



Lewisham Planning Service

Authority Monitoring Report 2020-21

March 2022



CONTENTS

KEY FACTS	4
INTRODUCTION.....	4
HOUSING	4
EMPLOYMENT AND TOWN CENTRES.....	7
PLACEMAKING	8
INFRASTRUCTURE	10
DELIVERY AND PERFORMANCE	11
01 INTRODUCTION.....	12
1.1 CONTENT OF THE AMR.....	12
1.2 THE BENEFITS OF MONITORING	17
1.3 BOROUGH CONTEXT.....	18
02 HOUSING.....	21
2.1 BACKGROUND	21
2.2 HOUSING DELIVERY.....	22
2.3 HOUSING APPROVAL.....	26
2.4 AFFORDABLE HOUSING.....	28
2.5 NON-CONVENTIONAL HOUSING	36
2.6 SELF BUILD AND CUSTOM HOUSEBUILDING.....	38
2.7 FUTURE HOUSING SUPPLY	39
03 EMPLOYMENT AND TOWN CENTRES.....	49
3.1 LOCAL ECONOMY.....	49
3.2 NON-RESIDENTIAL FLOORSPACE	50
3.3 PARTNERSHIP WORKING TO INCREASE EMPLOYMENT.....	57
3.4 TOWN CENTRES	60
04 PLACEMAKING.....	65
4.1 HIGH QUALITY DESIGN	65
4.2 BUILT HERITAGE	70
4.3 SUSTAINABILITY	74
4.4 LEWISHAM PLACES	77
4.5 NEIGHBOURHOOD PLANNING	87
05 INFRASTRUCTURE.....	91
5.1 INFRASTRUCTURE DELIVERY PLAN.....	91
5.2 GREEN INFRASTRUCTURE	92
5.3 TRANSPORT INFRASTRUCTURE	97
5.4 SOCIAL INFRASTRUCTURE	101
06 DELIVERY AND PERFORMANCE.....	107
6.1 THE VALUE OF THE PLANNING SERVICE.....	107
6.2 SECTION 106 AGREEMENTS.....	107
6.3 COMMUNITY INFRASTRUCTURE LEVY	110
6.4 NEW HOMES BONUS	114
6.5 LOCAL PLAN.....	116
6.6 DUTY TO CO-OPERATE	118
6.7 PLANNING APPLICATIONS.....	119
6.8 APPEALS	121
6.9 ENFORCEMENT	122

Key Facts

1 Introduction

This is the Lewisham Authority Monitoring Report (AMR) 2020-21. It showcases the work carried out by the Planning Service and demonstrates how development and growth can help to contribute positively to the borough.

One important consideration that underpins this AMR is the Covid-19 pandemic and the two national lockdowns that have had a significant impact on the whole of the monitoring year. Future AMRs will need to monitor the full impact and long term implications of Covid-19 and the borough's subsequent recovery.

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

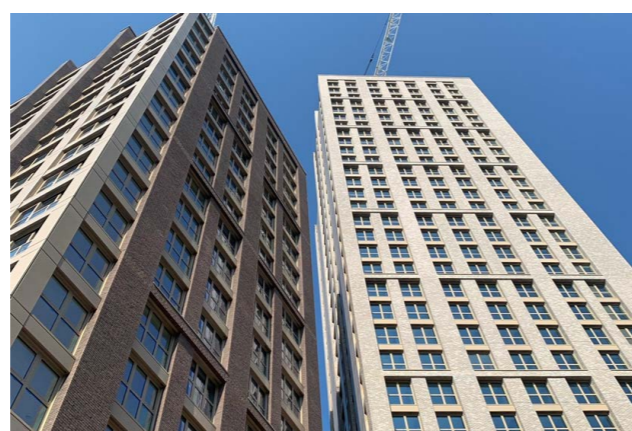


2 Housing

During 2020-21 **536 net new homes have been completed** (consisting of 181 net self-contained homes, 11 long term vacant units that have been returned back into use and 344 net non-self-contained homes with ratios are applied). This does not meet the London Plan target of 1,667 units per year. The 460 net new homes that were approved during 2020-21 also fall short of the target.

Lewisham seems to have fared worse than other parts of London, with completions being **62% below the borough's annual average of 1,423 homes**. This is predominantly due to large, complex and phased schemes with long lead in times and extended build out programmes and the national lockdowns in Spring/early Summer 2020 and Winter 2021 which contributed to developments being delayed or temporarily stalled. Other factors have also combined to markedly suppress the delivery of new homes during 2020-21.

Lewisham scored **87% in the latest Housing Delivery Test** and has so far only needed to prepare an Action Plan, but it will become increasingly challenging to meet the HDT in future years.



Photos 2 and 3: Completed Lewisham Exchange, Former Carpetright, Loampit Vale

Source: LB Lewisham

Affordable Housing

73 affordable homes were completed and 125 were approved during 2020-21. Cumulatively since 2005-06, 4,831 affordable homes have been delivered.

Tables **KF1** and **KF2** illustrate that **40% of the net completions** and **27% 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), 25% of the net completions and 21% of the net approved units are genuinely affordable.

The tenure split ratio is **63% genuinely affordable : 37% intermediate for completions and 78% genuinely affordable : 22% intermediate for approved units**, compared to the 70:30 tenure ratio split specified in the Core Strategy.

Tenure split for Housing (self-contained) Completions								
Social rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
46	25%	0	0%	27	15%	108	60%	181
Affordable Housing (GLA and NPPF definition)						Market		
73						108		
40%						60%		
Genuinely Affordable Housing (Lewisham definition)				Intermediate Affordable Housing		Market		
46				27		108		
25%				15%		60%		
Genuinely Affordable : Intermediate ratio split 63% : 37%								

Table KF1: Tenure Split for Housing Completions

Source: LB Lewisham

Tenure split for Housing (self-contained) Approvals								
Social rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
98	21%	0	0%	27	6%	335	73%	460
Affordable Housing (GLA and NPPF definition)						Market		
125						335		
27%						73%		
Genuinely Affordable Housing (Lewisham definition)				Intermediate Affordable Housing		Market		
98				27		335		
21%				7%		73%		
Genuinely Affordable : Intermediate ratio split 78% : 22%								

Table KF2: Tenure Split for Housing Approvals

Source: LB Lewisham

There are a number of reasons why affordable housing targets are not met on some development sites. The Council has less ability to ensure the delivery of affordable housing through Prior Approvals and sites consented at Appeal. Small sites (below 10 units) are also not required to provide affordable housing. Financial viability and other site considerations such as land decontamination or the need to provide other infrastructure and facilities may also reduce the amount of affordable housing provided on-site.

The Council is working with registered providers, developers and local communities to enhance the existing stock of affordable housing across the Borough.

Affordable housing projects

During 2020-21 progress has been made in delivering a range of affordable housing tenures across the borough, with construction continuing at Heathside and Lethbridge, the former Tidemill School site, Amersham Vale, Bampton estate and a selection of smaller developments.

The Council is also seeking to bring forward other affordable housing projects including working up designs for/ preparing the planning application for Achilles Street, investigating the development potential for new social rented homes to replace Council-owned garage sites and embarking on the Council's first Acquisitions Programme to **buy back 100 ex-council homes**.

The Council remains committed to delivering affordable housing using Modern Methods of Construction (MMC), with two sites being delivered at Edward Street and Home Park.

An Article 4 Direction remains in place, withdrawing permitted development rights for small HMOs in the borough's southern wards.

Future housing supply

There is an estimated supply of 11,216 net new homes in the next five years and 26,222 over 15 years. This is equivalent to **5.77 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 2020-21 **completions resulted in a net gain of 2,306m² of floorspace and approvals will result in a net loss of 1,126m².**

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

To help alleviate the significant impacts of the Covid-19 pandemic on the local economy, the Council distributed £76 million to local businesses through over 14,000 business grants, made over 21,000 visits to local businesses, promoted information about national, regional and local restrictions through social media and helped enable local businesses to re-open and begin trading again.

Lewisham Town Centre

Momentum is gathering pace in Lewisham Town Centre with a cluster of new developments in close proximity to Lewisham railway station, including the most recently completed Lewisham Exchange, Lewisham Gateway Phase 2 remains under construction and Axion House and Tesco Car Park have planning consent. 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.

Catford Town Centre

Plans for a phased transformation of Catford town centre also exist, with the re-routing of the A205, accessibility and public realm enhancements, the provision of 2,700 new homes and new retail, business space and community facilities. The Catford Town Centre Framework was endorsed by the Council in July 2021. The Mayor of London's Good Growth Fund and section 106 funding are enabling starts on a range of projects including working up designs for the Thomas Lane Yard area, the refurbishment of the former Catford Constitutional Club and public realm and accessibility enhancements surrounding the two railway stations.



4 Placemaking

High Quality Design

In 2021 Melfield Gardens and Besson Street have been recognised in design and planning awards.

The Design Review Panel has provided **design advice on 21 developments** that will cumulatively deliver over **5,352 new homes**.

Progress has been made on urban design studies including the endorsement of the Catford Town Centre Framework in July 2021 and the adoption of the Small Sites SPD in October 2021. Public consultation on the draft A21 Development Framework also took place during the monitoring year.

Sustainability

The Council published a Climate Emergency Strategic Action Plan in March 2020 and published an Energy Masterplan in October 2020. The Council also consulted on a Local Flood Risk Management Strategy and on plans for flood mitigation on the eastern side of Beckenham Place Park. Advice provided on 17 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

Redeployment of staff during the Covid-19 pandemic led to a focus on carrying out statutory casework. Proactive conservation work such as Conservation Area appraisal and work on the Local List was paused.

No amendments have been made to the borough's Conservation Areas, Listed Buildings and Local List since April 2020.

The Council has been working with Historic England to ensure the new development at Convoys Wharf takes every opportunity to convey the important history and heritage of the site.

There were also two new additions to the Heritage at Risk Register in 2020 – Baring Hall Hotel at Grove Park and Olympia Warehouse at Convoys Wharf. Works to convert the rear and middle hall of the former Temperance Billiard Hall were completed in 2020-21 and repairs at St Margaret's Churchyard are due to commence in 2022.

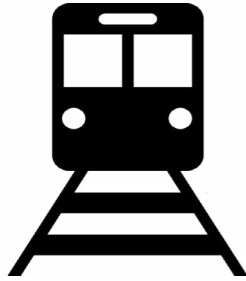
Strategic developments

Partnership working with private developers and stakeholder organisations is continuing to instigate future transformative changes at four strategic sites: construction started at Convoys Wharf in early 2022, Surrey Canal Triangle has received a resolution to approve, the next phase of development at Timberyard Oxestalls Road is due to commence and construction of phase 2 Lewisham Gateway continues.

Work continues on the renewal of the Council's housing estates, with construction continuing at Heathside and Lethbridge and Bampton estate and planning applications being prepared for phase 2 of Excalibur and Achilles Street.

Neighbourhood Plans

Neighbourhood plans have also progressed. The Grove Park Neighbourhood Plan became the first neighbourhood plan to be formally adopted by the Council through a public referendum held in August 2021. An independent examination of the Crofton Park and Honor Oak Neighbourhood Plan took place in December 2021, with a local referendum anticipated in May 2022. Lee Forum and Sydenham Hill Ridge Forum are currently drafting planning policies for their Neighbourhood Plans.



5 Infrastructure

Significant infrastructure improvements have been made.

Green infrastructure

The Council has worked with consultants to prepare the Lewisham Metropolitan Open Land Review and the Draft Lewisham Open Space Review. A variety of greenspace and biodiversity enhancements continue, and although there have been delays due to the Covid-19 pandemic, many of the 35 projects awarded through the Greening Fund have commenced. In 2020, Mayor and Cabinet declared Grove Park Nature Reserve as a statutory Local Nature Reserve and five TPOs have been confirmed.

Transport infrastructure

Some projects have been delayed due to the Covid-19 pandemic. In particular, the BLE project has been paused indefinitely, although TfL remain committed to its delivery and safeguarding directions for the BLE land up to Lewisham station are now in place. The Council has continued working with TfL and Network Rail to advance other projects including carrying out £8 million improvement programme for track and signalling upgrades in the Lewisham area during winter 2021, the new station at Bermondsey railway station is due to open from early 2025, existing trains will be replaced with a new fully accessible fleet of trains starting in 2024 and plans to upgrade Lewisham railway station continue.

Social infrastructure

A programme of enhancements to schools continues, with completion of projects at Ashmead Primary School, New Woodlands and Ladywell Complex Needs Centre and more planned at Greenvale School, Riverside Youth Club and decarbonisation projects at three schools. 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. Advertising material has also been displayed on billboards and digital panels across the borough promoting the Sugar Smart campaign.

In January the Council launched the London Borough of Culture 2022. Entitled “We are Lewisham” it will bring the borough’s communities together through an exciting programme of music, dance, public art and debate events throughout the year.



6 Delivery and Performance

Section 106 and CIL

During 2020-21 **£2.7 million was secured from signed Section 106 agreements, £2.3 million Section 106 funds have been collected** and the **balance of Section 106 funds is £40 million, £27 million of which is allocated.**

£1.9 million of CIL payments were received in 2020-21, and £722,317 were spent during the same period. 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 £1.3 million.**

Neighbourhood CIL

In March 2021 and October 2021 Mayor and Cabinet approved an additional “top up” of funding from CIL receipts collected between 2018-2020 and also approved an additional priority aiming to support Lewisham’s Covid-19 recovery for both the Ward and Borough wide NCIL funds.

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. The Open Call for Projects for the Ward NCIL fund also took place during September to November 2021.

New Homes Bonus

Final allocations for 2021-22 were published in February 2021 and Lewisham’s NHB payment is approximately £2.6 million.

Planning Service

The Planning Service remains busy processing and determining **3,579 planning applications** and 611 tree applications that were received during 2020-21. All performance targets have been exceeded. The number of appeals determined during 2020-21 was **96, of which 71% were dismissed.** This is similar to the national average of 75%.

The Covid-19 pandemic and the two national lockdowns impacted on the ability to carry out enforcement site visits during 2020-21, leading to a decrease in output in relation to notices served and enforcement cases closed. Additional staff resources are helping to clear the backlog of site visits and cases, and to ensure all new complaints are addressed swiftly and comprehensively.

Planning Policy Documents

The draft Local Plan “Main Issues and Preferred Approaches” document was approved for statutory public consultation, which started on 15th January 2021 and closed on 11th April 2021.

The Council has prepared a range of other Planning Policy Documents including: Statement of Community Involvement, Local Development Scheme, Draft Infrastructure Delivery Plan and an Infrastructure Funding Statement.



Image 1: Axion House
Image Credit: PRP/ London Square

1 Introduction

1.1 Content of the AMR

Structure of the Document

- 1.1.1 This is the seventeenth 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 during 1st April 2020 to 31st March 2021.
- 1.1.2 Each chapter focusses 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, affordable housing, specialist housing and assesses them against targets as well as identifying the future housing supply.
 - **Chapter 3 Employment and Town Centres** – assesses non-residential (employment or town centre) floorspace and identifies initiatives seeking to enhance the local economy.
 - **Chapter 4 Place Making** – provides examples of how development enhances the design quality, heritage, culture 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 development, 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.

Impact of the Covid-19 Pandemic

- 1.1.3 One important consideration that underpins the whole of this AMR is the Covid-19 pandemic. The two national lockdowns experienced in Spring / early Summer 2020 and Winter 2021 have had a significant impact on the whole of the monitoring year. Local businesses temporarily stopped trading, people stayed at home and town centre trade and leisure industries diminished, construction activity on development sites paused or slowed down and new phases of construction were delayed.
- 1.1.4 Many teams across the Council put their normal work on hold and staff were redeployed to collectively provide critical services to local residents and businesses during the crisis such as providing a community response to food insecurity and helping to organise and staff Covid testing and vaccination facilities. Putting a hold on recruitment and staff taking sick leave or having to self-isolate have also led to temporary staff shortages, putting additional pressure on the Council.
- 1.1.5 This has had a knock on effect on the ability of some teams to carry out their usual functions. Within the Planning Service staff have not been able to carry out site visits and inspections or hold face to face meetings within Council buildings. There have also been temporary changes to procedures including a shift to solely online practices in relation to committee meetings, planning application submissions, pre-app and application advice and inspection of planning documents. Emergency temporary modifications to the Statement of Community Involvement (SCI) were approved in June 2020, were extended for six-months in September 2020 and extended for a further 18 months in March 2021, to ensure that the continued determination of the full range of planning applications can be made during the continuing public health emergency. The Planning Service will continue to evolve by introducing a hybrid approach, with staff working partly at home and partly in the office, as well as maintaining online practices whilst also slowly re-introducing face to face meetings.
- 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. Future AMRs should assess: whether the Planning Service and the Council has adapted and operated effectively, the impacts of lockdown on the development industry and how well it has bounced back, how well town centres have fared and if there is a shift in the type, nature and design of new development coming forward.

Parameters

- 1.1.7 A number of parameters govern the content of this AMR, as discussed below:
- This AMR covers the monitoring period from 1st April 2020 to 31st March 2021. 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 (in these cases, this is identified in the text). 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 early 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 not been successfully transferred and we have been unable to retrieve some types of data such as small sites (minor applications with four or less units or householder applications), lapsed sites, some non-residential floorspace data, Non Material Amendments, Minor Material Amendments, Lawful Development Certificates, changes of use and some approvals. Covid restrictions and working solely from home have also made it more difficult to retrieve data about sites that we would normally gather during on-site surveys. The figures contained within this AMR are a combination of actual data from the London Planning Datahub 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 working with the GLA to ensure the data gaps within the monitoring system are filled and efficient data retrieval processes are put in place. Whilst it has not been possible to provide a comprehensive assessment for 2020-21, the data still provides a useful indication of the large-scale changes taking place across the borough.
 - 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 2020-21 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 monitoring system are taken from planning applications once consent has been granted. However, subsequent Section 106 negotiations may result in slight differences to the actual affordable housing units being delivered on-site, but there is no review mechanism within the LDDthe monitoring system that seeks to capture these changes.
 - 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.

1.1.8 Future AMRs may also need to assess the impacts of a changing Planning regime at the local level. 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. There will be further changes as the White Paper progresses into legislation, with a further update on the Government's approach to changes in the planning system expected in Spring 2022. The newly renamed Department for Levelling Up, Communities and Housing also published the "Levelling Up" White Paper in February 2022, which seeks to unlock the potential of underperforming places but also confirmed that the planning system will be reformed in due course. Some of the main changes for planning arising from "Levelling Up" is to simplify local plans, create a new infrastructure levy, remediating brownfield land, providing better support for town centre regeneration, improving engagement on planning decisions and supporting environmental protection.

1.2 The Benefits of Monitoring

Legislation Requirements

- 1.2.1** The AMR is governed by a range of national legislation. Originally, the Planning and Compulsory Purchase Act 2004 (as amended) required AMRs to be submitted to the Secretary of State, but this is no longer necessary. 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 the type of information that an AMR must contain. This includes 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 information on CIL receipts and expenditure, details of any made neighbourhood development order or neighbourhood development plan and details of any duty to co-operate actions taken.

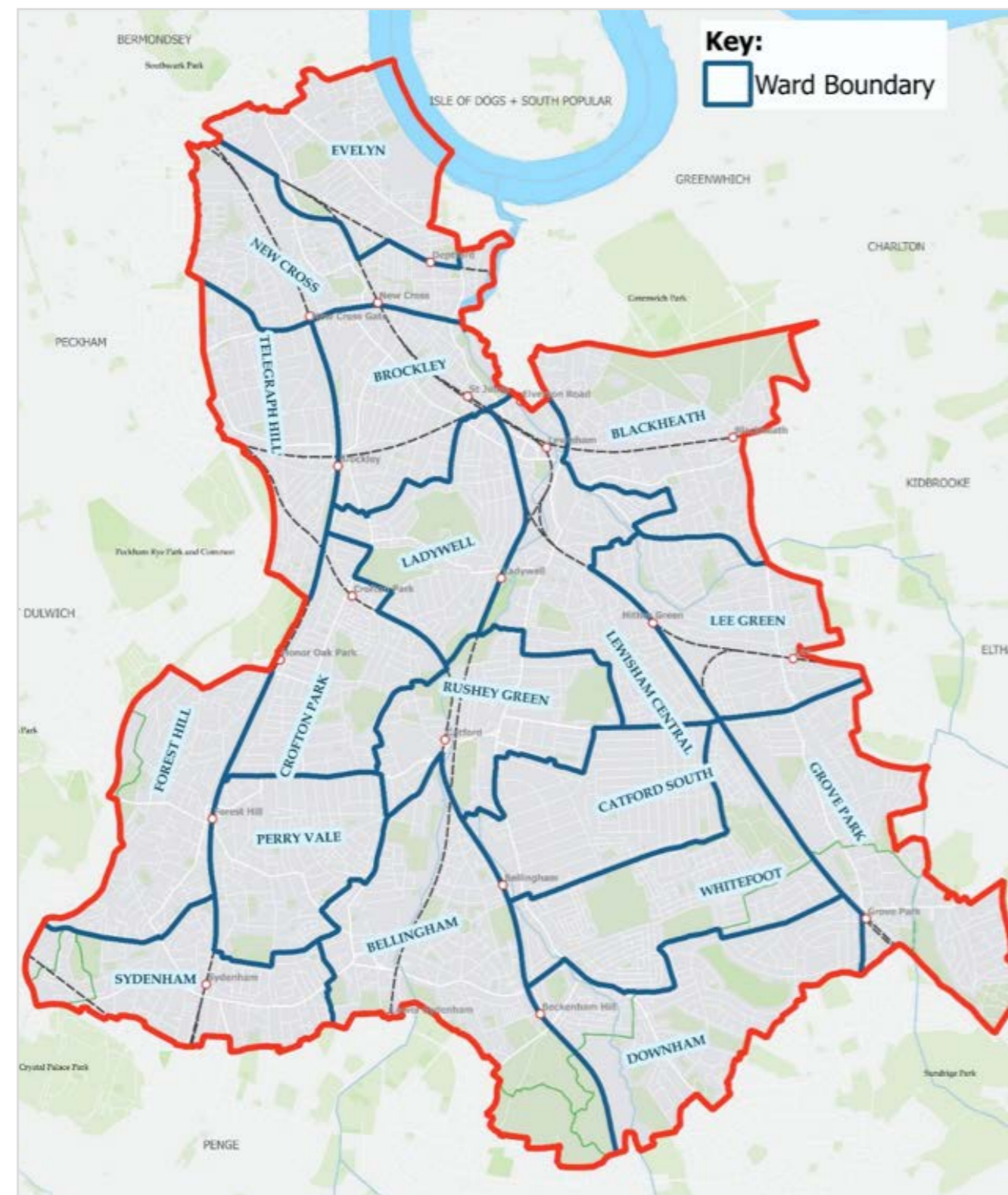
Key Benefits of Monitoring

- 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 and can assist Councillors in their scrutiny function. It enables us to share the performance and achievements of the Planning Service with the local community and helps them to understand the purpose of planning in their area and the way they have engaged with it. It is also an efficient way of disseminating information which may otherwise be requested through Freedom of Information (FOI) requests from the general public 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 in the last monitoring year.
 - Provide a picture how Lewisham is changing and the contribution the Planning Service is making to meet these changes. Demonstrate 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 where to focus efforts in the future and identify specific actions, if 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.

1.3.2 The Local Government Boundary Commission for England (LGBCE) published their recommendations in June 2020 to make boundary changes to 17 out of the 19 Lewisham wards. These recommendations were made following consultation which took place between June to September 2019. The new wards will come into effect after a Parliamentary order is made and will be used for all elections from May 2022 onward. Until then, the AMR will use the existing ward boundaries for monitoring purposes.



Map 1: London Borough of Lewisham Ward Boundaries as of 2020-21
Source: LB Lewisham



Photo 4: Stanstead Road
Source: LB Lewisham

2 Housing

2.1 Background

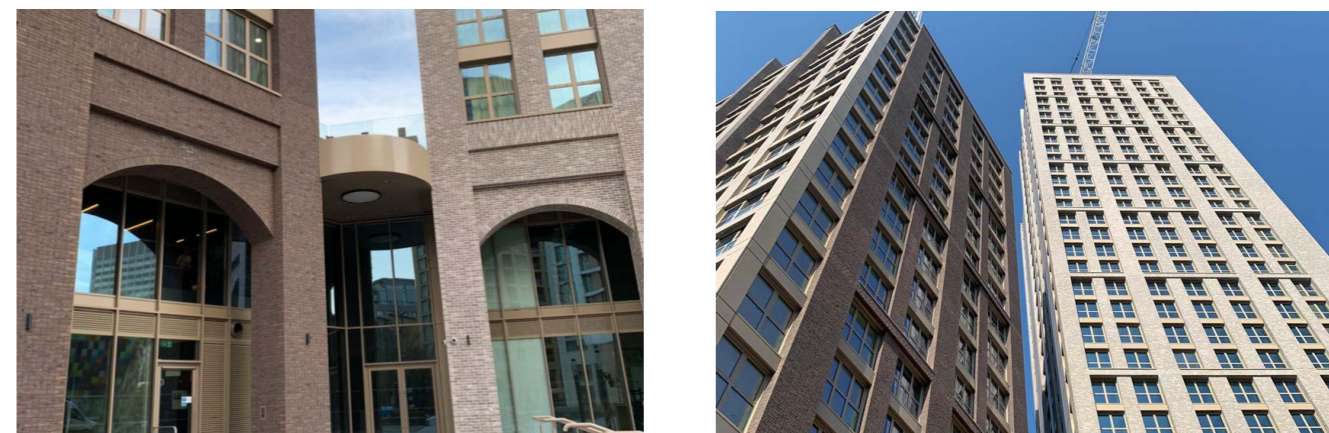
2.1.1 Like many of London's boroughs, Lewisham has experienced significant growth over the past 20 years, which looks set to continue into the future. Accommodating the level of future growth in a successful manner and meeting the housing needs of our existing and future residents is an important consideration when planning for new development in the borough.

- 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 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 181 net self-contained homes were delivered during 2020-21, (202 new homes completed and a loss of 21 existing homes). An additional 11 long term vacant units were brought back into use. This creates 192 net self-contained homes completed during 2020-21.
- 2.2.2 In addition to this, there has been an unusually large number of non self-contained units delivered, and when ratios are applied, this creates a total of net 536 homes completed during 2020/21. See para 2.5.3 for more details.
- 2.2.3 This is a significantly lower amount of completions than normal. This is not unique to Lewisham, and according to the NHBC, the number of new homes registered as built during 2020 fell by 23% nationwide and 21% across London due to the Covid19 pandemic. However, Lewisham seems to have fared worse than other parts of London, with completions in this monitoring year being 62% below the annual average of 1,423 homes (taking into account performance over the last 10 years). This is predominantly due to the nature of the sites being built within the borough. Many of the large, complex and phased schemes already have long lead in times for infrastructure and extended build out programmes. The national lockdowns in Spring/early Summer 2020 and Winter 2021 have delayed or stalled these schemes further. Many of the sites rely on private developers who will have suffered economic and workforce pressures during the Covid-19 pandemic. This had an effect not just on the large sites but also on some of the smaller sites where permissions have not been implemented. Additional factors such as multiple land ownerships, slower build out of tall buildings, Section 106 negotiations, pre-commencement conditions, variations to existing consents and impacts of Brexit on the construction industry have also combined to markedly suppress the delivery of new homes during 2020-21.
- 2.2.4 There has been a mix in terms of the scale and type of the sites that have been completed. Small sites (less than 10 units) account for 45% of the net self-contained completions. The remaining 55% occurred on two major sites (10 or more residential units) at:
- Lewisham Exchange, former Carpetright - a mixed use scheme consisting of non-residential floorspace, a future rail station entrance and 67 self-contained units in addition to a purpose built student accommodation scheme. See section 2.5 for more details. (see **photos 1, 5 and 6**) and
 - Astra House, 23-25 Arklow Road – this prior approval has converted office space into 33 self-contained homes and follows on from a number of previous applications to convert the building.
- 2.2.5 Both of these sites are located within the Regeneration and Growth Areas - the former is located within Lewisham town centre and the latter is located in the ward of Evelyn.



Photos 5 and 6: Completed Lewisham Exchange, former Carpetright, Loampit Vale
Source: LB Lewisham

Type of Completions

- 2.2.6 The housing being delivered should be providing a variety of choice in the type and size of accommodation, in order to meet local needs. Based on the data held, the following types of homes have been completed:
- 84% flats or studios and 16% houses.
 - Smaller properties, with 1 bed (49%) and 2 beds (25%) but also 25% family sized units (3 or more bedrooms).
 - 59% built in low rise buildings. Only one site, at Lewisham Exchange encompasses two tall buildings, one 20 storeys and the other 35 storeys.
 - 61% new builds, whilst 39% involved changes to existing buildings (through conversions, change of use and extensions). The proportion of non-new builds has risen from 14% last year, and this could continue to rise as more positive policies on small sites, infill development and suburban intensification start to take effect, enabling more home owners to develop their own properties.
 - 25% of the newly completed homes relate to prior approvals on one major site and three small sites. This is significantly less than there have been in the past (with a peak of 216 in 2015-16). However, this is likely to fluctuate further in the future as new types of prior approvals come to fruition.

Performance in Housing Delivery

2.2.7 **Chart 1** tracks Lewisham’s performance since 2011-12 against the annual average housing targets in the London Plan. It shows the cyclical nature of housing delivery and a significant downturn in annual housebuilding in 2020-21 compared to the impressive 1,366 net completions in 2019-20. It also shows that there is a significant shortfall in 2020-21 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 targets.

2.2.8 The downturn experienced in 2020-21 may continue in the next few years and it may take longer to recover. This is primarily due to:

- the significant impact that the Covid19 pandemic has had on Lewisham’s development sites,
- the nature of the housing supply coming forward in the future, with a high reliance on large, complex sites that have long lead-ins and take time to be fully built out,
- the need to deliver more homes each year to meet the newly inflated 1,667 annual housing target in the 2021 adopted London Plan.

See **Section 2.7** for more details.

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.

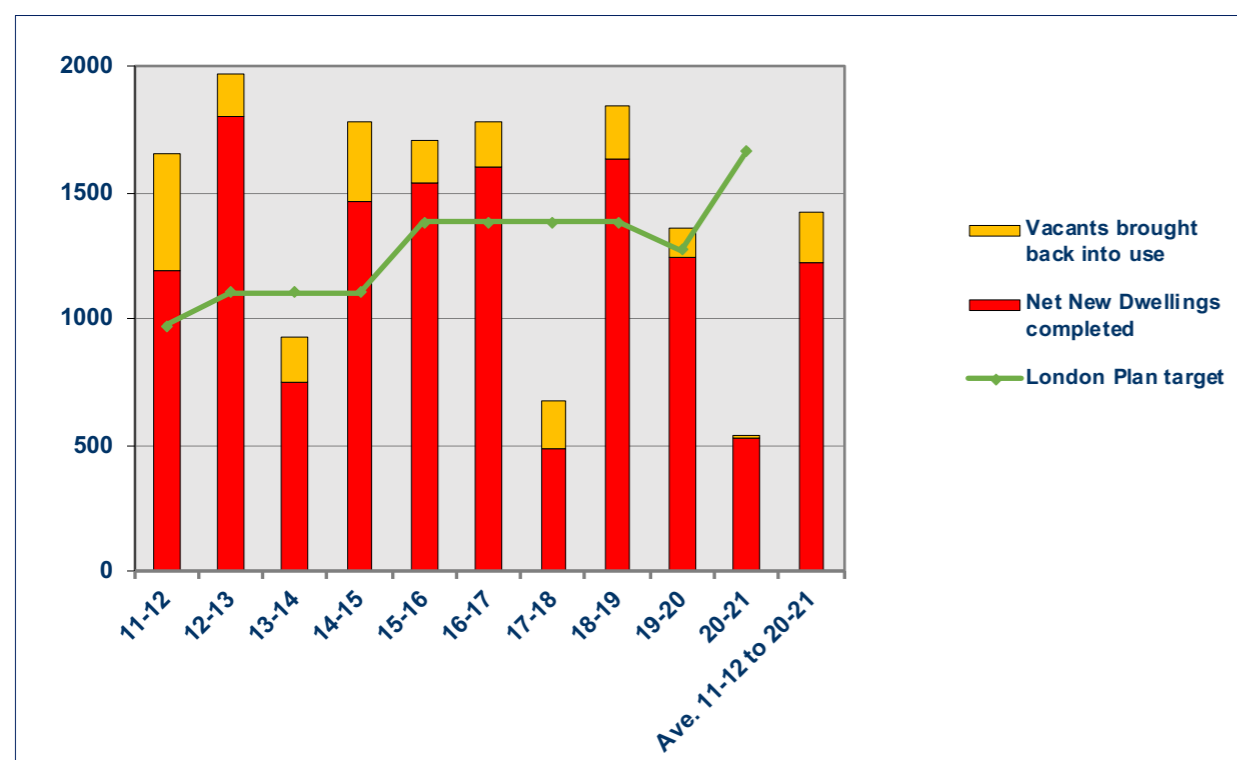


Chart 1: Housing Completions and Vacant Units Brought Back into Use 2011-12 to 2020-21

Source: LDD 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 per year from the 2021 adopted London Plan. It forms part of Lewisham’s Development Plan and is considered to be up-to-date, having been last adopted less than five years ago.

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% of the housing requirement over the last three years, 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 The Government last published the HDT results in January 2022. **Table 1** shows the results for Lewisham over the last four years. So far, Lewisham has performed well and has only needed to prepare an action plan.

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: LB Lewisham

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 despite a healthy supply of committed / likely development sites in the longer term, the number of new homes being completed in any one year can fluctuate due to a combination of:

- The time it takes to negotiate complex Section 106 agreements.
- The reliance on private developers to implement planning approvals, and bring forward strategic, phased schemes in a timely manner.
- The lead-in time it takes to provide road and utility infrastructure on strategic sites before the construction of new homes can begin.
- Market uncertainties and the cyclical nature of the property market.
- Recovery from Covid-19.
- The newly inflated housing target for Lewisham in the 2021 adopted London Plan.

2.3 Housing Approvals

2.3.1 Some records were not successfully transferred during the GLA's transition to the new monitoring system, so we have not been able to retrieve all of the data needed for this AMR. In particular approvals for small sites consisting of four or less units have been omitted from this AMR. The data shown here has instead been taken from the in-house Acolaid system and whilst this is not comprehensive, it still provides a useful indication of the large-scale changes in house building that are taking place across the borough.

2.3.2 From the data available, it is apparent that approvals made during 2020-21, if implemented, will result in a minimum net gain of 460 self-contained new homes, (comprising 490 new homes and a loss of 30 existing homes). This does not meet the 1,667 target required each year in the 2021 adopted London Plan and represents a downturn from previous years (2,510 approvals in 2018-19 and 1,347 in 2019-20).

2.3.3 There are a number of reasons for this including:

- The economic and workforce impacts and uncertainty that Covid and Brexit have had on the development industry, including delays to the submission of some major applications.
- The cyclical nature of planning approvals which are subject to the normal housing market fluctuations.
- Many developers are currently working with the Council through pre-application discussions and the Design Review Panel process, and 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.

- There has also been difficulty retrieving 2020-21 approval data. This section focusses specifically on full planning applications or prior approvals for major sites and minor sites consisting of 5 or more units - it does not represent the full supply of approvals, which could be significantly higher than depicted here.

2.3.4 Whilst there are less approvals in 2020-21 than normal, approvals for the next monitoring year are looking more promising. As at 1st April 2021 there were six sites containing 1,076 units with a resolution to approve subject to satisfactory completion of Section 106 agreements, referral to the GLA or judicial review. All except one site (393 units) has been subsequently approved. An additional five major sites with 566 units have also been approved since 1st April 2021. Together these will boost approval figures for 2021-22 and they will be reported in more detail in next year's AMR.

2.3.5 From the data available, the approved new homes will be delivered on a range of sites. They include:

- Four strategic sites, with 286 new homes (62%) consisting of:
 - 136 new homes at Axion House, 1 Silver Road in Lewisham town centre (**see Image 1**),
 - 61 new homes at Silwood Estate in the ward of Evelyn,
 - 56 new homes at 1 Creekside in the ward of New Cross and
 - 33 new homes at Shaftsbury Christian Centre, Frankham Street in the ward of New Cross.
- 93 new homes (20%) on six major sites (with 10 or more residential units).
- 81 new homes (18%) on 13 small sites (with between 5 and 9 residential units).

2.3.6 From the data available, the majority of the approved new homes will comprise:

- Flats (100%).
- Smaller properties comprised of 1 bed (44%) and 2 beds (44%). Only 12% are family sized units (3 or more bedrooms).
- 70% in low rise buildings below 10 storeys. Only 30% of the approvals, will be located in tall buildings up to 15 storeys at Axion House in Lewisham town centre. 16 of the newly approved homes are from prior approvals, which accounts for 3% of the approved supply. This is lower than the 48 units granted via prior approvals during 2018-19 and 94 units in 2019-20. Prior approvals are likely to fluctuate further in the future as new types of prior approvals come to fruition.

2.4 Affordable Housing

2.4.1 Tackling the housing crisis is one of the corporate priorities in the Lewisham Corporate Strategy 2018-2022. It seeks to ensure that everyone has a decent home that is secure and affordable. 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 2020-21, 73 net affordable self-contained homes were delivered which is a reduction compared to last year and reflects the lower number of completions overall.

2.4.3 This represents 40% 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 67% 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. Cumulatively since 2005-06, 4,831 affordable housing units have been delivered.

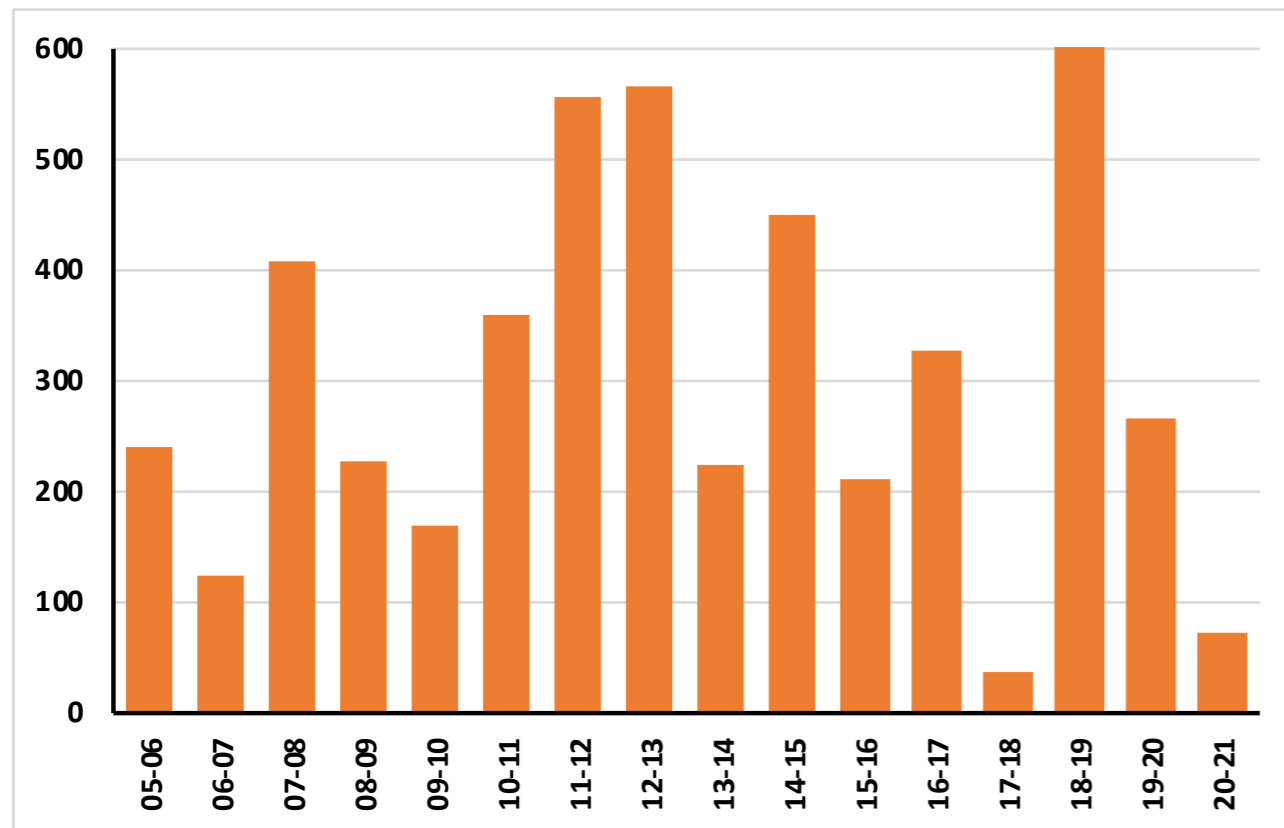


Chart 2: Affordable Housing Completions 2005-06 to 2020-21

Source: LB Lewisham

2.4.6 **Table 2** looks at the 73 affordable homes that were delivered on four sites. 67 (92%) of the 73 units were delivered at Lewisham Exchange as new build flats, whereas the conversion of existing buildings has created six social rented units on three small sites. All four sites provide 100% affordable self-contained housing.

Site name	Date of planning approval	Type of development site	Social rent and/or affordable rent	Intermediate	Total affordable on-site
Lewisham Exchange	18/10/2019	Mixed use scheme, 100% affordable housing	40	27	67
30-32 Stanstead Road (see Photo 4)	17/04/2018	100% affordable housing	4	0	4
Rawlinson House, Mercator Road	12/09/2017	100% affordable housing	1	0	1
Hawke Tower, Nynehead Street	18/12/2017	100% affordable housing	1	0	1
Total			46	27	73

Table 2: Affordable Housing Completions 2020-21.

Source: LB Lewisham

- 2.4.7 **Table 3** analyses the tenure split further, with 40% being completed as a range of affordable tenure types. This is below the Core Strategy borough wide target of 50%.
- 2.4.8 The Corporate Strategy seeks the delivery of more social and genuinely affordable housing, and for monitoring purposes this is taken to be social rent and London affordable rent. 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 only a definition of ‘genuinely affordable housing’ comprising social rent and London affordable rent units, 25% of the net completions were genuinely affordable. The tenure split ratio of 63% genuinely affordable and 37% intermediate also falls below the 70:30 split specified in the Core Strategy.
- 2.4.9 There are a number of reasons why the genuinely affordable housing delivered was below the 50% target. Four of the completed sites relate to prior approvals, where the Council has less ability to seek affordable housing on these sites. Also, 81 out of the 181 net units are located on small sites that are not required to provide affordable housing.
- 2.4.10 Viability review mechanisms are being used to negotiate additional affordable housing on some sites, where it is found that the viability of the site has improved due to changing market conditions – see paragraph [6.2.6](#) and [Table 19](#).

Social rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
46	25%	0	0%	27	15%	108	60%	181
Affordable Housing (GLA and NPPF definition)						Market		
73						108		
40%						60%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
48			27			108		
25%			15%			60%		
Genuinely Affordable : Intermediate ration split 63% : 37%								

Table 3: Tenure Split for Housing Completions.
Source: LB Lewisham

Affordable Housing Approvals

- 2.4.11 From the data available, a minimum of 125 net affordable housing units were approved during 2020-21. This represents 27% of the total net approvals, below the Core Strategy borough wide target of 50%.
- 2.4.12 **Table 4** looks specifically at the 125 affordable homes that were approved on five sites during 2020-21. It shows a mix in terms of the tenure provided and also the types of development sites delivered.

Site name	Date of planning approval	Type of development site	Social rent and/or affordable rent	Intermediate	Total affordable on-site
Axion House, 1 Silver Road	15/05/2020	Mixed use scheme	25	10	35
Shafts-bury Christian Centre, Frankham Street	16/12/2020	Mixed use scheme, 100% affordable housing	33		33
Silwood Estate	17/03/2021	Mixed use scheme	13	8	21
1 Creekside	22/05/2020	Mixed use scheme	11	9	20
1 Melfield Gardens	09/03/2021	100% affordable housing	16 (net)		16 (net)
Total			98	27	125

Table 4: Affordable Housing Approvals 2020-21.
Source: LB Lewisham

2.4.13 **Table 5** provides an overview of the tenure split and shows that a variety of affordable housing tenures have been approved, accounting for only 27% of the net units approved. The proportion of affordable housing to be delivered will rise to 33% when compared to net approvals on qualifying sites (sites of 10 or more dwellings).

2.4.14 In terms of genuinely affordable tenures, social rent and London affordable rent approvals will result in a total of 98 new homes, which represents only 21% of the net approvals. However, the tenure split ratio of 78% genuinely affordable and 22% intermediate goes beyond the 70:30 split specified in the Core Strategy.

2.4.15 Cumulatively, the amount of genuinely affordable housing approved during 2020-21 was below the 50% target. This is due to a number of reasons. Two of the approved sites relate to prior approvals, where the Council has less ability to seek affordable housing on these sites. 13 out of the 23 sites are small sites that are not required to provide affordable housing. Financial viability and other considerations have also been taken into account when negotiating on-site affordable housing provision, for instance:

- Axion House will decontaminate industrial land and provide a mixed use development that will help regenerate Lewisham town centre.
- 1 Creekside will decontaminate industrial land and provide a mixed use development that will contribute to the regeneration of the north of the borough.
- Shaftsbury Christian Centre will re-provide a church as well as other community facilities and 100% affordable housing.
- Part of Silwood housing estate will be renewed.
- 1 Melfield Gardens will provide 100% affordable housing encompassing over 55 independent living units.

2.4.16 Current pre-application discussions on major and strategic 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 – see paragraph **6.2.6 and Table 19**. More genuinely affordable housing will also be forthcoming from the various schemes Lewisham Homes will be delivering, that have yet to commence or have just commenced.

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

Tenure split for Housing Approvals								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
98	21%	0	0%	27	6%	335	73%	460
Affordable Housing (GLA and NPPF definition)						Market		
125						335		
27%						73%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
98			27			335		
21%			7%			73%		
Genuinely Affordable : Intermediate ration split 78% : 22%								

Table 5: Tenure Split for Housing Approvals
Source: LB Lewisham

Affordable Housing Projects

- 2.4.18 1,000 new social homes have been pledged in the Lewisham Corporate Strategy 2018- 2022 and the Council is continuing to work 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.
- 2.4.19 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.
- 2.4.20 During 2020-21 progress has continued to be made on a range of sites that are currently partially completed or under construction, although the pace of development inevitably slowed down during the two national lockdowns caused by the Covid19 pandemic. 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 and 131 private sale properties and phase 6 delivering 106 London Affordable Rent and 53 shared ownership homes (see also **Section 4.4**).
 - Excalibur, with a net 185 new homes to be delivered across the whole of the phased site.
 - The Peabody development at the former Tidemill School site, Deptford, with 209 new homes consisting of 144 homes in phases 1 and 2 and 65 in phase 3 and a mix of tenures including 117 new social rented homes, 41 low-cost shared ownership homes for first-time buyers and 51 homes for sale.
 - The Peabody development at Amersham Vale, with 65 London Affordable Rent, 15 for shared ownership homes and 81 private sale properties.
 - 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.



Photo 7 : Amersham Vale
Source: LB Lewisham



Photo 8: Tidemill
Source: LB Lewisham

- 2.4.21 The Council is seeking to bring forward a planning application for Achilles Street and has started construction at Bampton Estate. 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)

- 2.4.22 Following on from the success of PLACE/Ladywell, (an innovative MMC development providing accommodation for 24 homeless families and ground floor commercial floorspace). Plans are currently underway for a two phase development on the former leisure centre site. This will deliver new homes across the remainder of the site (behind PLACE/Ladywell), including 99 homes with a mix of tenures in phase one.
- 2.4.23 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 - see **image 2** and Home Park (on site) - 31 homes and community space - see **image 3**.

Homebuilding Capacity

- 2.4.24 The Mayor of London has allocated funding for London Boroughs to help build a new generation of council homes, to build more 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.
- 2.4.25 The £525,000 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. A further £14,325,000 was secured from the Homebuilding Capacity Fund towards 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.



Image 2: Edward Street
Image Credit: Rogers Stirk Harbour & Partners



Image 3: Home Park
Image Credit: Rogers Stirk Harbour & Partners

2.5 Non-Conventional Housing

- 2.5.1 **Chart 3** shows the net completions and approvals in non self-contained housing that have taken place during 2020-21. This comprises completions of 832 student beds and 17 beds in care homes and houses in multiple occupation (HMOs). Approvals will provide 63 student beds. The largest gain relates to the 758 student bed spaces completed on one site, at Lewisham Exchange. Note that there has been difficulty retrieving 2020-21 approval data and it is likely that the approved non self-contained units are higher than the figures represented here.
- 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.
- 2.5.3 Based on these ratios, Lewisham has completed an equivalent of 344 non-self-contained units. This boosts Lewisham's completions by a further 64%, to create an overall total of 536 units completed during 2020-21.
- 2.5.4 Student accommodation schemes are becoming more popular in Lewisham. There have been an additional five schemes delivering 865 student beds since 2016 and more schemes are being considered through pre-apps. As such, Lewisham has already contributed significantly to the London-wide need set out in the London Plan. 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.

HMO: Article 4 Direction

- 2.5.5 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.
- 2.5.6 Following its introduction, there has been increasing concern from local residents regarding the concentration of HMOs in other parts of the borough. Therefore, the Council is updating the HMO evidence to assess the need for any new Article Directions.
- 2.5.7 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. Any future Article 4 Directions proposed will form part of a corporate response across the Council, including licensing, to help improve property standards for all Lewisham residents.

Private Sector Licensing Scheme

- 2.5.8 The Council currently operates the following licensing schemes:
- A mandatory scheme relating to all HMO where five people across two or more households (families) live in the same property and share facilities such as a kitchen or bathroom. This is a national scheme.
 - Additional licensing relating to HMOs above commercial premises where there are at least three people living in two or more households, or poorly converted privately rented self-contained flats.
- 2.5.9 In March 2020, the Mayor and Cabinet agreed to introduce a borough-wide Additional Licensing Scheme covering HMOs as well as to submit the application for a borough-wide Selective Licensing Scheme covering all other private rented properties to the Secretary of State. Owing to Covid-19, the implementation of the Additional Licensing Scheme and the application to the Secretary of State had been paused. The Council is now looking to launch the Additional Licensing Scheme in April 2022 and will be seeking approval from Mayor and Cabinet in 2022 on a revised application to the Secretary of State for Selective Licensing, following public consultation.

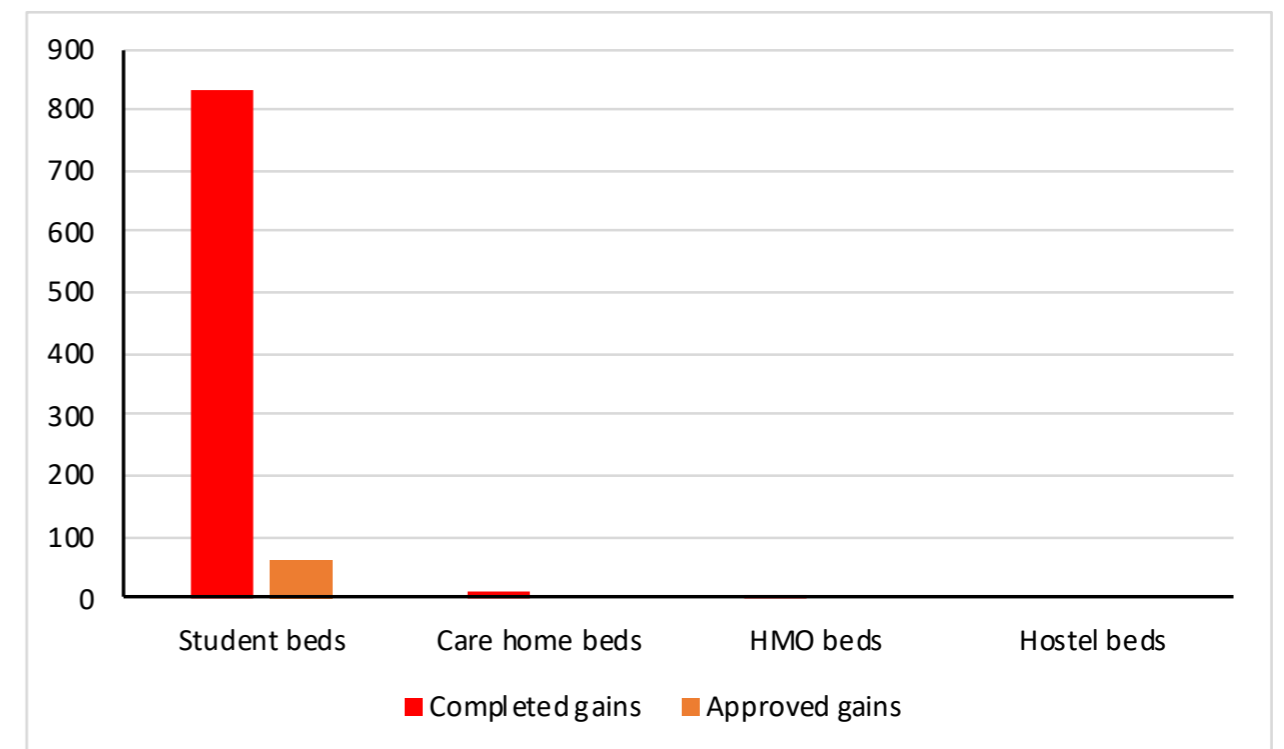


Chart 3: Change in Non-Conventional Housing 2020-21

Source: LB Lewisham

2.6 Self-Build and Custom Housebuilding

- 2.6.1 The Self-Build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 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 has set up a register. This register will form part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses. As of 30th October 2021, 308 people or organisations have registered their interest on the Council's on-line registration form, including 76 people or organisations during the last self-build monitoring year (31st October 2020 and 30th October 2021).
- 2.6.2 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 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, together with an element of community floorspace. RUSS have recently submitted amendments to their planning application to build three further homes bringing the total to 36 homes. It is anticipated that these will be completed in 2021-2022.
- 2.6.3 Local authorities have a duty to permission sufficient self-build plots to meet demand. Specifically, at the end of each base period, 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:
- 33 self-build units were consented during 2018-19.
 - This exceeds the demand from the 16 people who were entered onto the register during 2015-16 (three years prior).
 - No self-build units 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.
 - 4 self-build units 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.
 - Cumulatively since the register began, 37 self-build units have been consented. This does not meet the demand from the 76 people who entered onto the register between 2015-16 and 2017-18.

2.7 Future Housing Supply

Housing Trajectory

- 2.7.1 The NPPF is clear that sites must be 'deliverable' within the first five years and 'developable' within years 6-10 to be counted towards the housing supply.
- 2.7.2 **Table 6** shows the future anticipated capacity of housing that is likely to be built on 71 major and strategic development sites (with 25 or more residential units or above 0.25 hectares*) in the next 15 years. It lists:
- 23 committed sites that have planning consent and have started to be built.
 - 21 committed sites that have planning consent or resolution to approve (subject to referral to the Mayor of London and satisfactory negotiation of Section 106 agreements) and have yet to start construction.
 - 27 sites that have a high likelihood of being delivered because they are:
 - 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 but are expected to come forward for development within the next 15 years.
 - Submitted applications or advanced pre-applications, that may also be identified as draft site allocations in the Draft Local Plan.
- 2.7.3 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. Note that the capacities shown in this table may differ to those in **Table 9**. 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.
- 2.7.4 **Table 6** creates a total large site supply of 20,537 units. It is estimated that a further supply of 5,685 residential units could be accommodated on small windfall sites (with 9 or less residential units or below 0.25 hectares), taking account of 379 units per annum, in line with the 2021 adopted London Plan's small site target. This will create a total estimated committed supply of 26,222 over a 15 year period.

Site name and location (whole site above 25 units or above 0.25 hectares*)	Ward	Status	Indicative net residential units	Delivery period		
				Years 1-5	Years 6-10	Years 11-15
Kenton Court, 132 Adamsrill Road	Bellingham	Under construction	25	25		
Home Park Housing Office, 129 Winchfield Road	Bellingham	Not started	31	31		
Former Bell Green Gas Holders	Bellingham	Adopted and draft site allocation, pre-app	178	178		
TOTAL FOR BELLINGHAM			234	234		
Heathside and Lethbridge Estate (phases 5 and 6)	Blackheath	Under construction (phases 1-4 complete)	477	477		
Blackheath Business Estate	Blackheath	Not started	63	63		
Merchant Taylors Almshouses, Brandram Road *	Blackheath	Not started	4	4		
House on the Hill, Slaithwaite Road	Blackheath	Draft site allocation, Pre-app	36	36		
TOTAL FOR BLACKHEATH			580	580		
111 & 115 Endwell Road	Brockley	Adopted and draft site allocation	65		65	
TOTAL FOR BROCKLEY			65		65	
Homebase	Catford South	Draft site allocation, Pre-app	141	70	71	
TOTAL FOR CATFORD SOUTH			141	70	71	
1 Melfield Gardens *	Downham	Not started	16	16		
TOTAL FOR DOWNHAM			16	16		
Timber Yard, Deptford Wharves, Oxestalls Road	Evelyn	Under construction	1397	764	633	
Neptune Wharf MEL, Grinstead Road	Evelyn	Under construction	199	199		
Convoys Wharf	Evelyn	Under construction	3,500	1,097	1,216	1,187
Former Deptford Green Sports Pitch, Edward Street	Evelyn	Not started	34	34		
Astra House, 23-25 Arklow Road rooftop extension *	Evelyn	Not started	8	8		
Silwood Estate	Evelyn	Not started	61	61		

164-169 Trundleys Road	Evelyn	Not started	183	183		
Scott House, 185 Grove Street	Evelyn	Not started	137	137		
Evelyn Court	Evelyn	Draft site allocation, Pre-app	110	110		
TOTAL FOR EVELYN			5,629	2,593	1,849	1,187
Former Sydenham Police Station, 179 Dartmouth Road	Forest Hill	Under construction	33	33		
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 site allocation	86			86
TOTAL FOR FOREST HILL			246	160		86
Ladywell Play Tower	Ladywell	Draft site allocation, Pre-app	33	33		
TOTAL FOR LADYWELL			33	33		
34-40 Eastdown Park	Lee Green	Not started	21	21		
Leegate Shopping Centre	Lee Green	Adopted and draft site allocation, Pre-app	450	300	150	
Mayfields Hostel, Burnt Ash Hill	Lee Green	Lapsed permission, Pre-app	47	47		
TOTAL FOR LEE GREEN			518	368	150	
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	367		367	
223-229 Lewisham High Street (127 bed hotel, with ratio of 1.8:1 applied)	Lewisham Central	Under construction	71	71		
Lewisham Retail Park	Lewisham Central	Not started	529	300	229	
Silver Road and Axion House	Lewisham Central	Not started	141	141		

Lewisham House, 25 Molesworth Street	Lewisham Central	Not started	218	218		
Land at Tesco, Conington Road and Lewisham Road	Lewisham Central	Adopted and draft site allocation, Pre-app	380	190	190	
Place Ladywell, former Ladywell Leisure Centre	Lewisham Central	Adopted and draft site allocation, Pre-app	106	106		
Land at Nightingale Grove and Maythorne Cottages	Lewisham Central	Adopted and draft site allocation	42			42
Driving Test Centre, Nightingale Road	Lewisham Central	Adopted and draft site allocation	40			40
Lewisham Shopping Centre	Lewisham Central	Draft site allocation, Pre-app	1,579	400	600	579
TOTAL FOR LEWISHAM CENTRAL			4,158	2,111	1,386	661
1 Creekside	New Cross	Under construction	55	55		
Former Deptford Green School (Upper School Site), Amersham Vale	New Cross	Under construction	120	120		
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		
1 White Post Street *	New Cross	Under construction	21	21		
Surrey Canal Triangle	New Cross	Resolution to approve	3,518	600	1,057	1,861
Creekside Village East, Thanet Wharf	New Cross	Resolution to approve	393	393		
Shaftsbury Christian Centre, Frankham Street	New Cross	Not started	33	33		
333-337 New Cross Road (63 student bedrooms, with ratio of 2.5:1 applied)	New Cross	Not started	25	25		
Hatcham Works, New Cross Gate Sainsbury's	New Cross	Adopted and draft site allocation	912		512	400

Sun Wharf, Cockpit Arts	New Cross	Adopted and draft site allocation, Current application	220	220		
New Cross Gate station sites, Goodwood Road	New Cross	Adopted and draft site allocation	121		80	41
Achilles Street	New Cross	Draft site allocation, Pre-app	400	100	300	
Lower Creekside LSIS	New Cross	Draft site allocation, Pre-app	105	105		
52-54 New Cross Road	New Cross	Pre-app	35	35		
TOTAL FOR NEW CROSS			6,177	1,926	1,949	2,302
Our Lady and St Philip Neri RC Primary School	Perry Vale	Under construction	59	59		
Mayow Park Warehouse (32 non-self-contained C2 and temporary C3 units, with ratio of 1.8:1 applied)	Perry Vale	Under construction	18	18		
Bampton Estate (55+ self-contained units) 0 net units as replacing existing housing	Perry Vale	Under construction	0	0		
Land at Forest Hill Station east (WalDRAM Place & Perry Vale)	Perry Vale	Adopted and draft site allocation	41			41
Valentine Court	Perry Vale	Pre-app	45	45		
TOTAL FOR PERRY VALE			163	122		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	600	382
Catford Island	Rushey Green	Catford Town Centre Framework, Draft site allocation, Pre-app	602	300	302	
TOTAL FOR RUSHEY GREEN			1,783	499	902	382

154-158 Sydenham Road	Sydenham	Under construction	29	29		
Regent Business Centre, 291-301 Kirkdale	Sydenham	Not started	35	35		
133-157 Sydenham Road	Sydenham	Adopted and draft site allocation	168		168	
TOTAL FOR SYDENHAM			232	64	168	
Wellington Close, Somerville Estate*	Telegraph Hill	Under construction	23	23		
Corner of Briant and Besson Street	Telegraph Hill	Not started	324	324		
6 Mantle Road	Telegraph Hill	Adopted and draft site allocation	17		17	
Martins Yard, Drakefell Yard	Telegraph Hill	Pre-app	71	71		
TOTAL FOR TELEGRAPH HILL			435	418	17	
Excalibur Estate, Baudwin Road	Whitefoot	Under Construction	127	127		
TOTAL FOR WHITEFOOT			127	127		
Total for strategic and major sites			20,537	9,321	6,557	4,659
Total for small site windfalls			5,685	1,895	1,895	1,895
TOTAL			26,222	11,216	8,452	6,554

Table 6: Housing Trajectory

Source: LB Lewisham

2.7.5 **Chart 4** shows that the majority of the strategic and major sites are clustered within Lewisham's designated Regeneration and Growth Areas. 30% of this new housing supply will be located in the ward of New Cross, 27% in Evelyn and 20% in Lewisham Central, which reflects the existing spatial strategy and adopted Local Plan policies. 36% of the units have already started construction, whilst 29% 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 35% are sites that have a high likelihood of being developed but have yet to be granted planning permission.

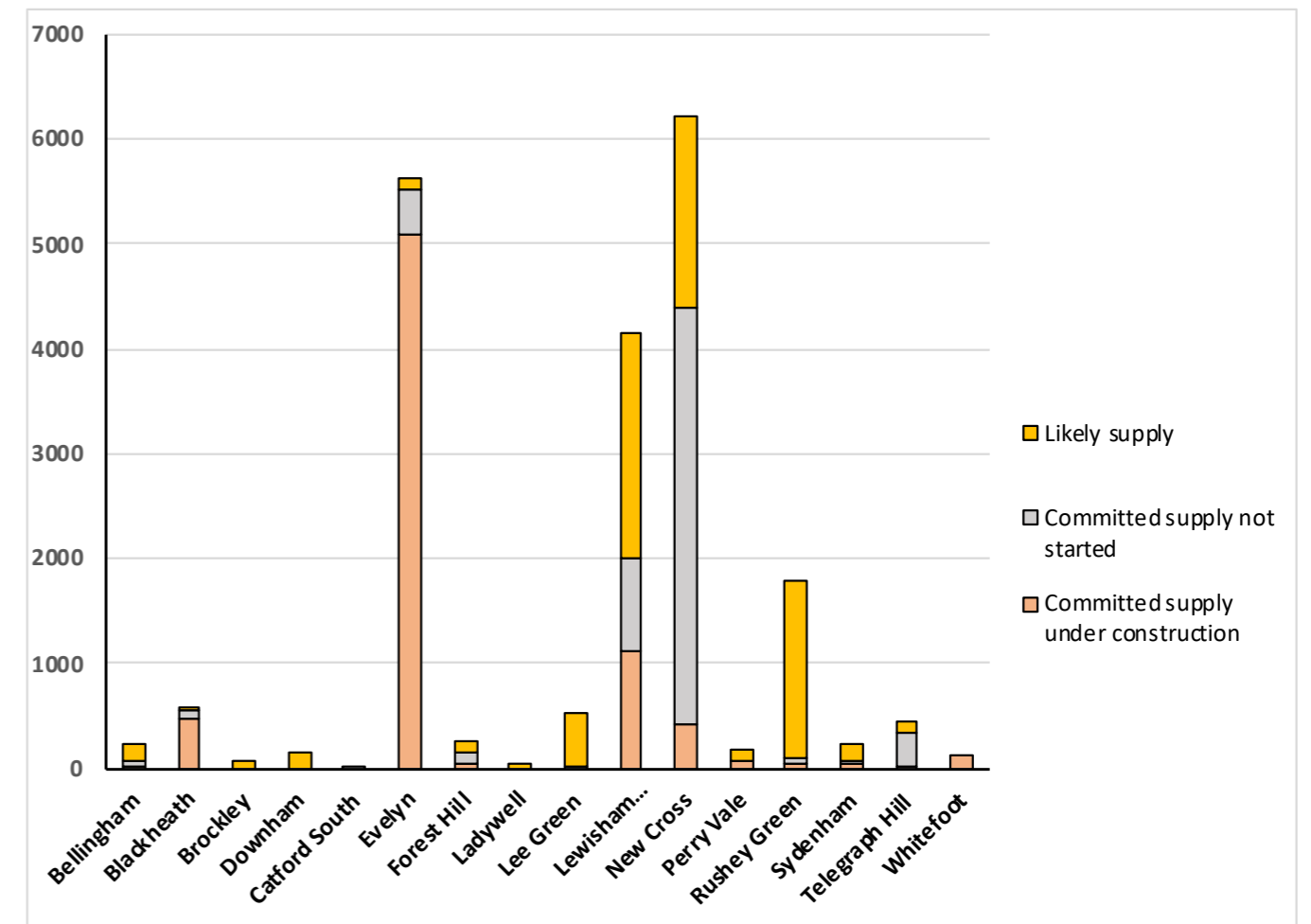


Chart 4: Future Supply of Housing

Source: LDD and LB Lewisham

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. The 5% - 20% buffer is to ensure that there is a realistic prospect of achieving the planned level of housing supply and to ensure choice and competition in the market. 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 (2021-22 to 2026-27), the major and strategic sites and small site windfalls are likely to provide 11,216 net dwellings. This is comprised of sites that are considered to be in line with the NPPF definition of deliverable:

- 6,873 units on committed sites that have already started construction or are available now and already have planning consent (61%).
- 2,448 units (22%) 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 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 units (17%) arising through small site windfalls.

2.7.8 **Table 7** considers whether 11,216 is sufficient to meet the adopted London Plan target of 1,667 per year as well as a backlog need of 912 units to be delivered over the first five years (or 182 per year), creating a total annual requirement of 1,849. It shows that with a 5% buffer, there is sufficient supply, equivalent of 5.77 years.

2.7.9 Paragraph **2.2.14** recognises that it will become increasingly challenging to meet the Housing Delivery Test in future years, and it is probable that Lewisham will need to start planning for a 20% buffer in the future.

5 year housing land supply with:	Deliverable years
0% buffer	6.07
5% buffer	5.77
10% buffer	5.52
20% buffer	5.05

Table 7: Deliverable Years Housing Land Supply

Source: LB Lewisham

Boosting the Future Housing Land Supply

2.7.10 **Chart 5** shows the housing supply over the next 15 years (as listed in **Table 6**). It shows that overall the 26,222 supply on strategic and major sites and anticipated small site windfalls will be sufficient to meet the amount needed over the next 15 years – taking into consideration the adopted London Plan housing target of 1,667 units per year, as well as a 5% buffer (an additional 84 units per year) and the current backlog (equivalent of 182 units per year for years 1-5 only).

2.7.11 **Chart 5** shows an over-supply in years 1- 5 but this will help to provide sufficient flexibility to ensure the five year housing land supply can still be met, should some of the committed sites experience delays or some of the likely sites not receive planning consent. There will be a small shortfall during years 6-10. However, the sites anticipated to come forward for development in years 11-15 will not meet the 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 the 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 the gap between the housing supply that is currently anticipated and the adopted London Plan target and appropriate buffer. This is now a necessity as the annual housing target for Lewisham has increased significantly from 1,385 to 1,667 per annum in the 2021 adopted London Plan.

2.7.13 In anticipation of this the Council has prepared a draft Local Plan that seeks to facilitate a significant increase in the delivery of new homes to help meet Lewisham’s housing needs by identifying a suite of additional site allocations, to boost the housing supply further. As some of the draft site allocations have already progressed to advanced pre-app stage, they have already been included in the housing in **Table 6**. As a minimum these draft site allocations and small site windfalls will need to have the potential capacity to deliver approximately 26,300 net new homes if they are to meet and exceed the 2021 adopted London Plan housing target over a 15-year period and provide a 5% buffer too. The Council consulted on the draft Local Plan during January to April 2021. It also carried out a call for sites exercise at the same time, to better understand whether there are any additional sites that could feasibly be delivered within the Local Plan period, and whether the site allocations are deliverable and developable. The Local Plan is now being updated to reflect the responses received.

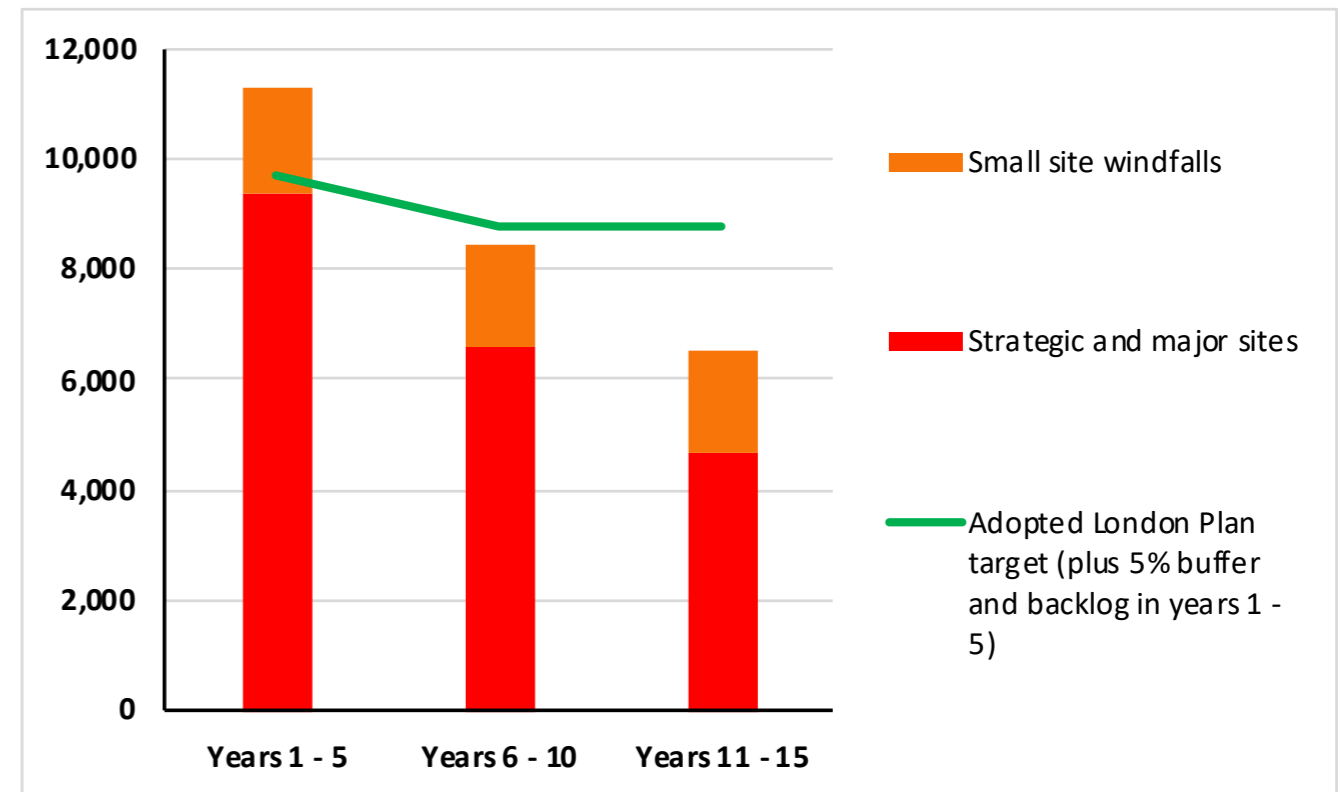


Chart 5: Future Supply of Housing Against Housing Target

Source: LB Lewisham



Image 4: Catford Road and the Town Centre approached from the stations area
Image Credit: Studio Egret West

3 Employment and Town Centres

3.1 Local Economy

3.1.1 Building an inclusive local economy is one of the Council's corporate priorities. 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 small but growing economy. Some key statistics about the borough's local economy, some of which have been taken from the Lewisham Local Economic Assessment 2018, include:

- Lewisham is much smaller in terms of economic activity than the other boroughs in this sub-region and has not experienced the same rate of employment growth as Inner East London as a whole.
- Lewisham has developed a different economic trajectory to that of London as a whole, with an economy principally based on public service employment such as health and education.
- 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.
- 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 lower wage jobs and part-time employment within Lewisham itself and residents who tend to be lower skilled, coming out from achieving lower attainment levels from schools or NEETs (not in Education, Employment or Training) and experiencing in-work poverty while living in the pockets of deprivation areas in the borough.
- 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.

3.2 Non-residential Floorspace

3.2.1 Some records were not successfully transferred during the GLA's transition to the new monitoring system, so we have not been able to retrieve all of the data needed for this AMR and it has not been possible to provide a comprehensive assessment of the change to non-residential floorspace during 2020-21. Instead, searches have been carried out using the in-house Acolaid system, focussing predominantly on major sites, full applications and prior approvals. Whilst many changes may have been missed (especially in relation to minor applications, householder developments, changes of use and certificates of lawful development), the Acolaid searches provide a useful indication of the large-scale changes taking place in non-residential floorspace across the borough. The Council is working with the GLA to ensure the data gaps within the monitoring system are filled and efficient data retrieval processes are put in place.

Non-Residential Floorspace Completions

3.2.2 **Chart 6** shows the net completions for each type of non-residential floorspace during 2020-21. There has been an overall net gain of 2,306m² of non-residential floorspace. The cumulative changes to each type of floorspace include:

- A net gain of 979m² of retail (A) floorspace.
- A net loss of 3,768m² of employment (B) floorspace.
- A net gain of 5,544m² of social infrastructure (D) floorspace.
- A net loss of 449m² sui generis floorspace.

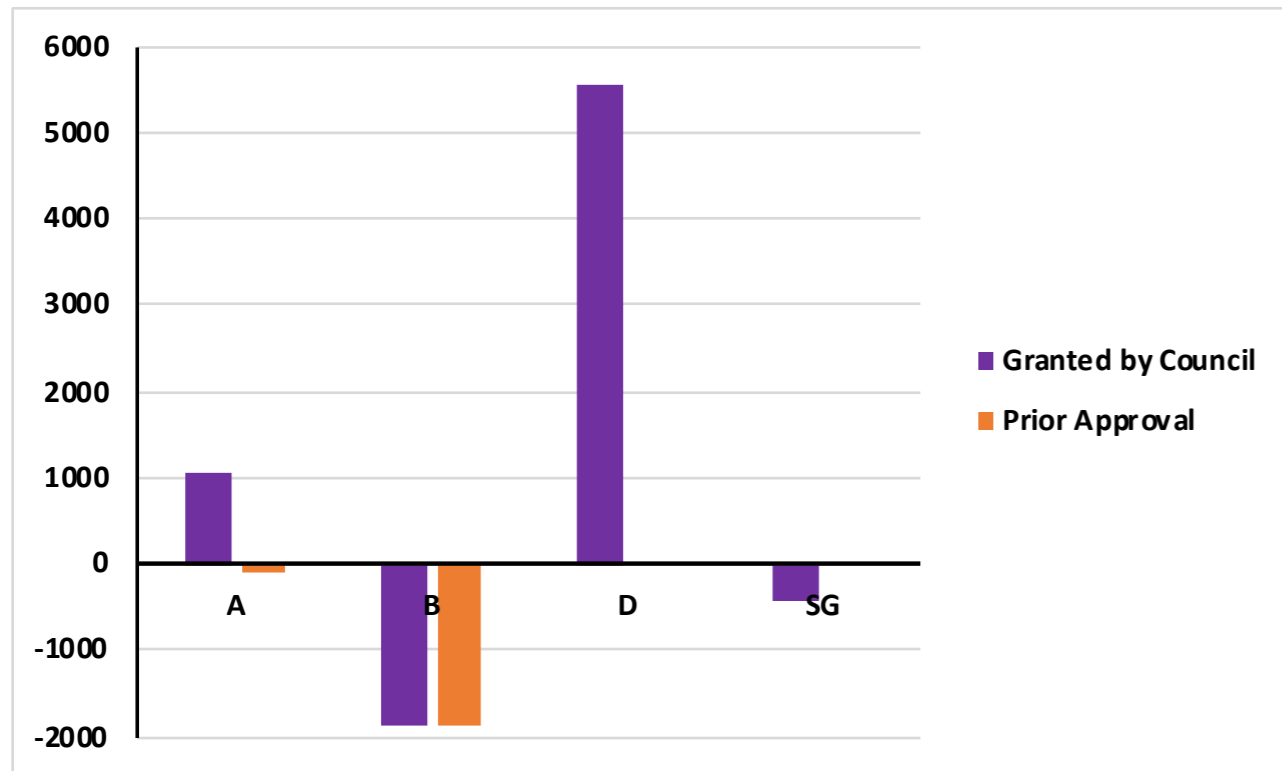


Chart 6: Completions of Non-residential Floorspace During 2020-21
Source: LDD and LB Lewisham

3.2.3 Out of 23 full applications, only five sites have been completed with a change in non-residential floorspace of more than net 1,000m². Nevertheless they demonstrate a mix in the type of large scale developments that have taken place:

- In addition to providing affordable housing, student accommodation and a new station entrance, Lewisham Exchange has been comprehensively redeveloped from a retail store (former Carpetright) into shops, services, restaurants, employment and leisure uses, totalling a net floorspace of 4,676m².
- Catford Mews in Catford Shopping Centre (**see Photo 24**) has transformed 1,804m² of retail floorspace into a cinema, recording studios, art studios, restaurant/café/bar and other community uses.
- Ashmead Primary School has gained 1,512m² of educational floorspace in a new school building.
- 36 Old Road has lost 1,172m² of employment floorspace, to make way solely for nine new homes.
- 29 Doggett Road has experienced a change of use from 1,000m² of employment floorspace into a day nursery.

3.2.4 There has also been a change of use of 812m² from artist studios to event space at the railway arches at 68-71 Wagner Street. The remaining sites have only experienced small net changes of less than 500m².

3.2.5 During 2020-21 prior approvals resulted in 42 new residential units but also a loss of 1,880m² of employment and 87m² of retail floorspace. This includes a loss of 1,456m² at Astra House, Arklow Road and three sites with smaller scale losses at 58-60 Lewisham High Street (135m²), 116-118 Lewisham Way (87m²) and Broomsleigh Business Park (289m²). Whilst half of the employment floorspace that has been lost are from prior approvals (as can be seen in **Chart 6**), it is still lower than the prior approvals that have been implemented in the recent past.

Non-Residential Floorspace Approvals

3.2.6 Approvals made during 2020-21 will result in a net loss of -1,126m² of non-residential floorspace. The cumulative changes to each type of floorspace include:

- A net gain of 449m² of retail (A) floorspace.
- A net gain of 777m² of employment (B) floorspace.
- A net gain of 546m² of social infrastructure (D) floorspace.
- A net loss of 2,898m² sui generis floorspace.

3.2.7 Eleven out of the 14 sites approved during 2020-21 will result in small cumulative changes to non-residential floorspace of less than 1,000m². Three mixed use sites that will experience larger changes in floorspace include:

- A net gain of 1,021m² of commercial floorspace at 1 Creekside consisting of a loss of 520m² of Sui Generis and a gain of 1,541m² of commercial floorspace, in addition to 56 residential units.

- A gain of 1,513m² at Silwood Estate, with flexible light industrial, office, retail, cafe and community floorspace, as well as 61 residential units.
- The net loss of 1,432m² at Axion House, 1 Silver Road, consisting of a loss of 2,172m² of employment (B) floorspace, a gain of 740m² of flexible commercial floorspace and 136 residential units.
- Whilst the approvals made during 2020-21 will not lead to a substantial net change, it is already apparent that approvals made since the end of the monitoring year (April 2021 onwards) will result in significant change to non-residential floorspace in the future. To date, five sites have been approved, each with a net change of more than 1,000m² and four sites have been approved for smaller scale changes. Details of these will be provided in the next AMR.
- 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

- 3.2.8** Two sites approved during 2020-21 are prior approvals, with a total loss of 735m² of employment floorspace). Specifically, 351m² of office floorspace at Duke House, 84-86a Rushey Green will be converted into six residential units and 384m² of light industrial floorspace at 12a Eton Grove will make way for ten residential units. This continues the trend from previous years, albeit to a lesser extent than has been experienced in the recent past.
- 3.2.9** The continued loss of employment floorspace through the permitted development / prior approval process is a particular concern and the AMR will continue to monitor the impact of it, especially now that a variety of new Permitted Development rights have come into force. These allow for certain types of buildings to be extended upwards and for vacant / freestanding commercial buildings to be demolished, to be replaced with newly built homes. These 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. Future AMRs will monitor these changes, where the development is captured via the prior approval process.
- 3.2.10** Also, regulations came into force in September 2020 that reform and simplify the Use Classes Order. A new Use Class E has been introduced and 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. This will make it more difficult for the AMR to assess the true amount and type of non-residential development taking place.
- 3.2.11** Consideration is now being given to whether the Council should implement Article 4 Direction(s), to ensure greater scrutiny over proposals within use class E and to give greater protection to employment land and town centre uses. A more detailed update will be provided in next year's AMR.

Protecting Employment Land

- 3.2.12** The loss of some employment land has been facilitated through the plan-led process. In line with the Core Strategy, comprehensive mixed-use schemes such as the Timberyard Oxestalls Road have been permitted at Mixed-use Employment Locations in north Lewisham. A number of adopted site allocations also seek the redevelopment of employment sites. They support the delivery of the spatial strategy. They 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.
- 3.2.13** In light of continued losses of employment floorspace, the latest Employment Land Study concludes that there is a need to safeguard existing industrial capacity, and make provision for further capacity to meet future needs (circa 1,000m² net new floorspace annually to 2038). The new Local Plan will set out proposals to address the identified requirements for employment land and floorspace. It will seek to strengthen the employment policies by safeguarding designated employment sites and resisting developments that will result in a net loss of employment land.

Future Supply of Non-Residential Floorspace

- 3.2.14** 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 17 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 Kibana monitoring system this year. Some sites may also experience floorspace losses from existing uses on sites that are not vacant, but a lack of data on some sites means some of these losses may not have been taken into account.
- 3.2.15** **Table 8** shows a net gain of 169,019m² 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 Timberyard, Oxestalls Road	Evelyn	Under construction	10,413	3,634	6,396			383	
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			123,853	14,109	24,109	27,070	13,055	45,510	
ayfield 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	
TOTAL FOR NEW CROSS			41,764		-21,333		2,303	8,265	52,530
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			169,019	16,279	-11,444	33,479	26,113	52,062	52,530

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

Source: LB Lewisham

3.2.16 **Chart 7** shows that changes in non-residential floorspace 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 five of the wards will experience both net losses and net gains in non-residential floorspace.

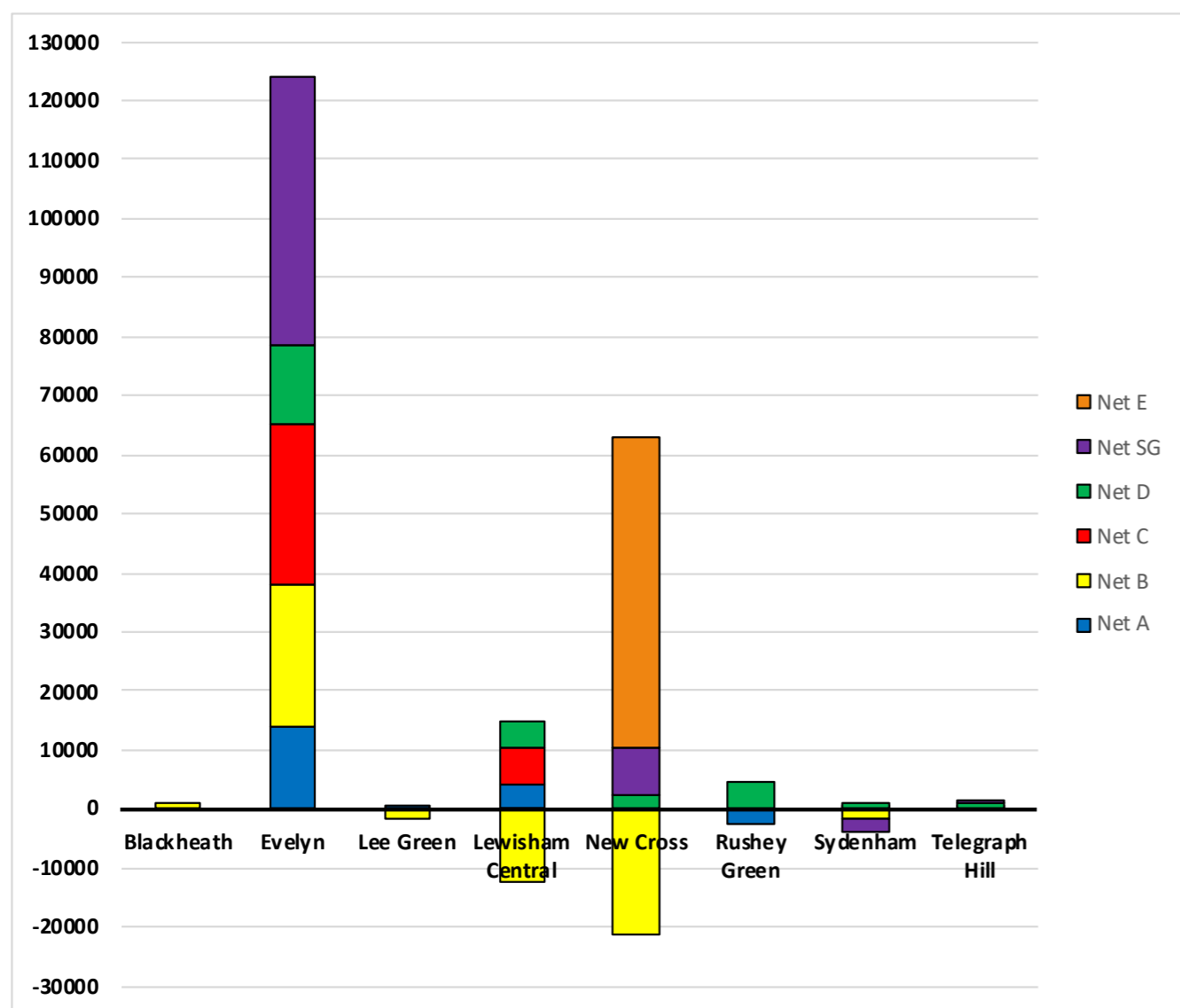


Chart 7: Distribution of Future Change of Non-Residential Floorspace (1,000m² or above)
Source: LB Lewisham

3.3 Partnership Working to Increase Employment

3.3.1 Building an inclusive local economy is one of the Council's corporate priorities. 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 Specific achievements resulting from the LLBS during 2020-21 are outlined below. This period included the national lockdowns due to Covid-19. During this time a number of construction sites either closed or significantly scaled back their activity.

- 23 job, apprenticeship or work experience starts.
- 156 jobs advertised via LCH and LLBS jobs board platforms.
- £1.9 million in contracts secured by local businesses in development supply chains.

Creative Enterprise Zone

- 3.3.5 A new creative partnership between the Council and key artistic, creative and educational institutions in the borough was launched in 2019. The Economy, Jobs and Partnership Team, working closely with the Planning Service and the Culture and Communities team, successfully bid for £500,000 funding for the Lewisham Creative Enterprise Zones (CEZ) in New Cross and Deptford, to provide career pathways into the creative and digital sector.
- 3.3.6 The CEZ-funding supports SHAPES Lewisham (a creative network that promote, celebrate and connect the creative community across Lewisham) and Lewisham's cultural map development; increased access to affordable workspaces so creatives can stay within the community (e.g. developing Trinity Laban expansion dance spaces); and links creative enterprises to education and cultural institutions. It has also facilitated pro-creative policies, enabling the creative community to thrive in Lewisham through the draft Local Plan.
- 3.3.7 The Council secured an additional £400,000 in European Social Fund to create a new skills and career development programme for the creative industries in the CEZ. This will help to support more Lewisham residents to secure jobs in the creative sector.
- 3.3.8 A number of activities planned as part of the CEZ were disrupted by the impact of the Covid-19 pandemic. A number of events to engage local creatives and promote stronger networks between local organisations could not go ahead in person, but some events were able to be held online instead. . Due to financial challenges from the pandemic, the planned Enterprise Hub at Goldsmiths University of London did not go ahead as planned. However, the Council was able to work with local partners to secure funding for an alternative proposal for additional affordable workspace and community space at Cockpit Arts in Deptford, still within the CEZ. The Cockpit Arts development will be delivered in 2022-23, subject to planning approval.
- 3.3.9 The initial accreditation of the CEZ and the associated work programme finished in December 2021, after the end of the monitoring year. Re-accreditation has been sought for a further three years. The GLA have approved this and a new agreement is being finalised. The commitments made for the re-accreditation of our CEZ include:
- Creating artist studios, café and training space at Cockpit Arts.
 - Delivering Climate Home by The Albany, a temporary employment and skills training space, focussing on the climate movement.
 - Working with partners, landlords and creatives to bring vacant properties back into active use.
 - Creating an Affordable Workspace 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 Shapes Lewisham.
 - 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.

Affordable Workspace

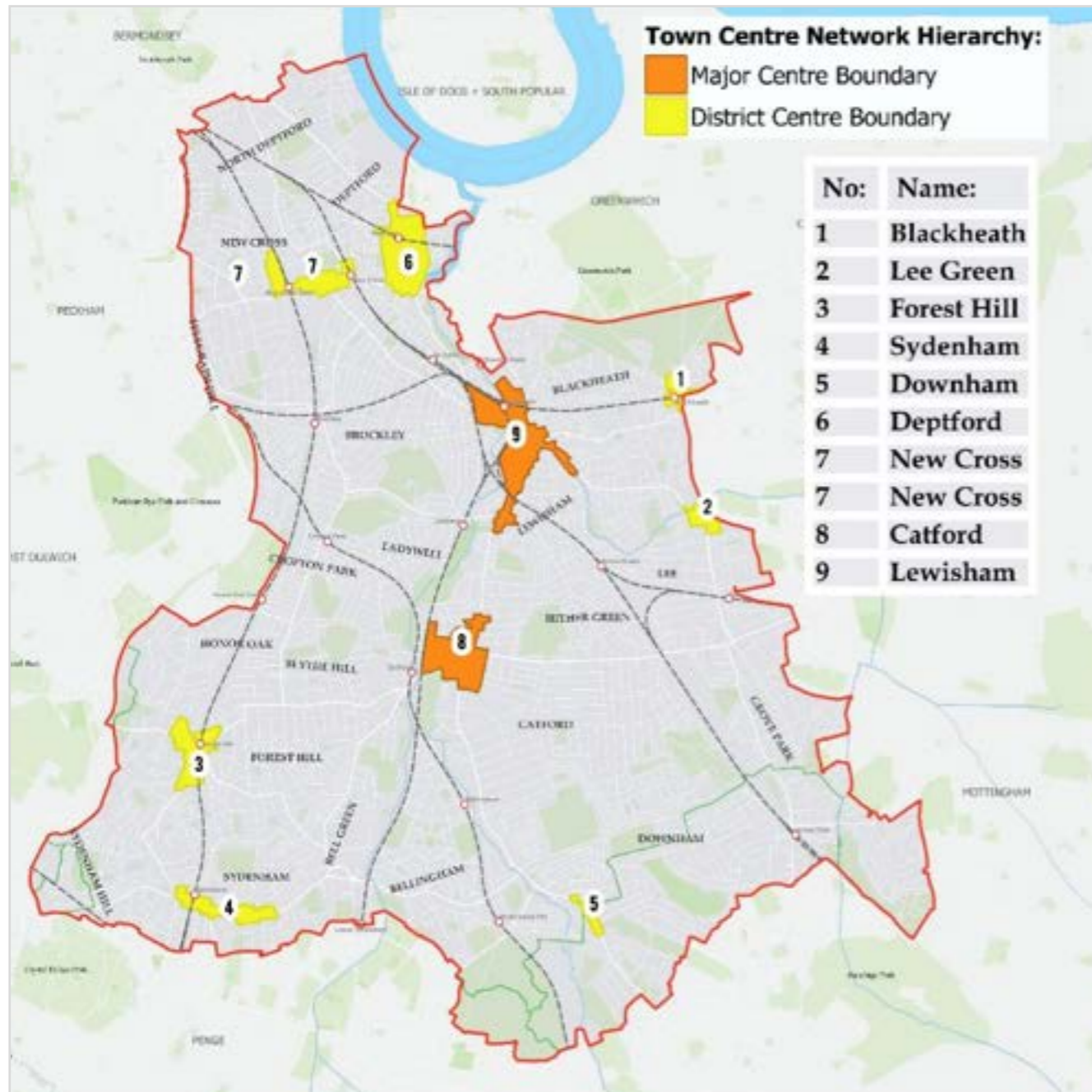
- 3.3.11 Lewisham's Corporate Strategy commits to creating more enterprise hubs. The Economy, Jobs and Partnerships Team works to support the expansion of affordable and flexible workspace development in the borough, by supporting the Planning Service to secure, through discussions with the developer and Section 106 agreements, affordable workspace in mixed use and non-residential developments, where it is viable to do so.
- 3.3.12 The Economy, Jobs and Partnerships Team has taken part in the GLA's Affordable Workspace Accreditation Scheme Pilot, comprising 9 London Boroughs and 12 workspace providers involved in a 12 month pilot. It aims to identify and set high industry standards by testing different approaches and models that encourage affordability, increasing the capacity of London's open workspace to understand business rates and relief options, and championing good practice and support workspaces with high levels of community impact and added social value. The scheme was officially launched by the Mayor of London in 2020 and includes Cockpit Arts as one of the first accredited workspaces in Lewisham.

Impacts of Covid 19

- 3.3.13 The Covid-19 pandemic has had a significant impact on the local economy and businesses in Lewisham. The Council responded to this through a number of different programmes in 2020-21.
- Distributed £76 million to local businesses through over 14,000 business grants.
 - Made over 21,000 visits to local businesses to help understanding of the latest guidance on Covid-19 and to promote the support and grants available.
 - Promoted information on the wider package of measures to support businesses through multiple social media communication channels, face to face business visits and sign-posting to national, regional and local information.
 - Taken a supportive and permissive approach to enabling local businesses to re-open and begin trading. This included webinars, with support from the Federation of Small Businesses (FSB) and South East London Chamber of Commerce; promoting business grants and sector-specific information on Retail & Personal Care and Hospitality & Leisure; encouraged take-up of pavement licensing application (fast track and accessible service) for outside hospitality to help with social distancing; and produced online toolkits and risk assessments.
 - Lewisham is one of London's most diverse boroughs and the Council is keen to support the diversity of our high streets as the borough emerges from the pandemic. The Council commissioned London South Bank University to do a headcount study of Independent and Black Asian and Minority Ethnic-owned businesses on the 10 key high streets – the first UK local authority to do so.
 - "Shop Safe & Shop Local 2021" campaign supporting businesses to trade safely while also building residents' confidence so they feel reassured to venture back out onto the high street.

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.



Map 2: Lewisham’s Town Centres
Source: LB Lewisham

Retail and Town Centre Trends Study



Image 5: Retail Impact Assessment and Town Centre Trends Study
Image Credit: Lichfields

3.4.2 A Retail Impact Assessment and Town Centre Trends Study (see **image 5**) was prepared by Lichfields outside the monitoring year. 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 two stages: First, 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. 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 will be used to inform the Regulation 19 (Proposed Submission) version of the Local Plan.

Retail Survey

3.4.4 The Lewisham Retail Impact and Town Centre Trends Study 2021 includes the most up to date retail survey of the borough’s town centres. **Chart 8** shows the mix and proportion of different uses of each centre compared with U.K. averages. It demonstrates that whilst there are some differences between centres most have a good mix of retail, services and restaurant/cafes with a relatively low proportion of takeaways. It also demonstrates that the proportion of vacant units are broadly consistent with U.K. average of 14.6%. One exception to this is Lee Green and the Council has been working with stakeholders to encourage town centre revitalisation and regeneration within this district centre.

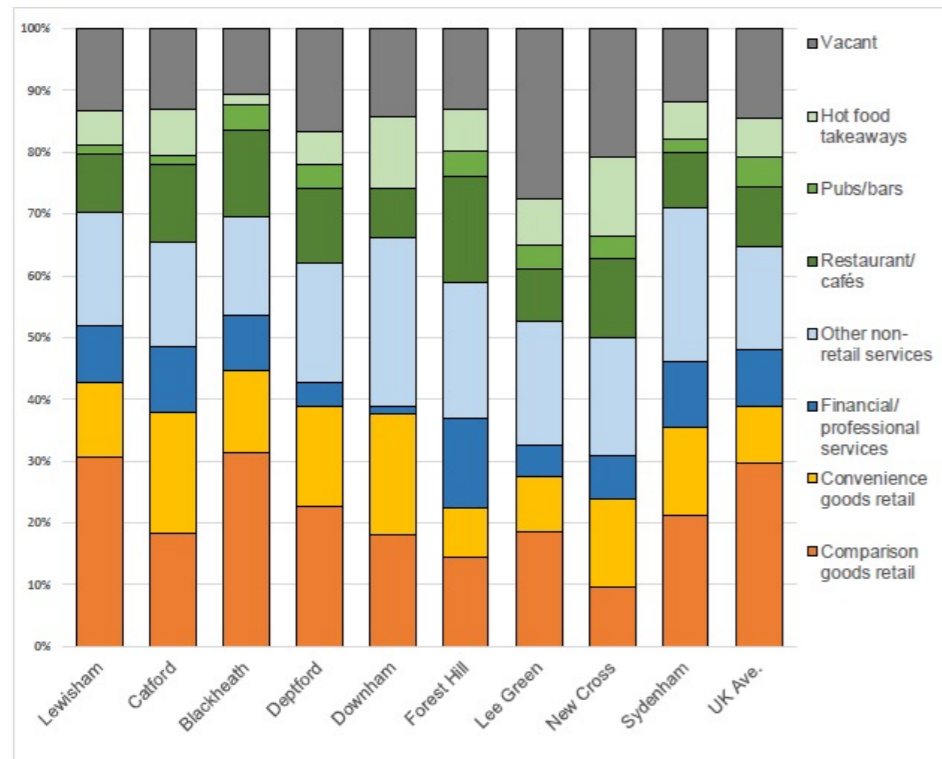


Chart 8: Mix of retail and service uses
Source: Lichfields Land Use Survey and Experian Goad Plans

Town Centre Revitalisation

3.4.5 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

3.4.6 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 (mostly tall buildings) are taking place in close proximity to Lewisham railway station. Some have been completed in recent years such as Lewisham Exchange (former Carpetright), Lewisham Gateway Phase 1 and the adjoining Confluence Park. Lewisham Gateway Phase 2 is under construction and Axion House at Silver Road and Tesco Car Park now have planning consent.

3.4.7 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.

3.4.8 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.

Catford Town Centre

3.4.9 Plans for large-scale regeneration of Catford town centre also exist and the Catford Town Centre Framework was endorsed by the Council in July 2021, following consultation with the local community (see Images 4 and 6). Plans to reroute the A205 south circular continue, with the aim of creating a better pedestrian and cycling environment with a new area of public realm to enable the town’s phased transformation. Around 2,700 new homes are proposed across the town centre, many of these will be social homes (around 1,000) via a mixed use development approach that will incorporate new retail and business space as well as creating new open spaces and community facilities. The process has included extensive public consultation and the implementation of ‘meanwhile use’ initiatives in the town centre.

3.4.10 The Council has already secured funding from Round 3 of the Mayor of London’s Good Growth Fund to enable designs for the first phase site within the town centre to be developed (Thomas Lane Yard). This will take place alongside a full refurbishment of the former Catford Constitutional Club (CCC) to provide a new pub with a wider mixed use offer within other sections of the building to provide something to appeal to the whole community.

3.4.11 Additional public realm enhancements to Holbeach Road are due to be delivered in the first half of 2022. Section 106 funding will also contribute to a number of further public realm improvements to the area between the two rail stations, to create a safe and welcoming space for pedestrians and cyclists, with design and feasibility work underway.

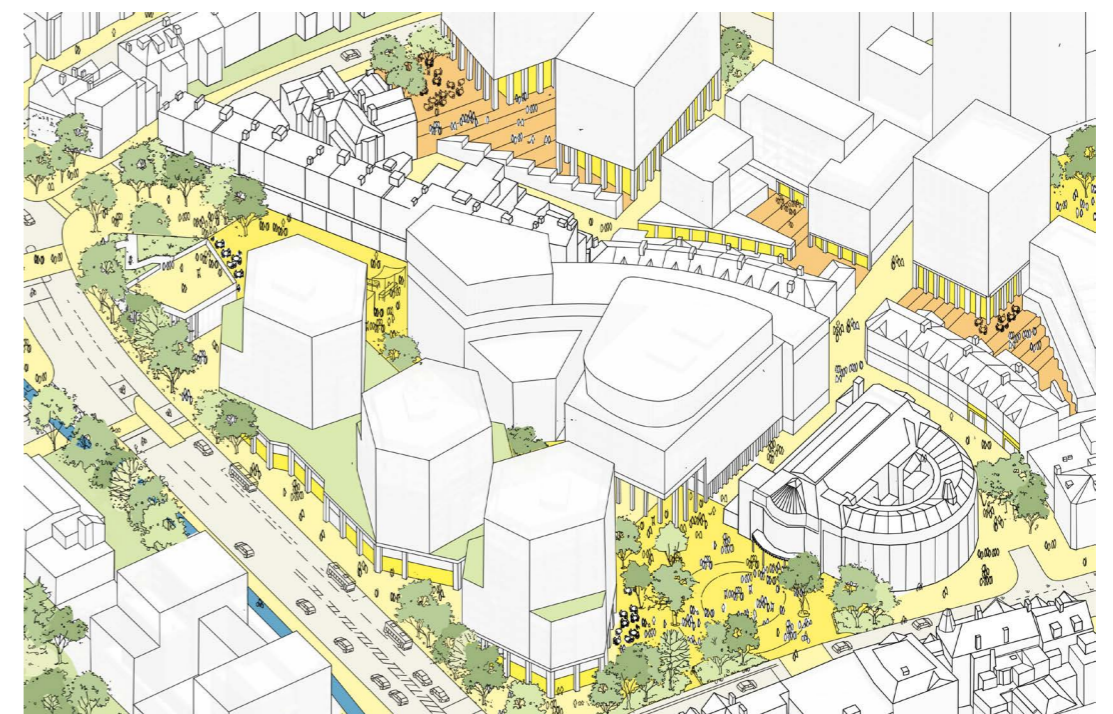


Image 6 : Development Strategy for the Civic Centre
Image Credit: Studio Egret West

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 awards have been won:

4.1.3 At the 2021 Housing Design Awards:

- **Melfield Gardens** won with an affordable housing scheme, designed to Passivhaus standards for people aged over 55 years with some accommodation for postgraduate students from Goldsmiths to bring benefits of intergenerational housing. In return for spending time with older residents, the students will be charged lower rents.

4.1.4 At the 2021 Planning Awards:

- **Besson Street** was highly commended for best use of publically owned land. 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.

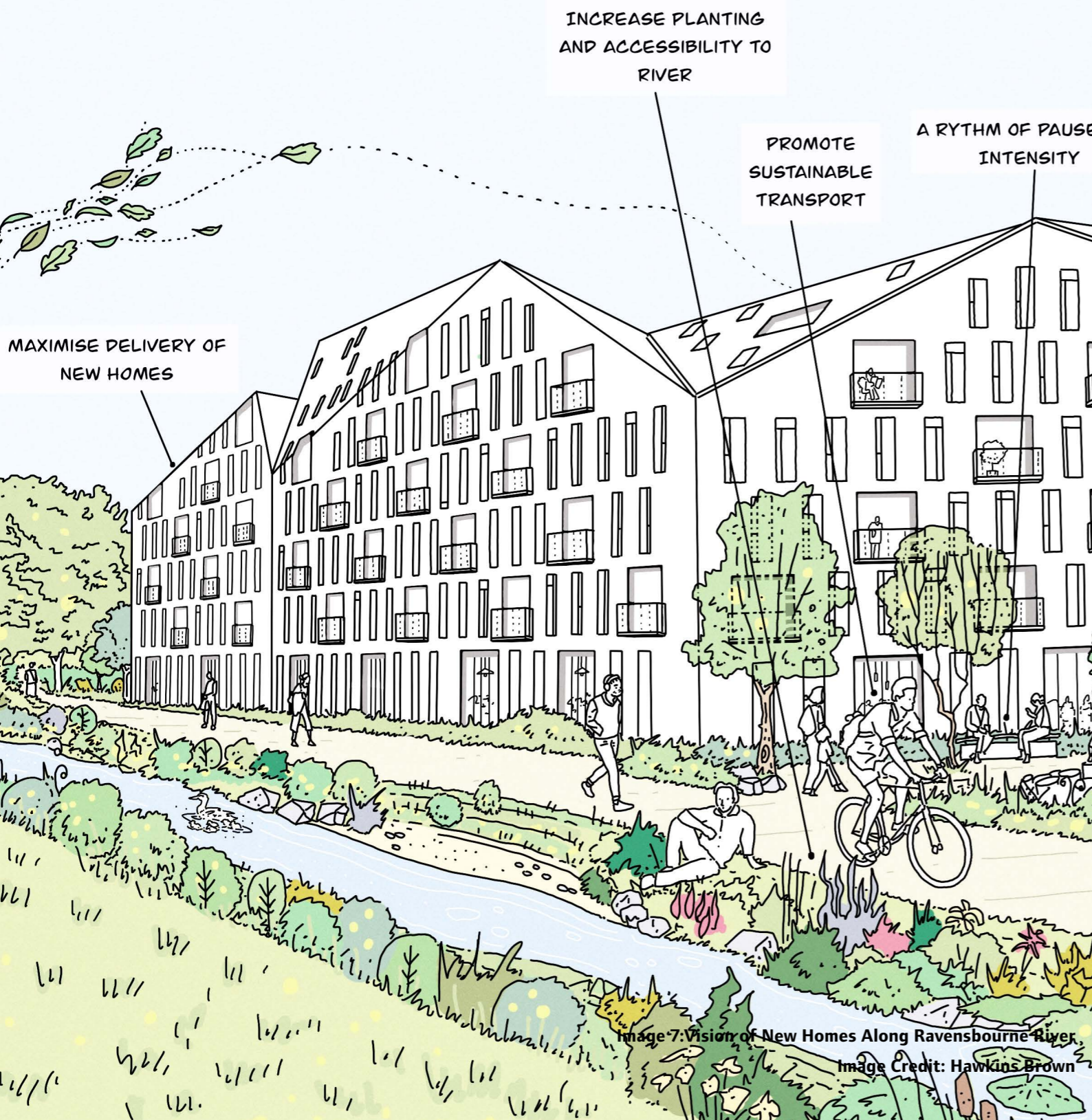


Image 7: Vision of New Homes Along Ravensbourne River
Image Credit: Hawkins Brown



Image 8: Melfield Gardens
Image Credit: Levitt Bernstein



Image 9: Besson Street
Image Credit: Maccreanor Lavington

Urban Design Studies

4.1.5 A range of masterplans, studies and Supplementary Planning Documents (SPDs) have been and 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 informing and 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.



Image 10: Catford Town Centre Framework
Image Credit: Studio Egret West

Catford Town Centre Framework

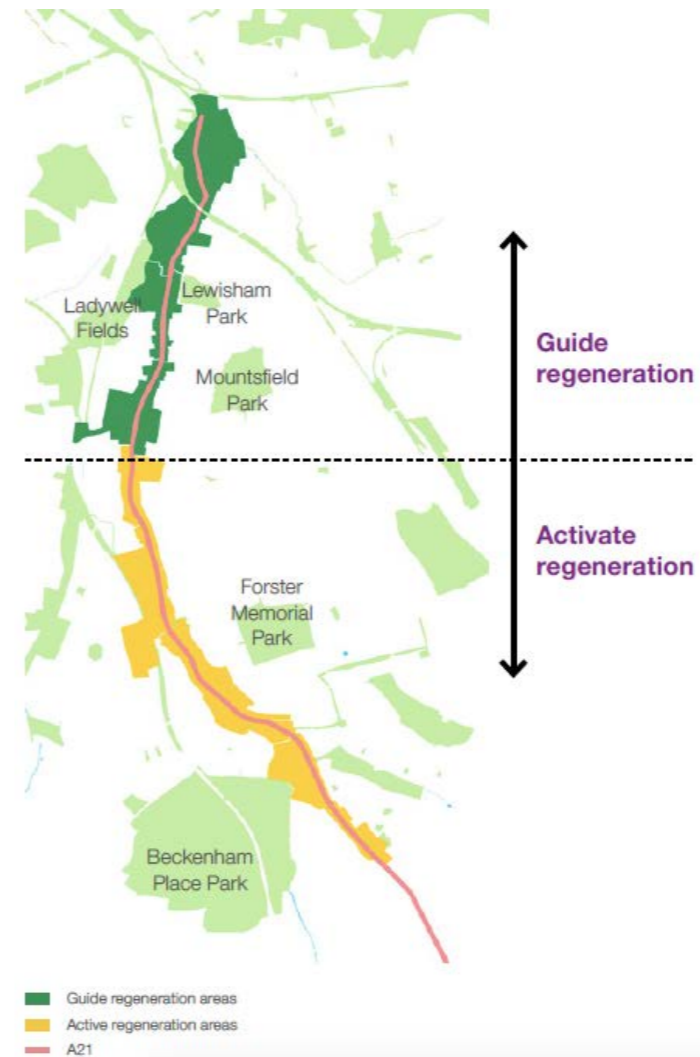
4.1.6 The Council's Regeneration Team are leading on major plans which, over the next couple of decades, will transform many parts of the town centre. The Catford Town Centre Framework vision was unanimously endorsed by Mayor and Cabinet in July 2021 and will form part of the evidence base for the draft Local Plan. 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

4.1.7 In September 2020 the Council commissioned Ash Sakula Architects and RCKA to prepare a Small Sites Supplementary Planning Document (SPD), working in collaboration with 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 make the best use of available land, increase and diversify the delivery of affordable new homes and improve streetscapes and public realm of left over or under-developed plots of land.

4.1.8 The SPD consists of three main sections; Guidance, Tool Kits and Site Types. The design guidance aims to give general and specific guidance on different typologies of sites throughout the borough. It encourages high quality, sustainable design, the optimisation of sites and recommends applicants engage with planning early in the process. The draft document went to public consultation on the 19th March until the 7th June 2021. The consultation received 437 individual themed comments that officer's reviewed and amendments were made to the document where appropriate. The updated SPD went to Mayor and Cabinet on the 6th of October 2021 and the document was approved for adoption and now has statutory weight.

Image 11: Small Sites Study Area
Image Credit: RCKa



Map 3: Spatial Opportunities A21 Development Framework
Source: Hawkins Brown



Development Along the A21

4.1.9 The draft A21 Development Framework is a planning guidance document funded by the GLA and produced by the Council (see **Map 3 and Image 12**). The Framework sets a vision, objectives and development strategy for the part of the A21 located within Lewisham and sites located alongside and close to the road. The A21 runs from Lewisham town centre through Ladywell, Rushey Green, Catford, Culverly Green, Bellingham, Southend and Downham to the borough boundary with Bromley and includes Molesworth Street, Lewisham High Street, Rushey Green, Bromley Road and Bromley Hill.

4.1.10 The draft Development Framework 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 document was consulted on during the monitoring year and has been consolidated to go to Mayor and Cabinet in February 2022.

4.1.12 The Council has also produced an A21 Development Framework Baseline Study which describes the area today and provides an evidence base for the proposals in the draft A21 Development Framework.

Image 12: Artist Visualisation of A21 Corridor
Image Credit: Hawkins Brown

Design Review Panel

4.1.13 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.

Site name	Site description	Net new homes
Beckenham Place Park East	The redevelopment of the existing fields into a flood water storage area to reduce flooding, along the River Ravensbourne, together with the provision of new playground equipment and playground redesign.	0
52-54 New Cross	Demolition of the existing single storey retail/warehouse building and the construction of a new building for residential use.	35
Deptford Timber-yard plots 1 and 3	Amendments to consented scheme from a 24 storey building to a 35 storey building to provide approximately 84 additional units relocated from other plots. Alteration from a 10 storey building to a 14 storey building to provide approximately 28 additional units. Alterations to commercial units and the creation of a pocket park.	1132
Conington Road	The site is in Lewisham Town Centre. Lewisham Station lies adjacent to the site, to the south. Proposed changes to the consented project include storey heights reduced across the scheme.	184
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 galls, 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 (31 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
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
Deptford Timber-yard 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 2020-21

Source: LB Lewisham

4.1.14 **Table 9** provides details of the schemes that were reviewed at DRP during 2020-21, including 18 mixed use schemes and 3 residential schemes.

4.1.15 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 5,352 dwellings

4.1.16 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 366 entries on the statutory list of heritage assets of national significance, shown on **Map 4**. 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 Many of the heritage assets have remained unchanged and protected from inappropriate development that would negatively impact on their character and setting. This includes the borough's three Registered Parks and Gardens which are all listed at Grade II: Horniman Gardens, Grove Park Cemetery and Manor House Gardens.

4.2.4 Lewisham's only Scheduled Ancient Monument also remains in 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 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 2020-21 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.

Covid-19 impact on resourcing

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. As a result, conservation input on statutory casework was necessarily restricted to Listed Buildings, larger Conservation Area development proposals, major developments and Listed Building enforcement. Input to the draft Local Plan continued, as did Heritage at Risk monitoring. All other proactive conservation work such as Conservation Area appraisal and work on the Local List was paused.

Listed Buildings

4.2.6 The statutory list of buildings of special architectural or historic interest is maintained by Historic England. Since April 2020 no additions or amendments have been made to the statutory list for Lewisham.

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 2020-21 there have been no amendments made to the designations of the Council's 29 Conservation Areas.

Heritage at Risk Register

4.2.8 As of March 2020, 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 due to neglect and decay.

4.2.9 One entry was removed from the Register in 2020: the Gate Piers to the former Naval Dockyard at Deptford on Grove Street which were stabilised and repaired. These early 19th Century gate piers, adjoining wall and timber door were part of the boundary to one of the earliest British Royal dockyards, founded by Henry VIII in 1513. They now present a handsome and cared for appearance onto Grove Street. **See photo 10.**



Photo 9: Before the Grove Street wall repair
Source: LB Lewisham



Photo 10: After the Grove Street wall repair
Source: LB Lewisham

4.2.10 There were two new additions to the Register in 2020 – Baring Hall Hotel, Grove Park, and Olympia Warehouse, Convoys Wharf:

- **Baring Hall Hotel** is a public house and stable block dating to 1881-1882, a prominent landmark in the centre of Grove Park and an Asset of Community Value. It was occupied at ground and basement only and in use as a pub but was closed and broken into during lockdown, and has not been re-opened. The stable block is unoccupied and derelict. The Council has granted listed building consent for a programme of works to make the building safe, wind and weather tight. The owners have since (June 2021) published their intention to dispose of the site.
- **Olympia Warehouse Cast** and wrought iron slip covers of 1845-47 by Messrs George Baker and Sons in the former Deptford Royal Dockyard. The arched iron construction of two main spans and perimeter cantilevered aisles is clad in corrugated iron to the roof and sides. The iron frame is heavily corroded in certain areas and previous ad-hoc repairs are temporarily providing support. Used previously for storage through to the late C20 it is now empty. Outline planning permission was granted in 2015 for the redevelopment of the wider Convoys Wharf site and discussions are ongoing with regards to a permanent use for the building.

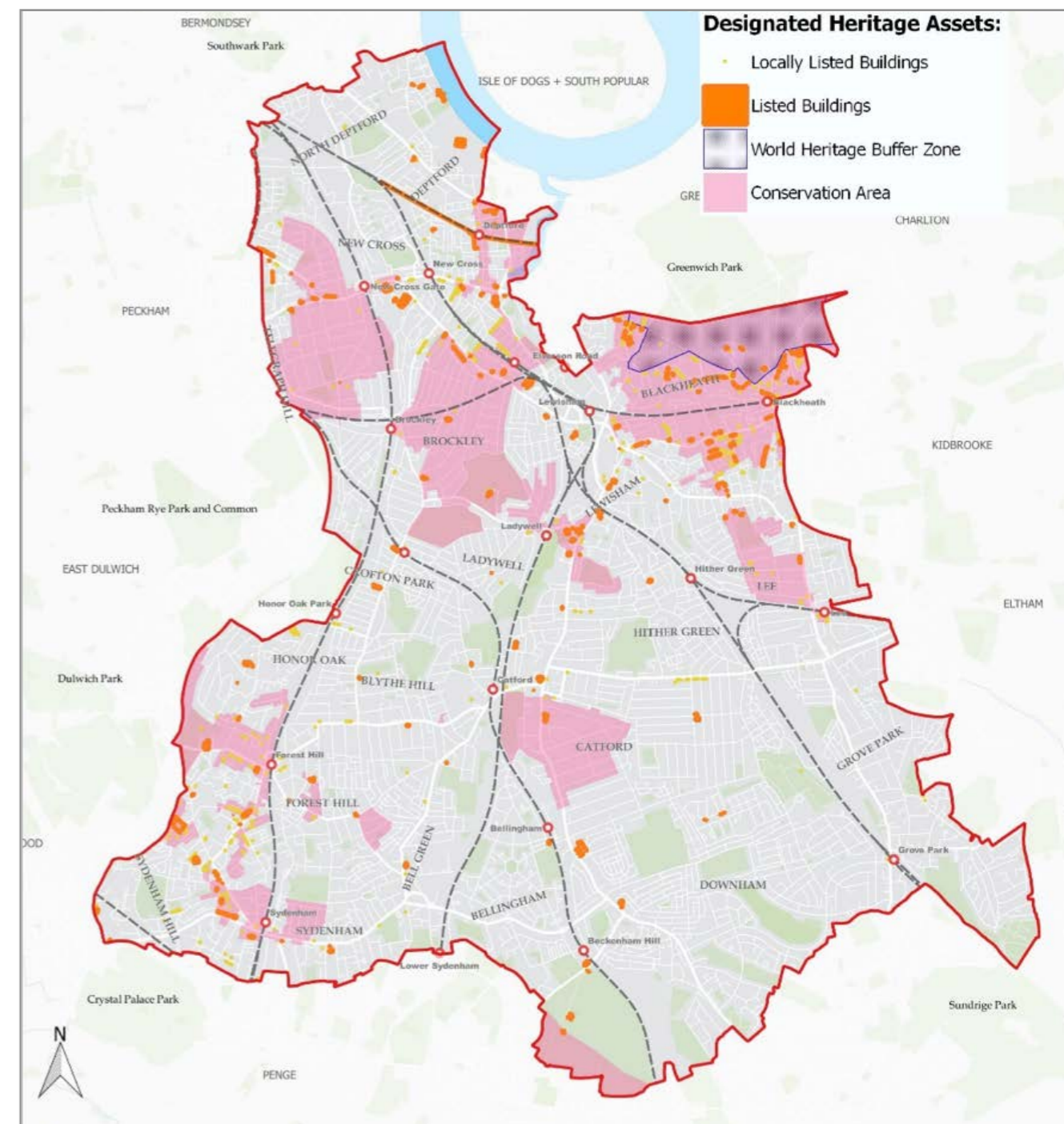
4.2.11 The Council continues to work with Historic England and property owners to find solutions for the remaining buildings and areas which are on the heritage at risk register.

- **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.



Photos 11 and 12: Works done at 233 - 241 Lewisham High Street (formerly Riley’s Snooker Hall)

Source: LB Lewisham



Map 4: Lewisham’s Statutory Designated Heritage Assets

Source: LB Lewisham

Local List

4.2.12 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.

4.3 Sustainability

4.3.1 Making Lewisham Greener is one of the priorities in the Lewisham Corporate Strategy 2018-2022. An important element of this is ensuring local communities benefit from a healthy environment. New development can contribute positively to this, if it is built in a sustainable way that maximises energy and water efficiency. New development must also be built in sustainable locations that encourage the use of environmentally friendly transport options, and promote social inclusion and mixed and balanced communities.

4.3.2 Whilst the Planning Service contributes to improving the sustainability of the borough through efficient and sustainably designed new build developments, the Council also has a role to play in enhancing the stock of housing that already exists in the borough. Lewisham Council provides support to low income and vulnerable residents to cut the cost of staying warm which extends to cover the whole of South London. During 2020-21 the South London Energy Efficiency Partnership provided practical advice to 3,619 households including 236 in Lewisham.

Climate Emergency

4.3.3 Lewisham Council published a Climate Emergency Strategic Action Plan in March 2020 setting out the Council's plans to deliver on the ambition for the borough to be carbon neutral by 2030. <https://councilmeetings.lewisham.gov.uk/documents/s72554/Climate%20Emergency%20Action%20Plan%20Covering%20Report.pdf>

4.3.4 The Planning Service will directly input into this process by helping to:

- Maximise opportunities for energy efficiency in all new developments.
- Support the development of heat networks to deliver low carbon heat to homes and businesses.
- Improve transport infrastructure and support walking and cycling in the borough.

4.3.5 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 2020-21 the Climate Resilience Team reviewed over 15 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.

4.3.6 The draft Local Plan recognises that a changing climate will have severe and enduring implications, and that it needs to respond to the climate emergency, with a clear framework for Lewisham to contribute to meeting the UK's new net zero carbon target. The draft Local Plan includes a new policy "Responding to the climate emergency" and responds to the climate emergency by seeking a more compact and efficient urban structure with a well-linked network of places, protection of green spaces, biodiversity and habitats, reducing reliance on cars, reducing the need to travel long distances and supporting district heating and other sustainable energy options.

4.3.7 In October 2020 the Council published an Energy Masterplan: <https://lewisham.gov.uk/-/media/files/imported/accessible-lewisham-energy-masterplan.ashx?la=en> and heat decarbonisation guidance <https://lewisham.gov.uk/-/media/files/imported/accessible-strategic-borough-wide-decarbonisation-strategy.ashx?la=en>. It will help new developments identify the most appropriate energy strategy in line with the Council's planning policies for decarbonising heat.

Sustainability Projects

4.3.8 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.

4.3.9 The Council consulted on an new Local Flood Risk Management Strategy in Autumn 2021 <https://consultation.lewisham.gov.uk/environment/local-flood-risk-management-strategy>.

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.

4.3.10 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 2020-21 the Climate Resilience Team reviewed over 17 (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.

4.3.11 The Climate Resilience Team is also working with colleagues from across the Council on the eastern side of Beckenham Place Park East through a landscape and park improvement project that will include a flood risk mitigation. The scheme is currently been consulted on through the planning process.



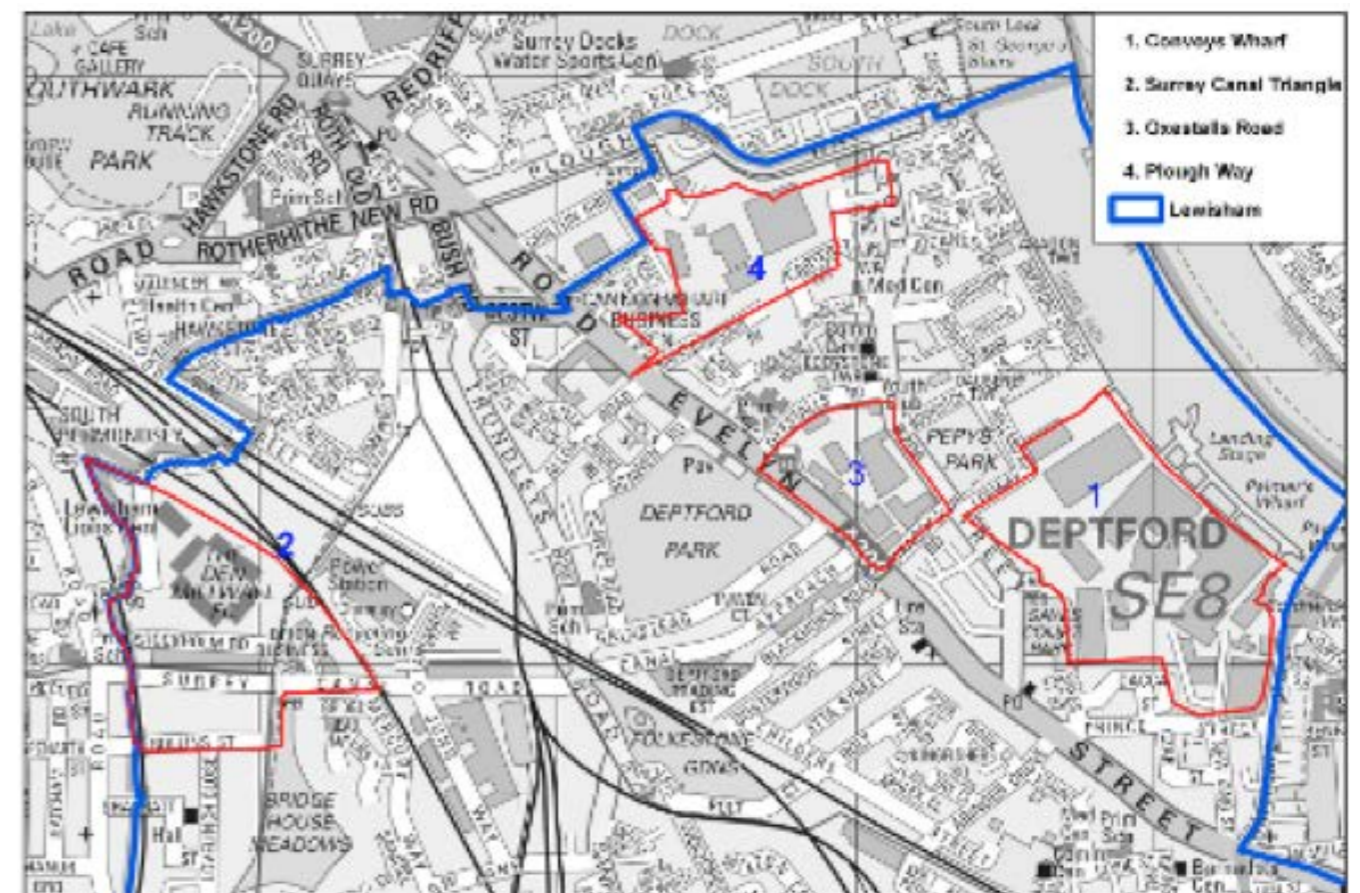
Image 13: Visualisation of Surrey Canal Triangle
Image Credit: Studio Egret West

4.4 Lewisham Places

4.4.1 One of the Corporate Strategy priorities is to tackle the housing crisis through the delivery of more genuinely affordable homes and through more mixed communities, with a range of tenure in private developments. 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

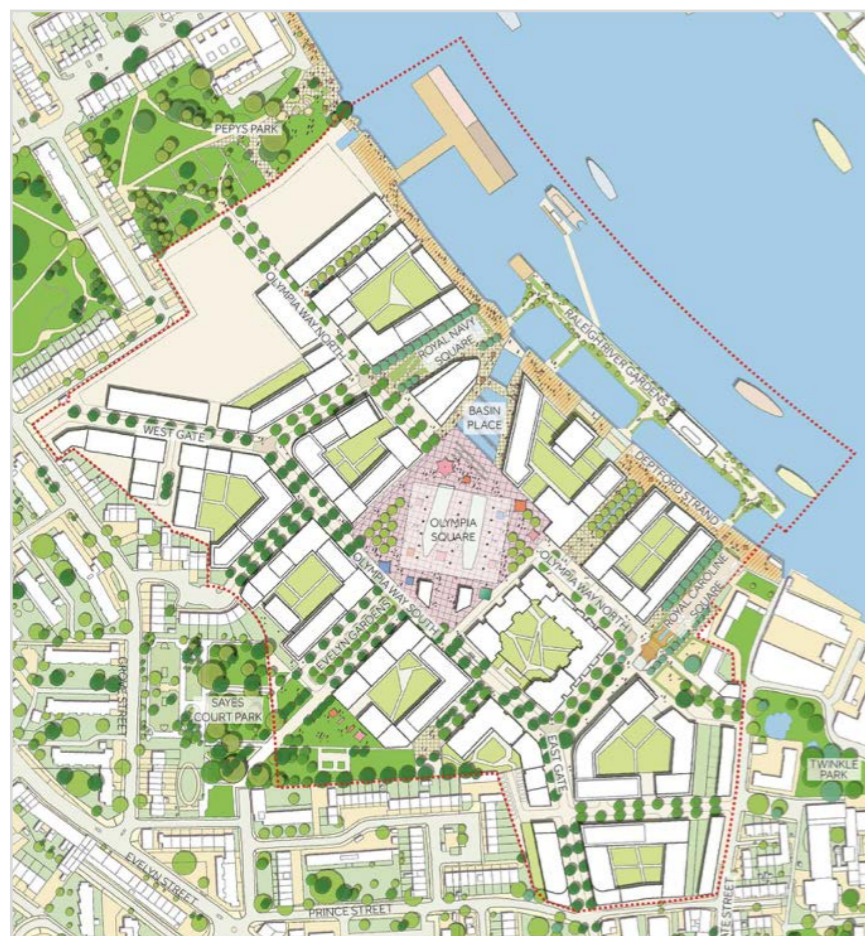
4.4.2 Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas in the north of the borough and around Lewisham and Catford Town Centres. Due to their scale, five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough's housing during the Plan period. 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 5) 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 5: Locations of Strategic Sites in Deptford and New Cross
Source: LB Lewisham

4.4.3 Convoys Wharf (see **Map 6, Table 10 and Images 14 - 16**) - 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 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 (A1-A4, D1, D2 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 6: 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 the second development plot commenced.
2017/18	The haul road was constructed and significant archaeology works undertaken. Two reserved matters applications for the first two plots were submitted in 2017-18.
2018/19	Three reserved matters applications for the first three plots in Phase 1 have been submitted and remain under consideration with the Council.
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. One of the plots now also includes social rented dwellings, which is an improvement from 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'. The Hutchinson Property Group held a public webinar in November 2020 to consult on Plot 12. Pre-application discussions on other plots commenced and a series of Reserved Matters applications are anticipated during 2022. 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 14 - 16: Visualisation of Plots 8, 15 and 22 Convoys Wharf
Image Credit: Hutchinson Property Group

4.4.4 Surrey Canal Triangle (see **Table 11 and Image 13**) - 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:

- Up to 3,500 new homes, including 1,225 affordable homes including 600 in Phase 1.
- 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 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, and Millwall Football Club is developing proposals for expansion of the existing stadium and associated development comprising residential, commercial and community uses.

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.
2019/20	The SPD was adopted by the Council in January 2020. In February 2020 Renewal carried out two public consultation exercises and held a public exhibition to ask people for their comments on the emerging designs latest proposals for their proposed development.
2020/21	A hybrid planning application was submitted in December 2020 for the outline elements in relation to Phases 2 – 5 for the entire masterplan area and the detailed design of Phase 1. The application was granted a resolution to approve in January 2022 and permission is likely to be issued in Summer 2022. It is anticipated that the Surrey Canal station will be operational from early 2025.

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

4.4.7 Timberyard, Oxestalls Road (see **Table 12, Photo 13 and Image 17**) - 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. Peabody are also looking to start delivering Plot 6 later this year.

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

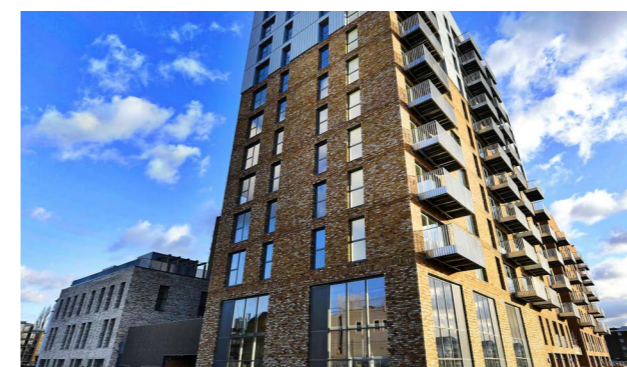


Photo 13: The Timberyard, Oxestalls Road
Source: LB Lewisham



Image 17: Timberyard Visualisation
Image Credit: Hawkins Brown

4.4.8 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.

4.4.9 Lewisham Gateway (see **Map 7, Table 13 and Photos 14, 15 and 17**) – 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 110 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 Place (which incorporates the confluence of the two realigned rivers Quaggy and Ravensbourne) and a public square opposite St Stephen’s Church.



Map 7: Plan of Phase 2 Lewisham Gateway
Source: PRP / Muse

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.
2013/14	Phase 1 still under construction.
2014/15	Planning application for the phase 2 was submitted.
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 a 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 and it is anticipated to be completed by summer 2023.

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



Photo 14: Phase 1 Lewisham Gateway
Source: LB Lewisham

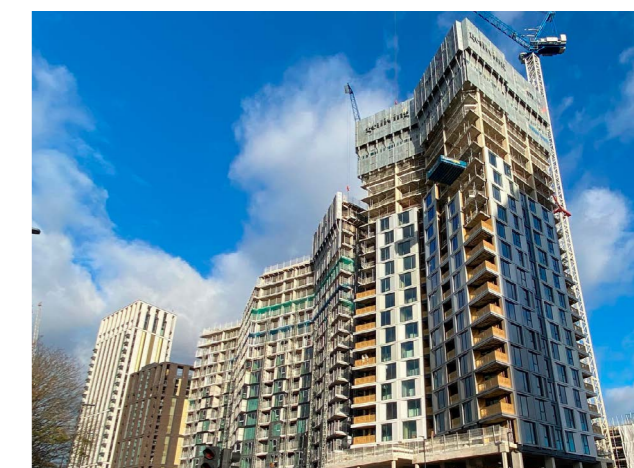


Photo 15: Phase 2 Lewisham Gateway Under Construction
Source: LB Lewisham

Estate Renewal

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

4.4.11 **Heathside and Lethbridge Estate (Parkside)** (see **Table 14, Photo 16 and 17**); this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 565 existing units will be 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 436 new homes, including 217 affordable (164 social rent and 53 intermediate). Landscaping works have taken place and a new public park is also being provided.
2020/2021	Construction continues and Phases 5 and 6 are due to be completed by April 2022, completing the build out of the full development site. First occupancy is expected in May 2022 and will continue through to January 2023.

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

Source: LB Lewisham



Photo 16: Heathside and Lethbridge

Source: LB Lewisham



Photo 17: Construction at Heathside and Lethbridge

Image Credit: LB Lewisham

4.4.12 **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.
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 March 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. 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. Site works are due to commence by late 2021/ early 2022. Pre-application discussions in regard to Phases 4 and 5 (now termed as Phase 2) will commence in October 2021. A planning application is not expected until mid to late 2022.

Table 15: Timeline of Development Activity for Excalibur Estate

Source: LB Lewisham

4.4.13 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 2022. 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 400 new homes built with at least 35% being delivered as genuinely affordable housing for existing residents and people on the housing waiting list. 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, the NDP becomes part of the borough's development plan.

Neighbourhood Plan Progress

4.5.2 Map 8 shows the four 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 9 tracks the progress made so far and shows that neighbourhood plans are at various stages of preparation, with Grove Park 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 adopted 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 has undergone independent examination as of December 2021. The recommendations provided by the examiner are now subject to approval via Mayor and Cabinet.
- **Lee Forum:** Lee Forum were formally re-designated by the Council as the neighbourhood forum for a further 5 years. The forum have formally submitted their neighbourhood plan to the Council at the Regulation 15 stage. A Regulation 16 public consultation on the neighbourhood plan will now take place.
- **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 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.

4.5.4 In addition to these plans, an application was submitted for the Upper Norwood and Crystal Palace neighbourhood forum and area in March 2015 but the application was subsequently withdrawn.

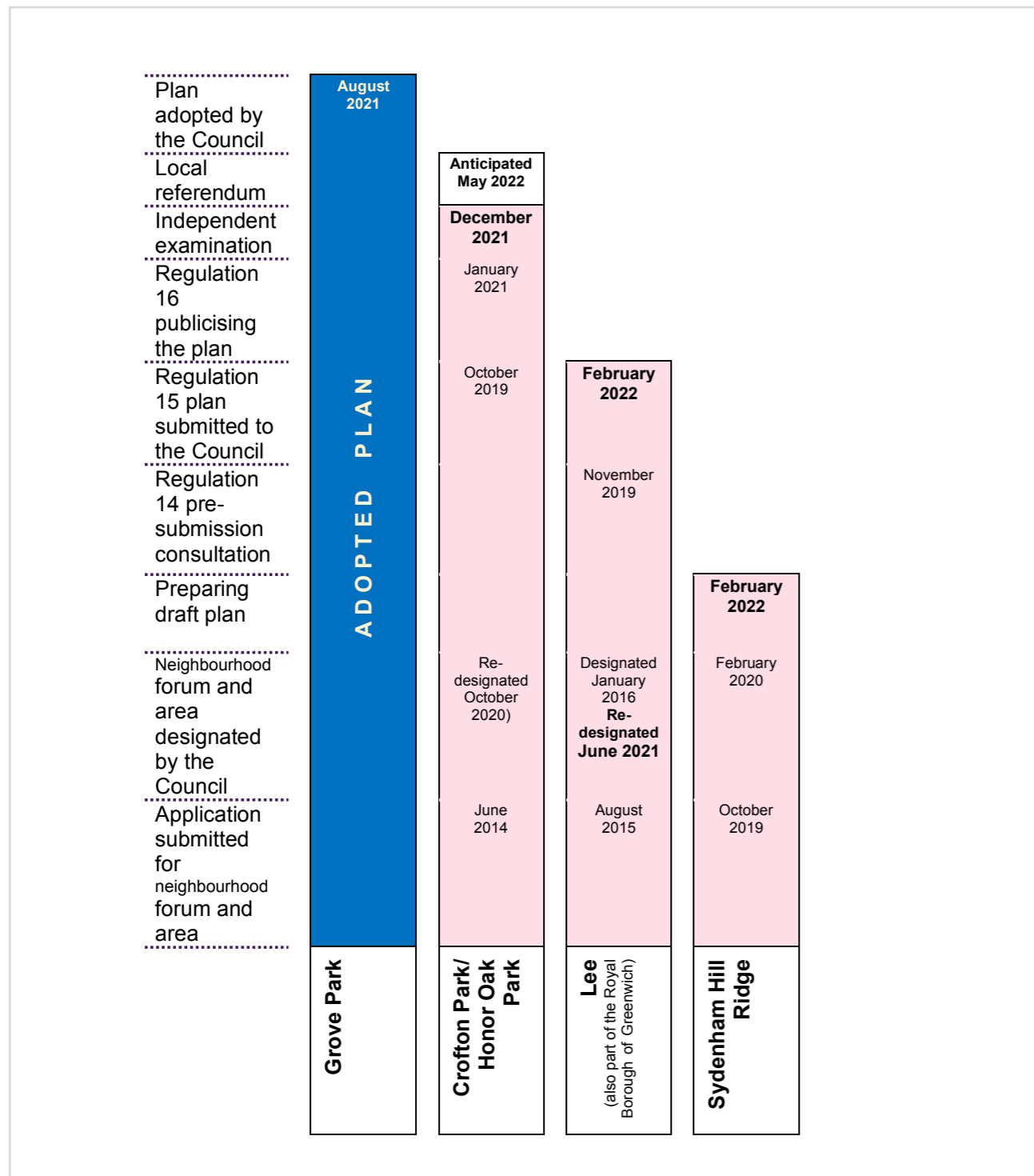
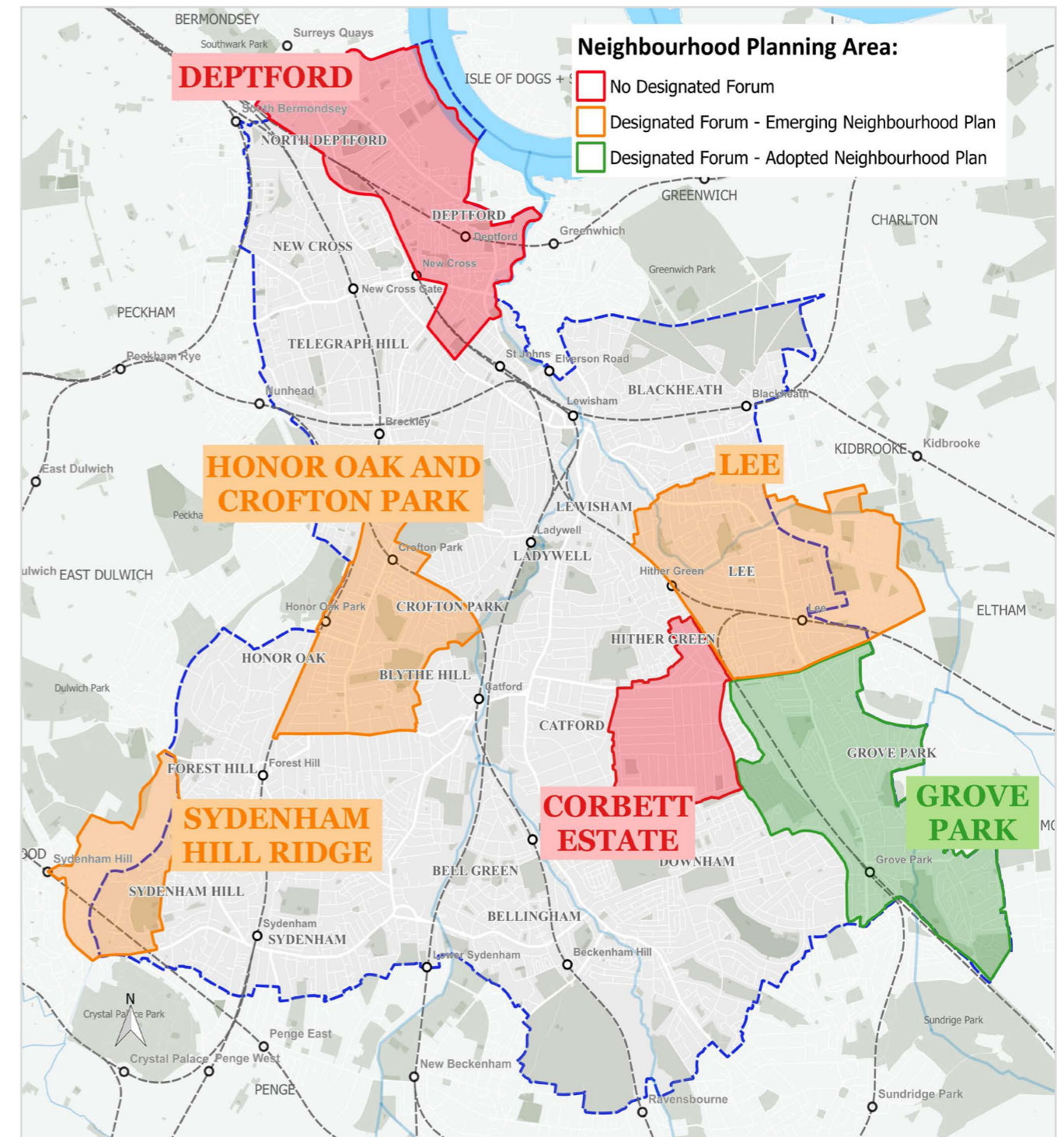


Chart 9: Progress of Neighbourhood Plans
Source: LB Lewisham



Map 8: Designated Neighbourhood Planning Areas
Source: LB Lewisham



Photo 18: Confluence Path, Lewisham Gateway
Source: LB Lewisham

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	
	Sport and recreation	Youth and community
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

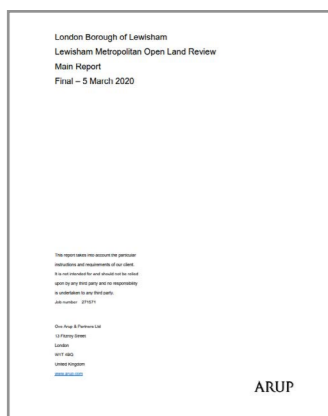
- 5.1.3 The IDP sets out the future requirements for each of the categories listed above. It provides details of the specific projects that need to be delivered, including the lead organisation, location, expected timescales for delivery and funding requirements for each project.
- 5.1.4 The latest draft IDP (2020) was published for public consultation alongside the Local Plan: Main Issues and Preferred Approaches (Regulation 18) document during January–April 2021. The Council is also continuing to liaise with infrastructure providers and other stakeholders to ensure the IDP is up-to-date. Feedback from this consultation and engagement will be used to inform a revised version of the IDP, which will be published alongside the Local Plan at the next stage of public consultation (Regulation 19). 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 Greener is one of the corporate priorities in the Lewisham Corporate Strategy 2018-2022. 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 9** 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.

Metropolitan Open Land Review Update



5.2.4 An Update to Lewisham Metropolitan Open Land Review (MOL) 2020 (see **image 18**) was prepared by Arup outside the monitoring year. It 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 on the draft Local Plan, and those forming part of the All London Green Grid (London's network of green infrastructure) and other strategic green corridors.

Image 18: Lewisham Metropolitan Open Land Review
Image Credit: ARUP

Lewisham Open Space Review

- 5.2.5 The Council appointed Land Use Consultants (LUC) to prepare an additional open space study outside the monitoring year, which builds upon the Open Space Assessment 2020. The study's main aim is to ensure the revised Local Plan has up-to-date technical evidence to inform appropriate land-use designations and policies to protect and sensitively manage open and green spaces within the borough. 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 included a focussed review on Sites of Importance of Nature Conservation (SINCs) 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 will be publishing the draft Lewisham Open Space Review for comments in 2022.

Greening Fund

- 5.2.8 During May and June 2019, the Council invited park user groups, allotment committees and other local organisations to apply for grants of up to £40,000, to spend the Greening Fund. This uses pooled Section 106 funding to improve a Council-owned park, garden, open space or nature reserve through new/enhanced benches, animal proof bins, drinking fountains, soft landscaping, signs and planting. So far funding has been awarded to 35 spaces across the borough. The majority of project enhancements occurred during 2019-2020 but the full delivery of the first round of funding was delayed due to the Covid-19 pandemic.
- 5.2.9 The Greening Fund has been used to support community garden applications for food growing projects, providing fruit trees and/or raised bed planters for planting vegetable and fruits at:
- Friendsbury Garden – 8 new raised bed planters installed for growing vegetables.
 - Besson Street Community Garden – 4 new raised bed planters and 1 tree planted.
 - Verdant Lane Community Garden – 1 new community raised bed planter installed.
 - Culverley Green Community Garden - 1 new community raised bed planter installed.
 - Mountsfield Park – a new Community Orchard created, with raised bed planters installed and planted with herbs & vegetable.
 - Ladywell Fields – 5 trees planted.
 - Chinbrook Meadow – 4 trees planted.
 - Chinbrook Allotments – 2 raised bed planters created for growing vegetables.
 - St. John's Community Garden – 1 raised bed planted installed for community food growing.
 - Manor House Gardens – 2 fruit trees planted.
 - Forster Memorial Gardens – New Community Orchard created.
 - Tewksbury Lodge Estate – 2 trees planted.
 - Baxters Fields – 300 bulb planted and 4 fruit trees.
 - Abion Millennium – 140 native bulbs planted.
 - Luxmore Gardens – 115 native bulbs planted.



Photo 19 and 20: Planting through the Greening Fund Source: LB Lewisham

Biodiversity Enhancements

5.2.10 In 2020, Mayor and Cabinet declared Grove Park Nature Reserve as a statutory Local Nature Reserve which provides greater protection for its biodiversity. This declaration increased the number of Local Nature Reserves in Lewisham to seven.

5.2.11 New developments can be built in a way that enhances sustainability and biodiversity. During 2020-21 the Covid-19 pandemic had a significant impact on the number of conservation volunteer and other events delivered by the Council's Nature Conservation team and the Lewisham Biodiversity Partnership (a reduction of over 80%). Despite the pandemic the Partnership's Kenneth White legacy award provided funding for:

- Equipment for the Quaggy Waterways Action Group's Healthy Rivers project which runs river events (e.g. walks, clean ups) across the River Ravensbourne Catchment.
- Creation and improvement of wildlife areas in Knapmill, Blackhorse Road and Exford Road Allotments including ponds and wildflower areas.
- Installation of 24 bird boxes, 6 bat boxes, 1 hedgehog house and 8 insect hotels in Forster Memorial Park and the three allotments above (see **Photo 21**).
- Pond dipping equipment for Dacres Wood Nature Reserve where regular education sessions take place (see **Photo 22**).
- A contribution towards supporting the river restoration work of Thames 21 and Friends of the River Pool volunteers.
- The Greening Fund funded the installation of 27 Bird Boxes, Bat Boxes and Bug Hotels across 7 parks and open spaces including Nature Reserves and allotments.

5.2.12 The Nature Conservation Team also provide advice to the Planning Service in relation to living roofs and other biodiversity enhancements that are suitable within new developments and during 2020-21, they recorded the discharge of conditions for the implementation of 33 bird boxes, 15 bat boxes and 3,446 m² of living roof.



Photo 21: One of the insect hotels in Blackhorse Road Allotment

Source: LB Lewisham



Photo 22: Pond dipping ID sheet at Dacres Wood

Source: LB Lewisham

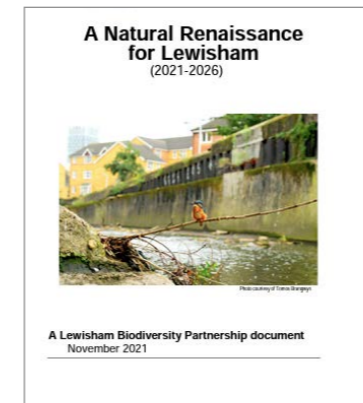


Image 19: Lewisham Biodiversity Action Plan

Image Credit: Lewisham Biodiversity Partnership

Updated Biodiversity Action Plan

5.2.13 'A Natural Renaissance for Lewisham' was prepared by the Lewisham Biodiversity Partnership (LWB) and was endorsed by Mayor and Cabinet in November 2021. It is Lewisham's Biodiversity Action Plan for 2021-2026, setting out how the LWB 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.



Map 9: Green Infrastructure

Source: LB Lewisham

Trees

STREET TREES

5.2.14 During 2020-21 there has been a net gain in street trees, with 163 highway trees felled but 260 street trees newly planted in partnership with Street Trees for Living.

TREES ON PRIVATE LAND

5.2.15 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 2020-21, 611 tree applications were received and 486 were determined.

5.2.16 Five Tree Preservation Orders (either as individual trees T1, groups (G1), area (A1) have been made and/or confirmed during 2020-21, including:

- 11 Eliot Vale (T1) confirmed 26/01/2021.
- 95 Dacres Road (T1,T2) confirmed 25/03/2021.
- 116 Manor Avenue (G1) confirmed 07/07/2020.
- Baring Road - rear of Baring Close & 252-328 Baring Road (A1,A2) confirmed 25/03/2021.
- Hesper House, Wells Park Road (A1) confirmed 06/05/2020.

5.2.17 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.

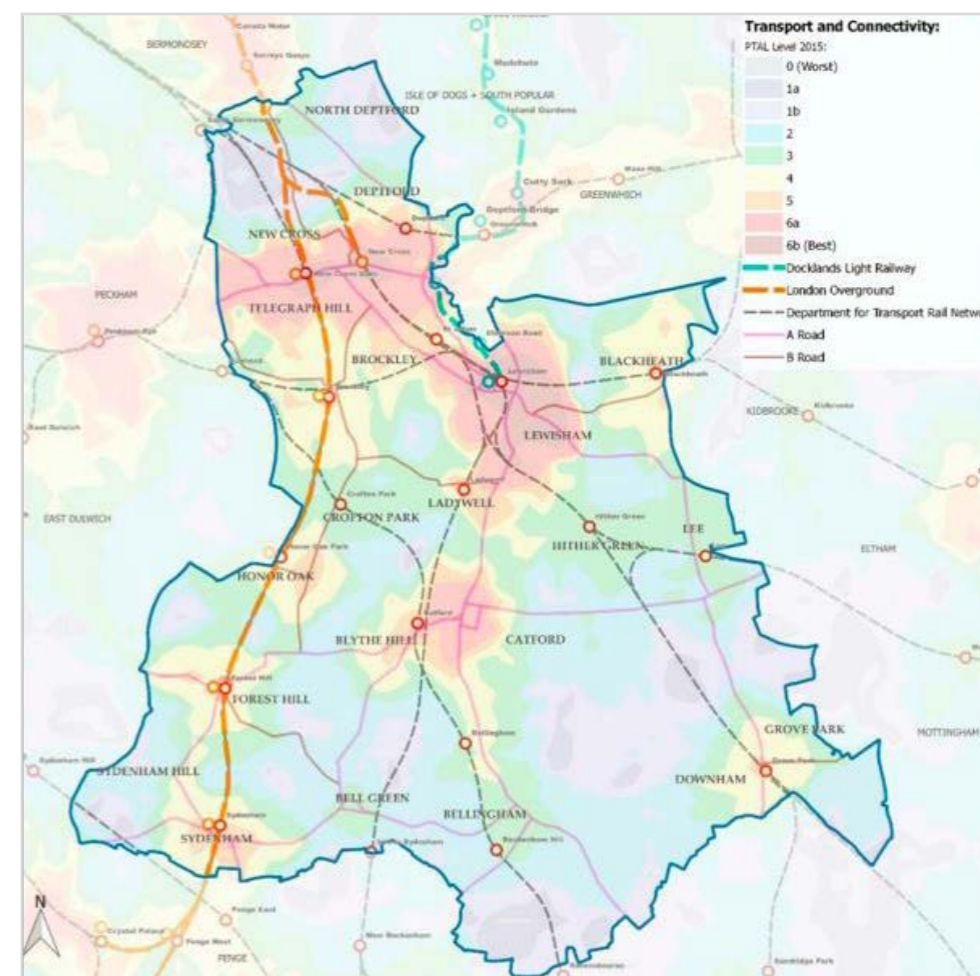
5.3 Transport Infrastructure

Connectivity

5.3.1 Making Lewisham Greener is a corporate priority as set out in the Lewisham Corporate Strategy 2018-2022. The Council is seeking to protect and enhance the environment to improve its health for local communities, one of the ways to achieve this is by increasing the use of environmentally friendly and sustainable transport options.

5.3.2 **Map 10** 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 varied PTAL levels that exist across the borough, with the most accessible parts of the borough being located at New Cross, Deptford, Lewisham Central and Catford.

5.3.3 **Map 10** shows that travel by car for journeys to work is more prevalent in the south eastern part of the borough, reflecting the lower PTAL that exist here, and conversely the lower levels of travel by car in the northern part of the borough where PTAL levels are generally higher. Overall, 52% commuting into/out of Lewisham takes place via bus and rail modes of travel.



Map 10: 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 is supported by various strategies including a Rail Vision, and a Cycling Strategy.

The Council We remain are 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.

5.3.5 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.

London Overground East London Line (ELL)

5.3.6 The Council continue to work with TfL on the transformation of the ELL, particularly in regard to the new station at Bermondsey. TfL intend for the station to be open from early 2025.

DLR Upgrade

5.3.7 54 New trains are expected to replace the majority of the fleet. 43 are from the TfL base order and 11 more were added thanks to the successful Housing Infrastructure Fund 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

5.3.8 Lewisham Station’s footfall has risen from 4 to 11 million annually over the past 15 years and is expected to grow by a further 32% in the next 20 years. As a result, Lewisham Station has been prioritised nationally by Network Rail for investment to resolve current and future capacity constraints.

5.3.9 Network Rail has secured £5.52 million from the Department for Transport to fund the early design and development stage for an upgraded Lewisham station. Network Rail are leading on plans for a future Lewisham station and meet regularly with TfL, Southeastern Railway and the Council.

5.3.10 As part of Network Rail’s South East Upgrade, they are investing £250 million in the track and signalling through the Lewisham area. During the 2021 Christmas period Network Rail carried out an £8million improvement programme of track and signalling upgrades in the Lewisham area. More than half of all Southeastern train services travel through Lewisham station, as such resolving issues at Lewisham can assist the rest of the network.

Metroisation

5.3.11 The ‘metroisation’ of rail services in south and south-east London remains an important element of the MTS. 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

5.3.12 Since the Covid-19 lockdown started the Council has put in place a range of temporary traffic measures. These include creating more space for pedestrians at busy points across the borough, such as local shops or park entrances, introducing a series of modal filters to reduce traffic on the busiest cut-throughs in the borough and expanding the school streets programme to help parents and pupils socially distance at drop-off and pick-up times. All main roads have been investigated to identify where additional space for pedestrians and cyclists is needed.

5.3.13 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 have been delayed. We will provide an update to these projects in the next AMR.

Bakerloo Line Extension (BLE)

- 5.3.14 The BLE project now includes an upgrade to the existing line as well as the proposed extension (see **Map 11**). The BLE depends on the upgrade of the existing Bakerloo Line, which will provide new signalling and trains to increase frequencies and reliability. As such the proposed BLE is of London wide importance and will bring huge benefits to the borough as well as to other boroughs along the line, such as Westminster, Brent and Harrow.
- 5.3.15 The Council is strongly supportive of the BLE project and of it running on to Hayes (phase 2). Safeguarding directions for the BLE to Lewisham were handed down in March 2021 for the land required for this project.
- 5.3.16 The financial implications of the Covid-19 pandemic have resulted in the project being paused indefinitely. TfL remain committed to delivering the BLE, however this depends on a viable funding package being put together.



Map 11: Route of the BLE

Source: LB Lewisham

5.4 Social Infrastructure

- 5.4.1 The Lewisham Corporate Strategy 2018-2022 seeks to retain and enhance social infrastructure and a number of corporate priorities are relevant. This includes: delivering health and social care to ensure that healthy lifestyles are increasingly a way of life across all communities, ensuring all health and social care services are robust, responsive and working collectively to support communities and individuals and giving children and young people the best start in life through access to an outstanding and inspiring education and providing support so that they achieve their full potential.
- 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 2020-21 the following projects were completed:
- School Minor Works Programme 2020 (essential infrastructure improvement works).
 - Ashmead Primary School expansion.
 - New Woodlands remodelling works to accommodate Key Stage 4 SEMH students (final phase of external works).
 - Ladywell Complex Needs Centre remodelling works, to accommodate additional SEN early years provision (second phase).
- 5.4.4 Over the course of 2021-23, the following educational projects are due for completion:
- School Minor Works Programme 2021 (February 2022).
 - Greenvale School SEN expansion (April 2022).
 - Riverside Youth Club refurbishment works.
 - Decarbonisation works at three schools, to improve environmental performance and contribute to the Council's net-zero target in 2030.

Health

5.4.5 A number of health projects have continued to be implemented during 2020-21, 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 accommodate future primary care, mental health and acute community growth. Reconfiguration of the third floor has completed to bring 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 has produced a concept design for reconfiguration of the ground floor main lobby and internal courtyard. Detailed design is underway to optimise the use of existing space and create capacity to meet the needs of the local population.
- **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. We plan to resume the superzones work, building on the previously successful collaborative approach.

5.4.6 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

Whole Systems Approach to Obesity

- 5.4.7 The whole systems obesity action plan was reviewed in June 2019 and was co-produced by a Lewisham Obesity Alliance of over 100 member individuals and organisations. It sets out the vision and approach to change the obesogenic environment and increase the proportion of residents with a healthy weight. It highlights the role of the local environment in achieving our aims to tackle obesity. Evidence suggests that how the environment is built through planning impacts on physical activity, access to nutrition and contributes to reducing excess weight in local communities. The pandemic highlighted existing health inequalities and that excess weight appears to put individuals at risk of a worse outcome from Covid-19. Work continued on the re-commissioning of services that support the whole systems approach which included insight work delivered by community organisations, surveys and interactive workshops at open meetings of the Lewisham Obesity Alliance.
- 5.4.8 The Council has pledged to work towards having 50 drinking water fountains installed in Lewisham over the next three years and to add new drinking water fountains to the Refill app. The current total of drinking water fountains is 18 across the borough.



Image 20: School Superzone Concept
Source: LB Lewisham



Photo 23: Promoting the Sugar Smart Campaign

Source: LB Lewisham

Childhood Obesity Trailblazer Programme

5.4.9 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 per cent of advertising space in Lewisham, to cover all JCDecaux owned estate, taking total restrictions across 80% of out of home (OOH) advertising space.

5.4.10 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.

London Borough of Culture

5.4.11 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 will see Lewisham receive £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. It will showcase 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 will work 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.

5.4.12 However, 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.

5.4.13 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.

5.4.14 The London Borough of Culture will provide a unique opportunity for the Council as we come out of a Covid environment to promote an atmosphere of joy and bring people together. Also to encourage people to engage more thoroughly with some of the big issues of climate change, diversity and inclusivity. Creative activities will act 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.



Photo 24: London Borough of Culture 2022

Source: LB Lewisham



Photo 25: Catford Mews
Source: LB Lewisham

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 each Council is required to produce an annual Infrastructure Funding Statement (IFS) which report on what they have received and spent through the Community Infrastructure Levy and Section 106 (Planning Obligations) during that financial year. This fulfils the legal requirements of the Council, as set out in the Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019.

6.1.3 The Council intends to publish these on our website by the end of December every year. The IFS The IFS for the year 2020-2021 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>

6.2 Developer Contributions

6.2.1 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.

6.3 S106 Agreements

6.3.1 Section 106 or planning obligations 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 entered into without the local planning authority. Within S106 agreements financial and non-financial contributions are set down. The Council secured approximately £2.7 million in Section 106 agreements signed during 2020-2021, Table 16 shows the breakdown of contributions and Table 17 set out some of the non-financial obligations which were agreed.

Allocation	Secured (£)
Carbon Offset	£884,687
Air Quality	£22,250
Employment & Training	£227,133.33
Highways	£78659.48
Transport	£25,000
Cycling	£25,000
Playspace	£3,780
Traffic Management	£11,000
Public Realm	£41,630
Affordable Housing	£528,861
Control Parking Zone	£105,000
Wheelchair Compliant Housing	£20,000
Docklands Light Railway	£80,000
Monitoring Fees	£62,250

Table 17: Total Financial Contributions Secured from the Section 106 Agreements Signed During 2020-21

Source: LB Lewisham

Type of Contribution	Number
Affordable housing units	152
Affordable work space	120m ²
Highways agreements (s278s)	10
Car clubs	6

Table 18: Contributions Secured from the Section 106 Agreements Signed During 2020-21

Source: LB Lewisham

6.3.2 The Council collected over £1.8 million during 2020-2021 from Section 106 agreements. These monies are collected by the Council when triggers are reached over the duration of a scheme being built out, for example, on commencement of development.

6.3.3 The balance of Section 106 funds held by the Council at the end of 2020-2021 was approximately £39.5m million, £25.7 million of which is allocated.. The balance of s106 monies 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

6.3.4 Previous AMRs have looked at major schemes that have been approved since 2009, to see if financial viability reviews are triggering the need for additional financial contributions to be paid. So far there has been only one site where this has applied, at Renaissance at Loampit Vale. As sites that have been fully built no longer have the opportunity to contribute more Section 106 funds, they are removed from **Table 19**. A summary of the financial viability reviews that remain valid as of the end of financial year 2020-21 are shown in **Table 19**. It shows that many of the schemes have not sufficiently progressed to a stage where it triggers a viability review. It also demonstrates that no additional financial contributions were identified during 2020-21 as a result of viability reviews.

Site	Application Number	Review Triggered	Outcome
Heathside & Lethbridge (Parkside)	DC/09/72554	No review mechanism	
Neptune Works	DC/10/75331	No	Development not commenced
Surrey Canal/New Bermondsey	DC/11/76357	No	Development not commenced
Lewisham Gateway Phase 1a	DC/13/82493	Yes	Profit below threshold for financial contribution
Lewisham Gateway Phase 1b	DC/14/89233	Yes	Profit below threshold for financial contribution
Oxestalls Road/Deptford Wharves	DC/15/92295	No	Development not reached trigger
Lewisham Retail Park	DC/16/097629	No	Development not commenced
Amersham Vale school site	DC/15/95027	No	Development not reached trigger
Frankham Street	DC/16/95039	No	Development not reached trigger
154-158 Sydenham Road	DC/19/114837	No	Development not reached trigger
1-3 Bellingham Road	DC/18/110243	No	Development not reached trigger
Land at Waldram Crescent	DC/19/110957	No	Development not reached trigger

Table 19: Financial Viability Reviews

Source: LB Lewisham

6.4 Community Infrastructure Levy

6.4.1 The Council introduced Lewisham CIL on 1st April 2015 as set out in the adopted CIL Charging Schedule (2015). This is a non-negotiable charge made on applicable developments and calculated per square metre. 70% of CIL receipts received are used to fund strategic infrastructure projects to support development within the borough and 5% is spent on administration of the CIL. 25% is retained for neighbourhood allocation as guided by Regulation 59. **Table 20** shows the 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 12**.

Geographical	Landuse Category A (Residential C3)	Landuse Category B (All use classes except C3 and B)	Landuse Category C (Employment B)
Zone 1	£100/m ²	£80/m ²	£0/m ²
Zone 2	£70/m ²	£80/m ²	£0/m ²

Table 20: Adopted CIL Rates

Source: LB Lewisham

6.4.2 **Table 21** provides an overview of the CIL accounts. It shows that the Council received £1.9 million CIL payments during 2020-2021 and spent £722, 317.50 during the same period. 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 £1.35 million.

6.4.3 The amount of CIL received fluctuates yearly depending upon the amount of new homes that have started to be built or have been completed. It is also because paying CIL to the Council is only triggered when sites commence development, which can be impacted by the long lead in times for major schemes, market fluctuations and the cyclical nature of the housing market and whether suitable projects using CIL funds have been implemented by the Council. A good supply of housing approvals is critical in helping to boost CIL funds in subsequent years.

6.4.4 The Council is also a collecting authority on behalf of TfL for the Mayoral CIL, which has been in operation since 1 April 2012. During 2020-2021 £1.24 million was collected and passed directly to the Mayoral CIL to fund Crossrail. The Council retained 4% as administration fees.

6.4.5 In previous years the Council has been able to use pooled Mayoral CIL and Section 106 admin fees to cover the costs of monitoring and administering CIL thereby avoiding deducting the 5% from the Lewisham CIL pot. Due to changes in the CIL regulations we can no longer pool admin fees from previous years and from the financial year 2018-19 onwards Lewisham will be required to deduct 5% (£95, 059.74) for the administration of Lewisham CIL.

6.4.6 **Table 22** shows that cumulatively the collection of CIL since 2015 minus the admin fee and the 25% allocated to neighbourhood CIL creates a current balance of £13.3 million CIL funds.

2020-21	Total
Total CIL receipts in (2020-21)	£1,901,194.88
5% admin fee	£95,059.74
Total CIL receipts minus 5% admin fee	£1,806,135.188
Total amount of the neighbourhood proportion of CIL receipts in the reported year (25% of receipts)	£451,533.79
Remaining CIL receipts for 2020-21 excluding neighbourhood proportion	£ 1,354,601.36

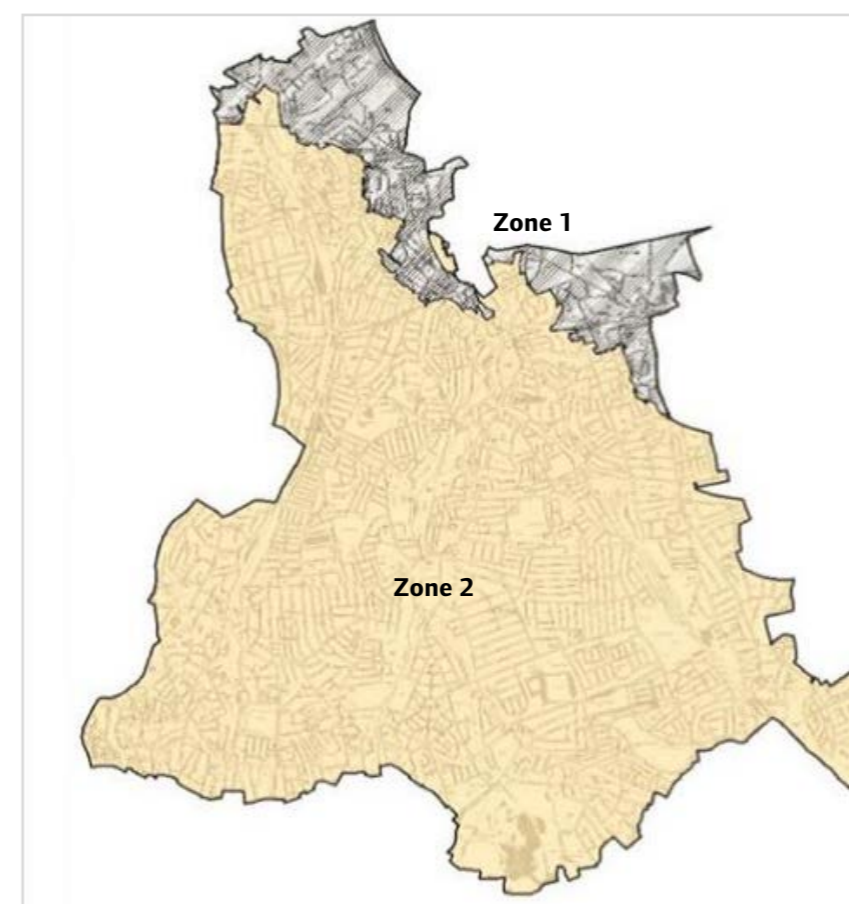
Table 21: 2020-21 CIL Accounts

Source: LB Lewisham

Total CIL collected 2015 - 2020	Total
Total CIL receipts	£17, 802,414.61
Total admin fee deducted for 2020-21	£95,059.74
Balance of CIL receipts	£17,707,354.87
Total amount of the neighbourhood proportion of CIL receipts (25% of receipts)	£4,426,838.72
Remaining CIL receipts excluding neighbourhood proportion	£13,280,516.16

Table 22: CIL Accounts 2015 - 2020

Source: LB Lewisham



Map 12: CIL Charging Zones
Source: Planning Service, LB Lewisham

Neighbourhood CIL

6.4.7 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.

6.4.8 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.

6.4.9 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.

6.4.10 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.

6.4.11 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/>

6.4.12 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. More information on the NCIL ward fund can be found on the Council’s community funding website: <https://communityfunding.lewisham.gov.uk/>

6.4.13 Chart 10 shows NCIL funds by ward using the CIL receipts collected in the years 2015 - 20.

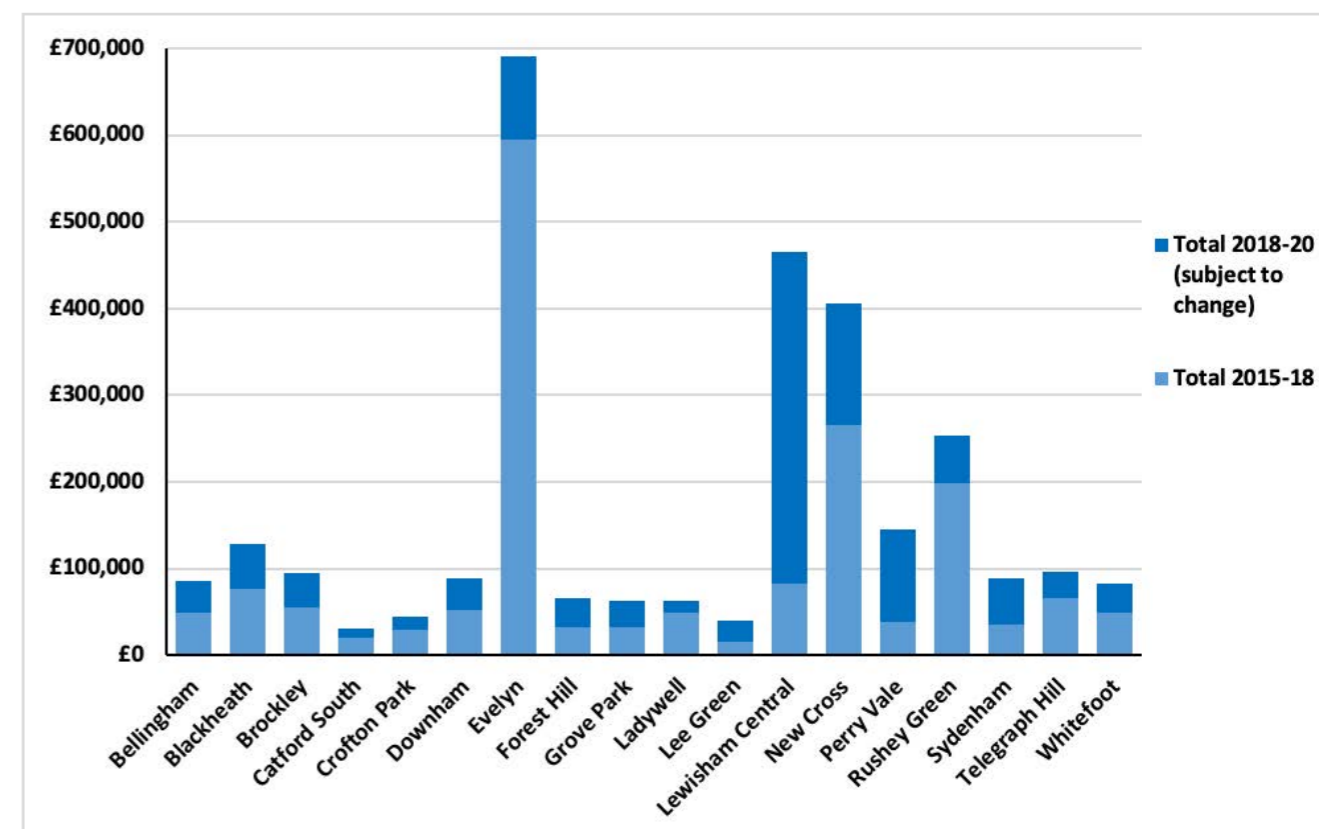


Chart 10: NCIL Funds by Ward

Source: LB Lewisham

6.5 New Homes Bonus

- 6.5.1 The New Homes Bonus (NHB) is a grant paid by Government to Councils for increasing the number of homes above the national threshold of 0.4%. The NHB is paid each year for a period of four years. 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.
- 6.5.2 Final allocations for 2021-22 were published in February 2021 and the Council's NHB payment is approximately £2.6 million (around £0.1 million from in-year payment and around £2.5 million from legacy payments from the previous years). **Table 23** and **Chart 11** show the amount of NHB received since it was introduced in 2011. Firstly, a significant reduction of around £7.5 million from 2017-18 can be seen. Primarily this is because NHB payments have been reduced to a two-year payment instead of a three, four, five or six-year payment during previous rounds. Secondly, there is a reduction of approximately £1.4 million in in-year payments compared to the previous year. Primarily this is because the increase in the number of homes for this year falls below the 0.4% national threshold required to receive additional NHB payment for delivering new homes.

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
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		£1,889,352		
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
Year 10						£1,564,737	
Year 11							£112,000
Total	£7,842,253	£9,731,604	£10,139,129	£6,911,266	£6,500,748	£6,176,133	£2,651,984.0

Table 23: New Homes Bonus Payments.
Source: LB Lewisham

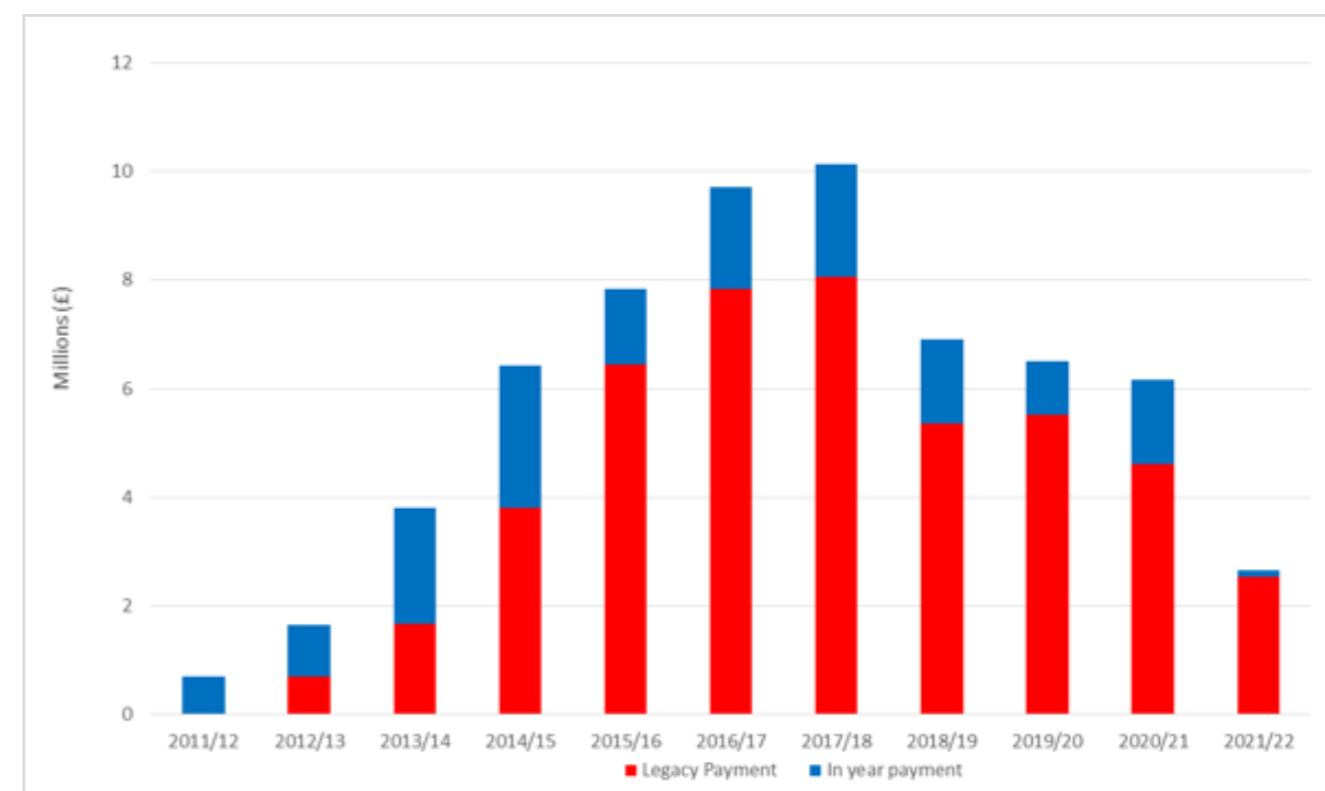


Chart 11: New Homes Bonus Split Between In-year and Legacy Payments
Source: LB Lewisham

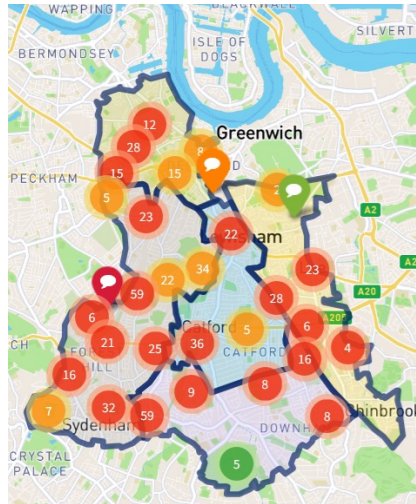


Image 21: Local Plan Interactive Map
Image Credit: Commonplace

6.6 Local Plan

6.6.1 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).

6.6.2 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.

6.6.3 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 reporting year. The consultation ran from 15th January to 11th April 2021. In support of the consultation the Council facilitated a series of online information sessions using the Zoom video conferencing platform. There were 16 sessions in total with roughly 500 people attending. The draft Local Plan, other consultation materials and links to the recorded online sessions are available on the Local Plan 'Commonplace' consultation webpage:

<https://lewishamlocalplan.commonplace.is/>

6.6.4 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. Following the consultation the Council has continued to engage with community and special interest groups, delivery partners and Duty to Cooperate bodies on the plan proposals. All feedback received is being considered and will be used to inform a revised version of the Local Plan, which will be published for a further round of public consultation (Regulation 19 stage).

Statement of Community Involvement (SCI)

Temporary modifications to the SCI in response to Covid-19

6.6.5 In response to the Covid-19 pandemic, emergency temporary modifications to the Council's SCI (2006) were agreed by Mayor and Cabinet on 10th June 2020. This was in order to enable the continued determination of the full range of planning applications during the public health emergency. The temporary modifications were then extended for a further limited period on 16th September 2020, expiring in March 2021. The associated changes to the Council's Scheme of delegation also came to an end. At a meeting of 10th March 2021 the Mayor and Cabinet agreed temporary modifications to the Council's SCI be authorised for a further time limited 18-month period to enable the following:

- Invitations to planning committee meetings and other communications and information relating to planning committee meetings be carried out electronically wherever possible.
- Make it explicit that people wishing to speak at planning committee will need to register to speak in advance of the meeting and will need to submit written copies of their speeches in advance of the meeting.
- Local Meetings to be able to be held remotely.
- Make any necessary amendments regarding the publication of planning applications, agendas and decisions.

Addendum to the SCI

6.6.6 At its meeting in September 2020, Mayor and Cabinet approved a draft Addendum to the SCI to be published for non-statutory public consultation. A consultation was then carried out over a 6-week period from 2nd October to 13th November 2020. The draft Addendum was revised in response to consultation feedback, and subsequently approved to be adopted by Mayor and Cabinet in December 2020. The Addendum to the SCI 2006 is primarily focussed on amendments required for preparing planning policy documents. 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>

Local Development Scheme

6.6.7 The Local Development Scheme (LDS) sets out the programme for the preparation of the Council's Local Plan and other supporting documents. The latest version of the LDS was approved by a decision of Mayor and Cabinet on 9th December 2020 and came into force on 21st December 2020. It is available to view on the Council's webpage here: <https://lewisham.gov.uk/myserVICES/planning/policy/adopted-local-plan/local-development-scheme>

6.6.8 The LDS is subject to periodic review. It is anticipated that a review of the adopted LDS will be undertaken in 2022. This in order to update the Local Plan programme including timescales for the next round of public consultation (Regulation 19) and subsequent stages in the plan process. The update is required owing to 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 and pre-election period.

6.7 Duty to Co-operate

6.7.1 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.

6.7.2 In fulfilling its statutory Duty to Cooperate the Council has undertaken a considerable amount of engagement activity during 2020-21, as part of planning groups and forums on a sub-regional and 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, Historic England, Natural England, Thames Water and the GLA.

6.7.3 The Council is proactively working 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 quarterly 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 September 2020 and the group have kept in contact through emails on an adhoc basis. Since then the group has attended a virtual meeting in October 2021. The Council has also worked with constituent London authorities as part of the South East London Joint Waste Planning Group.

6.7.4 During the monitoring year the Council has been meeting with a range of statutory bodies, as part of the Local Plan Regulation 18 consultation, including the Greater London Authority, London Borough of Southwark, London Borough of Bromley, London Borough of Bexley and Dartford Borough Council. Since then the Council have been striving to engage further with stakeholders, such as the Port of London Authority, Sport England and other bodies that did not formally respond to the Regulation 18 consultation.

6.8 Planning Applications

6.8.1 The Planning Service remains busy processing and determining planning applications on a daily basis and received a total of 3,579 planning applications and 611 tree applications during 2020-21. **Chart 12** shows that there was a total of 2,049 planning applications where decisions were made during 2020-21. This equates to 241 less than the 2,290 planning applications in the previous monitoring year. The majority (75%) relate to planning applications, followed by tree applications (24%) and advertisements applications (2%).

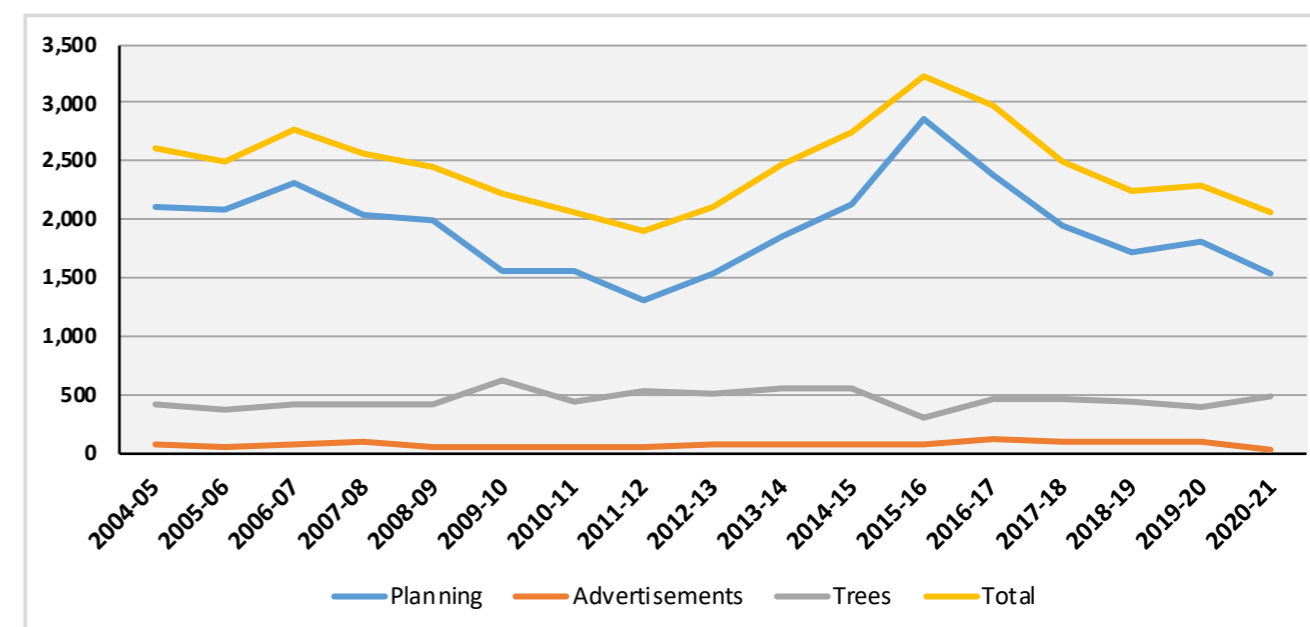


Chart 12: Applications Decisions Made Since 2004-05

Source: LB Lewisham

6.8.2 Of the planning applications determined during 2020-21, most were householder applications (46%), followed by minor applications (31%), Certificates of Lawful Development (15%) and other applications (6%). 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.

6.8.3 During 2020-21 the Planning Service also dealt with 1,292 other types of applications including prior approvals, non-material amendments (NMA), Lawful Development Certificates and approval of details (AOD), more than last year's 1,168.

6.8.4 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.

6.8.5 **Chart 13** shows that performance in determining applications has fluctuated since 2003-04 but over the last few years' performance has remained strong.

6.8.6 During 2020-21 all performance targets have been exceeded:

- 100% of majors were determined within 13 weeks against a target of 80%,
- 93% of minors were determined within 8 weeks against a target of 80% and
- 95% of other applications were determined within 8 weeks against a target of 85%.

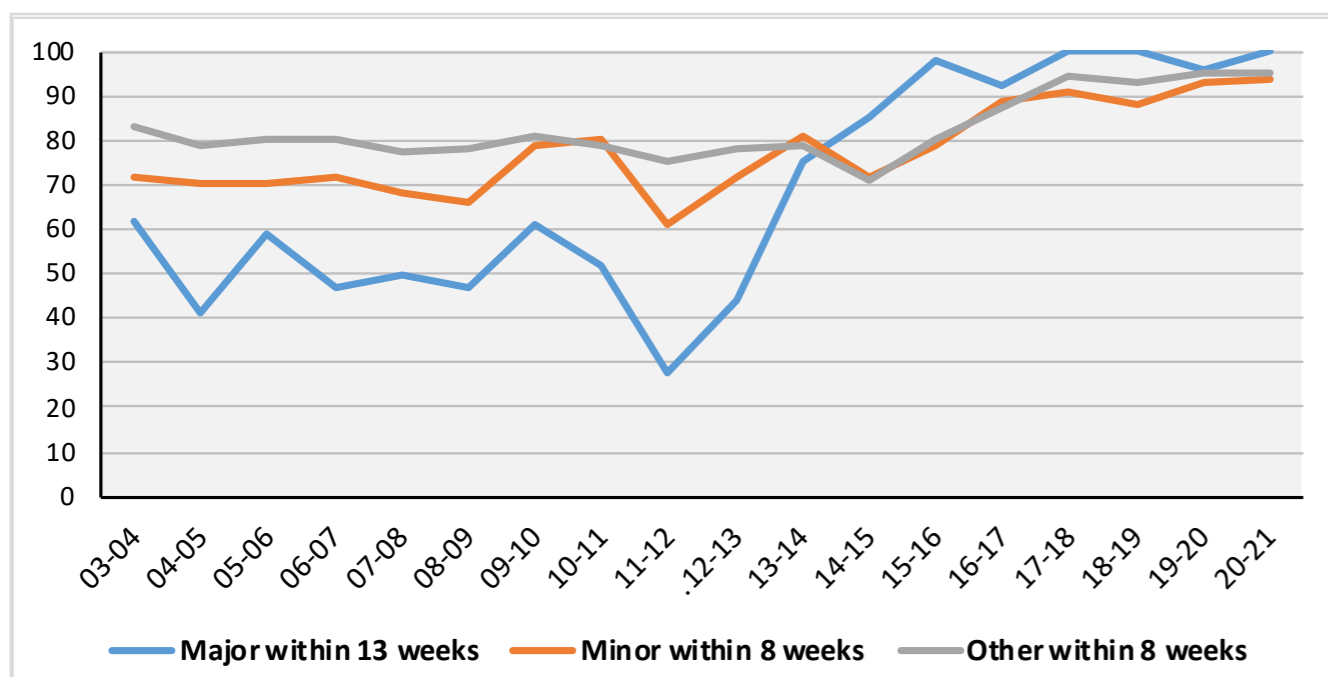


Chart 13: Percentage of Applications Determined Within Target Timescales Since 2003-04
Source: LB Lewisham

6.9 Appeals

6.9.1 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. **Chart 14** shows the outcome of the appeals each year, since 2016. It shows that whilst the number of appeals determined is less than previous years, Lewisham's current performance remains consistent. 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. The number of appeals determined during 2020-21 was 96, of which 71% were dismissed. This demonstrates that the Council determines planning applications in a robust manner. Furthermore, Lewisham's performance is similar to the national average, with 25% of the appeals determined by the Planning Inspectorate allowed during 2020-21.

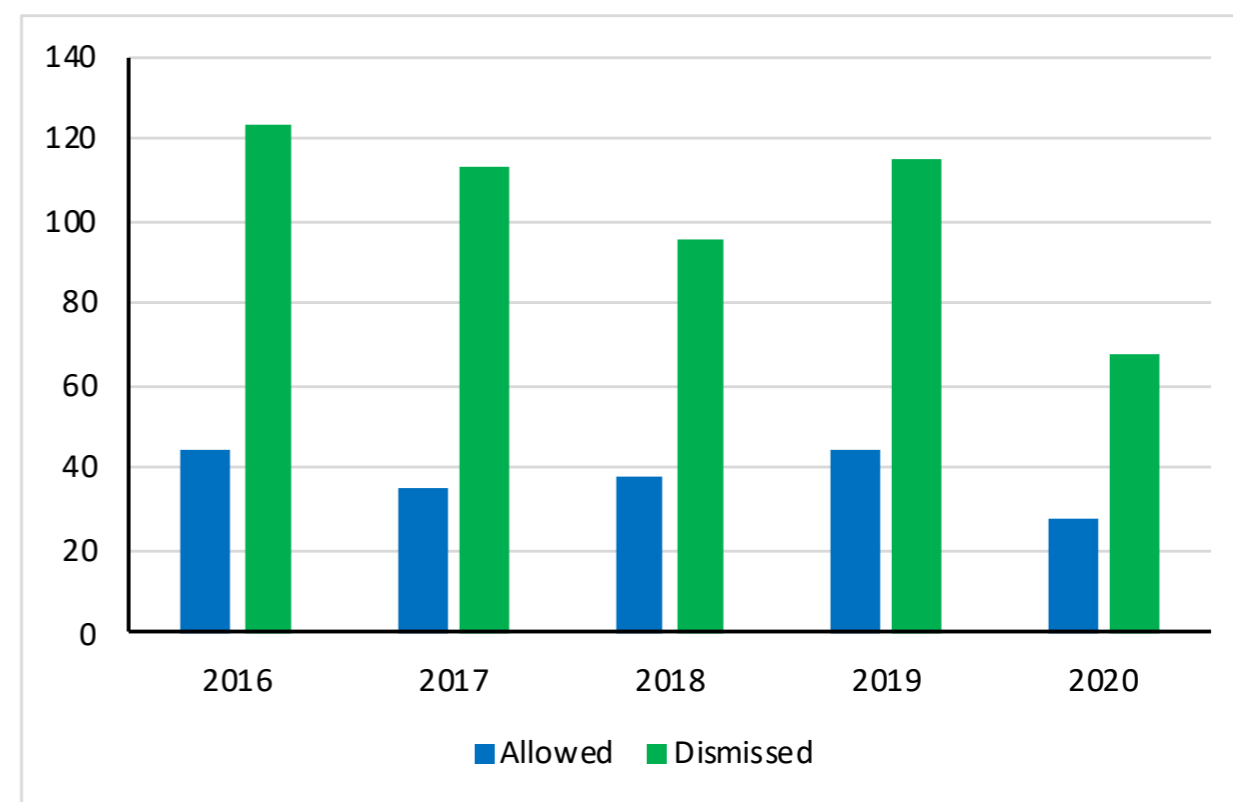


Chart 14: Appeals Performance Since 2016
Source: LB Lewisham

6.10 Enforcement

- 6.10.1** 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.
- 6.10.2** Due to the Covid-19 pandemic, the Planning Enforcement team were unable to undertake site visits from March to December 2020, and again from January to March 2021. Given that site visits are an important aspect of the planning investigation process, especially when serving Enforcement Notices, these restrictions led to a decrease in output from the team in relation to notices served and enforcement cases closed. From January 2020 to January 2021 four Notices were served, and from January 2021 to January 2022 a total of 43 Notices were served. In addition to this, during the period 19/01/20 – 19/01/21 a total of 193 enforcement cases were closed, and from 19/01/21 –19/01/22 a total of 350 cases were closed. This increase in numbers represents a return to normal working form for the department.
- 6.10.3** Due to the Covid-19 pandemic and the subsequent decrease in output, the team is working diligently to clear the backlog of site visits and cases that has formed, and to ensure all new complaints are addressed swiftly and comprehensively. With new management and the recruitment process underway for 2 new officers, the Planning Enforcement team is expected to continue improving output and results, and ensuring that residents are provided with an efficient and robust planning enforcement service.

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