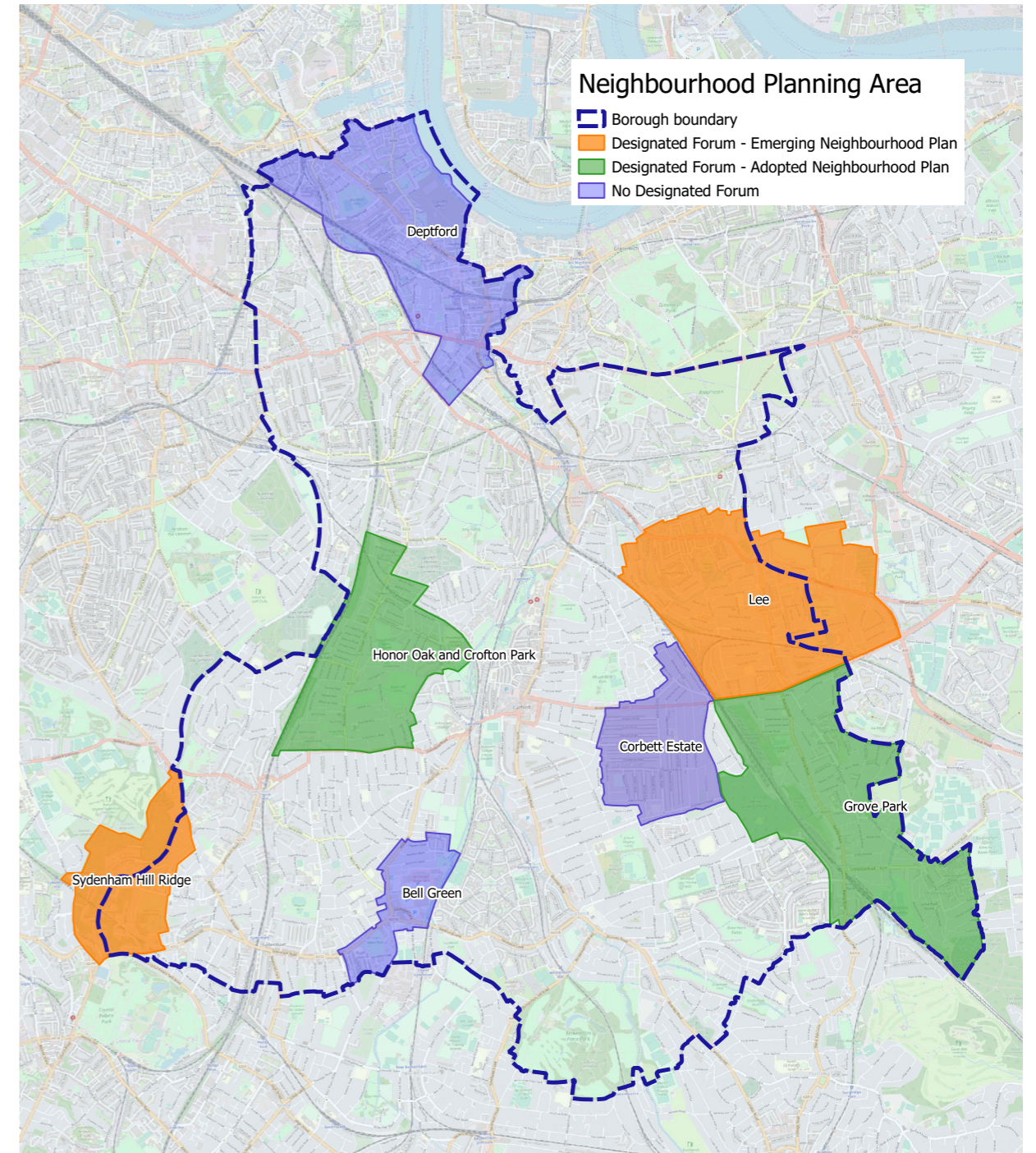


Chart 8: Progress of Neighbourhood Plans
Source: LB Lewisham



Map 7: Designated Neighbourhood Planning Areas
Source: LB Lewisham



Image 13: Visualisation of Besson Street GP Surgery
Image Credit: Grainger PLC/ Macreanor Lavington

5 Infrastructure

5.1 Infrastructure Delivery Plan

- 5.1.1 This section sets out how the Council is working with stakeholders to secure the timely delivery of infrastructure needed across Lewisham.
- 5.1.2 The Planning Service has worked with teams across the Council, infrastructure providers and other key stakeholders to prepare a draft Infrastructure Delivery Plan (IDP). The IDP identifies the infrastructure required to support Lewisham’s neighbourhoods now and over the long-term, taking into account projected future growth within the Borough. The IDP helps to ensure a coordinated approach to the planning and delivery of infrastructure and sets out clear priorities for the Council and its partners to direct new investment locally. In particular, it considers the infrastructure categories shown in **Table 16**.

Infrastructure Categories		
Social Infrastructure	Education and childcare	Health and care
	Libraries, Archives and Local History Services	Youth and community
	Sport and recreation	
Green Infrastructure	Park and open space	Allotments
	Biodiversity corridors	Cemeteries and burial space
Transport Infrastructure	Regional and sub-regional transport	Local transport
Utility Infrastructure	Energy	Water
	Waste	Digital

Table 16: Infrastructure Categories
Source: LB Lewisham

- 5.1.3 The IDP sets out the future requirements for each of the categories listed above. It provides details of the specific projects that need to be delivered, including the lead organisation, location, expected timescales for delivery and funding requirements for each project.
- 5.1.4 A draft IDP (2020) was published for public consultation alongside the Local Plan: Main Issues and Preferred Approaches (Regulation 18) document during January-April 2021. Subsequent to this, the draft IDP was reviewed and updated to take account of the feedback from the Regulation 18 consultation, the latest population projections prepared by Greater London Authority, the information gathered through infrastructure planning evidence bases and the ongoing discussion and engagement with infrastructure providers. The Council then re-issued the draft IDP in November 2021 to internal and external stakeholders for their review. The latest version of the ‘draft final’ IDP takes their responses into account and was published alongside the Regulation 19 Local Plan. It was considered by Mayor and Cabinet on 7th December 2022. The IDP can be found on the Council’s local plan ‘evidence base’ webpage here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/evidence-base>

5.2 Green Infrastructure

- 5.2.1 Making Lewisham Cleaner and Greener is a corporate priority set out in the Lewisham Corporate Strategy 2022-2026. It seeks to ensure local communities benefit from a healthy environment by preserving the award winning green spaces, ensuring everyone enjoys them and utilising a green fund to enhance them.
- 5.2.2 Access to parks and green spaces have a positive impact on health and wellbeing, this includes both physical and mental health and also helps reduce health inequalities. The Planning Service, alongside other teams in the Council, have an integral part to play in achieving this, by ensuring new greenspaces are provided as part of new developments and through the use of Section 106 funds.
- 5.2.3 [Map 8](#) shows the varied types of green infrastructure that exist in the borough and how they inter-connect with each other. Railways and rivers provide important green corridors.



Image 14: Lewisham Metropolitan Open Land Review
Image Credit: ARUP

Metropolitan Open Land Review Update

- 5.2.4 Following the Regulation 18 Local Plan Consultation in January-April 2021, the Council appointed ARUP to prepare an Update to Lewisham Metropolitan Open Land Review (MOL) 2020. The update provides a technical assessment of additional sites for MOL designation. Sites included for assessment included those suggested for consideration by the public during the Regulation 18 Consultation, and those forming part of the All London Green Grid (London's network of green infrastructure) and other strategic green corridors. The Council published the draft Lewisham MOL Review Update for comments in May 2022. This evidence has been used to inform the next version of the draft Local Plan.

Lewisham Open Space Review

- 5.2.5 Following the Regulation 18 Local Plan Consultation in January-April 2021 the Council appointed Land Use Consultants (LUC) to prepare an additional Open Space Review which built upon the Open Space Assessment of 2020. The study contains objective evidence on how the different categories of open space, which covers green space, have been given land-use designations.
- 5.2.6 The study also includes a focussed review on Sites of Importance of Nature Conservation (SINCs) again in response to Regulation 18 Consultation feedback on the draft Local Plan. It collated and reviewed current technical evidence regarding identifying new SINCs, the extension to existing SINCs and the elevation of some existing SINCs from Borough to Metropolitan Importance in order to make recommendations on an appropriate SINC designation.
- 5.2.7 The Council published the draft Lewisham Open Space Review for comments in May 2022. This evidence has been used to inform the next version of the draft Local Plan.

Greening Fund

- 5.2.8 For the Lewisham community 2021-22 has been an extremely challenging time, a test of our resilience and an evaluation of the key issues that promote health and well-being in the lives of our residents. Lewisham's Parks and Open Spaces became more important at this time, being among the few places under lockdown that residents could exercise, play, relax and engage with nature. The challenging experience of the Covid-19 pandemic, in addition to ever increasing climate change concerns has only invigorated the need to protect these valuable open spaces which not only mitigate air/noise pollution but crucially improve mental/physical health and enhance quality of life.
- 5.2.9 Following the successful delivery of the Greening Fund Phase 1, the Phase 2 of the Greening Fund was successfully launched in June 2022. With an aim to continue to create better and healthier spaces that are welcoming, promote safety and inclusivity, encourage active lifestyles and accommodate thriving natural features to increase biodiversity. Those groups who are disadvantaged need our support through the provision of quality open spaces, creating equal access for all, whilst ensuring site specific improvements balance the needs of people and nature.
- 5.2.10 The Greening Fund received applications from 47 volunteer groups across the borough's Parks, Allotments and Nature Reserves. As a result, Phase 2 of the Mayor's Greening Fund will provide the following improvements to 32 sites between 2022 – 2024.
- 5.2.11 These improvements will include the provision of 15 signages, 2 new playgrounds, other play equipment provisions, 2 drinking water fountains, 40 litter bins, 13 benches, 6 picnic benches, 5 trim trails, 2 outdoor gyms, 1 table tennis table, 1 litter picking station, 2 bat & 2 bird boxes, 2 bug hotels, 3 compost toilets, 2 children monkey bars and path repair works.
- 5.2.12 Some of the Phase 2 Greening Fund will be used to support community gardens for food growing projects, providing fruit trees and/or raised bed planters for planting vegetable and orchard creation.
- It will create 3 new orchards to support and encourage biodiversity.
 - And provide 15 Raised Bed Planters to encourage sustainable food growing.
 - Trees planting to mitigate noise and air pollution issues.
 - And drought resistant planting to support our climate change emergency initiatives.



Photo 16: Children learning about and planting fruit trees in the community orchard in Durham Hill as part of the Treescapes project
Source: Lewisham Biodiversity Partnership



Photo 17: Planting through the Greening Fund
Source: LB Lewisham

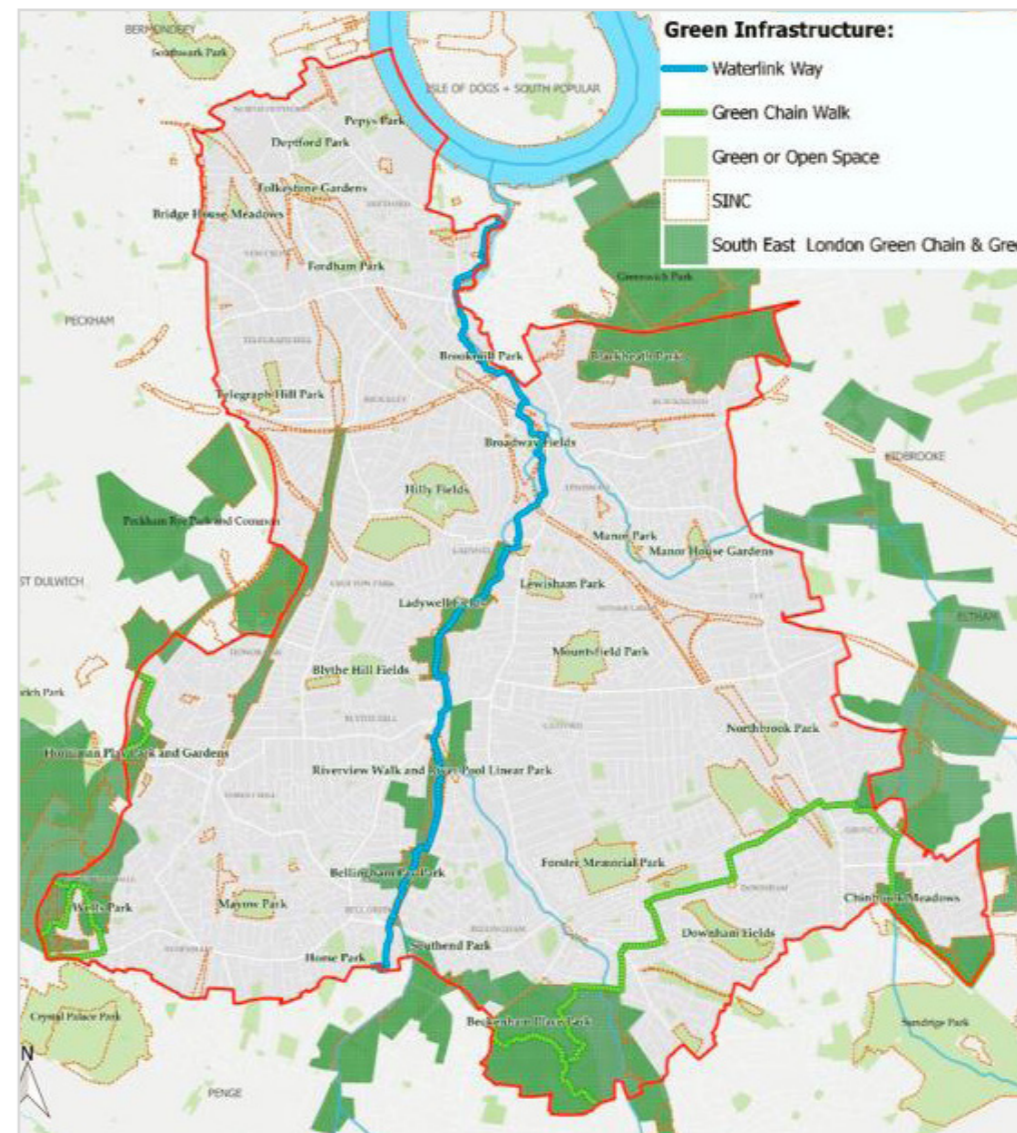
Biodiversity Enhancements

5.2.13 During 2021-22 the Council’s Nature Conservation team and the Lewisham Biodiversity Partnership have delivered 1,083 conservation volunteer and engagement events reaching over 17,500 people. The Partnership’s Kenneth White legacy award provided funding for 9 biodiversity projects in 2021 delivered by local community groups. The projects were:

- Installation of 17 bird boxes, 7 bat boxes, a hedgehog house in Home Park, Albion Millennium Green, Chinbrook Allotments Orchard and Christ the King Sixth Forms School.
- Planting a native hedgerow in Brookmill Park, native trees and plants in Silverdale Enclosure, and orchard trees and wildlife friendly plants in Chinbrook Allotment Orchard.
- Installation of 3 wildlife cameras in Buckthorne Cutting Nature Reserve and Christ the King Sixth Forms School to monitor wildlife using the sites.
- Creation of a wildlife pond in Oldstead Road Allotments.
- Providing tools for the management of the woodland area in the Ringway Centre.

5.2.14 The Nature Conservation Team also used Section 106 money to plant 9 trees in Horniman Triangle as match funding for the Local Authorities Treescapes Fund project. Within the Treescapes Project a total of 232 trees were planted in 7 parks in Lewisham, including a community orchard.

5.2.15 New developments can be built in a way that enhances sustainability and biodiversity. The Nature Conservation Team also provides advice to the Planning Service both on strategic planning matters and planning applications in relation to ecology surveys, living roofs, soft landscaping, wildlife-sensitive lighting and other biodiversity enhancements that are suitable within new developments. During 2021-22, they advised 142 planning applications and recorded the discharge of conditions for the implementation of 62 bird boxes, 38 bat boxes, 14 bug hotels, 260m hedgerow and 4,684m² of living roofs.



Map 8: Green Infrastructure
Source: LB Lewisham



Photo 18: Hedgehog captured by the wildlife camera provided by Kenneth White Legacy Award
Source: Lewisham Biodiversity Partnership



Photo 19: School children using identification sheets provided by Kenneth White Legacy Award
Source: Lewisham Biodiversity Partnership

A Natural Renaissance for Lewisham (2021-2026)



A Lewisham Biodiversity Partnership document
November 2021

Image 15: Lewisham Biodiversity Action Plan

Image Credit: Lewisham Biodiversity Partnership

Updated Biodiversity Action Plan

5.2.16 ‘A Natural Renaissance for Lewisham’ was prepared by the Lewisham Biodiversity Partnership (LBP) and was endorsed by Mayor and Cabinet in November 2021. It is Lewisham’s Biodiversity Action Plan for 2021-2026, setting out how the LBP will work with the Council, the local voluntary and community sector and other partners over the next five years to help protect local wildlife, plants and natural habitats. It can be found on the LBP webpage here: https://natureconservationlewisham.files.wordpress.com/2021/11/a-natural-renaissance-2021-2026_final.pdf

Trees

STREET TREES

5.2.17 During 2021-22 there has been a net gain of 215 street trees, with 79 highway trees felled but 294 street trees newly planted in partnership with Street Trees for Living.

TREES ON PRIVATE LAND

5.2.18 The Planning Service also seeks to protect trees that are experiencing a threat of loss, where it could have a negative impact on the public realm and loss of urban forest canopy. A dedicated tree officer, as well as validation, enforcement and development management officers, are involved in a range of tree related activities, including:

- General enquiries from the public, including advice on the importance of trees to mitigate climate emergency.
- Commenting on the landscaping aspects of planning applications, including landscaping assessments and providing witness statements at planning appeals.
- Validating and determining tree applications in Conservation Areas, or trees that are subject to TPOs, or 5 day notices and negotiating amendments to, or the withdrawal of, tree applications as required.
- Assessing trees implicated in some property insurance and subsidence issues.
- Dealing with high hedges and enforcement activities relating to trees.
- During 2021-22, 569 tree applications were received and all were determined:
 - Conservation Area 6 week notices (TCA): 461
 - Tree Preservation Order applications (TPO): 78
 - 5 day notices for urgent works (TRE5): 21
 - Tree works not requiring notice to the Council or cases not validated (TWTT): 9.

5.2.19 Two Tree Preservation Orders (either as individual trees T1, groups (G1), area (A1) have been made and/or confirmed during 2021-22, including:

- 13-23 Brockley View: (G1 2x Oak), made 04/11/2021, confirmed 25/04/2022.
- 42 Ravensbourne Park Crescent/Chilthorne Close: (G1 3x Sycamore), made 25/05/2021, remade 18/11/2021, confirmed 25/04/2022.

5.2.20 Enforcement work has also taken place to help protect trees, in relation to unauthorised tree works/landscape works, High Hedge enquiries and replacement tree planting.

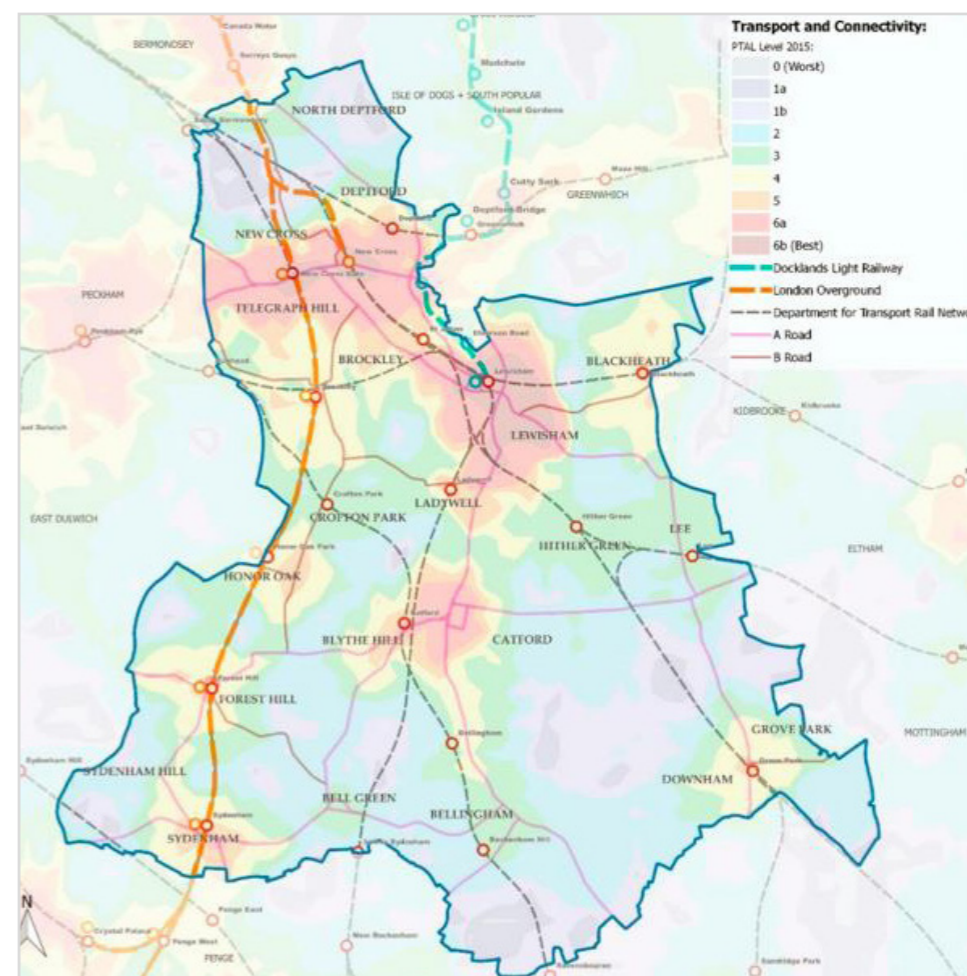
5.3 Transport Infrastructure

Connectivity

5.3.1 Making Lewisham Cleaner and Greener is a corporate priority set out in the Lewisham Corporate Strategy 2022-2026. The Council will enable more active travel, and aim to reduce reliance on cars, introducing new walking paths to connect our borough, making it easier and more pleasant to get about Lewisham by foot or bike.

5.3.2 **Map 9** shows the borough's main transport infrastructure including the network of main roads and railways, including overground, underground and Docklands Light Railway (DLR). It also shows the various PTAL levels across the borough, PTAL 6a and b being most accessible and 1 being the least accessible.

5.3.3 Some parts of the borough are highly accessible with very good public transport links, such as New Cross, Deptford, Lewisham Central and Catford; whereas the south east of the borough, has fewer public transport options and in those locations there is a greater use of cars for journeys to work.



Map 9: Transport Infrastructure
Source: LB Lewisham

Transport Improvements

- 5.3.4 In order to meet the needs of Lewisham's growing population and reduce car boune travel, the Planning Service, alongside other Council departments and services seeks to support the delivery of transport infrastructure. At a borough wide level, we have produced a Transport Strategy and Local Implementation Plan (LIP), which look at our existing and future transport provision and they are supported by various strategies including a Rail Vision, and a Cycling Strategy.
- 5.3.5 We remain strongly supportive of the Bakerloo Line Extension to Lewisham and beyond to Hayes, the DLR and East London Line overground enhancements, metroisation, and the creation of new interchanges at Lewisham, New Cross Gate and Brockley stations.
- 5.3.6 The Planning Service seek to secure the use of environmentally friendly transport options by ensuring new development is located close to transport links and services, supporting car free developments, provision of cycle storage for each new home, payments towards new bus routes, improvements to the DLR, improvements to walking routes and stations or the provision of electric car charging points.
- 5.3.7 In support of Lewisham's overarching corporate strategy we have recently delivered a number of key interventions on the ground. These include the continued monitoring and introduction of complimentary measures for the Lewisham and Lee Green Low Traffic Neighbourhood to encourage cycling and walking, improve air quality and make roads safer. We have also continued the roll out of our award winning school streets programme along with similar programmes across the borough for EV charging points and cycle hangers, as well as implemented emission based short stay parking charges to help make Lewisham cleaner, greener and support heathier outcomes.

London Overground East London Line (ELL)

- 5.3.8 The Council continue to work with TfL on the transformation of the ELL, particularly in regard to a potential new Surrey Canal station at Bermondsey. The station is part of a second phase of improvements to the ELL to be funded by Government's Housing Infrastructure Fund (HIF). This phase is subject to discussion and confirmation with Government in early 2023.

DLR Upgrade

- 5.3.9 54 new trains are expected to replace the majority of the fleet. 43 are from the TfL base order and 11 more are to be funded by the Housing Infrastructure Fund (HIF) bid. The new, fully walk-through trains will provide extra capacity through a mix of length and frequency enhancements. This includes the Lewisham branch, where they'll serve borough residents, businesses and visitors. The fleet is expected to enter service from 2024, with all service enhancements complete by 2027.

Lewisham Station

- 5.3.10 Lewisham Station has been prioritised nationally by Network Rail for investment to resolve current and future capacity constraints.

- 5.3.11 Most of the current track and signalling systems in the Lewisham area were installed 50-60 years ago and since this time passenger numbers have risen. This part of the network is heavily congested with over half of Southeastern's train services passing through Lewisham on their way into London (800 trains). Network Rail are investing £250 million in the track and signalling through the Lewisham area, as when there are track or signalling issues it can cause huge disruption. 'The Lewisham area' is more than Lewisham itself, it covers Nunhead, Ladywell, Hither Green, Blackheath, St Johns and New Cross.

Metroisation

- 5.3.12 The 'metroisation' of rail services in south and south-east London remains an important element of the Mayor's Transport Strategy. Metroisation would simplify train services in these areas, making them more attractive to customers and potentially reducing operating costs. Progress in delivery will depend on the establishment of the new Great British Railways organisation and the development of its 'Whole Industry Strategic Plan'.

Covid-19 Highway Measures

- 5.3.13 When the Covid-19 lockdown started the Council put in place a range of temporary traffic measures designed to create more space for pedestrians at busy points across the borough, such as local shops or park entrances, introduced a series of modal filters to reduce traffic on the busiest cut-throughs in the borough and expanded the school streets programme to help parents and pupils socially distance at drop-off and pick-up times. Following the pandemic we propose to consult on whether or not to make the measures permanent.
- 5.3.14 Due to the impact of Covid-19 and the focus on temporary measures by the Council and TFL many of the permanent improvement projects to cycling infrastructure were delayed. Despite the welcome announcement from TfL of an increase in LIP funding for 2022/23, uncertainty still remains around long term transport funding. To achieve greater outcomes from the money that is available we are establishing an Integrated Active Travel Fund to improve the joint co-ordination and planning of the different work programmes so that every opportunity for supporting cycling and walking within the borough is taken.

Bakerloo Line Upgrade and Extension (BLUE)

- 5.3.15 The BLUE project includes an extension and an upgrade to the existing line which will provide new signalling and trains to increase frequencies and reliability. As the BLUE project crosses London, it is of London wide importance and will bring huge benefits to the borough as well as to other boroughs along the line.
- 5.3.16 The Council remains strongly supportive of the BLUE project. The BLUE route was safeguarded to Lewisham in 2021 although the Council are also keen for it to run on to Hayes (phase 2).
- 5.3.17 The financial implications of the Covid-19 pandemic have resulted in the project being delayed. TfL remain committed to delivering the BLE, however this depends on a viable funding package being put together.

5.4 Social Infrastructure

- 5.4.1 The Lewisham Corporate Strategy 2022-2026 seeks to retain and enhance social infrastructure and a number of corporate priorities including safer communities, open Lewisham, children and young people and health and well-being will help this to happen.
- 5.4.2 The Planning Service alongside other Council departments and services, seeks to deliver the right type and amount of social infrastructure to meet the demands of Lewisham's growing population. Whilst new development in the borough places additional demands on social infrastructure, it can also help to alleviate this demand by providing opportunities for new community, health and educational facilities and by creating new places where communities can flourish and where the borough's culture, and cultural facilities can be enhanced.

Education

- 5.4.3 Work has been ongoing on a range of educational facilities across the Borough. During 2021-22 the following projects were completed:
- School Minor Works Programme 2021 (essential infrastructure improvement works).
 - Ladywell Complex Needs Centre remodelling works, to accommodate additional SEN early years provision (third phase).
 - Greenvale School SEN expansion (August 2021).
 - Decarbonisation works at three schools, which will improve environmental performance and contribute to the Council's net-zero target in 2030.
- 5.4.4 Over the course of 2022-24, the following educational projects are due for completion:
- School Minor Works Programme 2022 (December 2022).
 - Works at a number of mainstream schools to incorporate Special Educational Needs 'resource bases' (Nov 2022 – Sept 2023).
 - Watergate School SEN Expansion (August 2024).
 - Riverside Youth Club refurbishment works (May 2023).

Health

- 5.4.5 A number of health projects have continued to be implemented during 2021-22, all of which aim to make Lewisham a healthy place to live, including:
- Waldron Health Centre - Work continues on the redevelopment of Waldron Health Centre to create a vibrant hub, supporting health and well-being initiatives, encouraging community engagement and creating capacity to deliver more health and care services at a neighbourhood level. Reconfiguration of the third floor was completed in 2020 bringing adult social care and other community health services together to support the delivery of care at home. Engagement with local community and voluntary organisations to develop designs for community space within the building produced a detailed design for reconfiguration of the ground floor main lobby and internal courtyard. Plans to optimise the use of existing space and create capacity will be achieved through improved layout so that there is an improved flow from one space into the next, creating useable spaces in areas that are currently underutilised and improving the overall appearance and feel of the building. The new welcoming environment will provide better information to support visitors to navigate the building and will promote greater collaboration between services.
 - School Superzones - Lewisham were one of thirteen boroughs that participated in a pilot to explore, test and develop the School Superzone concept. Superzones are a 400m radius around schools in which actions are taken to protect children's health and encourage healthy behaviours through interventions that target: unhealthy food and drink sales, advertisements, alcohol, smoking, gambling, air quality, physical inactivity and crime. Haseltine Primary School in Sydenham is Lewisham's pilot school. Staff, parents, residents, community organisations and council teams were involved in identifying local issues to address in the Superzone. This insight helped to prioritise actions and develop a joint action plan. The priorities identified were air quality, road safety, active travel, alcohol and access to healthy foods. Work on the superzones was paused during the pandemic, but several actions were progressed, such as the proposal to introduce School Streets. This work has resumed in September 2022 following the award of £29,000 of funding to continue the School Superzones work in the borough.
 - A brochure on the school superzones was published in September where Lewisham is featured as a case study <https://www.london.gov.uk/sites/default/files/superzones-final.pdf>

Childhood Obesity Trailblazer Programme (COTP)

- 5.4.6 In June 2019 the Council was chosen as one of five Trailblazer Authorities to receive three years of funding to support our work to tackle childhood obesity. It is funded by the Department of Health and Social Care and managed by the Local Government Association with support from Public Health England. The Council will use the funding to test our powers to restrict advertising of food high in fat, salt or sugar (HFSS) and use unsold outdoor advertising space for health promoting advertisements. The programme has made progress with advertising restriction, building on the Transport for London (TFL) estate HFSS restrictions which cover 50% of advertising space in Lewisham, to cover all JCDecaux owned estate, taking total restrictions across 80% of out of home (OOH) advertising space.
- 5.4.7 Co-produced advertising material developed by local community organisations have been displayed on billboards and digital panels across the borough promoting the Sugar Smart campaign and more projects are planned. Work is in progress to develop an engaging Lewisham story to re-energise the connection with food businesses and to help support local businesses to offer healthier food options.
- 5.4.8 The COTP has now come to completion and an evaluation report is due to be finalised shortly.



Photo 20: London Borough of Culture 2022

Source: LB Lewisham

London Borough of Culture

- 5.4.9 The GLA runs the London Borough of Culture award on behalf of the Mayor of London. In February 2020 the Council was named the London Borough of Culture 2021, after submitting a bid in October 2019. The prestigious award secures £1.35 million to stage an ambitious, year-long programme of cultural events celebrating the wealth of creative talent in the borough and delivering lasting social change.
- 5.4.10 In March 2020 the decision was made to postpone our year of culture so that the Council could be completely focused on keeping services for vulnerable residents going during a time of unprecedented challenges and a large proportion of the Culture Team was redeployed to support the Covid response.
- 5.4.11 As the Covid situation eased during 2021, Culture Team members were able to return to their normal roles and the team was strengthened by the recruitment of new staff as the focus shifted to the development of the programme for the Borough of Culture year. The team also returned to a wider programme of work that included fundraising to fill the gap in a budget of just over £3 million, formalising partnership arrangements with key organisations and delivering community, schools and staff engagement activities, including a small grants initiative.
- 5.4.12 The London Borough of Culture is providing a unique opportunity through a very diverse programme of events across the whole of the borough to encourage people to engage more thoroughly with some of the big issues of climate change, diversity and inclusivity. Creative activities are acting as a 'provocation' and a means of starting conversations which might not otherwise take place and thereby provide opportunities for a wide range of council services to engage with residents.
- 5.4.13 Showcasing what Lewisham has to offer the rest of London and the UK by harnessing the passion and creativity of our cultural sector and the people of Lewisham, the Council is working with organisations in the borough such as Goldsmiths University of London, the Horniman Museum, Trinity Laban and the Albany to deliver the year-long celebration alongside grass roots organisations, artists and local communities.
- 5.4.14 Many thousands of Lewisham residents and visitors from beyond the Borough have taken part in the year, laying a solid foundation for a culture and regeneration legacy for many years to come.



Photo 21: Neighbourhood CIL used to develop Multi-use Games Area in Deptford
Source: Diana Vartanova
Court Design: Sam Sure

6 Delivery and Performance

6.1 The Value of the Planning Service

6.1.1 This section of the AMR focusses on the value and performance of the Planning Service. In particular, it highlights the role of securing significant funding on behalf of the Council from a range of sources such as planning application fees, Section 106 agreements, CIL, Neighbourhood CIL and New Homes Bonus. It also acknowledges the ways the Planning Service is enhancing the environment for local communities to live in through determining planning applications, defending and winning planning appeals, creating a strong local policy framework to guide planning and investment decisions and implementing enforcement actions to mitigate against unlawful developments.

Infrastructure Funding Statement

6.1.2 Since 2021 every Council is required to produce an annual Infrastructure Funding Statement (IFS) which fulfils the legal requirements of the Council, as set out in the Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019. The IFS for the year 2021-22 provides information on the funding which has been generated by development within the borough for the financial year, notes infrastructure funded in part or wholly by developer contributions to fund the delivery of infrastructure during that year, explains how we spend Neighbourhood CIL and lists s106 agreements. More details can be found at: <https://lewisham.gov.uk/myservices/planning/policy/cil>

Developer Contributions

6.1.3 Through the use of Section 106 agreements and the Community Infrastructure Levy (CIL) the Council is continuing to plan for and provide both the physical infrastructure (such as transport, environment and public realm, and utilities) and social infrastructure (such as education, health, leisure and cultural facilities) necessary to support development within the borough.

6.2 Section 106 Agreements

6.2.1 Section 106 agreements are legal agreements entered into to mitigate the impacts of a development proposal. They can be an agreement between the developer and the local planning authority or via a unilateral undertaking. Within S106 agreements financial and non-financial contributions are set down. The Council secured approximately £3.73 million in Section 106 agreements signed during 2021-22, [Table 17](#) shows the breakdown of contributions and [Table 18](#) set out some of the non-financial obligations which were agreed.

Allocation	Amount £
Carbon Offset	£1,845,150
Air Quality	£45,600
Employment & Training	£250,270
Local Labour Scheme	£233,730
Architects	£10,000
DLR	£48,000
Highways	£47,500
Ecology	£21,200
Viability	£20,000
Sustainable Transport	£50,000
Cycling	£60,000
Public Transport	£225,000
Play space	£94,710
Legible London	£16,000
Trees	£1,700
Lighting	£25,000
Control Parking Zone	£142,000
Buses	£506,270
Monitoring Fees	£88,500

Table 17: Total Financial Contributions Secured from the Section 106 Agreements Signed During 2021-22

Source: LB Lewisham

Type of Contribution	Number
Affordable housing units	402
Affordable student units	138
Highways agreements (s278s)	8
Car clubs	9

Table 18: Non-Financial Contributions Secured from the Section 106 Agreements Signed During 2021-22

Source: LB Lewisham

6.2.2 The Council collected over £3.76 million during 2021-22 from Section 106 agreements. These monies are collected by the Council when triggers are reached at points during construction, occupation and completion.

6.2.3 The balance of Section 106 funds held by the Council at the end of 2021-22 was approximately £37.87 million, £21.14 million of which is allocated. The balance of s106 funds held by the Council rises and falls depending upon the amount of money collected compared to the amount spent. Phased schemes often means s106 payments are phased also which can mean payments being received long after the development has commenced.

Financial Viability Review

6.2.4 Some schemes have financial viability review mechanisms in the Legal Agreements attached to them. They are used to re-assess the profitability of the site at a specific date in the future, and where changing circumstances make the development more viable, it can trigger the need for additional affordable housing to be built on-site or additional financial contributions to be paid. In other cases additional funding is secured which provides additional affordable housing units. Examples of schemes where additional affordable housing or a contribution for affordable housing has been received include Renaissance at Loampit Vale, Amersham Vale (20 additional affordable units) and Frankham Street (5 additional affordable units).

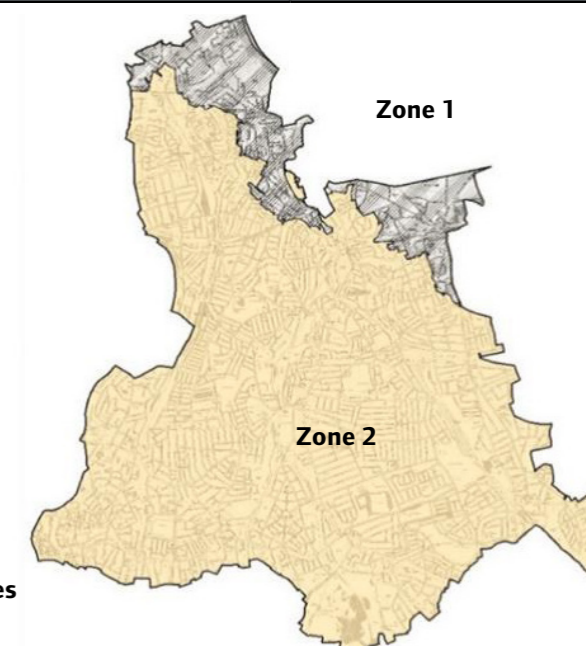
6.3 Community Infrastructure Levy

6.3.1 The Council introduced Lewisham CIL on 1st April 2015. CIL is a non-negotiable charge made on applicable developments and calculated per square metre. Most of the CIL collected (70%) will be used to fund strategic infrastructure projects to support development within the borough, 25% is put aside for Neighbourhood projects (Neighbourhood CIL) and 5% is spent on administration of the CIL as guided by Regulation 59.

Geographical	Use Class C3	Use Class B	All Other Uses
Zone 1	£100 per square metre	£0 per square metre	£80 per square metre
Zone 2	£70 per square metre	£0 per square metre	£80 per square metre

Table 19: Adopted Lewisham CIL Charging Rates

Source: LB Lewisham



Map 10: CIL Charging Zones

Source: LB Lewisham

- 6.3.2 **Table 19** shows the Council’s adopted CIL rates, which vary by land use type and which are subject to indexation each year and geographical location, as can be seen in **Map 10**.
- 6.3.3 **Table 20** provides an overview of the CIL accounts. It shows that the Council received £4.89 million in CIL during 2021-22. After removing a 5% administration fee and a further 25% allocated to the neighbourhood portion of CIL, the balance of CIL received during 2021-22 is £3.48 million.
- 6.3.4 The amount of CIL received fluctuates yearly depending upon whether developments have started on site and what the developments are; for example affordable housing schemes are exempt from paying CIL.
- 6.3.5 The Council is also a collecting authority on behalf of TfL for Mayoral CIL, which has been in operation since 1st April 2012. During 2021-22 £2.86 million was collected and passed directly to the Mayoral CIL to fund Crossrail, which was over double the amount collected during 2020-21. The Council retained 4% as administration fees. **Table 21** shows the current balance of CIL receipts for spend on Strategic Infrastructure is now £16.13 million.

2020-21	Total
Total CIL receipts in (2020-21)	£4,891,610
5% admin fee	£ 244,580
Total CIL receipts minus 5% admin fee	£ 4,647,030
Total amount of the neighbourhood proportion of CIL receipts in the reported year (25% of receipts)	£1,161,758
Remaining CIL receipts for 2021-22 excluding neighbourhood proportion	£ 3,485,272

Table 20: CIL Accounts 2021-22
Source: LB Lewisham

Total CIL collected 2015 - 2020	Total
Total CIL receipts	£21,750,289
Total admin fee deducted for 2020-21	£244,580
Balance of CIL receipts	£21,505,709
Total amount of the neighbourhood proportion of CIL receipts (25% of receipts)	£5,376,427
Remaining CIL receipts excluding neighbourhood proportion	£16,129,282

Table 21: CIL Accounts 2015-22
Source: LB Lewisham

Neighbourhood CIL

- 6.3.6 The Neighbourhood CIL process, including the distribution of funds for the period 2015 to 2018 was approved unanimously by the Council in July 2019. This followed extensive dialogue with Councillors including a number of all members’ briefings and several reviews by Sustainable Development Select Committee and Business Scrutiny Panel.
- 6.3.7 With regard to the distribution of funding 25% of the CIL will be allocated as NCIL instead of the minimum 15%. This will allow for greater local involvement, as well as providing the community with sufficient resources to address the local impacts of development in a more comprehensive manner. A redistribution strategy will also be implemented (based on a 25% allocation to NCIL) with 50% of the funds collected in ward to be retained by the ward, 25% to be allocated by reference to rankings of wards by the Indices of Multiple Deprivation, and 25% to be allocated to a borough wide fund.
- 6.3.8 In March 2021 and October 2021 respectively, Mayor and Cabinet approved an additional “top up” of funding from CIL receipts collected between 2018-2020. At the same meetings Mayor and Cabinet also approved an additional priority aiming to support Lewisham’s Covid-19 recovery for both the Ward and Borough wide NCIL fund.
- 6.3.9 An Open Call for Projects for Borough wide NCIL was launched on 28th May 2021 to 15th July 2021. Residents and community organisations were invited to submit project proposals that meet one or more of the agreed priorities:
- Initiatives that seek to support local community groups to contributing to tackling crime and anti-social behaviour.
 - Provision of high-quality mentoring and those designated to keep Lewisham’s children and young people safe from exploitation, violence and serious youth crime.
 - Support for people with learning disabilities and/or mental health problems to find employment opportunities.
 - Assisting Lewisham’s COVID-19 recovery by demonstrating a benefit to Lewisham’s communities at a borough wide level.
- 6.3.10 The Council received a total of 122 applications amounting to £4.7 million of funding. Council officers assessed the applications and successfully awarded £877,094 to 25 community projects which were approved by Mayor and Cabinet on the 3rd November 2021. More information on the successful projects can be found on the Council’s community funding website: <https://communityfunding.lewisham.gov.uk/>
- 6.3.11 The Open Call for Projects for the Ward NCIL fund was launched on 26th September 2021 to the 21st November 2021. Residents and community organisations were invited to submit project proposals that meet one or more of the agreed ward priorities. The assessment of the projects proposals is ongoing at the time of writing. A total of 250 project applications seeking funding for just over £9 million were received and assessed by officers. The assessment of applications resulted in the allocation of NCIL ward funds valuing over £2.9 million to 152 projects across Lewisham’s 18 wards. Mayor and Cabinet approved the list of recommended project on the 9th March 2022. More information on the successful projects can be found on the Council’s community funding website: <https://communityfunding.lewisham.gov.uk/>

6.4 New Homes Bonus

- 6.4.1 The New Homes Bonus (NHB) is a grant paid annually by Government to Councils for increasing the growth in their Council Tax base housing stock by 0.4% over the previous year. Under the scheme, the Government matches the amount of extra Council Tax revenue raised for new-build homes, conversions and long term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.
- 6.4.2 During February-April 2021, the Government carried out a consultation on the future of the New Homes Bonus. As yet the Government have not yet responded to the consultation and whilst there remains uncertainty regarding the future of the New Homes Bonus the final allocations for 2022-23 were published in February 2022.
- 6.4.3 The Council's NHB payment is approximately £1.01 million (around £0.02 million from in-year payment and around £0.99 million from legacy payments from the previous years). **Table 22** and **Chart 9** show the amount of NHB received since it was introduced in 2011. Firstly, they show that there has been diminishing payments each year, from a peak in 2017/18. Primarily this is because the previous four year legacy payments have come to an end and since 2020-21 NHB payments are no longer provided as legacy payments. Secondly they shows a reduction of approximately £1.6 million in in-year payments compared to the previous year due to less housing being built.

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Year 1	£705,698	£705,698						
Year 2	£958,188	£958,188						
Year 3	£2,149,906	£2,149,906	£2,149,906					
Year 4	£2,628,989	£2,628,989	£2,628,898					
Year 5	£1,399,473	£1,399,473	£1,399,473	£1,399,473				
Year 6		£1,889,351	£1,889,351	£1,889,351	£1,889,352			
Year 7			£2,071,411	£2,071,411	£2,071,412	£2,071,412		
Year 8				£1,551,031	£1,551,031	£1,551,031	£1,551,031	
Year 9					£988,953	£988,953	£988,953	£988,952
Year 10						£1,564,737		
Year 11							£112,000	
Year 12								£22,050
Total	£7,842,253	£9,731,604	£10,139,129	£6,911,266	£6,500,748	£6,176,133	£2,651,984.0	£1,011,002

Table 22: New Homes Bonus Payments
Source: DLUHC

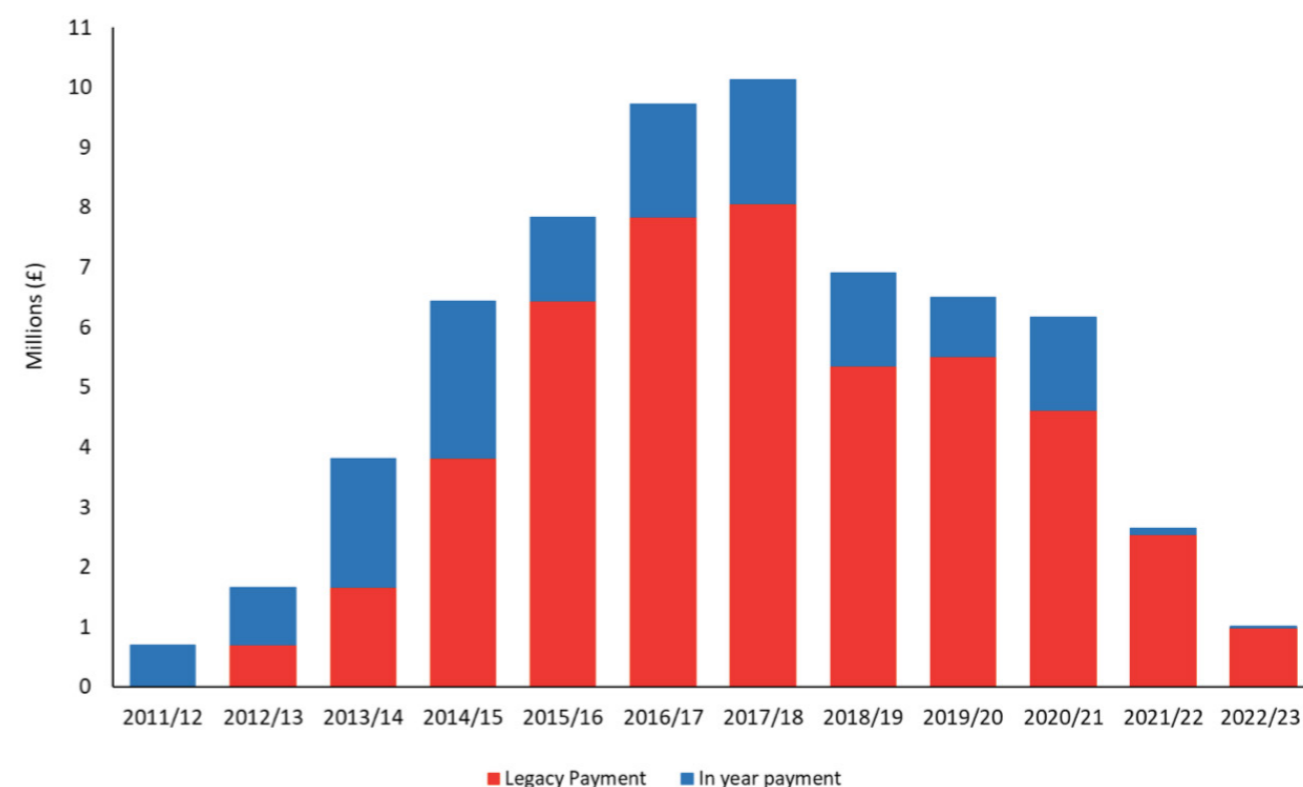


Chart 9: New Homes Bonus Split Between In-year and Legacy Payments
Source: DLUHC

6.5 Local Plan

- 6.5.1 The Council has a suite of adopted Local Plan documents that make up a statutory development plan for the borough, together with the London Plan and Neighbourhood Plans and are used to determine planning applications and to guide investment decisions. These documents include the Lewisham Core Strategy (June 2011), Site Allocations Local Plan (June 2013), Lewisham Town Centre Local Plan (February 2014) and Development Management Local Plan (November 2014).
- 6.5.2 The Council is currently undertaking a review of its adopted plans to inform the preparation of a new Local Plan for the borough. The new Local Plan will set out a shared vision for the future of the borough along with the planning and investment framework to deliver this vision through to 2040. It is being prepared to ensure there is a clear framework in place to positively manage growth and new development in a way that respects the distinctive character and diversity of the Borough. It will help to ensure that investment decisions meet the aspirations of local communities and contribute to sustaining and creating inclusive, safe, healthy and liveable neighbourhoods.

- 6.5.3 The Lewisham Local Plan: Main Issues and Preferred Approaches document (i.e. draft Local Plan), and other supporting documents, were published for public consultation (Regulation 18 stage) during the previous monitoring year, although the consultation period did not end until 11th April 2021. More than 1,400 local residents, community groups, businesses, landowners and other key stakeholders responded to the consultation, making it one of the most successful the Planning Service has carried out.
- 6.5.4 During the monitoring year, the Council has continued to engage with Council Members, community and special interest groups, delivery partners and Duty to Cooperate statutory bodies on the plan proposals. All feedback received has been considered and responded to in a Consultation Statement and has been used to inform the next version of the draft Local Plan. A range of tailored evidence base studies have also been prepared in order to further develop policies relating to open spaces, retail, SINC's and tall buildings.
- 6.5.5 Most recently, at a meeting on 7th December 2022 the Mayor and Cabinet approved the Regulation 19 Local Plan and it is due to be considered by full Council in January 2023. Subject to approval, it is anticipated that Regulation 19 consultation will take place early in 2023. The Regulation 19 version of the Local Plan is available on the Council's webpage [here](#).

Local Development Scheme

- 6.5.6 The LDS is subject to periodic review. A review of the adopted LDS took place in 2022 and the latest version was approved by a decision of Mayor and Cabinet on 7th December 2022. This review provided an update to the Local Plan programme. The large volume of responses received to the Regulation 18 stage consultation; additional time required to prepare new evidence base documents and programming around the May 2022 local elections has resulted in the need to revise the timescales for the next round of public consultation (Regulation 19) and subsequent stages in the plan process.
- 6.5.7 The LDS is available to view on the Council's webpage here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/local-development-scheme>

Statement of Community Involvement (SCI)

- 6.5.8 The Statement of Community Involvement (SCI) sets out how the community can be involved with planning in the London Borough of Lewisham. The SCI was originally adopted in 2006. In recent years Mayor and Cabinet have approved a number of revisions to the SCI including:
- The Addendum to the SCI was approved in December 2020 and is primarily focussed on amendments required for preparing planning policy documents.
 - The temporary modifications to the SCI, which were made in response to the Covid-19 pandemic, were originally approved in June 2020 and extended in September 2020. They were further extended in March 2021 for a further time limited period of 18 months. These temporary modifications have now expired.
 - The update of paragraph 6.9 of the SCI was approved in January 2022, to allow for a change in name to the Lewisham Design Review Panel and that schemes are taken at pre-application stage, rather than post formal planning submission.

- 6.5.9 Further information on the SCI is available on the Council's planning policy webpages here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/statement-of-community-involvement>

6.6 Duty to Co-operate

- 6.6.1 The Localism Act 2011 requires Local Planning Authorities (LPAs) to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. The Duty to Co-operate came into effect in November 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the AMR give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.
- 6.6.2 In fulfilling its statutory Duty to Cooperate the Council has undertaken a considerable amount of engagement activity during 2021-22, as part of planning groups and forums on a London-wide basis, including attendance at the following meetings or virtual Teams meetings: All London Borough Planning Officer (ALBPO) meetings, Greater London Authority (GLA) meetings, London Waste Planning Forum and London Boroughs Neighbourhood Plans Group meetings. The Council has also engaged with other teams across the Council, Government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, Thames Water and the GLA.
- 6.6.3 The Council is proactively working on a sub-regional basis with neighbouring Local Authorities to identify cross-boundary planning and strategic issues, and to co-operatively work on solutions to these issues. The Council organises and chairs a Planning Policy Group meeting of the South East London Planning Authorities, attended by the London Boroughs of Bexley, Bromley and Southwark and the Royal Borough of Greenwich. During the monitoring year, a virtual meeting was held in October 2021 and the group kept in contact through emails on an adhoc basis. Since then the group has attended a virtual meeting in October 2022 and have sought informal advice from each other on topics such as housing supply and housing survey completions figures. The Council has also worked with constituent London Authorities as part of the South East London Joint Waste Planning Group, and attended the latest meeting that was held in October 2022.
- 6.6.4 A variety of consultation activities with statutory bodies took place during 2020-21, as part of consulting on the Regulation 18 Local Plan. Since then, during this monitoring year, the Council has continued to engage with a range of statutory bodies, with a focus on engaging further with stakeholders and statutory bodies that did not formally respond to the Regulation 18 consultation. Specific follow up actions and/or meetings took place with the Greater London Authority, Historic England, Natural England, Transport for London, Port of London Authority, Sport England and Lewisham Biodiversity Partnership.
- 6.6.5 The Council prepared a Duty to Cooperate Statement in September 2022. It was published on the Council's website as part of the Mayor and Cabinet committee papers for the 7th December 2022 meeting. It provides a full account of the duty to cooperate activities that have taken place throughout the preparation of the Local Plan to-date (including during this monitoring period), with a commentary on how the Council has been co-operating on a range of strategic matters and the next steps to take in the future.

6.7 Planning Applications

6.7.1 The Planning Service remains busy processing and determining planning applications on a daily basis and received a total of 4,488 planning applications and 569 tree applications during 2021-22. This is 867 more applications received than the previous year. **Chart 10** shows that there was a total of 2,419 planning applications where decisions were made during 2021-22. This equates to 370 more than the 2,049 planning applications in the previous monitoring year. The majority (74%) relate to planning applications, followed by tree applications (24%) and advertisements applications (2%).

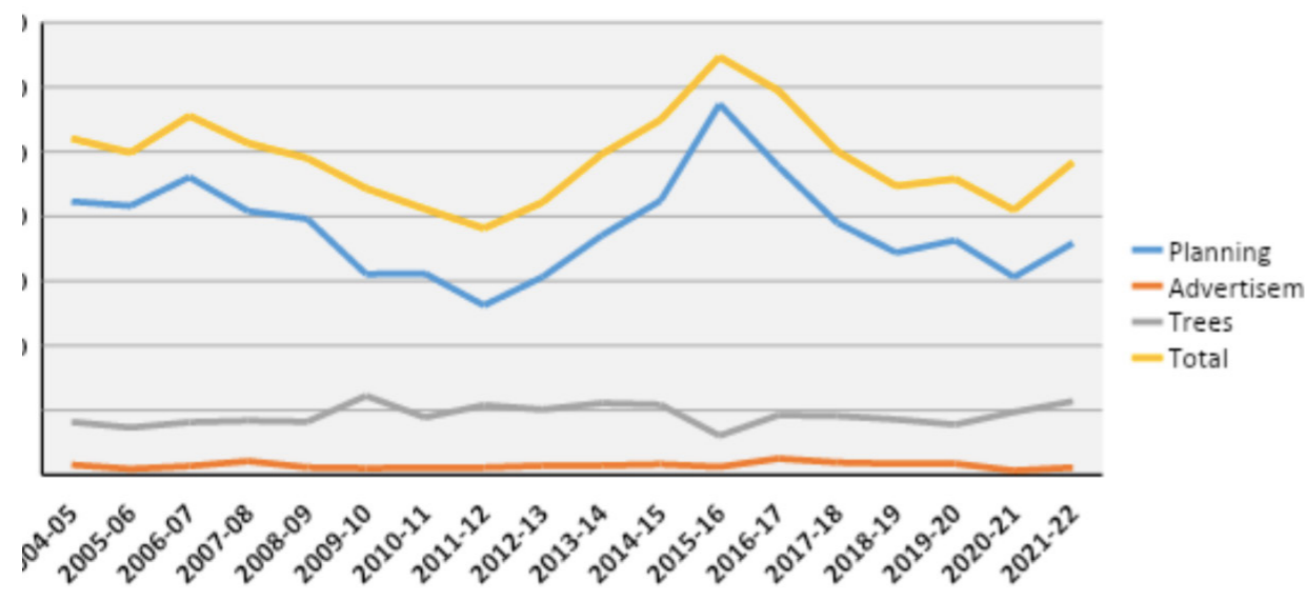


Chart 10: Applications Decisions Made Since 2004-05

Source: LB Lewisham

6.7.2 Of the planning applications determined during 2021-22, most were householder applications (64%), followed by Certificates of Lawful Development (22%), minor applications (7%), and other applications (7%). Major applications accounted for only 1% of the applications that were determined. To avoid double counting, applications that fit into multiple categories have only been counted once.

6.7.3 During 2021-22 the Planning Service also dealt with 1,402 other types of applications including prior approvals, non-material amendments (NMA), and approval of details (AOD), more than last year's 1,292.

6.7.4 In addition, significant time and resources have been used dealing with the planning and tree applications that were dismissed, withdrawn or not validated as well as dealing with general enquiries relating to planning applications, pre-application advice, planning policy, trees, heritage, urban design, appeals, enforcement, Freedom of Information Requests, media releases etc.

6.7.5 **Chart 11** shows that performance in determining applications has fluctuated since 2003-04 but over the last few years' performance has remained strong.

6.7.6 During 2021-22 all performance targets have been exceeded:

- 100% of majors were determined within 13 weeks against a target of 80%,
- 92% of minors were determined within 8 weeks against a target of 80% and
- 94% of other applications were determined within 8 weeks against a target of 85%.

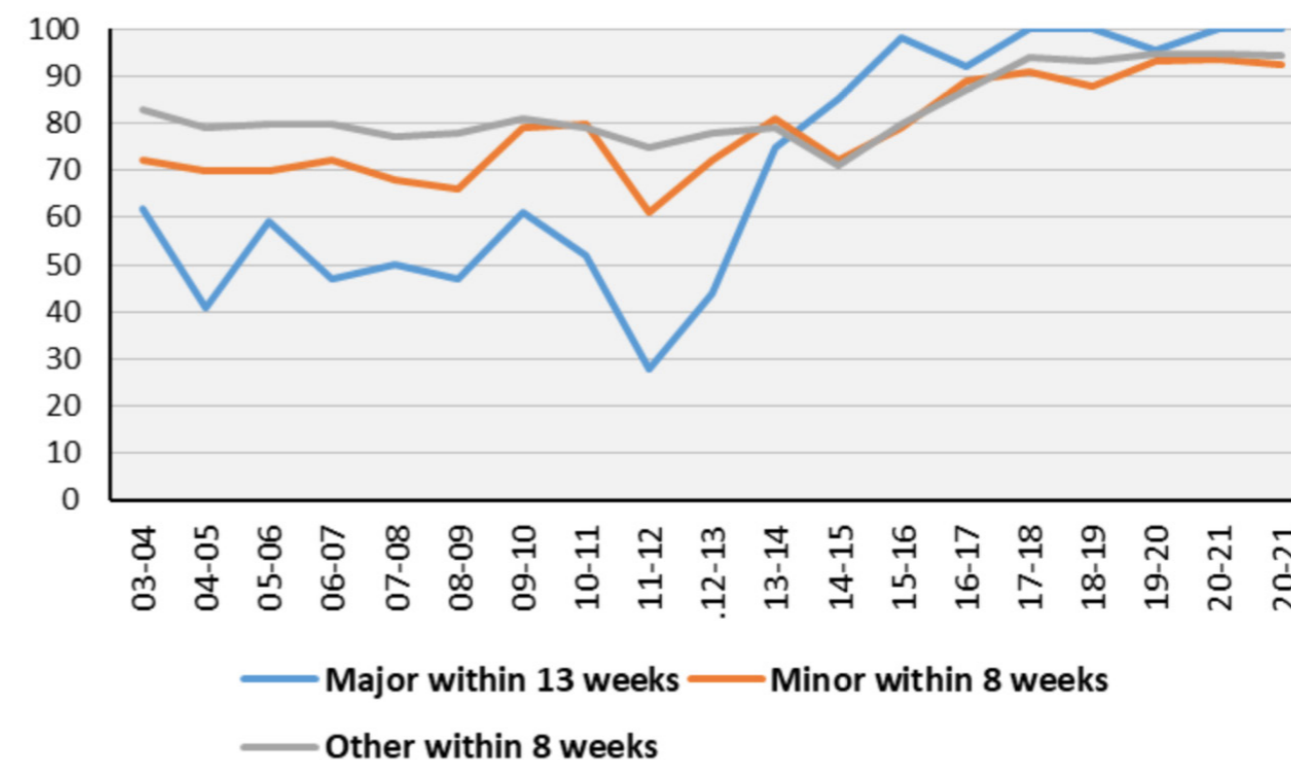


Chart 11: Percentage of Applications Determined Within Target Timescales Since 2003-04

Source: LB Lewisham

6.8 Appeals

6.8.1 Appeal decisions provide an indication of the quality and robustness of the planning policies and planning decisions made by the Council. If large numbers of appeals are being allowed, planning policies may need to be reviewed. The number of appeals determined during 2021-22 was 109, of which 83% were dismissed. **Chart 12** shows the outcome of the appeals each year, since 2016. It shows that the number of appeals dismissed and allowed each year fluctuates, although the number of appeals that were allowed during 2021-22 is lower than the previous five years. It is also evident that the number of appeals that have been dismissed has been consistently higher than the number of appeals that have been allowed.

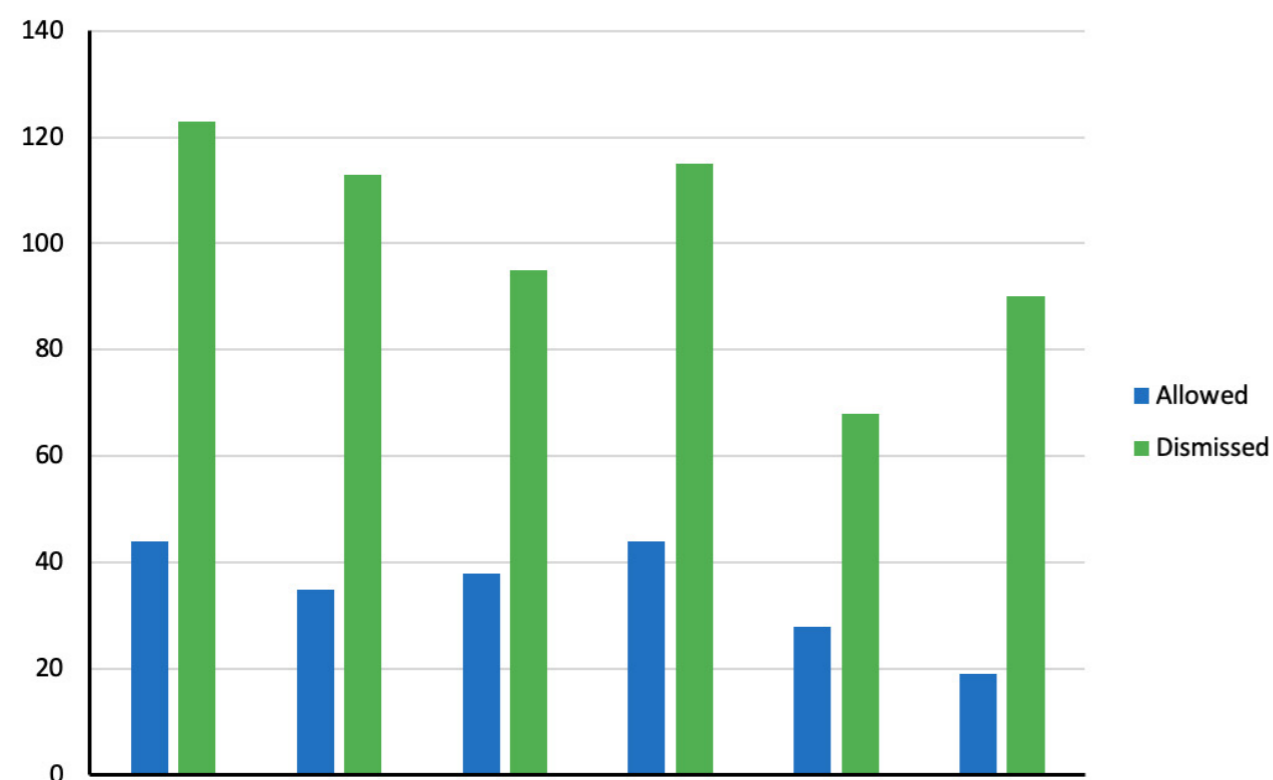


Chart 12: Appeals Performance Since 2016

Source: LB Lewisham

6.9 Enforcement

6.9.1 The Council has powers to take formal enforcement action where development takes place either; without the appropriate planning permission, contrary to a planning condition, or for various other breaches of planning regulation. Enforcement cases are investigated on the basis of a priority system which seeks to prioritise the protection of heritage assets (Listed Buildings) and Conservation Areas as well as protecting residential amenity from development which; results in statutory nuisance, loss of privacy, sub-standard living conditions, incongruent and visually harmful changes to the street scene and a host of other reasons.

6.9.2 The inability to carry out site visits during the Covid-19 pandemic had led to a decrease in team output during 2020-21. Following on from this, the Planning Enforcement team once again started to undertake site visits from April 2021 onwards. In addition, with new management and with an overhaul of our processes and style of working, the Planning Enforcement Team has greatly increased output, even with a current team of only two officers. The number of Notices served in each of the last 3 years can be seen in **Table 23** below:

Period	Oct. 2019 – Oct. 2020	Oct. 2020 – Oct. 2021	Oct. 2021 – Oct. 2022
No. Notices Served	2	9	56

Table 23: Enforcement Notices Served

Source: LB Lewisham

6.9.3 With a new restructure incoming, which will see one new member added to the team shortly, as well as two new permanent positions being opened up for recruitment, this increase in output is expected to continue to rise. The Planning Enforcement team has also been working behind the scenes to increase our presence within the Council's wider Enforcement project, as well as putting plans in place to increase our visibility and the information we publish on the website. This will help ensure that residents are able to find out the information they require about an ongoing planning enforcement investigation, as well as read our Enforcement Policy, and view any formal Notices served on land.

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