

Lewisham Planning Service Authority Monitoring Report 2018-19

December 2019



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Key Facts

The Planning Service has a direct impact on the type, amount, distribution and quality of development that takes place across the Borough, working in partnership across Council departments and services, and with key delivery partners. Some of the key facts relating to the activities of the Planning Service during 2018-19 are listed below. Subsequent chapters provide further details and analysis.



Housing

1,843 net residential units have been completed and 2,510 net residential units have been approved, significantly more than last year.

Completions exceeded the London Plan's annual average housing target of 1,385 by 458 units.

Affordable Housing

600 affordable housing units have been completed. This includes 196 affordable units at Catford Green which were delivered in previous years but had not been included in previous AMRs due to the Planning Service monitoring the overall completion of the scheme/phase than groups of units. They have been included in the completions for 2018/19 now that the Catford Green site has been fully completed.

37% of the net completions, and 24% of the net approved units are affordable housing, below the Core Strategy borough wide target of 50%. However, this is a significant improvement on last year's affordable housing which amounted to 8% of net completions and 17% of net approved units.

The tenure split ratio of 73% genuinely affordable : 27% intermediate for completions and 68% genuinely affordable: 32% intermediate for approvals aligns closely with the 70:30 split specified in the Core Strategy.

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

Non-Conventional Housing

Completions and approvals in non-conventional housing amount to 179 new student bed spaces, 33 new care home bed spaces, 14 new HMO bed spaces but the loss of 26 hostel bed spaces.

Future Housing Supply

Committed sites and windfalls are likely to provide 8,158 net dwellings in the next five years. This is equivalent of 5.61 years when measured against the adopted London Plan target plus 5% buffer.

The future housing supply is estimated to be 20,482 over 15 years, resulting in a small shortfall of 293 units compared to the rolled forward 15 year target of 20,775.

Affordable Housing (GLA and NPPF definition)		Market	Total
600		1,028	1,628
37%		63%	
Genuinely Affordable Housing (Lewisham definition)	Intermediate Affordable Housing	Market	
438	162	1,028	
27%	10%	63%	
Genuinely Affordable : Intermediate ratio split 73% : 27%			

Table KF1: Tenure split for housing completions

Source: LB Lewisham

Affordable Housing (GLA and NPPF definition)		Market	Total
609		1,901	2,510
24%		76%	
Genuinely Affordable Housing (Lewisham definition)	Intermediate Affordable Housing	Market	
412	197	1,901	
16%	8%	76%	
Genuinely Affordable : Intermediate ratio split 68% : 32%			

Table KF2: Tenure split for housing approvals

Source: LB Lewisham



Photo 2: Parkside, Heathside and Lethbridge
Image Credit: BPTW



Photo 3: Mercator Road
Image Credit: LB Lewisham



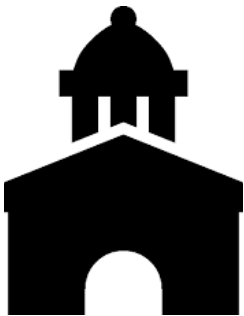
Employment and Town Centres

Non-Residential floorspace

There has been a net loss of 23,517m² of non-residential floorspace from completions and a net loss of 7,296m² will arise from approvals.

A large proportion of the above loss is the result of the continuing delivery of large, mixed-use site allocations, where re-provision of non-residential floorspace in a new, modern format suited to a modern day economy is taking place as well as providing much needed housing and other benefits to local communities.

The future committed supply however includes a net increase of 48,735m² of non-residential floorspace.



Placemaking

Design

The Design Review Panel has provided design advice on approximately 250 dwellings and 2,900m² of non-residential floorspace.

The New Cross Gate Framework and Station Opportunity Study is the winner of the NLA Award for best masterplan and urban strategy.

RTPI awards 2019 winner for Best Small Housing Scheme – PLACE/Ladywell.

London Planning Awards 2020, Lewisham has been shortlisted for the following:

- Fellowship Inn (heritage and culture)
- Beckenham Place Park (heritage and culture)
- Bampton Estate (housing scheme)
- Deptford Foundry (mixed use scheme).

A high number of small schemes within Lewisham also feature in the NLA Don't Move Improve publication recognising high quality residential extensions and alterations.

A bespoke house in Deptford at Crossfield St has featured in the RIBA Grand Designs of the Year, called the South London house. It was one of the 2019 RIBA London Award winners.

<https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-house-of-the-year>.

Built Heritage

Three new Grade II Listed Buildings have been added to the statutory list including Baring Hall Hotel, a ventilating column on Clifton Rise in New Cross and the Blackheath Quaker Meeting House.

Two new Conservation Areas have been designated at Perry Vale and the Christmas Estate, and Lewisham Park; and one has been consulted upon to merge Deptford High Street and St Paul's Church Conservation Areas.

16 buildings/structures and Deptford High Street Conservation Area remain on Historic England's Heritage at Risk Register after Fellowship Inn and Beckenham Place Park were removed and the Gate Piers to the former Naval Dockyard at Convoys Wharf were added.

There are 302 buildings on the Local List, with a further 69 nominations currently being considered.

Lewisham Places

Progress is being made towards transformative change at four strategic sites at Convoys Wharf, Surrey Canal Triangle, Oxestalls Road and Lewisham Gateway whilst the Plough Way strategic site has been completed.

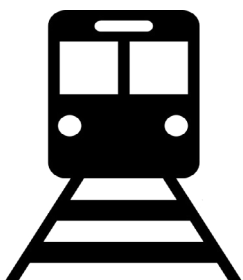
Neighbourhood Plans are progressing with five neighbourhood forums/areas designated by the Council since April 2012, and one new neighbourhood forum/area recently submitted.



Photo 4: Astra House, Deptford Foundry
Image Credit: RCK architects



Photo 5: Beckenham Place Park stable block
Image Credit: LB Lewisham



Infrastructure

Green Infrastructure

Section 106/CIL funds have been used to improve six open spaces at Deptford Park, Folkestone Gardens, Eckington Gardens, Ladywell Fields, Luxmore Gardens and Manor Park.

10 Tree Preservation Orders have been made.

The Council launched a new Greening Fund using pooled Section 106 contributions which allowed park user groups, allotment committees, community gardens and nature reserves to apply for grants of up to £40,000 to make the borough greener. 32 applications were awarded funding equating to approximately £360,000 and will be used to benefit 35 spaces across the borough delivered in the next 1 to 2 years.

Transport Infrastructure

East London Line Upgrade - the Council supported TfL's successful HIFF bid securing £80.8 million which will provide more capacity at greater frequency and a new station at Surrey Canal Road.

DLR – TfL has begun the process of replacing the existing fleet with 57 new DLR trains, to increase capacity and frequency by 2024.

Lewisham Station – this station has been prioritised nationally by Network Rail for investment to resolve current and future capacity constraints.

Bakerloo Line extension (BLE) - in the last year the Council has established a dedicated BLE Programme, with two core functions: to lead the Council's case-making efforts to secure the BLE investment and coordinate planning for BLE infrastructure and growth around BLE stations. With the Council's support, the Back the Bakerloo Campaign has now received over 20,000 pledges of support.

Social Infrastructure

The Planning Service has contributed to ongoing work to expand a range of educational and health facilities including the School Minor Works Programme 2018, Early Years nursery expansions, an assessment hub at Abbey Manor (partly funded by Section 106) and Waldron Health Centre.



Delivery and Performance

Funding

Section 106: Approximately £2.9 million has been secured from 16 signed Section 106 agreements, £10.10 million Section 106 funds have been collected during 2018-19 and the balance of Section 106 funds is approximately £47.2 million.

Community Infrastructure Levy (CIL): £751,110 of CIL payments was received in 2018-19. This is significantly less than that received in previous years. This reduction in CIL is a direct consequence of the reduction in completions during 2017-2018. No CIL funds were spent during 2018-19 and the balance of CIL funds is £10 million.

New Homes Bonus: The payment to be made to the Council for 2018-19 will be £6.5 million.

Neighbourhood Community Infrastructure Levy (Neighbourhood CIL)

The Neighbourhood CIL process, including the distribution of funds for the period 2015 to 2018 was approved unanimously by Full Council on the 24th 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.

With regard to the distribution of funding the approved strategy set out the following:

- **That 25% of CIL be allocated as NCIL instead of the minimum 15%.** This will allow for greater local involvement in a meaningful manner, as well as providing the community with sufficient resources to address the local impacts of development in a more comprehensive manner.
- That a redistribution strategy be implemented (based on a 25% allocation to NCIL) with distribution of: 50% collected in ward retained by the ward, 25% allocated by reference to rankings of wards by the Indices of Multiple Deprivation, and 25% allocated to a borough wide fund.

The strategy also set out a 6 stage process that will allow the community through the ward assembly structure and the use of an online platform to decide how this fund will be used for community projects within their wards.

The planning service is working in collaboration with the ward assemblies team to implement this strategy with Stage one: Identifying priorities for your ward due to be complete early 2020.



Applications

Decisions were made on 2,234 applications. 77% were planning applications, of which the majority (36%) were householder applications.

All performance targets have been exceeded including 80% majors determined within 13 weeks, 80% minors within 8 weeks and 85% others determined within 8 weeks.

Appeals and Enforcement

The number of appeals lodged was 107, of which 75% were dismissed.



Photo 6: The Planning Service
Image Credit: LB Lewisham



313 new enforcement cases were registered and 34 enforcement notices were served.

The Planning Service has also worked in partnership with other teams across the Council, and has helped contribute towards:

- **Affordable housing** - pre-application discussions, providing design advice and determining planning applications and reserved matters have taken place which will enable the provision of affordable housing on a range of sites including two estate renewal schemes and three new PLACE schemes to temporarily accommodate homeless families.
- **Employment** – Providing financial support to Lewisham’s Local Labour and Business Scheme. Providing policy support for the successful Creative Enterprise Zone (CEZ) at New Cross and Deptford as well as planning advice in relation to affordable workspace across the borough including at Goldsmiths Enterprise Hub.
- **Sustainability** - seeking to make the borough carbon neutral by 2030 through the design of new developments and providing Section 106 funds to install green screens at three schools.
- **Transport infrastructure** – lobbying external organisations to improve the East London Line, Lewisham Station, DLR Upgrade and two cycle routes: the Cycle Super Highway 4 and the Lewisham Spine.
- **Open spaces** – through revitalising Beckenham Place Park and providing biodiversity enhancements and tree planting.
- **Social facilities** – through bidding for the London Borough of Culture and contributing to projects that seek to improve the health of residents through a whole systems approach to obesity, Healthy Neighbourhoods and a School Superzone.



GOLDSMITHS CENTRE
FOR CONTEMPORARY ART

Photo 7: Goldsmiths Centre for Contemporary Art,
New Cross

Image Credit: LB Lewisham

1 Introduction

1.1 Content of the AMR

Structure of the Document

- 1.1.1 This is the fifteenth 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 21st April 2018 to 31st March 2019.
- 1.1.2 This year's AMR differs from previous versions, with each chapter focussing on a specific topic. It is divided into six main chapters:
- **Key Facts** – provides an overview of the AMR, focussing on the main findings.
 - **Chapter 1 Introduction** – identifies 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 Placemaking** – 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, CIL, NCIL and the New Homes Bonus and discusses performance of development plan preparation, duty to co-operate, planning applications, planning appeals and enforcement actions.

Parameters

1.1.3 A number of parameters govern the content of this AMR, as discussed below:

- Data has been taken from two main sources – the Council’s in-house records relating to planning applications and data retrieved from the GLA’s London Development Database (LDD). Other sources of data are acknowledged within text and beneath figures and tables.
- In some instances, data from last year’s AMR remains relevant 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%.
- 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 2018-19 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).
- This AMR covers the period from 1st April 2018 to 31st March 2019. Relevant information related to work completed after this period has been included where it is considered useful in understanding the outcomes from the year (in these cases this is identified in the text).
- Residential completions are monitored by the Planning Service on an annual basis through an annual completions survey. The completions data is input into the LDD, 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 in September, 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 the final LDD submission, 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 LDD 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 LDD that seeks to capture these changes.
 - net figures are used in the monitoring of affordable housing and in some instances this masks 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. Similarly, the early phases of large estate renewal schemes may 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.

- On large, complex and phased sites, there is often a timelag between actual delivery of units and the subsequent reporting of the units as completions in the AMR. Housing may be completed in early phases of a development but may not be captured in the completions survey until later due to the Planning Service monitoring the overall completion of the scheme/phase rather than groups of units. These units are then recorded as being completed in later years' AMRs, in order to avoid an undercount of housing and affordable housing over time. The completion figures included in Chapter 2 of this AMR include 196 affordable units at Catford Green which were delivered in previous years but have been included in the completions for 2018/19 now that the Catford Green site has been fully completed.
- The housing trajectory and information on future housing supply provides an indication of the likely amount of development that will come forward over the long term (next 15 years), prepared on the basis of the best available information. Given the complexity of the development process which relies on many external factors that are beyond the control of the Council, (including delivery of development being led primarily by the private sector), the actual supply of housing will likely differ to these long-term projections.

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 states Councils must make any up-to-date monitoring information available as soon as possible after the information becomes available and that this should be made available for public inspection at their principal office and 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

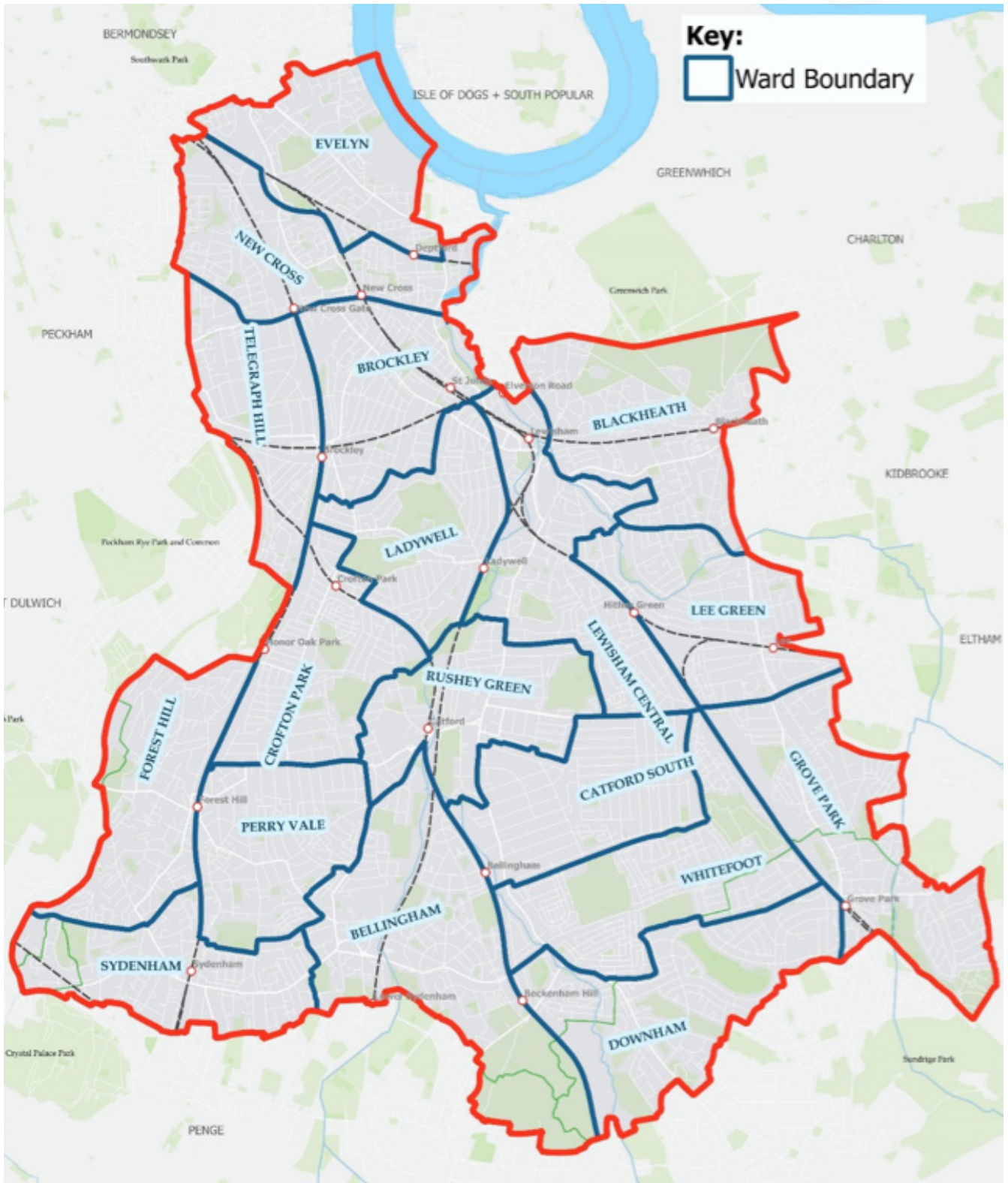
1.2.3 There are a number of reasons why monitoring is beneficial. It enables the Planning Service to carry out a self-assessment of the work it has carried out on a yearly basis, and to adjust performance if necessary. It provides Councillors with an insight into the work of the Planning Service and 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 non-residential floorspace created.
- highlight that development and growth can help to contribute positively to the borough.
- highlight, through the use of planning contributions or direct delivery the supporting infrastructure delivered to support the boroughs 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 Plans 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 and identify actions to overcome poor performance, where needed through a 'plan-monitor-manage approach'.
- highlight where to focus efforts in the future and identify specific actions, if needed.

1.3 Borough Context

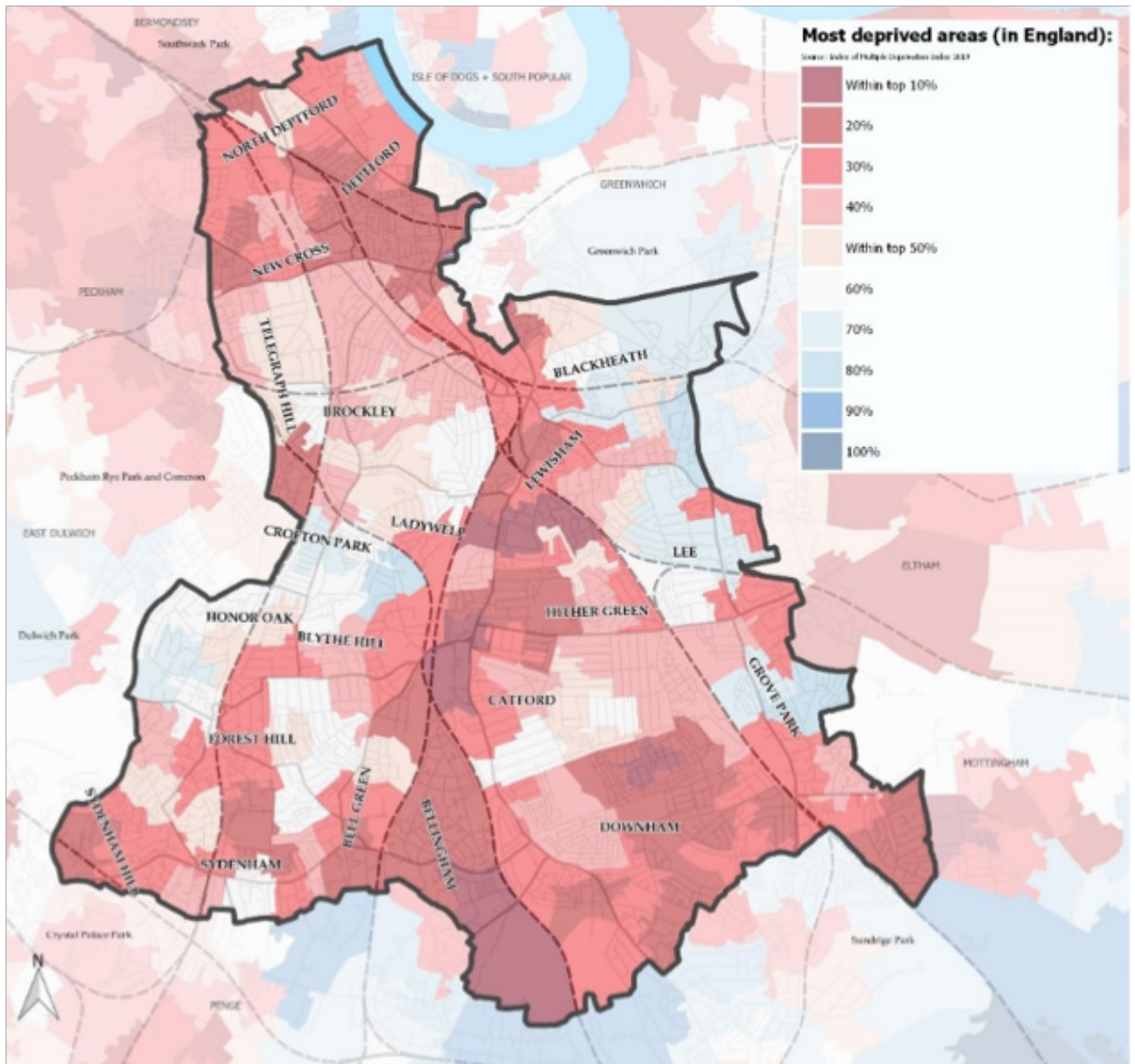
1.3.1 The London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east. [Map 1](#) shows the 18 wards that make up the borough.



Map 1 - London Borough of Lewisham ward boundaries
 Image Credit: LB Lewisham

Deprivation

1.3.2 Whilst levels of deprivation have improved recently Lewisham remains within the 20% most deprived local authorities in England, and is the tenth most deprived London Borough. [Map 2](#) shows the difference in deprivation across the borough, with pronounced concentrations in the south, central and north of the borough. Lewisham has the highest proportion of children and young people, and older people in economic deprivation in the country. Life expectancy across Lewisham is comparable to the London average, however in the most deprived areas life expectancy is 6.1 years lower for males and 5.1 years lower for females.



Map 2: Levels of Deprivation

Source: IMD data taken in GIS from <https://www.gov.uk/guidance/english-indices-of-deprivation-2019-mapping-resources>



Photo 8: HeatSide and Lethbridge
Image Credit: BPTW



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 population and 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 2018, the borough had an estimated population of 307,100 people, 125,990 dwellings and 134,147 households.
- This represents a population growth of 19% and household growth of 16% since the 2011 Census, seven years ago.
- The population is projected to increase by a further 19% to 364,200 by 2040.
- There will be a 77% increase in the number of people aged 65 or over from 28,500 in 2018 to 50,400 by 2040.
- 44% of properties are owner-occupied, 31% are affordable (social/affordable rented or shared ownership) and 25% 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 £412,250 in 2018, an increase of 312%. This rate is significantly higher than that experienced across neighbouring boroughs and London as a whole (+233%).
- Much like the rest of London affordability remains a key issue, with median house prices 13.94 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

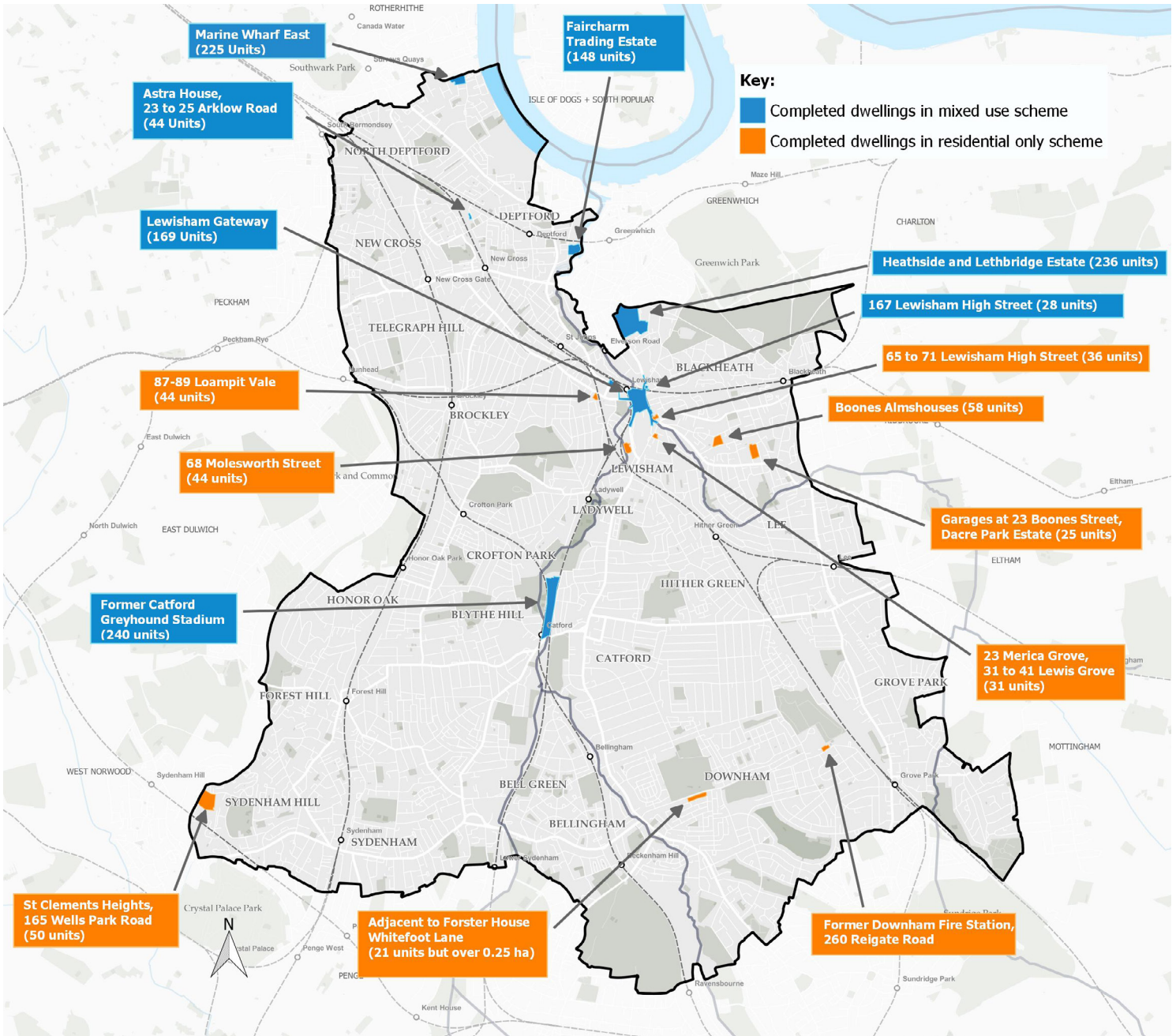
- 2.2.1 During 2018-19, a total of 1,628 net dwellings were completed, (1,738 new dwellings completed and a loss of 110 existing dwellings), and an additional 215 long term vacant units were brought back into use. This creates a total of 1,843 net homes for 2018-19.
- 2.2.2 [Map 3](#) shows the large scale sites that have been completed, where completions in residential units has amounted to more than 25 net units, or where the site is more than 0.25 hectares. It shows 16 sites consisting of a net total of 1,410 units (87% of the net completions). There is a mix in terms of the scale and type of sites that have been completed, the majority (62%) of the completed units were on strategic mixed use sites followed by large residential schemes (13%), major residential schemes (8%) and large mixed use schemes (4%). [Photographs 9 and 10](#) below depict two large sites, each with completions of more than 150 units. Excluded from the map are the 218 residential units (13%) that were completed on 72 small sites consisting of 24 or less units.
- 2.2.3 Two of the sites shown on [Map 3](#), Heathside and Lethbridge and Lewisham Gateway, are phased schemes that have been only partially completed.
- 2.2.4 [Map 3](#) also shows an uneven distribution of sites where large scale residential completions have been experienced, with only 3 out of the 16 sites being located in the southern part of the borough. 22% of the total net completions were delivered in the ward of Blackheath, followed by Lewisham Central (18%), Evelyn (17%), Rushey Green (16%) and New Cross (10%). This reinforces that new development is being concentrated in the Regeneration and Growth Areas, in the north of the borough and in the major town centres.



Photo 9: Marine Wharf East
Image Credit: LB Lewisham



Photo 10: Lewisham Gateway Phase 1
Image Credit: LB Lewisham



Map 3: Sites Experiencing Large Scale Residential Completions
Image Credit: LB Lewisham

Type of Completions

- 2.2.5 An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to meet local needs. Whilst a range of residential units has been provided in terms of type and size of unit, with the majority of the completions being flats (95%) and smaller properties (85%) with 1 bed (44%) and 2 beds (41%). This continues the trend from previous years, where completions of flats amounted to 93% in 2017-18 and 87% in 2016-17; and where completions of 1 and 2 beds amounted to 90% in 2017-18 and 79% in 2016-17.
- 2.2.6 86 (5%) of the net completed units were Prior Approvals. This is less than 216 units in 2015-16. Further fluctuations are likely as the current stock of suitable premises is gradually used up, with a limited supply that can be converted through Prior Approvals in the future.
- 2.2.7 There has also been a variety in the height of developments completed during 2018-19, with 850 units (52%) built at less than 10 storeys. Only four sites have completions that contain tall buildings ranging between 10 and 22 storeys, all of which are located within the Regeneration and Growth Area.

New Build V Change to Existing Buildings

- 2.2.8 [Table 1](#) shows the breakdown of completions over the last 5 financial years. It shows that for 2018-19, 85% of the net completions were new builds, similar to the annual average of 84% over the last five years. However, changes being made to existing buildings (through conversions, change of use and extensions) added up to 16% of the completed housing supply in the last 5 years. The proportion of non-new builds could 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.

	Total units	Total Conversions	Conversions as % of total	Total extensions	Extensions as % of total	Total change of use	Change of use as % of total	Total all non new builds	All non new builds as %	New build	New build as % of total
14/15	1445	70	5%	14	1%	54	4%	138	10%	1307	90%
15/16	1561	48	3%	11	1%	303	19%	362	23%	1199	77%
16/17	1588	33	2%	17	1%	222	14%	272	17%	1316	83%
17/18	531	33	6%	16	3%	37	7%	86	16%	445	84%
18/19	1628	28	2%	66	4%	151	9%	245	15%	1386	85%
Last 5 years	6756	212	3%	124	2%	767	11%	1103	16%	5653	84%

Table 1: Type of housing completions in last five years

Source: LDD and LB Lewisham

Performance in Housing Delivery

2.2.9 Chart 1 tracks Lewisham’s performance since 2004 against the annual average housing target in the adopted London Plan, which is currently 1,385. The total of 1,843 net homes for 2018-19 shows the cyclical nature of housing delivery and represents a significant increase in annual housebuilding and completions compared to last year’s 674 units delivered. Despite short-term dips in delivery seen in 2006-07, 2013-14 and 2017-18, Lewisham continues to experience a long-term trend of a strong supply of new dwellings in the borough. Chart 1 shows that during 2018-19 Lewisham has exceeded the London Plan target of 1,385 units per year by 458 units.

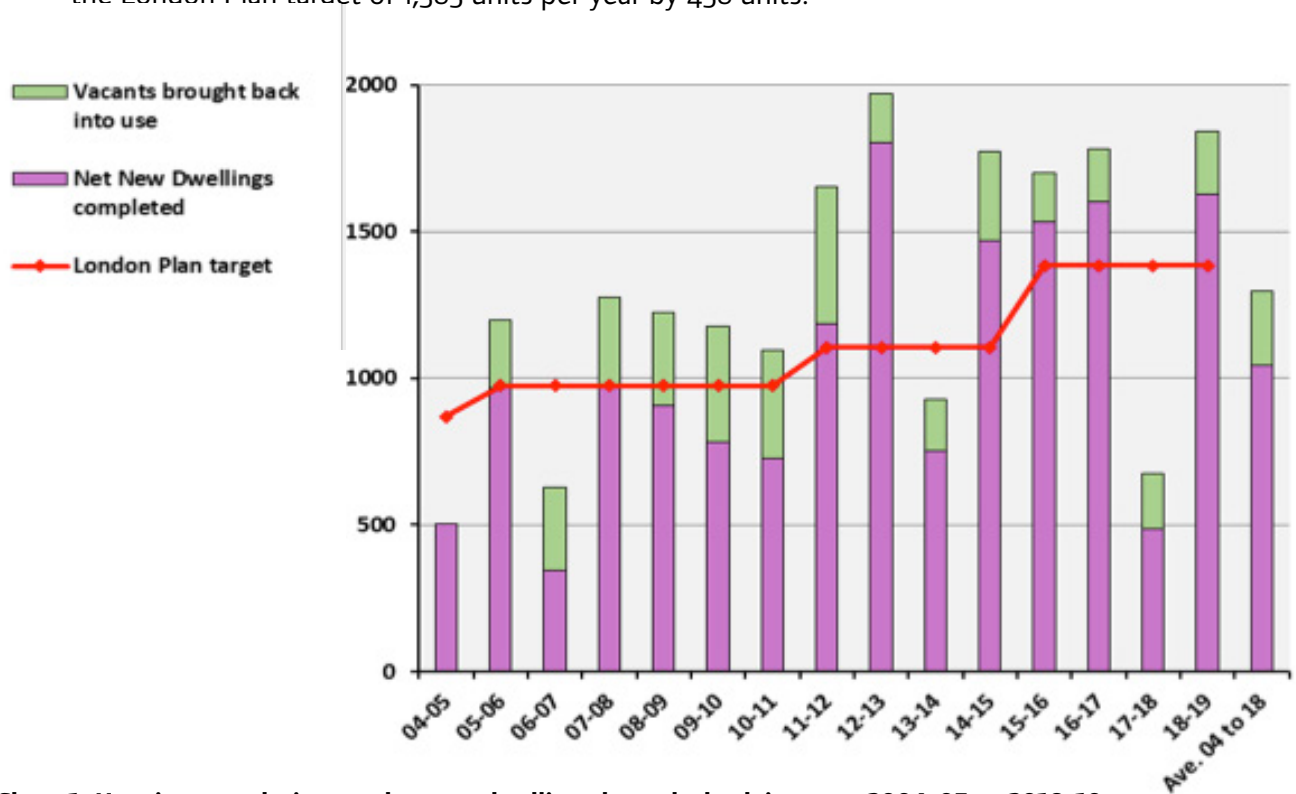


Chart 1: Housing completions and vacant dwellings brought back into use 2004-05 to 2018-19

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 starting point when assessing housing delivery is the annual housing target of 1,385 units per year contained within the adopted London Plan, as it forms part of Lewisham’s Development Plan and is considered to be up-to-date, having been last adopted in 2016. 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.

2.2.11 As the HDT looks at past performance over a three year period only, a Council may be required to prepare an Action Plan and a 20% buffer even though it has consistently experienced an historic long-term over-supply against their housing requirement. This AMR will therefore continue to monitor the long term delivery of housing, in addition to the short term delivery through the HDT.

2.2.12 The Government has delayed the publication of the 2019 Housing Delivery Test results until after the General Election. It is anticipated that the Council will not need to prepare an Action Plan during 2020, given the overall performance in the last three years and this monitoring year's completions that exceeded the current adopted London Plan housing target. However the Council will continue to monitor both the long term and short term delivery of housing, including the HDT, and it is likely that it may become increasingly challenging to meet the HDT in future years considering the cyclical nature of the property market, the reliance on private developers to implement planning approvals, market uncertainties, and the likely increase in housing targets for Lewisham as proposed in the draft new London Plan.

2.3 Housing Approvals

2.3.1 Approvals made during 2018-19 if implemented will likely result in an overall net gain of 2,510 residential units, (comprising 2,614 new dwellings completed and a loss of 104 existing dwellings). This represents a significant upturn from last year's 389 approved units and signals a return to stronger levels of planning approvals. Planning approvals are subject to the normal housing market fluctuations and the Council will continue to monitor the levels of approvals through the AMR and other channels.

2.3.2 In total 2,248 (90%) of the approved units will be delivered on 16 large-scale sites (defined as sites comprising more than 25 net units, or more than 0.25 hectares site area). The majority of these approvals will be clustered in the wards of Lewisham Central (65%), and New Cross (16%), within the Regeneration and Growth Areas.

2.3.3 The majority of the approved units comprise:

- Flats (97%) with the majority of all units being smaller properties (58%), comprised of 1 bed (22%) and 2 beds (36%).
- Low rise below 10 storeys, with only four sites containing tall buildings consisting between 24 and 34 storeys.

- Units from full applications, with only 48 of the net approved units arising from Prior Approvals, which accounts for only 2% of the approved supply.

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, creating mixed communities with a variety of tenure and building innovative housing developments to cater for homeless families.

Affordable Housing Completions

2.4.2 During 2018-19, 600 net affordable housing units were delivered.

2.4.3 This represents 37% of the total net completions, below the Core Strategy borough wide target of 50%.

2.4.4 The proportion of affordable housing delivered rises to 41% when compared to net completions on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more dwellings).

2.4.5 It is also significantly more than last year's 8% affordable housing delivered and marks a positive shift in the delivery of affordable units in Lewisham.

2.4.6 The affordable housing completions for 2018-19 include 196 units at Catford Green which were delivered in previous years but had not been included in the previous AMRs due to the Planning Service monitoring the overall completion of the scheme/phase rather than groups of units. They have been included in the completions for 2018-19 now that the Catford Green site has been fully completed.

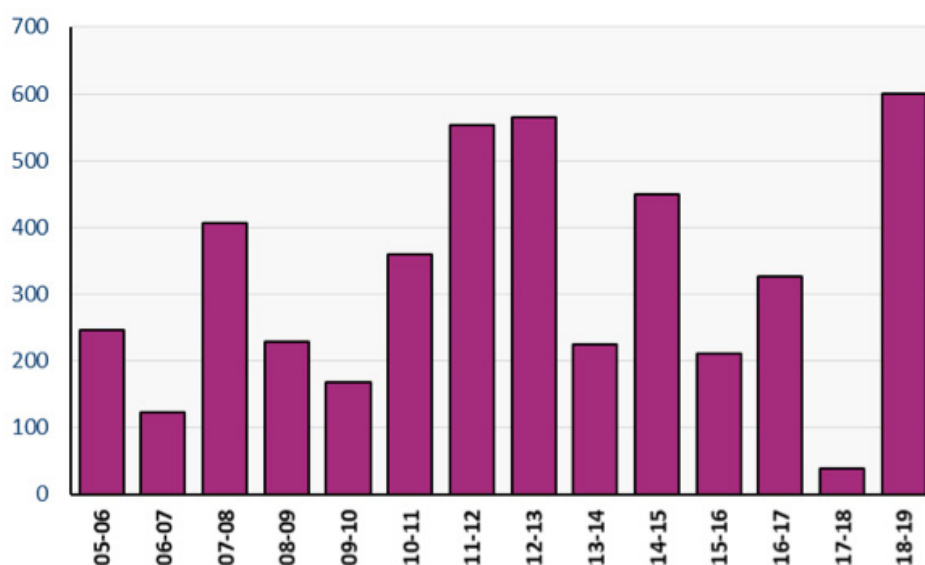


Chart 2: Affordable housing completions 2005-06 to 2018-19

Source: LDD and LB Lewisham

- 2.4.7 [Chart 2](#) tracks Lewisham's performance in affordable housing delivery since 2005-06. It shows the cyclical nature of affordable housing delivery, with a particular drop in supply in 2017-18. Cumulatively since 2005-06, 4,499 affordable housing units have been delivered.
- 2.4.8 The 600 affordable units were delivered on 15 sites, the majority of which were located in the ward of Rushey Green (39%), followed by Blackheath (25%) and Evelyn (12%). Affordable housing has been delivered as part of seven mixed use, mixed tenure schemes and five residential only, mixed tenure schemes. Only two schemes comprise solely genuinely affordable housing units at Dacre Park Estate and Adjacent to Forster House, Whitefoot Lane and one scheme comprises solely intermediate units at Boones Almshouses. 67% of the affordable units have been delivered by Housing Associations, 29% by the Council and other public authorities and 4% delivered by private developers. The majority were built as new build flats with 1 and 2 bedrooms. Family affordable housing with 3 or more bedrooms represents 21% of the affordable housing units completed, lower than the 42% sought in the Core Strategy.

Affordable Housing Approvals

- 2.4.9 During 2018-19, 609 net affordable housing units were approved. This represents 24% of the total net approvals, below the Core Strategy borough wide target of 50%.
- 2.4.10 The proportion of affordable housing to be delivered will rise to 26% when compared to net approvals on qualifying sites (sites of 10 or more dwellings). It is also significantly more than last year's 17%.
- 2.4.11 The 609 affordable units will be delivered on 17 sites, the majority of which were located in the ward of Lewisham Central (35%), followed by Whitefoot (21%) and New Cross (19%). Affordable housing will be delivered as part of seven mixed use schemes and ten residential only schemes. 51% of the affordable units will be delivered by Housing Associations, 40% by private developers and 9% by the Council. The majority will be built as new build flats with 1 and 2 bedrooms.

Tenure Split

- 2.4.12 The [two tables below](#) show the breakdown in tenure for completions and approvals during 2018-19.
- 2.4.13 [Table 2](#) shows that a variety of affordable housing tenures has been completed, with 37% being completed in a range of affordable tenure types. However, 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, 27% of the net completions were genuinely affordable. However, the tenure split ratio of 73% genuinely affordable and 27% intermediate aligns closely with the 70:30 split specified in the Core Strategy.

Tenure Split for Housing Completions								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
438	27%	0	0%	162	10%	1,028	63%	1,628
Affordable Housing (GLA and NPPF definition)						Market	Total	
600						1,028	1,628	
37%						63%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
438			162			1,028		
27%			10%			63%		
Genuinely Affordable : Intermediate ratio split 73% : 27%								

Table 2: Tenure split for housing completions
Source: LB Lewisham

Tenure Split for Housing Approvals								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
412	16%	106	4%	91	4%	1,901	76%	2,510
Affordable Housing (GLA and NPPF definition)						Market	Total	
609						1,901	2,510	
24%						76%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
412			197			1,901		
16%			8%			76%		
Genuinely Affordable : Intermediate ratio split 68% : 32%								

Table 3: Tenure split for housing approvals
Source: LB Lewisham

2.4.14 [Table 3](#) shows that a variety of affordable housing tenures have been approved, although this accounts for only 24% of the net units approved. In terms of genuinely affordable tenures (social rent and London Affordable Rent) approvals will result in a total of 412 units, which represents 16% of the net approvals. However, the tenure split ratio of 68% genuinely affordable and 32% intermediate broadly meets with the 70:30 split specified in the Core Strategy.

2.4.15 The Council will continue to negotiate the highest amount of affordable housing possible on appropriate sites, taking into account market conditions, development viability and the need to balance the provision of affordable housing with the wider regeneration benefits of individual developments. The Council will continue to monitor the delivery of affordable housing through the AMR and other channels.

Affordable Housing Projects

2.4.16 An additional 1,000 new social homes have been pledged in the Lewisham Corporate Strategy 2018-2022 and the Council is working with registered providers, developers and local communities to enhance the existing stock of affordable housing across the borough, to provide new affordable units and provide wider regeneration benefits.

2.4.17 During 2018-19 the Planning Service has been directly involved in the delivery of affordable housing through: granting planning consents, pre-application discussions and Design Review Panel meetings.

2.4.18 During 2018-19 significant progress has been made on two housing estate renewal schemes at Heathside and Lethbridge and Excalibur, (these are discussed in further detail in [section 4.4](#)). Two smaller schemes have also been delivered directly by the Council at Longfield Crescent and Dacre Park North and South.

	New build completions	Acquisition	Under construction	Had valid planning consent/ Awaiting start on site	In planning
Council	73	196	5	242	6
Registered Providers	61		28	73	

Table 4: Affordable Housing Provided as at 31 March 2019

Source: LB Lewisham

2.4.19 [Table 4](#) shows the progress made so far in the Buildings for Lewisham Housing Development Programme.

2.4.20 Lewisham Homes are working on behalf of Lewisham Council to review the potential for new social rented homes at a variety of sites across the borough. At one site, the former Ladywell Leisure Centre site (where PLACE/Ladywell is temporary residing on part of the land), local Community Champions are working collaboratively with Lewisham Homes to appoint a landscape architect and influence the scheme designs from the outset.

2.4.21 Lewisham Homes are also assessing the development potential for new social rented homes as infill housing to replace garage sites or underused land.

PLACE Schemes

2.4.22 PLACE/Ladywell is an innovative temporary development that has won multiple design awards, and has become a successful new development. It provides two-bedroom homes for 24 homeless families and start-up space on the ground floor for local businesses, retailers, artists, small cinema space and a cafe. It is intended to be in situ for four years before being relocated elsewhere, in order to make way for a permanent development. The Council remains committed to delivering more genuinely affordable homes to cater for Lewisham's homeless families, and following on from the success of the PLACE/Ladywell scheme, three new modular schemes are planned across the borough and have recently received planning consent including:

- Edward Street - 34 homes and commercial space.
- Mayfield - 47 homes and community space.
- Home Park - 31 homes and community space.

Homebuilding Capacity

2.4.23 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.

2.4.24 The Council successfully bid for three homebuilding capacity projects during 2018-19, **securing £525,000** to fund a new Housing Growth Team, an A21 Corridor study and a Small Sites Supplementary Planning Document. The Council will seek to begin work on these innovative new projects in the near future.



Photo 11: PLACE Mayfield
Image Credit: Rogers Stirk Harbour & Partners



Photo 12: PLACE Deptford, Edward Street
Image Credit: Rogers Stirk Harbour & Partners

2.5 Non-Conventional Housing

2.5.1 [Chart 3](#) shows the completions and approvals in non-conventional housing that have taken place during 2018-19, with a total of two completed sites and four approved sites with gains in non-conventional housing units, whilst one approved site will experience a loss in units. This comprises 179 new student bed spaces, 33 new care home bed spaces, 14 new HMO bed spaces as well as the loss of 26 hostel bed spaces.

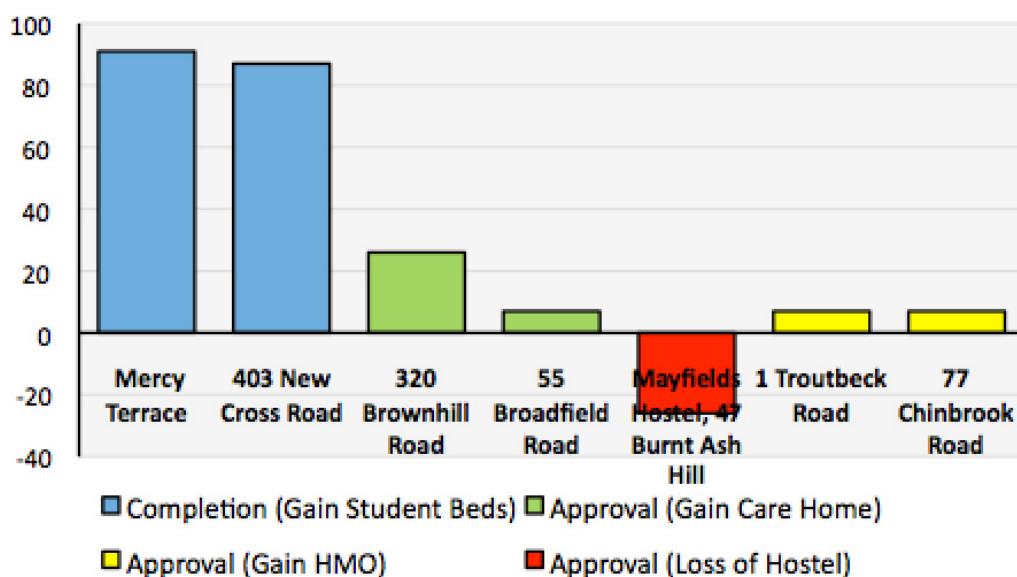


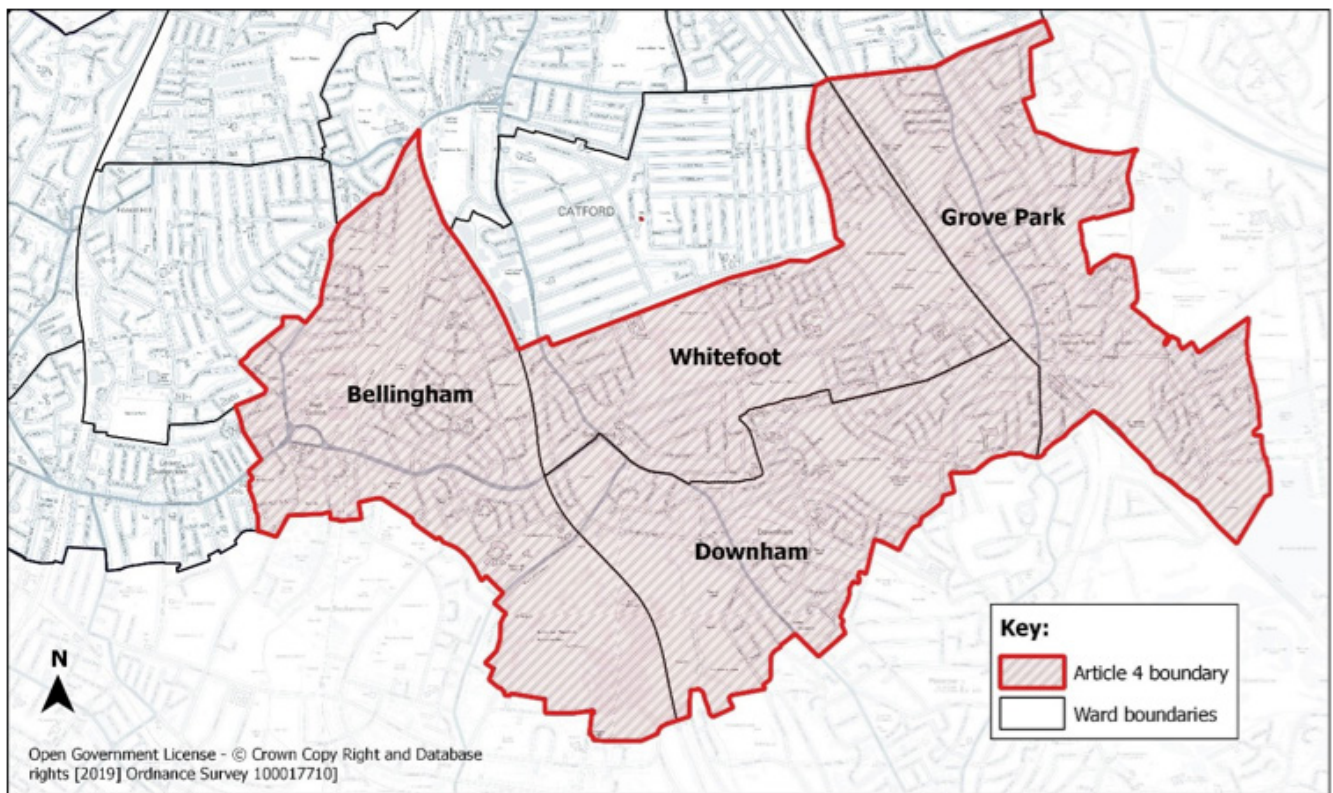
Chart 3: Change in non-conventional housing during 2018-19

Source: LDD and LB Lewisham

2.5.2 In addition to the above schemes, the Council has been engaging with a range of developers through pre-application discussions and submitted applications, to bring forward a variety of non-conventional schemes such as 'over 55s' developments, independent living units, supported living units, co-living affordable units, temporary accommodation, homeless hostel accommodation and homeless shelters.

HMO: Confirmation of Article 4 Direction

- 2.5.3 In January 2019 the Council confirmed a non-immediate Article 4 Direction which will take effect on 7 March 2020. This is to withdraw permitted development rights for the change of use from C3 dwelling houses to C4 small HMOs (between three and six unrelated people share basic amenities, such as a kitchen or bathroom).
- 2.5.4 [Map 4](#) shows that it will apply only to Lewisham's southern wards of Bellingham, Downham, Grove Park and Whitefoot and will help manage some of the negative and cumulative impacts of small HMOs in these areas and improve living standards for residents.
- 2.5.5 For planning permission to be granted for small HMOs in these wards after 7 March 2020, applicants will need to demonstrate that there is a specific need for small HMOs in the area, that the conversion will not 'harm' the character of the area and that the accommodation is of a high standard. Issues surrounding some HMOs cannot be mitigated by planning alone, and it is recognised that a corporate response is needed across the Council, including licensing, to improve property standards for all Lewisham residents.



Map 4: Wards Included in the HMO Article 4 Direction

Image Credit: LB Lewisham

Private Sector Licensing Scheme

2.5.6 During 2018-19 the Council's HMO licensing scheme was extended. The Council currently operates the following licensing schemes:

- 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.

2.5.7 The Council is proposing to introduce a Borough-wide licensing scheme to cover all privately rented properties in the borough, and all houses in multiple occupation (HMOs). The proposal to introduce Selective licensing (to Licence all privately rented single family homes) will require approval from Secretary of State. Following the results of the public consultation we intend to seek approval to introduce two new schemes following Mayor & Cabinet appro in early 2020.

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 2019, 164 people or organisations have registered their interest on the Council's on-line registration form, including 16 during the last self-build monitoring year (31st October 2018 and 30th October 2019).

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. During 2018-19, land at Church Grove near Lewisham town centre has been approved for the development of a 33 unit self-build scheme, together with an element of community floorspace. This will be constructed as a cooperative build, led by RUSS.



Photo 13: Church Grove Self Build Visualisation

Image Credit: Architype

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. [Table 5](#) shows the future anticipated capacity of housing that is likely to be built on 55 large development sites in the next 15 years. It lists:
- 20 large sites (above 25 units or 0.25 hectares) that have planning consent and have started to be built.
 - 19 large sites (above 25 units or 0.25 hectares) that have planning consent and have yet to start construction.
 - 16 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.

Site name and location (sites 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
Home Park Housing Office, 129 Winchfield Road	Bellingham	Not started	31	31		
Kenton Court, 132 Adamsrill Road	Bellingham	Not started	25	25		
TOTAL FOR BELLINGHAM			56	56	0	0
Heathside and Lethbridge Estate (phases 5 and 6)	Blackheath	Under construction	443	443		
BMW site, Lee Terrace	Blackheath	Under construction	30	30		
Former our Lady of Lourdes School	Blackheath	Under construction	9	9		
179 Lee High Road	Blackheath	Not started	2	2		
TOTAL FOR BLACKHEATH			484	484	0	0
111 & 115 Endwell Road	Brockley	Adopted site allocation	46		46	
TOTAL FOR BROCKLEY			46	0	46	0
Former Phoebe's Garden Centre	Catford South	Under construction	27	27		
TOTAL FOR CATFORD SOUTH			27	27	0	0
Timber Yard, Deptford Wharves, Oxestalls Road	Evelyn	Under construction	1,487	1,259	228	
Arklow Road Trading Estate MEL	Evelyn	Under construction	316	316		
Neptune Wharf MEL, Grinstead Road	Evelyn	Under construction	199	199		
19 Yeoman Street	Evelyn	Under construction	72	72		
Convoys Wharf	Evelyn	Not started	3,514	950	1,314	1,250
Former Deptford Green Sports Pitch	Evelyn	Not started	34	34		
TOTAL FOR EVELYN			5,622	2,830	1,542	1,250
Rear of Christian Fellowship, rear of 15-17A Tyson Road	Forest Hill	Under construction	68	68		
Garages north of Longfield Crescent Estate	Forest Hill	Under construction	27	27		
Fairway House, rear of 53 Dartmouth Road	Forest Hill	Under construction	27	27		
Garages at Knapdale Close	Forest Hill	Not started	17	17		
Land at Forest Hill station west	Forest Hill	Adopted site allocation	99			99
TOTAL FOR FOREST HILL			238	139	0	99
Land at 11 and 29 Embleton Road and 44 and 70 Algernon Road	Ladywell	Not started	4	4		
TOTAL FOR LADYWELL			4	4	0	0
Woodstock Court, Burnt Ash Hill	Lee Green	Under construction	8	8		
Mayfields Hostel, Burnt Ash Hill	Lee Green	Not started	47	47		
34-40 Eastdown Park	Lee Green	Not started	21	21		
Lee Green Estate	Lee Green	Not started	12	12		
Leegate Shopping Centre	Lee Green	Adopted site allocation	229		229	
TOTAL FOR LEE GREEN			317	88	229	0

Site name and location (sites 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
Lewisham Gateway	Lewisham Central	Under construction	649	438	211	
Land at rear of Chiddingstone House	Lewisham Central	Under construction	51	51		
Church Grove	Lewisham Central	Under construction	33	33		
St Mungos Hostel, Spring Gardens	Lewisham Central	Under construction	28	28		
Robert Square, Bonfield Road	Lewisham Central	Under construction	3	3		
Lewisham Retail Park	Lewisham Central	Not started	529	529		
Land at Loampit Vale and Thurston Road (Carpentryright)	Lewisham Central	Not started	242	121	121	
Land at Conington Road and Lewisham Road	Lewisham Central	Adopted site allocation	585		585	
Conington Road	Lewisham Central	Adopted site allocation	367		367	
Place Ladywell, former Ladywell Leisure Centre	Lewisham Central	Adopted site allocation	274		274	
Land at Nightingale Grove and Maythorne Cottages	Lewisham Central	Adopted site allocation	45			45
Driving Test Centre, Nightingale Road	Lewisham Central	Adopted site allocation	30			30
TOTAL FOR LEWISHAM CENTRAL			2,836	1,203	1,558	75
Bond House	New Cross	Under construction	89	89		
New Bermondsey, Surrey Canal Triangle	New Cross	Not started	2,394	200	1,000	1,194
Land north of Reginald Road and south of Frankham Street (former Tidemill School)	New Cross	Not started	209	209		
Former Deptford Green School (Upper School Site), Amersham Vale	New Cross	Not started	120	120		
Haulage Yard, Hereford Place	New Cross	Not started	26	26		
Hatcham Works, New Cross Gate Sainsbury's	New Cross	Adopted site allocation	1,020		420	600
Creekside Village East, Thanet Wharf	New Cross	Adopted site allocation	394		394	
Sun Wharf, Cockpit Arts	New Cross	Adopted site allocation	233	233		
New Cross Gate station sites, Goodwood Road	New Cross	Adopted site allocation	158		100	58
TOTAL FOR NEW CROSS			4,643	877	1,914	1,852
Land at Forest Hill Station east (Waldram Place & Perry Vale)	Perry Vale	Adopted Site Allocation	42			42
TOTAL FOR PERRY VALE			42	0	0	42

Site name and location (sites 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
9-19 Rushey Green (former Job Centre)	Rushey Green	Not Started	45	45		
TOTAL FOR RUSHEY GREEN			45	45	0	0
154-158 Sydenham Road	Sydenham	Not Started	29	29		
133-157 Sydenham Road	Sydenham	Adopted Site Allocation	86		86	
TOTAL FOR SYDENHAM			115	29	86	0
43-49 Pomery Street	Telegraph Hill	Under Construction	65	65		
Wellington Close, Somerville Estate	Telegraph Hill	Not started	23	23		
New Cross Gate NDC scheme, Besson Street	Telegraph Hill	Adopted Site Allocation	178	178		
6 Mantle Road	Telegraph Hill	Adopted Site Allocation	21		21	
TOTAL FOR TELEGRAPH HILL			287	266	21	0
Excalibur Estate, Baudwin Road	Whitefoot	Under Construction	305	305		
TOTAL FOR WHITEFOOT			305	305	0	0
Total for large sites			15,067	6,353	5,396	3,318
Total for small site windfalls			5,415	1,805	1,805	1,805
TOTAL			20,482	8,158	7,201	5,123

Table 5: Housing Trajectory December 2019

Source: LDD and LB Lewisham

2.7.2 These large sites create a total supply of 15,067 units. It is estimated that a further supply of 5,415 residential units could be accommodated on small sites (below 25 units or below 0.25 hectares), based on an historical average of 361 units per year. This will create a total estimated committed supply of 20,482 over a 15 year period.

2.7.3 [Chart 4](#) shows that the majority of these sites are clustered within our designated Regeneration and Growth Areas. 37% of this new housing supply will be located in the ward of Evelyn, 31% in New Cross and 19% in Lewisham Central, which reflects the existing spatial strategy and adopted Local Plan policies. Only 26% of the units have already started construction, whilst 49% have planning consent but have not started construction yet, giving a relatively high degree of certainty that the majority of these sites will be completed. A further 25% are adopted site allocations that have yet to be granted planning permission.

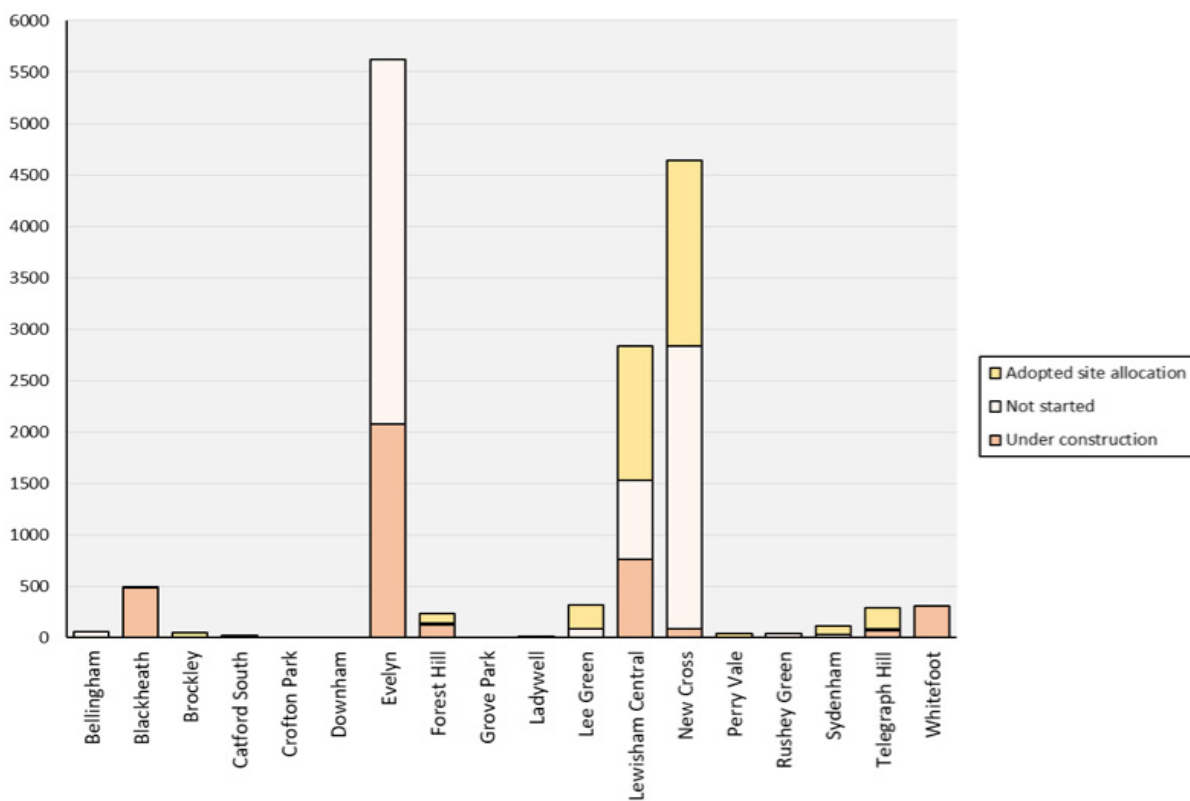


Chart 4: Future Supply of Housing

Source: LDD and LB Lewisham

Five Year Housing Land Supply

2.7.4 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, and this does not apply to Lewisham. 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.

2.7.5 The following section takes a more in-depth look at the committed housing supply in [Table 5](#) that is likely to come forward in the next five years and assesses whether this will be sufficient to meet the London Plan housing target. [Table 5](#) shows that in the next five years (2019-20 to 2024-25), 41 committed sites and windfalls are likely to provide 8,158 net dwellings. This is comprised of sites that are considered to be in line with the NPPF definition of deliverable:

- 5,942 units on sites that are available now and already have planning consent, of which 59% have already started construction.
- 411 units 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 that have yet to be granted planning consent but have a high degree of certainty in being delivered, for instance, sites where the Council has engaged with developers and others who have an impact on delivery and sites that have been subjected to pre-application discussions and/or been through Design Review Panel.
- 1,805 net units arising through windfalls, based on the assumption that the historic trend of 361 per annum will continue.

2.7.6 [Table 6](#) considers whether 8,158 is sufficient to meet the adopted London Plan target of 6,925 over five years (1,385 per annum). It shows that with a 5% buffer above the London Plan target, there is sufficient supply, equivalent of 5.61 years. Even with a 10% buffer applied, more than a five-year supply (5.35 years) can be maintained.

5 year housing land supply with:	Deliverable years
5% buffer	5.61
10% buffer	5.35

Table 6: Deliverable Years Housing Land Supply

Source: LDD and LB Lewisham

2.7.7 Chart 5 shows the committed supply of large-scale sites (above 25 units or above 0.25 hectares) plus historic, trend based windfalls that are anticipated over the next 15 years (as listed in Table 5). It shows that the large-scale sites alone will not be sufficient to meet the adopted London Plan housing target of 1,385 units per year (equivalent to 6,925 units in five years), during years 1-15. Chart 5 shows that there will be a reliance on the development of small sites in order to be able to meet the target over the next 10 years, and that there will be a shortfall during years 11-15. Overall, across the 15 years, there is estimated to be a supply of 20,482 net residential units, resulting in a very minor shortfall of 293 units compared to the rolled forward 15 year target of 20,775 from the adopted London Plan.

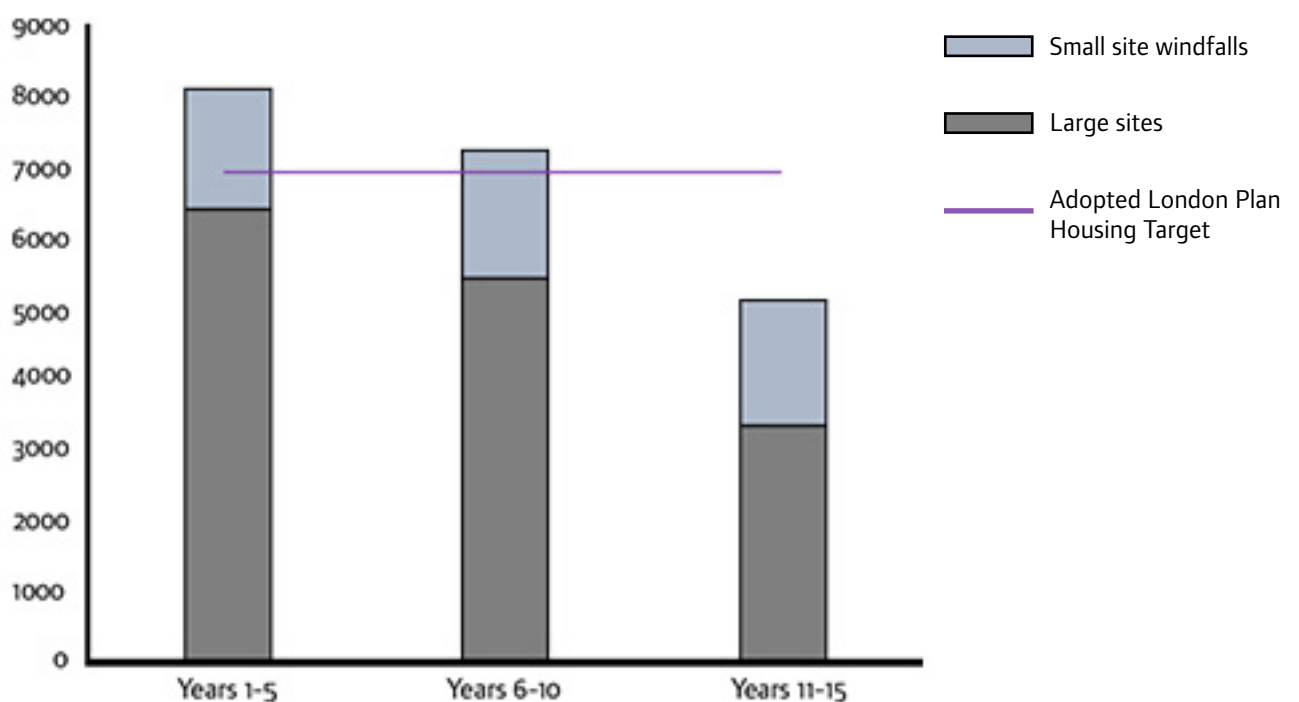


Chart 5: Future Housing Supply Compared with Housing Targets

Source: LDD and LB Lewisham

2.7.8 The Council will need to work with developers and its partners to find an additional supply of sites to bridge the gap between the supply that is currently anticipated and the adopted London Plan target. This will become ever more important as the annual housing target for Lewisham is set to increase significantly once the new London Plan is adopted. In anticipation of this the Council is preparing a new Local Plan that provides the opportunity to manage some of the risks of housing under delivery and which will contain a suite of additional site allocations, to boost the housing supply further.VV



Photo 14: Faircharm Creative Quarter
Image Credit: ECE architects

3 Employment & 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 economic context is essential to understanding the delivery of development in Lewisham and the spatial strategy for the future. Lewisham is located within inner-London, with a small but growing economy.

3.1.3 Some key statistics about the borough's local economy, 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 supported just over 11,000 local businesses in 2017. 91% of the businesses are micro businesses (with 1-9 employees), a further 7% are small businesses (with 10 -49 people) and less than 2% 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 self-employment when compared to rest of London and the UK.
- As at April 2018, there were 3,727 residents on Job Seekers Allowance, representing 1.8% of the resident population aged between 16-64. This is a significant decline from a peak of 5.5% in 2012.
- The Lewisham job density ratio (the proportion of jobs in a borough in relation to the size of its working age population) of 0.4 is the second lowest of all London Boroughs.

3.2 Non-Residential Floorspace

Non-Residential Floorspace Completions

3.2.1 Chart 6 shows the net completions for each type of non-residential floorspace during 2018-19. There has been an overall net loss of 23,517m² of non-residential floorspace during 2018-19, (consisting of 15,058m² of new floorspace completed and 38,575m² of existing floorspace lost). The cumulative changes to each type of floorspace include:

- A net gain of 5,213m² of student accommodation (C1) floorspace.
- A net loss of 342m² of retail (A) floorspace.
- A net loss of 1,319m² of community (D) floorspace.
- A net loss of 5,649m² sui generis floorspace.
- A net loss of 21,420m² of employment (B) floorspace.

3.2.2 The continued net loss of employment floorspace is in part, the result of the planned release of industrial sites (such as Faircharm trading estate and Marine Wharf East) to mixed-use site allocations agreed within the adopted Core Strategy. Whilst the overall floorspace of employment use will be lower within these sites the redevelopment will provide the re-provision of non-residential floorspace in a new, modern format suited to a modern day economy, provide an increase in jobs across the development overall as well as providing much needed housing and other benefits to local communities.

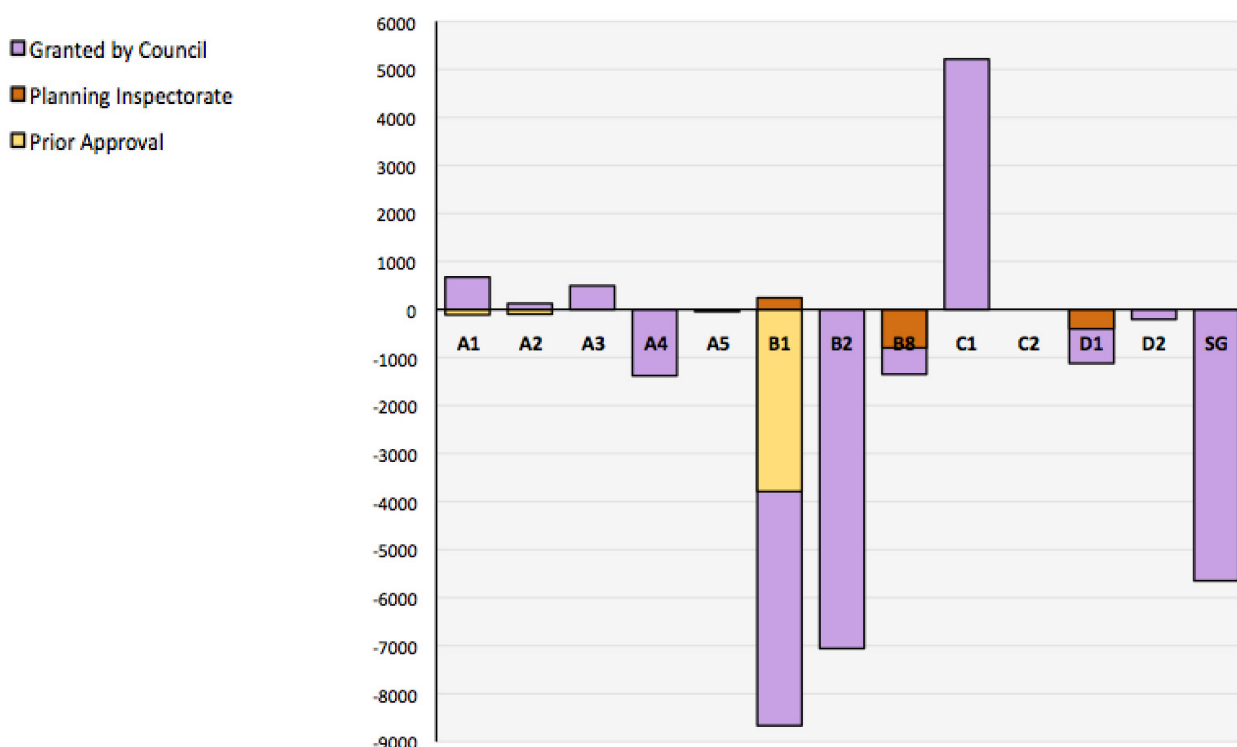
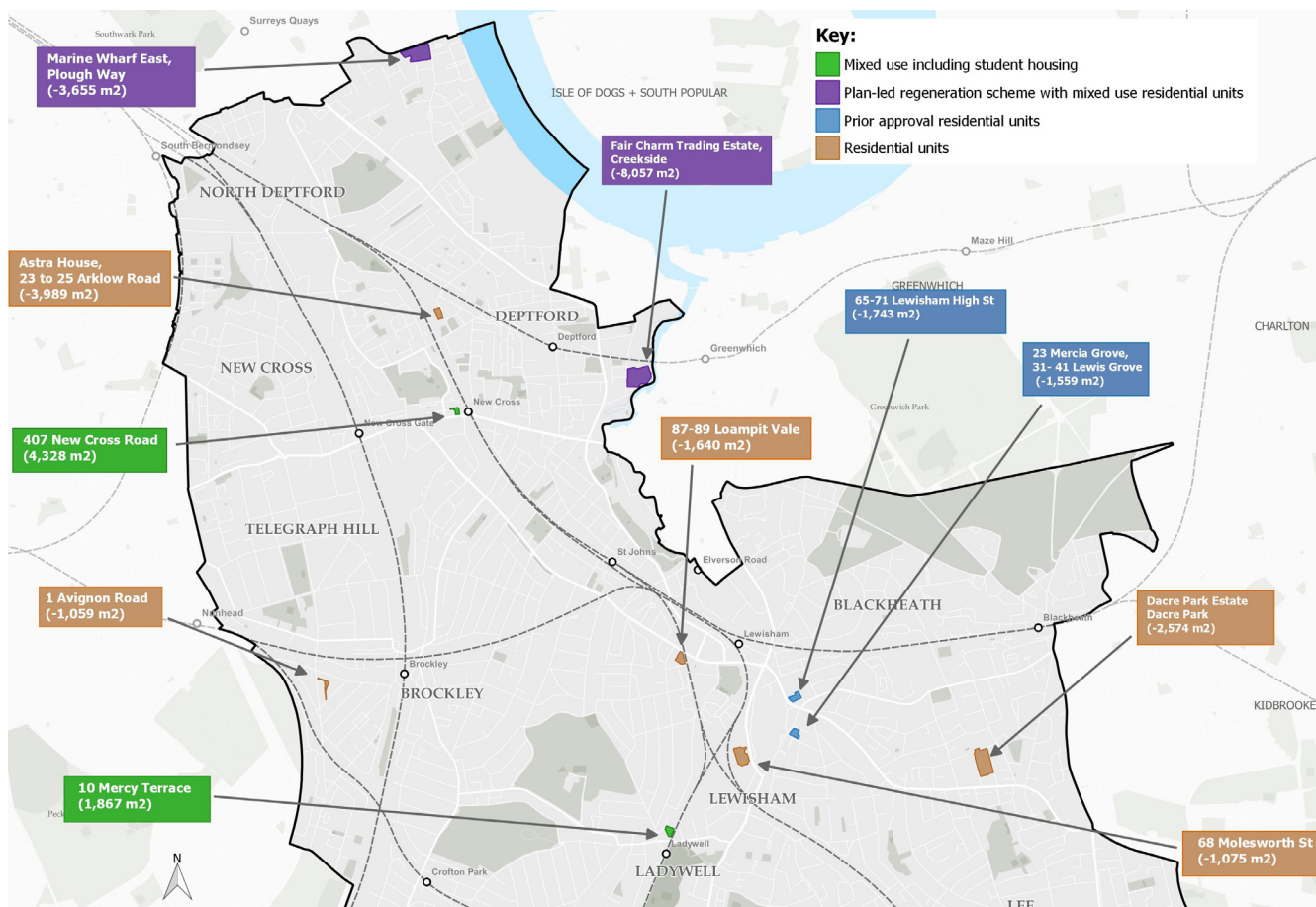


Chart 6: Completions of non-residential floorspace during 2018-19

Source: LDD and LB Lewisham

3.2.3 Map 5 shows the sites that have been completed, where the change in non-residential floorspace has amounted to more than 1,000m². It demonstrates how much of the loss in non-residential floorspace has been part of plan-led mixed-use development, and how much makes way for student housing or residential developments. Prior Approvals have resulted in the loss of 3,789m² of B1 floorspace. This is more than last year's 644m² but much less than the 9,698m² lost during 2015-16.



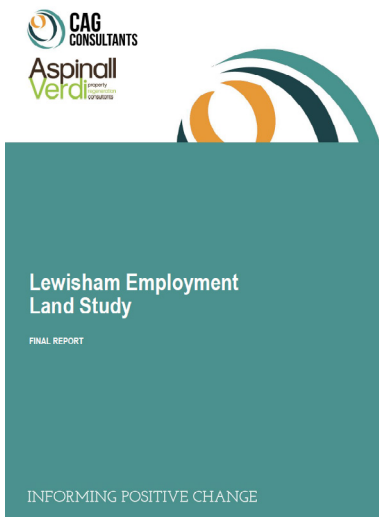
Map 5: Sites Experiencing Large Scale Non-Residential Completions
Image Credit: LB Lewisham

Non-Residential Floorspace Approvals

3.2.4 Approvals made during 2018-19 will result in an overall net loss of 7,296m² of non-residential floorspace, (consisting of 69,820m² floorspace to be built and 77,116m² floorspace to be lost). The cumulative changes to each type of floorspace include:

- A net gain of 17,389m² of community (D) floorspace.
- A net gain of 705m² of student accommodation (C1) floorspace.
- A net loss of 1,701m² sui generis floorspace.
- A net loss of 11,498m² of retail (A) floorspace.
- A net loss of 18,326m² of employment (B) floorspace.

Employment Land Study



3.2.5 The Employment Land Study was prepared by CAG Consultants, in association with Aspinall Verdi. The study provides up-to-date technical evidence to inform policy development in respect of employment land management and will help underpin the spatial strategy for the borough. It provides an up-to-date assessment of employment land supply and demand in the borough, with consideration given to projected future requirements over the plan period. The emerging Local Plan will contain a suite of additional site allocations, to boost floorspace supply whilst enabling co-location of compatible commercial and residential uses on suitable employment land.

Future Supply of Non-Residential Floorspace

- 3.2.6 Table 7 shows the pipeline of non-residential floorspace that has planning consent on 35 sites where there will be net positive or negative change that will amount to more than 1,000m². Sites with lesser amounts of floorspace change have been excluded from the table as the threshold for submission to the LDD is schemes with more than 1,000m². Adopted site allocations have also 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.
- 3.2.7 Table 7 shows a net increase of 48,735m² of non-residential floorspace, with 11 out of the 35 sites already under construction. Sites with less than 1,000m² floorspace will contribute to the supply further. Additional non-residential floorspace is also anticipated at 1 Creekside and at Scott House, Sun Wharf, both of which are currently submitted applications, as well as in other locations where pre-applications are currently taking place. The loss of 30,000m² of business (B) floorspace will enable plan-led, mixed use regeneration schemes to take place, bringing forward much needed housing and other benefits for the local community.

Site name and location (sites experiencing net change in 1,000m ² floorspace or above)	Ward	Status	Indicative net floor space	Net A floor space	Net B floor space	Net C floor space	Net D floor space	Net 5G floor space
Stanton Square Industrial Estate	Bellingham	Not Started	9241	0	9241	0	0	0
3 Stanton Way	Bellingham	Not Started	1098	0	1098	0	0	0
TOTAL FOR BELLINGHAM			10,339	0	10,339	0	0	0
65-71 Lewisham High Street	Blackheath	Under construction	59	0	1,258	0	-1,199	0
65-71 Lewisham High Street	Blackheath	Not started	-1,743	0	-1,743	0	0	0
TOTAL FOR BLACKHEATH			-1,684	0	-485	0	-1,199	0
72 Loampit Hill	Brockley	Not Started	-1,085	0	-1,085	0	0	0
TOTAL FOR BROCKLEY			-1,085	0	-1,085	0	0	0
Phoebe's Garden Centre	Catford South	Not Started	-1,587	-1,587	0	0	0	0
TOTAL FOR CAYFORD SOUTH			-1,587	-1,587	0	0	0	0
Trophy House, Blackhorse Road	Evelyn	Under Construction	2,873	0	2,873	0	0	0
19 Yeoman Street	Evelyn	Under Construction	-1,644	0	-1,644	0	0	0
Arklow Trading Estate	Evelyn	Under Construction	-3,268	278	-3,792	0	246	0
Deptford Timberyard, Oxestalls Road	Evelyn	Under Construction	-9,973	-479	-7,734	0	748	-2,233
Convoys Wharf (outline)	Evelyn	Not Started	1,530	10,330	-12,300	0	1,300	2,200
Former Deptford Green School Sports Pitch	Evelyn	Not Started	-2,295	0	0	0	-2,295	0
TOTAL FOR EVELYN			-12,777	10,129	-22,597	0	-1	-33
Northwest Garages, Knapdale Close	Forest Hill	Not Started	-7,093	0	-7,093	0	0	0
TOTAL FOR FOREST HILL			-7,093	0	-7,093	0	0	0
54-58 Castleton Road	Grove Park	Not Started	-1,437	0	-1,437	0	0	0
TOTAL FOR GROVE PARK			-1,437	0	-1,437	0	0	0
10 Mercy Terrace	Ladywell	Under Construction	1,867	0	-846	2,713	0	0
11 and 29 Embleton Road	Ladywell	Not Started	-4,458	0	-4,458	0	0	0
TOTAL FOR LADYWELL			-2,591	0	-5,304	2,713	0	0
36 Old Road	Lee Green	Under Construction	-1,172	0	-1,172	0	0	0
47 Burnt Ash Hill	Lee Green	Not Started	-1,205	0	271	-1,476	0	0
Cambridge Drive, Lee Green Estate	Lee Green	Not Started	-1,272	0	-1,272	0	0	0
TOTAL FOR LEE GREEN			-3,649	0	-2,173	-1,476	0	0

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

Source: LDD and LB Lewisham

Site name and location (sites experiencing net change in 1,000m ² floorspace or above)	Ward	Status	Indicative net floor space	Net A floor space	Net B floor space	Net C floor space	Net D floor space	Net 5G floor space
Stanton Square Industrial Estate	Bellingham	Not Started	9241	0	9241	0	0	0
Lewisham Gateway (outline)	Lewisham Central	Under Construction	37,300	15,000	8,050	0	14,250	0
Lewisham Gateway (S73 MMA)	Lewisham Central	Under Construction	16,170	5,560	180	5,960	4,780	-310
Land at Church Grove	Lewisham Central	Under Construction	-3,382	0	0	0	-3,382	0
Carpetright	Lewisham Central	Not Started	4,676	1,796	960	0	1,920	0
Riverdale Centre, Lewisham Centre	Lewisham Central	Not Started	4,180	0	0	0	4180	0
156-160 Lewisham High Street	Lewisham Central	Not Started	0	-3,325	0	0	3,325	0
Lewisham Park	Lewisham Central	Not Started	-18	-1,918	1,900	0	0	0
Lewisham Retail Park	Lewisham Central	Not Started	-3,249	-5,949	700	0	2,000	0
TOTAL FOR LEWISHAM CENTRAL			55,677	11,164	11,790	5,960	27,073	-310
Surrey Canal Triangle	New Cross	Not started	21,431	6,300	-6,919	0	22,050	0
North Of Reginald Road and South of Frankham Street	New Cross	Not Started	-2,697	0	0	0	-2,697	0
TOTAL FOR NEW CROSS			18,734	6,300	-6,919	0	19,353	0
St Dunstons College and Jubilee Sports Ground	Rushey Green	Not Started	6,2900	0	0	0	6,290	0
29 Doggett Road	Rushey Green	Not Started	0	0	-1,000	0	1,000	0
9-19 Rushey Green	Rushey Green	Not Started	-5,501	-2,664	-3,837	0	7,290	0
TOTAL FOR RUSHEY GREEN			789	-2,664	-3,837	0	7,290	0
Our Lady and St Philip Neri RC Primary School	Sydenham	Under Construction	1,390	0	0	0	1,1390	0
Regent Business Centre, 291-307 Kirkdale	Sydenham	Not started	-1,513	0	-1,513	0	0	0
TOTAL FOR SYDENHAM			-123	0	-1,513	0	1,390	0
2-27 Wellington Close, Somerville Estate	Telegraph Hill	Not Started	-4,778	0	0	-4,778	0	0
TOTAL FOR TELEGRAPH HILL			-4,778	0	0	-4,778	0	0
TOTAL			48,735	23,342	-30,314	2419	53,906	-348

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

Source: LDD and LB Lewisham

3.2.8 The distribution of this future large scale change in non-residential floorspace is shown in [Chart 7](#). It clearly shows the largest increase will occur in Lewisham Central. There will be significant increases in community (D) floorspace, especially within Lewisham Central and New Cross. The loss of business (B) floorspace in Evelyn reflects the plan-led regeneration that will continue to take place in the north of the borough, replacing poor quality and intrusive industries and outdated business floorspace with new, modern facilities and businesses more aligned with a modern economy.

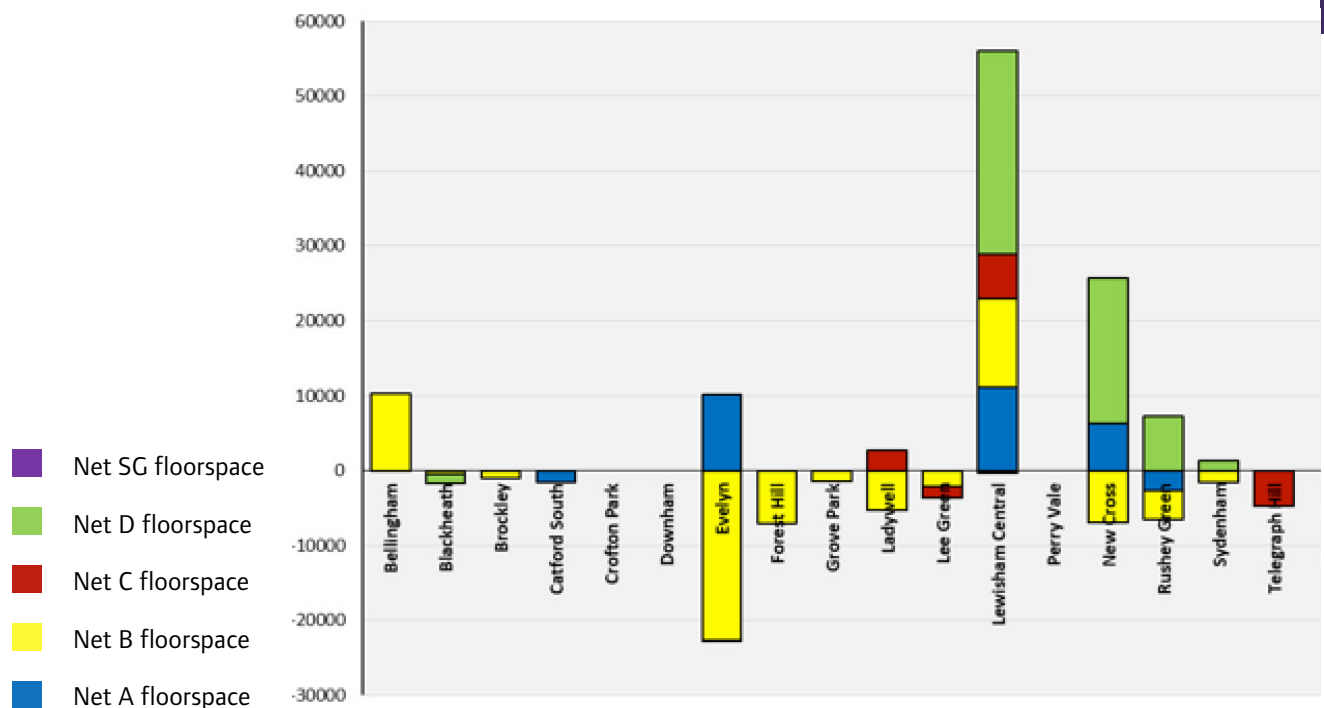


Chart 7: Distribution of Future Change of Non-Residential Floorspace (1,000m2 or above)
Source: LDD and LB Lewisham

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 and Partnerships Team frequently engage with the Planning Service on a number of strategic projects. The Planning Service also works in partnership with the Economy and Partnerships Team with the specific aim of enhancing the local economy.

Local Labour Business Scheme

3.3.2 Lewisham’s Local Labour and Business Scheme (LLBS) formally launched the New Homes Bonus funded ‘Lewisham Construction Hub’ (LCH) in February 2018, a service that supports residents and businesses to gain access to the opportunities created by the development activity across London, with a focus on securing employment, training, learning and contract opportunities. LLBS also works with the London Boroughs of Southwark and Lambeth on the Mayor’s Construction Academy, which is very similar to the LCH but extends our residents access to construction training and employment opportunities across London.

3.3.3 LLBS also works 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.

Creative Enterprise Zone

- 3.3.4 A new creative partnership between the Council and key artistic, creative and educational institutions in the borough has been launched, bringing 86 new affordable artists' studios to Deptford Foundry, from founder Second Floor Studios. The Economy and Partnership Team, working closely with the Planning Service and the Culture and Communities team has successfully bid for New Cross and Deptford to become one of the Mayor of London's first-ever Creative Enterprise Zones (CEZ). The CEZ falls within the Mayor of London's Thames Estuary Production Corridor and builds on the unique strengths of the Deptford and New Cross area with its rich history of arts, cultural and educational assets and a thriving and growing number of creative businesses from digital and graphic design, contemporary visual art to dance and music. It is a strategic project for Lewisham with a designation in the Draft London Plan and Lewisham's emerging Local Plan; and has secured over £500,000 additional funding so far from the Mayor of London towards a c. £10 million development programme.
- 3.3.5 The CEZ-funding supports [SHAPESLewisham](#) (a creative network that promote, celebrate and connect the creative community across Lewisham) and Lewisham's cultural map; increase access to affordable workspaces (e.g. Trinity Laban expansion dance spaces) so creatives can stay within the community; links creative enterprises to the skills, expertise and facilities of our education and cultural institutions; provide career pathways and opportunities for residents from school into further/higher education and alternative routes into the creative and digital sector. It has also facilitated pro-creative policies from Planning Services to support the creative community to thrive in Lewisham, this is reflected in the emerging Local Plan.
- 3.3.6 Other creative developments include studio space at 2 Creekside that has been let to Artworks Creekside and studio space as part of the Bond House development which is due to be completed shortly and will be let to Goldsmiths.

SHAPESLewisham



Photo 15: SHAPESLewisham
Image Credit: LB Lewisham

Affordable Workspace

- 3.3.7 Lewisham's Corporate Strategy commits to creating more enterprise hubs. The Economy 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.
- 3.3.8 The Economy and Partnerships Team has acted as consultee on numerous pre-applications on commercial spaces in mixed use developments, notably:
- Surrey Canal Triangle, New Bermondsey.
 - Blackheath Business Centre.
 - 19 Yeoman Street SE8 - forms part of the 'Plough Way' Strategic Site Allocation.
 - Former Deptford Police Station.
 - Lewisham Gateway, Phrase 2 (Co-working Units Outline Management and Marketing Plan).
 - 4 Muirkirk Road.

Goldsmith's Enterprise Hub

- 3.3.9 A case study of affordable workspace is Goldsmith's Enterprise Hub. In 2018/19 (Q4), the Economy and Partnership Team was successful in securing £1 million from the Good Growth Fund and £1.3 million from the Strategic Investment Pot to bring forward Goldsmiths Enterprise Hub, a c. £5 million development that is part of the Goldsmiths Estate Masterplan, phase 1 in partnership with Goldsmiths, the Mayor of London and South London Innovation Corridor (partnership of four boroughs, Lewisham, Lambeth, Southwark and Wandsworth). The 'enterprise hub' will bring into full use under-utilised retail units and the upper terrace of 302 and 304 New Cross Road, and construct a new single storey pavilion building behind the New Cross Road, with flow into the ground floor cafe of unit 306 and links to a newly installed lift to Deptford Town Hall (providing accessibility and turning it into a civic space). This will create the facilities and provide affordable workspace and business support for enterprise students, graduates and local entrepreneurs and businesses, and the creation of social and economic outcomes.
- 3.3.10 The Planning Service has been working with Goldsmiths on their estate masterplan application for units 302 to 308 New Cross Road, and was part of the panel to procure the renowned design agency, Morris & Co. The Economy and Partnership Team continues to provide programme assurance through negotiating the grant agreements between funders, the Council and Goldsmiths, and members of the programme board, the enterprise hub design board and the construction board, alongside the GLA's Regeneration Team. Currently at Royal Institute of Built Architecture (RIBA) stage 3 and consultation phase, the indicative build completion is set for February 2021.

Affordable Workspace Accreditation Scheme Pilot

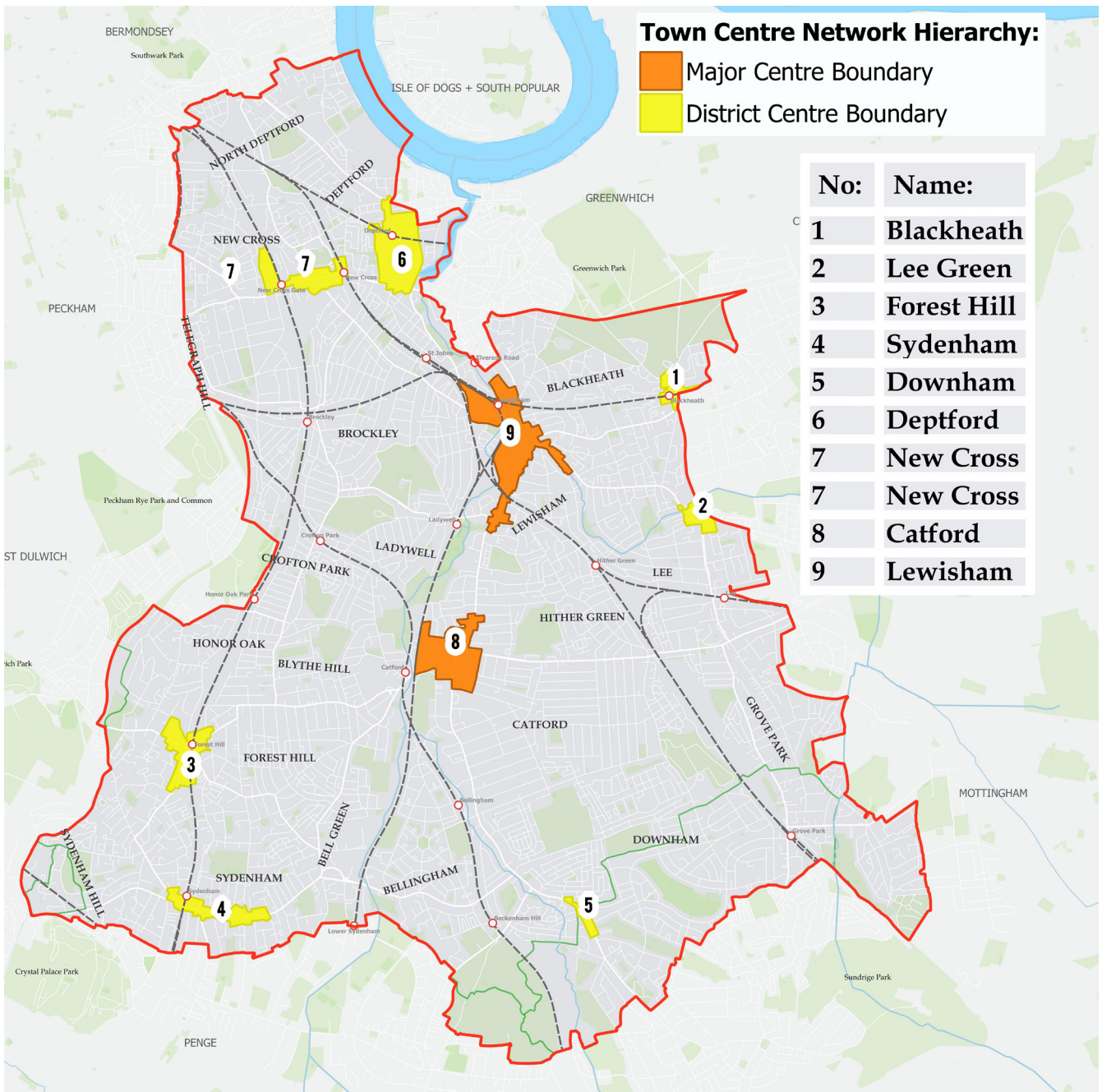
- 3.3.11 The Economy and Partnership Team has also secured a bid to be one of the boroughs in the GLA's Affordable Workspace Accreditation Scheme Pilot, comprising 9 London Boroughs and 12 workspace providers involved in a 12 months scheme that aims to: identify and set high industry standards by testing 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.

Lewisham's Local Economic Assessment

- 3.3.12 Working closely in partnership with the Planning Service, the Economy and Partnership Team led on the procurement and development of a Local Economic Assessment for Lewisham that provides current baselines, the overall health, an outlook for predicted demand trends and growth of the local economy. It identifies potential business growth sectors and provides a robust statistical evidence base, such as current and forecast GDP growth, employment, business and sector growth, with qualitative insights from the borough's key stakeholders and business communities. It includes a design guidance for office and industrial workspaces (to accompany the Creative & Digital Industry's design guidance document, study and strategy, 2017/18). It sits as an evidence base with Lewisham's Employment Land Study (2019), which feeds into the emerging Local Plan.

3.4 Town Centres

3.4.1 Map 6 shows that the borough has two major centres and seven district centres, which play an important role in the borough’s economy.



Map 6: Lewisham’s Town Centres
Image Credit: LB Lewisham

Retail Survey

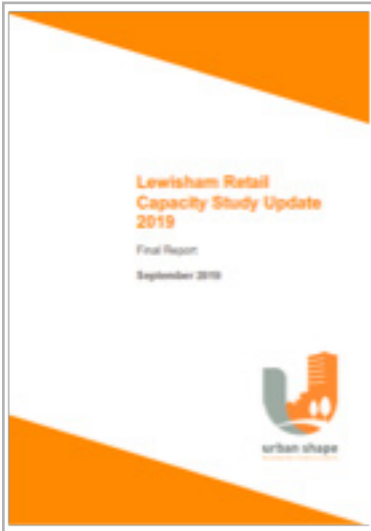
3.4.2 Table 8 shows the results of the 2019 retail survey, indicating how well town centres are performing by looking at the proportion of shops (A1), betting shops (SG) and take-away (A5) and the proportion of vacant units. Whilst there are some differences between the centres, in general the proportion of betting shops and takeaways are demonstrated to be relatively low. The proportion of vacant units is also demonstrated to be relatively low, with the exception of Lee Green and the Council has been working with landowners and developers to encourage town centre regeneration within this district centre. The proportion of shops within primary shopping frontage varies across the borough, with a range from 86% at Lewisham major centre to 35% for Forest Hill district centre.

Centre	Proportion of Shops (A1)	Proportion of shops (A1) within the primary frontage	Proportion of vacant units	Proportion of betting shops	Proportion of takeaways within entire centre
Lewisham Major Centre	65%	86%	6%	2%	5%
Catford Major Centre	52%	60%	6%	2%	7%
Sydenham District Centre	51%	58%	8%	2%	6%
Downham District Centre	58%	74%	1%	4%	11%
Forest Hill District Centre	48%	35%	10%	1%	6%
Blackheath District Centre	47%	59%	4%	0%	2%
Lee Green District Centre	51%	62%	37%	2%	8%
Deptford District Centre	56%	71%	11%	3%	4%
New Cross District Centre	38%	No designated primary frontage	5%	1%	7%

Table 8: Retail Survey

Image Credit: LB Lewisham Retail Study Update

Retail Study Update



3.4.3 The Retail Study Update was prepared by Urban Shape Planning Consultants. It provides a technical update to the London Borough of Lewisham Retail Capacity Study (2017) and provides an updated assessment of the quantitative need for new retail floorspace for the duration of the emerging Local Plan. It concludes by reviewing the suitability and robustness of the strategic recommendations identified in the 2017 study, to inform plan preparation, and ensure the long term vitality and viability of the network of town and district centres.

Town Centre Revitalisation

3.4.4 In recent years a number of developments have been completed, have started to be built, or have received planning permission and together these will help to transform some of the borough's town centres, in particular Lewisham Town Centre. 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. The Planning Service is working with a range of developers and partners to enable this change to take place. Plans for large-scale regeneration of Catford town centre also exist (see Catford Masterplan in [section 4.1](#) for more details). Furthermore, the emerging Local Plan will contain a suite of additional site allocations of an appropriate mix and scale to enhance and revitalise the borough's town centres.



Photo 16: Catford Food Market
Image Credit: LB Lewisham



Photo 17: Catford Mews
Image Credit: LB Lewisham



Photo 18: Cannon Wharf and Marine Wharf
Image Credit: LB Lewisham

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. Since April 2018 the following awards have been won:

4.1.3 The New Cross Gate Framework and Station Opportunity Study is the winner of the NLA Award for best masterplan and urban strategy. [See below](#) for more details.

4.1.4 RTPI awards 2019 winner for Best Small Housing Scheme – PLACE/Ladywell.

4.1.5 London Planning Awards 2020, Lewisham has been shortlisted for the following: Fellowship Inn (heritage and culture); Beckenham Place Park (heritage and culture); Bampton Estate (housing scheme); Deptford Foundry (mixed use scheme).

4.1.6 A high number of small schemes within Lewisham also feature in the NLA Don't Move Improve publication recognising high quality residential extensions and alterations.

4.1.7 A bespoke house in Deptford at Crossfield St has featured in the RIBA Grand Designs of the Year, called the South London house. It was one of the 2019 RIBA London Award winners.

<https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-house-of-the-year>



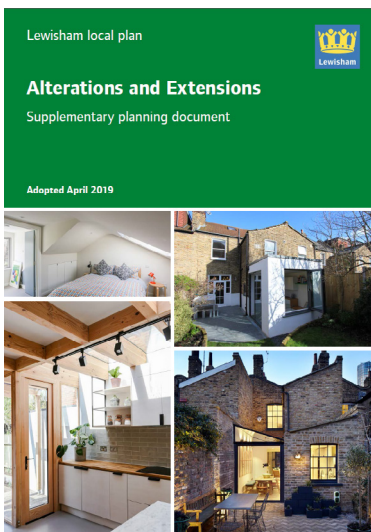
Photo 19: Beckenham Place Park
Image Credit: LB Lewisham



Photo 20: PLACE/Ladywell
Image Credit: LB Lewisham

Urban Design Studies

4.1.8 A range of masterplans, studies and Supplementary Planning Documents (SPDs) have been and are in the process of being prepared which 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.



Alterations and Extensions SPD

4.1.9 In April 2019 the Council adopted an SPD on residential extensions and alterations. It contains a set of principles and guidelines that seek to strengthen the design process, establish a high standard of design in alterations and extensions and help applicants to prepare a successful planning application.



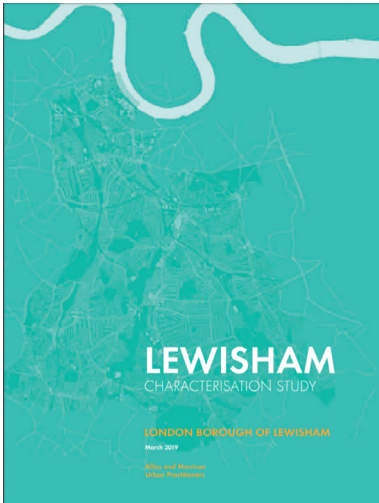
New Cross Gate Framework and Station Opportunity Study

4.1.10 The Framework was endorsed by the Council in April 2019, following consultation during November 2017 to December 2018. It defines the existing character of New Cross and presents an overarching vision for the future of the area, illustrated by a variety of projects with the potential to cumulatively realise the vision over time. In addition, it seeks to inform the emerging Local Plan, further studies, bids for transport and regeneration initiatives and discussions with developers and designers and it will also assist in justifying investment in the Bakerloo Line extension.



Draft New Cross Gate SPD

4.1.11 A draft SPD for New Cross Gate has been prepared, with consultation taking place from November 2019 to early January 2020 and adoption envisaged for early 2020. It will supplement the adopted Local Plan by providing additional guidance to help ensure that forthcoming developments are planned in a coherent way and deliver a high-quality built environment and public realm.



Lewisham Characterisation Study

- 4.1.12 The Characterisation Study sets out a description of the physical form of the borough, its history, places, streets and buildings. This analysis helps to provide an understanding of the particular attributes which make the borough of Lewisham what it is today, how its character varies across the borough and how this local distinctiveness might inform future approaches to managing growth and change.



Draft Surrey Canal Triangle Design Framework SPD

- 4.1.13 A draft SPD for Surrey Canal Triangle has been prepared, with consultation taking place from November 2019 to early January 2020 and adoption envisaged for early 2020. It provides guidance on the type, nature and design of development that would be considered appropriate for the Surrey Canal Triangle area and will be a factor in the consideration of all planning applications within the area. It seeks to implement the Council's priorities for regeneration, with ambitions for extending Millwall Football Club's stadium, creating mixed-use business spaces, much-needed genuinely affordable housing, a potential new overground station, a new leisure centre and other community facilities.



Catford Masterplan

- 4.1.14 The Council's Regeneration Team are leading on major regeneration plans which will transform Catford town centre by rerouting the south circular, creating more pedestrian space, redeveloping the Catford Centre, providing new retail space, replacing Milford Towers with new homes across the town centre and creating new open spaces and community facilities. The process has included extensive consultation and the implementation of 'meanwhile use' initiatives in the town centre. The masterplan will form part of the evidence base for the Local Plan, will establish a framework for new development and be used in funding bids for a range of transport and regeneration schemes.

Design Review Panel


4.1.15 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.

4.1.16 [Table 9](#) provides details of the schemes that were reviewed at DRP during 2018-19, including 6 mixed use schemes, 2 residential schemes and 1 non-residential scheme.

Site name	Site description	Net units
New Cross Area Framework and Station Opportunity Study	A wider framework for the northern area and a study to accommodate the new Bakerloo Line extension station.	Approx. 12,000
Sun Wharf	Mix-use redevelopment scheme	235
Crossfields Open Space	Thames Tideway infrastructure project with improved public realm/park	0
St Dunstan's College	Expansion of existing educational facilities	0
Site A	Mixed use redevelopment scheme	21
Scott House (2 reviews)	Retention of the facades of the existing Scott House and development of the plot to construct a 24 storey residential tower, with commercial uses at ground level.	137
Site B (2 reviews)	Redevelopment of existing residential estate to increase capacity	160-250
Lewisham Carpetright Site	Mixed use redevelopment of the site adjoining Lewisham Station	63
1-3 Bellingham Road	Redevelopment of infill site	18

Table 9: Schemes Reviewed at DRP During 2018-19

Source: LB Lewisham



4.1.17 Note: The totals include return reviews and provide totals only where statistics are available as part of the DRP process. The net units represent the amount of housing currently being proposed and may differ from the final amount of housing granted consent. Overall, the panel has provided design advice on approximately 250 dwellings (excluding the New Cross Framework) and 2,900m² of non-residential floorspace. The main recommendations and outcomes made by the panel include:

- Explore the narrative and justify the design behind each treatment;
- Landscaping is equally important to architectural treatment;
- Adjacencies with neighbouring properties should be taken into consideration early in the process;
- Existing scale and massing (context and townscape) should drive the design;
- Existing buildings of architectural merit should be retained, if possible, and the new proposals should respect and enhance them.

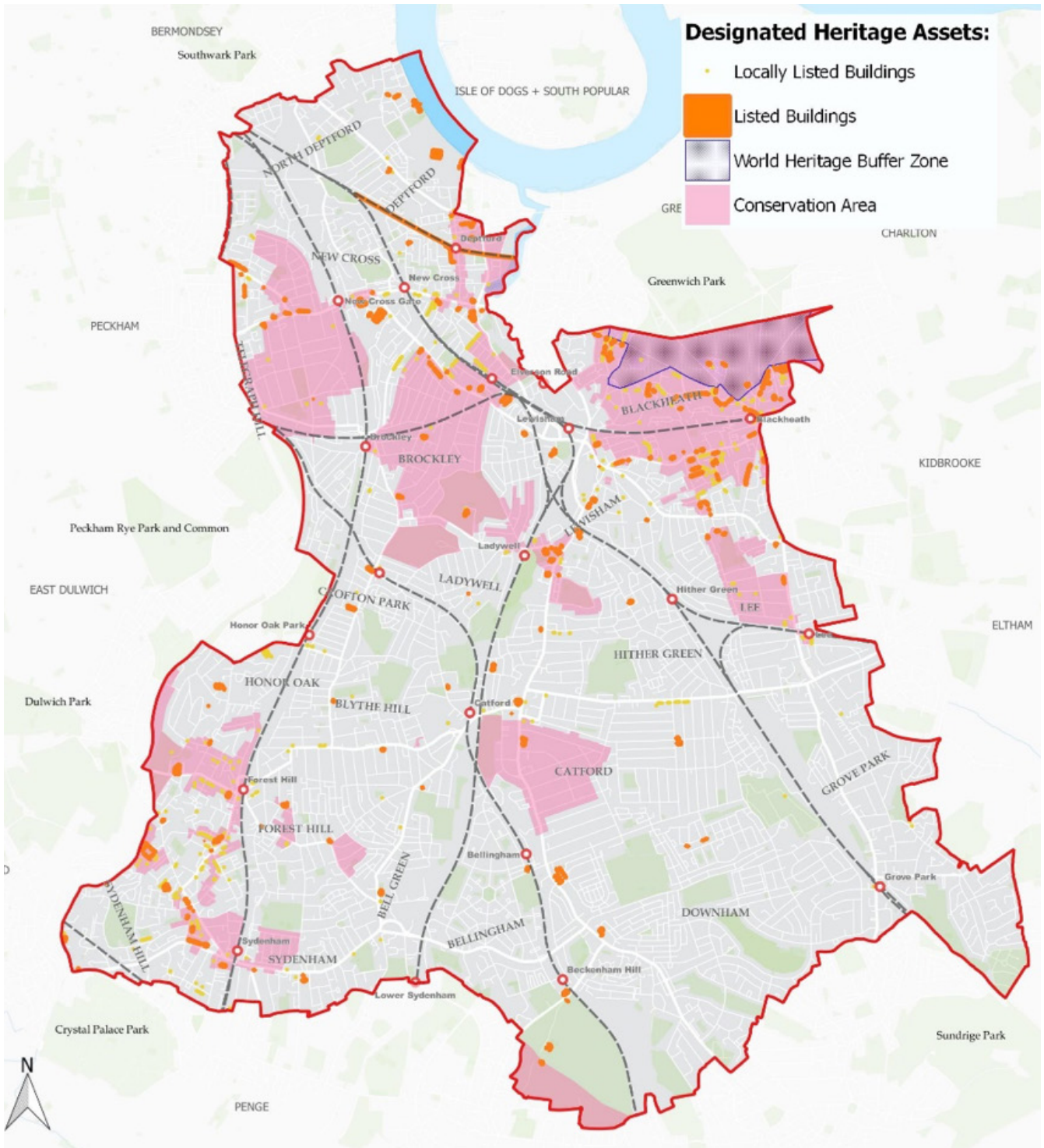
4.1.18 Further information about the DRP can be found here: <https://lewisham.gov.uk/myservices/planning/conservation/design-review-panel>

4.2 Built Heritage

- 4.2.1 Lewisham has a rich and diverse heritage of buildings and spaces which are social, economic and cultural assets that we are proud to have inherited. The Council places a high value on the diversity of ways in which the borough's historic built environment contributes to the life of the borough, and seeks to sustain these distinctive, cherished and inherently sustainable elements of our townscape.
- 4.2.2 Lewisham's Heritage Strategy (soon to be completed) will set out a framework which addresses three key themes: Understanding the borough's Heritage, Valuing it both for its inherent value and for its economic potential, and bringing awareness of to a wide audience through Celebration of what we have in the borough.
- 4.2.3 Lewisham has 366 entries on the statutory list of heritage assets of national significance, shown on [Map 7](#). 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.

Heritage Led Regeneration Schemes

- 4.2.4 The Council recognises the importance of historic places and buildings, and in accordance with Local Plan policies we encourage applicants and developers to take advantage of the borough's heritage assets, and to sensitively incorporate them in any redevelopment. The careful integration of heritage assets into regeneration projects has played an increasingly important and successful role in many regeneration schemes and provides opportunities for conservation and development to work together to create valuable places, townscapes and destinations.
- 4.2.5 Some of our successful heritage led schemes in Lewisham include:
- 16-22 Brownhill Road - a locally listed building that has been retained and refurbished with some rear additions to convert to a residential building with commercial at ground floor.
 - Astra House – a locally listed building which was sensitively extended for residential use whilst refurbishing, and retaining the character and significance of the building. It also helps to frame the setting and entrance to the new development at Deptford Foundry.
 - Faircharm – retention and reuse of existing industrial historic buildings and incorporation into a large mixed-use scheme.
 - The Deptford Project – a public private partnership between the Council, and the developer. The Grade II listed carriage ramp and railway arches were sensitively restored, and are now local retail and commercial units, and the open space in front open for use by the public including markets and events. The scheme also included a new residential block with 132 new homes, and the redevelopment of the station entrance. It has also been awarded the Best Heritage Led Scheme in 2017 in the London Planning Awards.



Map 7: Lewisham's statutory designated heritage assets
Source: Planning Service, LB Lewisham

Listed Buildings

4.2.6 3 new additions have been added to the statutory list at Grade II between April 2018 and March 2019:

- The **Blackheath Quaker Meeting House** and cobbled forecourt (see photo 21) built in 1971-2 by Trevor Dannatt and Partners was listed in May 2019 for its: original design, how it transformed an exceptionally difficult site, its dramatic exterior and interior effects combined with carefully judged and subtle details creating an atmosphere of quietness and contemplation suited to Quaker worship, and for its importance as a major work by Trevor Dannatt who is a celebrated and distinguished post-war architect. This building is of further interest to Lewisham as it is one of only three late 20th Century buildings that are listed in the borough.
- **Baring Hall Hotel** and associated stable block in Grove Park (see photo 22) – listed in June 2018 as an interesting example of ‘improved public houses’ in a restrained and eloquent rendering of the ‘Queen Anne’ style.
- A **ventilating column on Clifton Rise in New Cross** dated to 1897 - listed in May 2018 as a rare and significant example of street furniture related to improvements in the quality of the public lavatories and public health, built by the local sanitary engineer for Greenwich District Board of Works.

Scheduled Ancient Monuments

- Lewisham contains one Scheduled Ancient Monument, a site of immense national and international importance. The monument includes the remains of a Tudor naval storehouse at Deptford Dockyard, a Royal Naval dockyard founded by Henry VIII in 1513 and is situated 1.5km upriver of his palace at Greenwich. Beyond the storehouse itself, the dockyard extends over an area of at least 16 hectares along the Thames waterfront north west of St Nicholas’s Church (in Deptford) and remained in use until the mid-19th century.



Photo 21: Blackheath Quaker Meeting House
Image Credit: LB Lewisham



Photo 22: Baring Hall Hotel
Image Credit: LB Lewisham

- The site includes an extensive series of buried remains relating to the construction, fitting out and launching of war ships, as well as the separately listed river wall which is thought to be medieval in origin, and listed boundary walls and gates on the east and south west sides of the dockyard site. Outline planning permission was granted by the GLA in 2015 for comprehensive redevelopment of the site, and the Development Management team, with Historic England, have been working with the owners through 2018-19 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.

Conservation Areas

- 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.
- Two new conservation areas have been designated: **Perry Vale and the Christmas Estate** in January 2019, and the **Lewisham Park** Conservation Area later in June 2019. Conservation Area Appraisals for each new conservation area have also been adopted.
- Lewisham was awarded funding from Historic England in October 2018 to undertake a review and appraisal of Deptford High Street Conservation Area with the aim of producing planning guidance and management proposals that would help address and prevent further erosion in its character and appearance. A new Conservation Area Appraisal has been prepared and consulted upon for Deptford High Street and St Paul's Church Conservation Area with proposals to merge the two areas, and was adopted in December 2019.

Registered Parks and Gardens

- The Council has three Registered Parks and Gardens which are all listed at Grade II: Horniman Gardens, Grove Park Cemetery, and Manor House Gardens.



Photo 23: Perry Vale and Christmas Estate
Image Credit: LB Lewisham



Photo 24: Lewisham Park
Image Credit: LB Lewisham

Heritage at Risk Register

4.2.7 As of March 2019, 16 buildings/structures and one Conservation Area (Deptford High Street Conservation Area) were on Historic England's Heritage at Risk Register due to neglect and decay.

4.2.8 Later in July 2019, both the Fellowship Inn and Beckenham Place Park were removed from the Heritage at Risk Register. Both buildings had suffered severe deterioration internally and externally, and were largely vacant, and were listed on the Heritage at Risk Register as being in a 'very bad, and poor condition' with a 'declining trend' in terms of deterioration. Both projects are now shortlisted for the London Planning Awards under the Heritage and Culture category. Specifically:

- **Beckenham Place Park stables** were completely vacant after an arson attack in 2011, which left the building and its structural integrity incredibly vulnerable, and was entirely held up by scaffolding. After significant collaboration between Historic England and Council departments, Listed Building Consent and planning permission for the restoration of the building, as well as the overall masterplanning for the park were approved. Following a £4.9m grant from the Heritage Lottery Fund the building was completely restored, along with the park itself including the integration of a new open swimming lake, re-planting of parts of the ancient woodland and restoration to the setting of the mansion. (See section 5.1.6 for more details).
- **Fellowship Inn** was considered to be in a very poor condition with no solution agreed for its long term use or refurbishment. The building was part occupied, in that the pub was still open for use, but was overall in a very dilapidated condition which was continuing to decline. Much of the hall building had been vacant for nearly 50 years, and was closed to the community with parts vandalised, and significant fire and water damage. In 2015 the owner of the building Phoenix Trust secured a major Heritage Enterprise award from the Heritage Lottery Fund. After much collaboration between the Council's Conservation and Planning teams, a solution was agreed and in 2017 planning and Listed Building was approved for its restoration. The building has now been fully restored and is completely accessible to the public with a revitalised pub, cinema, community hall and music hub.

4.2.9 Also, in May 2019 Historic England added the Gate Piers to the former Naval Dockyard at Convoys Wharf to the Heritage at Risk Register. These are early 19th Century gate piers and wall to one of the earliest British royal dockyards which was founded by Henry VIII in 1513. The wall has square piers are of multi-coloured stock brick with stone cornices and ball finials. This section of the wall is in poor condition with some structural problems that are under investigation. The structure has been added to the Register because of its structural condition, the decay caused as a result, and because of its vulnerability. Listed Building Consent has been granted for temporary stabilisation works and discussions are underway regarding a permanent repair scheme.

4.2.10 There are a range of other projects that the Council is involved in which are seeking to improve the condition of other buildings at risk and eventually enable them to be removed from the register including:

- **St Margarets Churchyard** - works are expected to commence in 2020 to St Margarets Churchyard where 10 of our remaining 16 structures which are on the Heritage at Risk Register are located. This is after securing a Section 106 agreement with the developer on the adjacent site to fund the restoration of these structures.
- **Rileys Temperance Hall** - planning permission and Listed Building Consent have now been granted for the conversion of Rileys Temperance Hall to a church with associated changes to restore and alter parts of the building in 2017, and work has commenced on site with Phase 1 of the works (to the interior of the 1st floor) now complete. The remaining works on site are phased, and are not expected to start until 2020.
- **Ladywell Baths** - in 2017 the Council successfully secured a restoration partner for the full repair of Ladywell Baths building, as well as its long-term use. Pre-application discussion are well underway, and the Council expects to receive a planning application in early 2020.

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.

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. At March 2019 there were 302 buildings on the Local List. The Council has started work on assessing a further 69 additional nominations to add to the Local List. Following consultation, most of these nominations are expected to be formally added to the Local List in early 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.

Sustainability Projects

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. During 2018-19 the Council has: helped over 464 residents to improve heating, insulation and ventilation for households vulnerable to the cold (using the GLAs Warmer Homes Fund), supported 875 residents with practical advice on cutting their energy bills (through the fuel poverty advice and referral programme) and improved heating, double-glazing and LED lighting in 1,000 Lewisham Homes properties.

Climate Emergency

4.3.3 In February 2019, the Council agreed a motion to declare a 'climate emergency' and agreed a new action to make the borough of Lewisham carbon neutral by 2030. A climate emergency action plan is being prepared, which will set out how the Council intends to accelerate the reduction in carbon emissions and deliver a carbon neutral borough by 2030 through a range of initiatives. The Planning Service will directly input into this process by helping to:

- Maximise opportunities for energy efficiency in all new developments.
- Facilitate the development of a district heat network to deliver waste heat from a power station to heat homes.
- Establish a carbon offset fund to resource energy-reducing measures across the borough.
- Improve transport infrastructure, working with the Government to deliver the BLE and the implementation of healthy neighbourhoods.

4.3.4 This year the Council has launched a new Community Energy Fund supporting local community-based carbon reduction and energy initiatives, initiated new energy master-planning for the borough that will directly support the Local Plan and supported 216 households (as at the end of November 2019) to access energy company funding for insulation and heating improvements. The Council is also delivering an energy advice service for vulnerable residents across South London with a target to support 1,600 individuals.



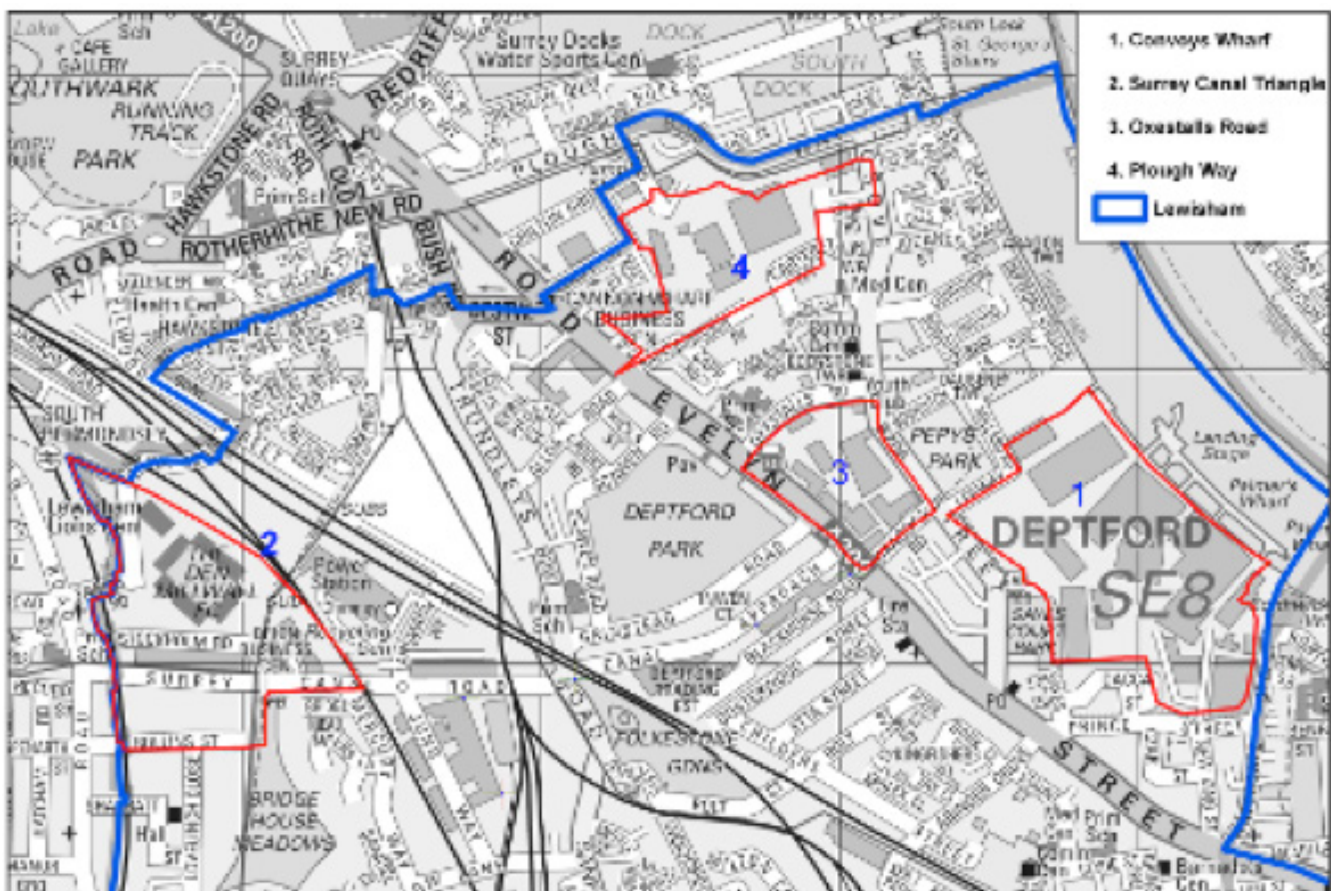
4.3.5 The Sustainability Team work with colleagues in the Planning Service to ensure new developments respond to the climate emergency and comply with planning policy on energy, carbon and flood risk. So far this year the Sustainability Team have reviewed over 20 major applications and where needed pushed for higher standards to ensure new developments play their part in a borough wide effort to mitigate the worst impacts of the climate crisis.

4.4 Lewisham Places

4.4.1 One of the Corporate Strategy 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 Town Centre. 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 8) and the other in Lewisham Town Centre. Updates on each are provided below.



Map 8: Locations of strategic sites in Deptford & New Cross

Image Credit: LB Lewisham

4.4.3 Convoys Wharf - This site covers 16.6 hectares fronting the River Thames in Deptford and is the largest redevelopment site in the borough. It is intended that redevelopment of the site will restore public access to a major part of the borough's riverfront for the first time in centuries. An outline planning application was submitted in spring 2013 for the comprehensive redevelopment of the site to include:

- Up to 321,000m² residential floorspace (3,514 dwellings).
- Up to 15,500m² of B1/live/work employment floorspace (including up to 2,200m² for three potential energy centres).
- Up to 32,200m² of B2/Sui generis employment floorspace (associated with wharf).
- Up to 5,810m² of retail and financial and professional services (A1 & A2).
- Up to 4,520m² of restaurant/cafe and drinking establishment (A3 & A4).
- Up to 13,000m² of community/non-residential institution (D1) and assembly and leisure (D2).
- Up to 27,070m² of hotel floorspace (C1).
- River bus jetty and associated structures, 1,840 car parking spaces together with vehicular access from New King Street and Grove Street.
- Retention and refurbishment of the Olympia Building and demolition of all remaining non-listed structures on site.

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.

Table 10: Timeline of development activity for Convoys Wharf

Source: LB Lewisham

4.4.4 Surrey Canal Triangle (see photos 25 and 26) - This is the second largest strategic site at 10.7 hectares. Plans for this site, which is also known as New Bermondsey, will create:

- A centre for sporting excellence and provide an improved setting for Millwall football stadium.
- Up to 2,400 dwellings.
- Commercial floorspace generating 1,500 jobs (and a further 470 temporary construction jobs while building is underway).
- Funds for a new station on the London Overground.
- Improved connections and open spaces.
- New community facilities.

Year	Activity
2011/12	The Council approved an outline planning permission for the scheme in March 2012.
2015/16	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. The Council has been preparing a Surrey Canal Triangle Supplementary Planning Document (see section 4.1) to agree overarching design principles for the site guide the future development. HIFF funding secured to deliver East London Line upgrades and new station.
2019/20	Adoption of the SPD is expected in 2020, and a revised planning application across the site is expected in 2020.

Table 11: Timeline of development activity for Surrey Canal Triangle

Source: LB Lewisham



Photo 25: New Rail Station at Surrey Canal Triangle
Image Credit: LB Lewisham

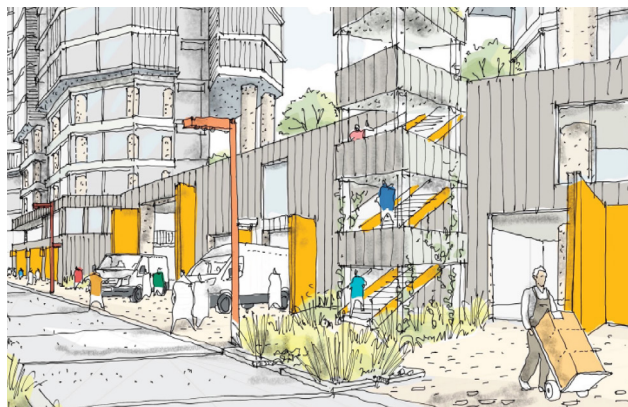


Photo 26: Artist impression of Surrey Canal Triangle
Image Credit: LB Lewisham

4.4.5 Timber Yard, Oxestalls Road (see photos 27 and 28) - This site covers an urban block of 4.6 hectares defined by four streets. The Council approved an application for the redevelopment of the site, also known as ‘The Wharves’ in March 2012. A new planning application was submitted in May 2015 proposing:

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

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 been submitted and is under consideration with the Council.
2019/20	Occupation of Phase 1 units is anticipated for Q1 2020.

Table 12: Timeline of development activity for Timber Yard, Oxestalls Road

Source: LB Lewisham

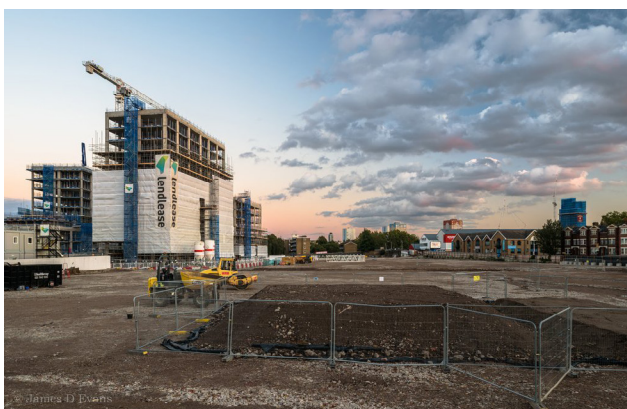


Photo 27: Timber Yard under construction
Image Credit: LB Lewisham



Photo 28: Timber Yard visualisation
Image Credit: Hawkins Brown

4.4.6 Plough Way (see [photos 18, 29 and 30](#)) - is substantially complete and is made up of three large land parcels in different ownerships as well as some smaller plots on Yeoman Street.

- Greenland Place, (previously known as Cannon Wharf) was the first to be completed. Known as Greenland Place, it consists of 697 dwellings, a business centre provided as part of approximately 6,500 m² of commercial space that also includes shops, restaurants and gym uses, residential blocks that front onto the linear park and pedestrian links onto Evelyn Street and Rainsborough Avenue.
- Marine Wharf West is now complete and consists of 566 dwellings including sheltered housing in an 'extra care' facility, shops and businesses and a landscaped linear park along the route of the former Surrey Canal, which opened in July 2016.
- Marine Wharf East has been completed in this monitoring year and consists of 225 dwellings, commercial floorspace and pedestrian links into Marine Wharf West and Grove Street.
- 33 dwellings have also been constructed at 7-17 Yeoman Street.
- 72 residential dwellings, 371m² of commercial floorspace and an energy centre will be completed within the next monitoring year at 19 Yeoman Street.



Photo 29: Cannon Wharf and Marine Wharf West
Image Credit: LB Lewisham



Photo 30: Linear Park
Image Credit: LB Lewisham

4.4.7 Lewisham Gateway (see [photos 31 and 32](#)) – is a highly prominent site within the borough's major town centre. The large roundabout in this location previously acted as a significant barrier to physical and commercial linkages between the interchange of trains, the Docklands Light Railway and buses to the north and Lewisham Shopping Centre and the main retail area to the south. A section 73 application has been granted to vary the outline consent for Phase 2 of the development, so that now the scheme consists of:

- An amended road layout to create an improved pedestrian route.
- Commercial, shops, restaurants, bars and cafes and co-working space.
- Up to 530 dwellings and 110 co-living space.

- Leisure facilities including a 9 screen cinema.
- A new park – Confluence Place – which incorporates the confluence of the two realigned rivers Quaggy and Ravensbourne.
- A town square opposite St Stephen’s Church.

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 has been completed including the realignment of the road layout, the new public space at Confluence Place and the construction of four buildings (ranging between 15 and 25 storeys) which provide 362 dwellings and a ground-floor shops and restaurant/café.
2018/19	A reserved matters application for Phase 2 was granted in February 2019 and a section 73 application has been granted to vary the outline consent for Phase 2 of the development.
2019/20	It is anticipated that construction of Phase 2 will start in 2020.

Table 13: Timeline of development activity for Lewisham Gateway

Source: LB Lewisham



Photo 31: Lewisham Gateway Phase 1

Image Credit: LB Lewisham



Photo 32: Lewisham Gateway regeneration site

Image Credit: LB Lewisham

Estate Renewal

4.4.8 Work continues on the extensive programme to renew two of the Council’s housing estates.

4.4.9 **Achilles Street** – since the end of the monitoring year, plans for a third estate renewal scheme are also progressing, with a recent ballot voting in favour of redevelopment.

4.4.10 **Heathside & Lethbridge Estate** (see photos [2](#), [8](#), [33](#) and [34](#)); 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 been progressing in 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, due to be completed by April 2022. Phases 5 and 6 consist of 436 new homes, including 217 affordable (164 social rent and 53 intermediate). A new public park is also being provided.

Table 14: Timeline of development activity for Heathside and Lethbridge

Source: LB Lewisham



Photo 33: Heathside and Lethbridge
Image Credit: LB Lewisham



Photo 34: Heathside and Lethbridge
Image Credit: LB Lewisham



4.4.11 Excalibur Estate (see photos 35 and 36); 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	The last two Phases 4 and 5 have yet to receive planning consent and will likely be for 210 new homes.

Table 15: Timeline of development activity for Excalibur Estate

Source: LB Lewisham



Photo 35: Phase 1 Excalibur Estate
Image Credit: LB Lewisham



Photo 36: Phase 1 Excalibur Estate
Image Credit: LB Lewisham

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

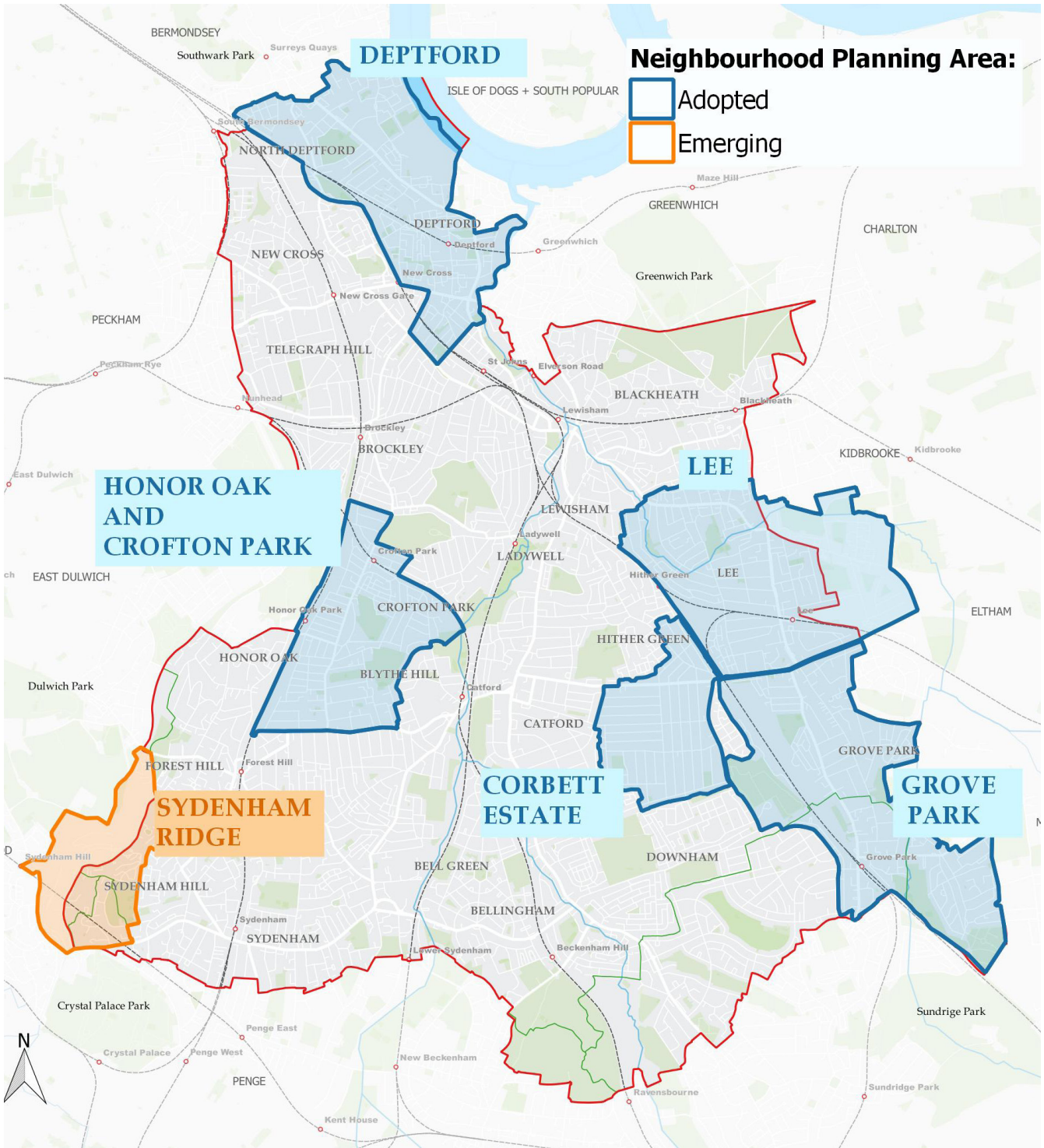
4.5.2 [Map 9](#) shows the five neighbourhood forums/areas designated by the Council since April 2012, with a further neighbourhood forum and area currently submitted.

4.5.3 [Chart 8](#) tracks the progress made so far and shows that five neighbourhood plans are at various stages of preparation, with Grove Park having progressed the most. Sydenham Ridge have recently submitted an application for a neighbourhood forum and area. Given the time lapse since Crofton Park and Honor Oak Park was originally designated, a new application has been submitted for its re-designation. 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.

Plan adopted by the Council							
Local referendum							
Independent examination							
Regulation 16 publicising the plan		October 2019					
Regulation 15 plan submitted to the Council	October 2019	↑					
Regulation 14 pre-submission consultation	↑	↑		November 2019	October 2019		
Preparing draft plan	↑	↑	November 2019	↑	↑		
Neighbourhood forum and area designated by the Council	July 2014	2014	April 2015	January 2016	February 2016		
Application submitted for neighbourhood forum and area	January 2014 and (re-designation October 2019)	June 2014	December 2014	August 2015	August 2015	October 2019	
	Crofton Park/ Park/ Honor Oak Park	Grove Park	Corbett Estate	Lee (also part of the Royal Borough Of Greenwich)	Deptford Neighbourhood Action	Sydenham Ridge	

Chart 8: Progress of Neighbourhood Plans

Image Credit: LB Lewisham



Map 9: Designated Neighbourhood Planning Areas
Source: Planning Service, LB Lewisham



Photo 37: Beckenham Place Park
Image Credit: BDP

5 Infrastructure

5.1 Green Infrastructure

5.1.1 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.

5.1.2 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, especially income related health inequality. 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.



Open Spaces Assessment

5.1.3 The Open Spaces Assessment was prepared by Jon Sheaff and Associates. The main aim of the study was to undertake a local green and open space audit and needs assessment. It assesses the current condition of parks and open spaces across Lewisham and makes recommendations in respect of the future provision of open space across the borough, taking into account the projected increase in the borough's population. It will inform planning policies and strategies to manage the protection and enhancement of green and open space provision and ensure that future needs for all types local green and open space are planned for positively and opportunities for new provision are identified in the emerging Local Plan.

Improvements to Green Spaces

5.1.4 Funds secured through Section 106 or CIL are used to make new and/or additional improvement to leisure, sports and play facilities in parks and open spaces. The following parks and open spaces that have benefited during this period include:

- Deptford Park – for the provision of new bins & benches. Deptford Park (Community Orchard) – the planting of 36 trees to create a community orchard within the park.
- Folkestone Gardens – new benches.
- Eckington Gardens – new picnic benches and litter bins.
- Ladywell Fields – new picnic benches, litter/dog waste bins, new lightning system, table tennis table and an outdoor gym equipment.
- Luxmore Gardens – new drinking water fountain, litter/dog waste bins, benches/picnic benches, table tennis table, and refurbished and enhanced children's playground.
- Manor Park – new children benches/picnic benches, dog waste litter bins, adult benches and picnic benches.

5.1.5 Some of these projects were successfully delivered in conjunction with the ‘Friends/Park User groups’ who have helped to secure additional external and internal funds to aid the project development. In most cases, the Section 106 funding was used as a leverage to secure these additional funds. External funding sources were from organisations such as; Veolia, GLA/ Mayor’s Greener Funds, Groundwork, whilst internal funding includes CIL, Local Ward Assembly, Neighbourhood Communities Development Partnership.

Beckenham Place Park

5.1.6 Funds from the Council, the National Heritage Lottery Fund, the National Lottery Community Fund (£4.9 million) and the Mayor of London’s Greener City Fund (£440,000) have been used in a £6.8 million redevelopment programme that has restored and revitalised Beckenham Place Park and opened it up for greater use by the local community. Whilst the Park was officially launched in July 2019, restoration and improvement works have been ongoing over the preceding three years. Some of the historic buildings were in a serious state of repair and this investment has halted that decline and provided a long-term future for this vital community green space.

5.1.7 The historic parkland has been transformed, with improved accessible walking routes and new cycling tracks, a wet woodland area, the planting of 15,000 trees and the lake reinstated, creating the first purpose-built swimming lake in London – see [photos 37](#) and [38](#). The 18th-century Grade II listed stable block has become a cafe and an education centre – see [photo 39](#). The restored Victorian cottage is now the base for volunteering activity in the park and is surrounded by a community garden. The historic landscape has also been restored, with pleasure gardens, courtyard and a carriage drive to the Grade II* Mansion House. The new park also has new children’s play area which encourages natural play and exploration; reed beds and boardwalks; a BMX track; a skate park; public toilets and provision for refreshments. It will contribute towards the Mayor of London’s commitment to making London the world’s first National Park City.

5.1.8 [Map 10](#) 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.



Photo 38: Beckenham Place Park
Image Credit: Edge to Edge Films



Photo 39: Beckenham Place Park Stable Block
Image Credit: LB Lewisham



Map 10: Green Infrastructure
Source: Planning Service, LB Lewisham

Greening Fund

5.1.9 The Council launched a new borough wide Greening Fund using pooled Section 106 contributions from newly built developments which allowed park user groups, allotment committees and other local organisations to apply for grants of up to £40,000 to improve a Council-owned park, garden, open space or nature reserve. The grants go towards new/enhanced benches, animal proof bins, drinking fountains, soft landscaping, signs and planting. 32 applications were awarded funding equating to £360,000 and will be used to benefit 35 spaces across the borough.

Biodiversity Enhancements

5.1.10 New developments can be built in a way that enhances sustainability and biodiversity. During 2018-19 the Lewisham Biodiversity Partnership's Kenneth White legacy award provided funding for the installation of 10 swift boxes on new properties built in Dacre Park South in Lee, and on a Lewisham Homes property in Wynell Road in Forest Hill, with the help of Lewisham Homes, the Council, the London Fire Brigade, and a local conservation group Lewisham Swifts (see [photo 40](#)).

5.1.11 The Dacre Park South development of 25 new homes has also created wider benefits for the environment. Previously overgrown and neglected outside areas have been replaced with an improved shared garden space, and bike stores have been added to encourage cycling. Green roofs and solar panels have also been fitted, which will not only help to reduce gas emissions but also provide havens for wildlife.

5.1.12 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 this monitoring year, they have provided advice on 18 development schemes.



Photo 40: Installation of Swift Boxes

Image Credit: LB Lewisham

Trees

STREET TREES

5.1.13 During 2018-19, **131 street trees were felled** but **245 street trees were planted** in partnership with Street Trees for Living.

TREES ON PRIVATE LAND

5.1.14 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. 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,
- commenting on the landscaping aspects of planning applications, including landscaping assessments,
- ensuring tree applications can be validated,
- checking that tree applications relate specifically to trees in Conservation Areas or trees that are subject to TPOs,
- 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,
- determining an average of 477 tree applications each year, and
- enforcement activities relating to trees.

5.1.15 On average, tree applications account for 18% of all applications determined each year. During this monitoring year 2018/19, 543 tree applications were received and 429 were determined.

5.1.16 10 Tree Preservation Orders (either as individual trees T1 or as a group of trees G1) have been made, including:

- 18 Peak Hill Gardens (T1) - Made: 20 April 2018.
- 79 Belmont Hill (T1, G1) - Made: 12 April 2018, not confirmed.
- Duncombe Hill Brockley Rise (T1-T6) TPO – made: 10 May 2018, not confirmed – see G1 & T1 TPOs.
- 60 Tyrwhitt Road (T1,T2. confirmed modified T2) – made: 14 August 2018.
- 29-31A Crescent Way (T1) – made: 03 September 2018.
- 113-115 Moorside (T1) – made: 06 September 2018.
- Duncombe Hill Brockley Rise (G1) TPO – made: 09 November 2018.
- Wickham Rd St Peter’s Church & Vicarage (G1) – made: 16 January 2019.
- Wickham Rd St Peter’s Vicarage -Beverly Rd (T1,T2) – made: 17 January 2019.
- Duncombe Hill Brockley Rise (T1) TPO – made: 28 February 2019.

5.2 Transport Infrastructure

Connectivity

- 5.2.1 Making Lewisham Greener is one of the priorities 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.
- 5.2.2 [Map 11](#) shows the borough’s main transport infrastructure including the network of main roads and railways. 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.
- 5.2.3 [Chart 9](#) shows that more than half of the commuting both to and from Lewisham is carried out by public transport (rail and bus).

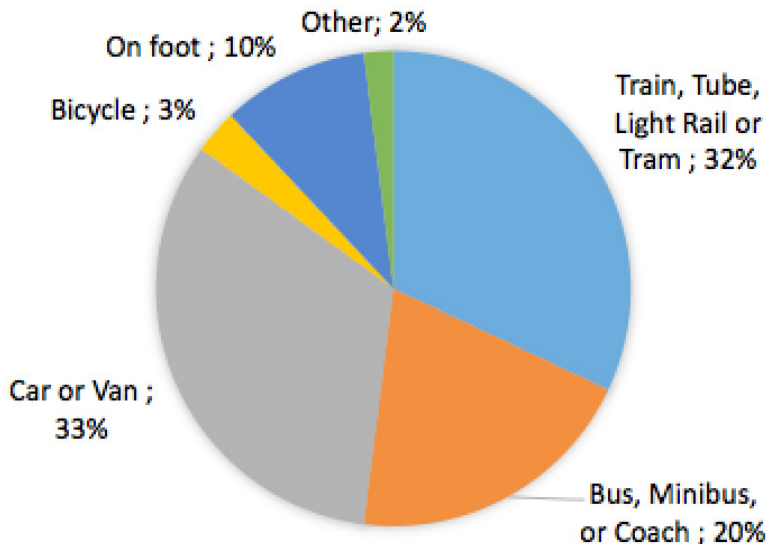
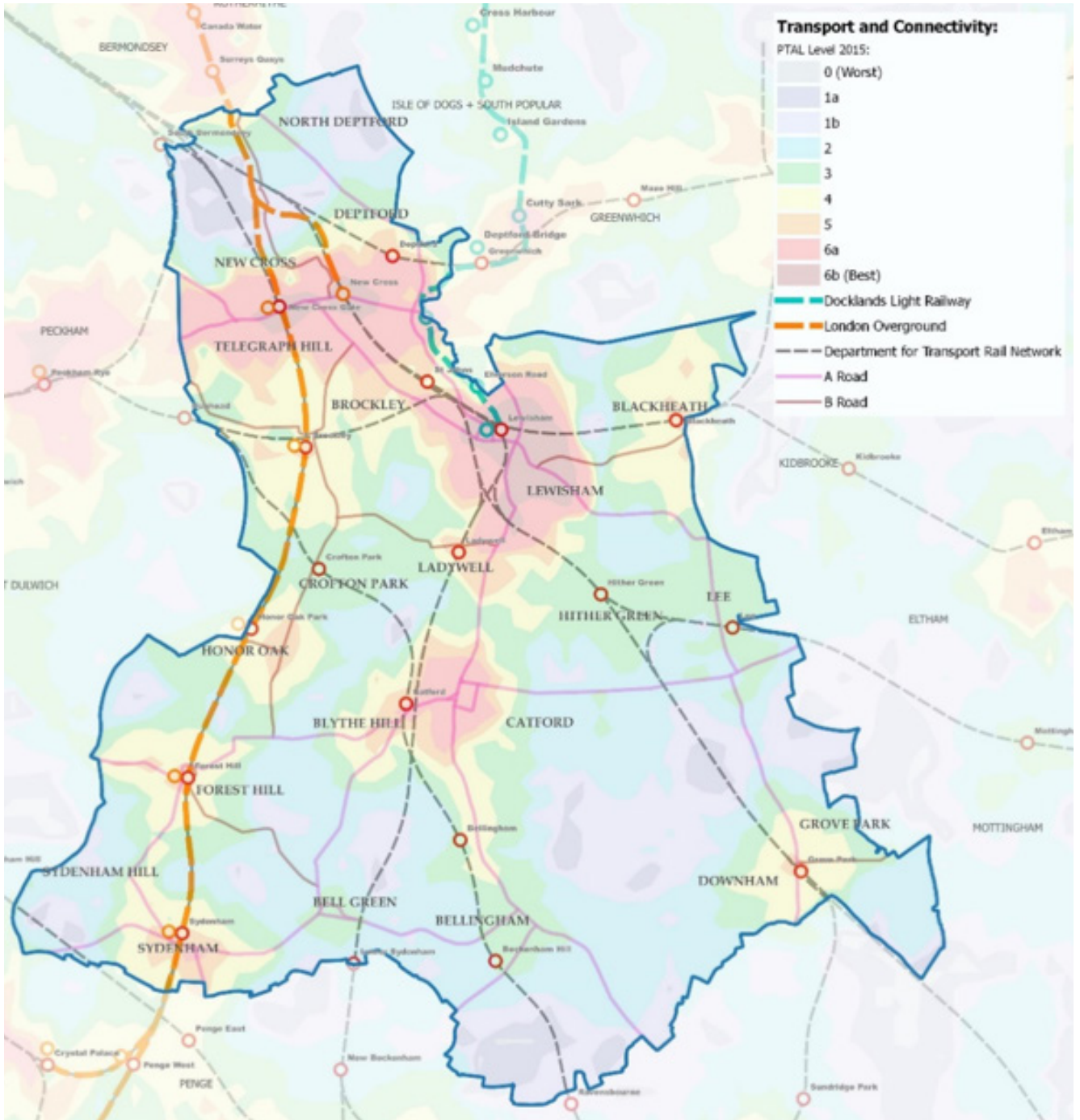


Chart 9: Modal Share
Source: LB Lewisham

- 5.2.4 [Map 12](#) 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.

Transport Improvements

- 5.2.5 The Planning Service, alongside other Council departments and services seek to support the delivery of transport infrastructure to meet the needs of Lewisham’s growing population and to help reduce the demand for car-bourne travel. At a strategic level we have a borough wide Transport Strategy and Local Implementation Plan (LIP), which looks at our existing transport provision and where it can and needs to be enhanced. This is backed up by a number of supporting strategies including a Rail Vision, and a Cycling Strategy. We 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.



Map 11: Transport Infrastructure
 Source: Transport for London, PTAL

- 5.2.6 In the consideration of planning applications, use of environmentally friendly transport options are increased in a variety of ways, ranging from the principle of ensuring new development is located close to transport links and services, supporting car free developments, provision of cycle storage for each new unit, payments towards new bus routes or improvements to the DLR or the provision of electric car charging points.

East London Line (ELL)

- 5.2.7 In Summer 2019 there was a successful bid for Housing Infrastructure Funding (HIF) for the ELL which has secured £80.8 million to realise an increase in train frequency through the core of the ELL from 16 trains per hour to 20 trains per hour. There will be new and improved stations along the route to meet the growth in demand, including a new station at Bermondsey. Within Lewisham this will be achieved by new signalling works, power supply upgrade and additional stabling facilities at New Cross.

DLR Upgrade

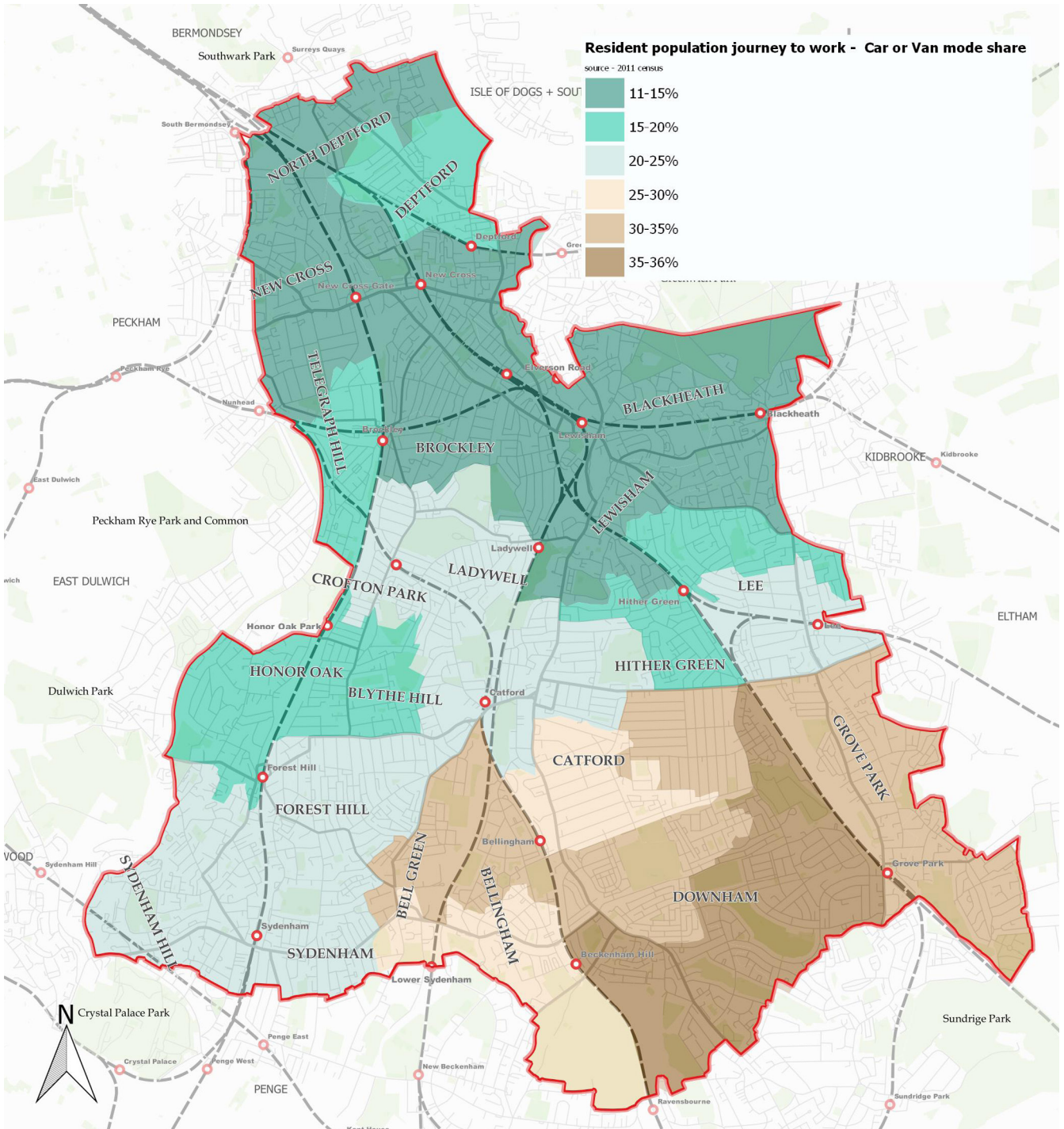
- 5.2.8 In 2017 TfL began the process for a fleet of 57 new DLR trains to replace existing ones. The new trains would be walk through and have greater capacity for passengers, with enhanced frequencies of up to 30 trains per hour to Lewisham during peak hours. These enhancements are expected to be in place by 2024 and will improve the service on the DLR and improve accessibility for Lewisham residents, businesses and visitors.

Lewisham Station

- 5.2.9 Lewisham Station has experienced a tripling of footfall over the past 15 years from 4 to 11 million annually 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 System Operator for investment to resolve current and future capacity constraints.
- 5.2.10 TfL, Network Rail, Southeastern and the Council meet regularly to discuss steps to improve Lewisham station and plan for a future Lewisham Interchange. TfL, the Council and Network Rail jointly funded the Lewisham Interchange Study in 2017 which provided a holistic approach to the future of Lewisham Town Centre and the station. The Council has keenly championed there being a holistic interchange at Lewisham station for many years and have promoted enhancements outside the station such as improved connections through new developments.
- 5.2.11 Network Rail are proposing a number of interventions and improvements at the station to overcome issues of safety and capacity in the shorter term which include platform extensions (to reduce stepping distances) and canopies and improving wayfinding and information within the station. It is intended that these works will commence in early 2020.

Metroisation

- 5.2.12 Both TfL and the Department of Transport have plans for metroisation. Whilst they differ from each other, both intend to bring forward transformational change in capacity, rolling stock, frequency and connectivity. This would be achieved by regularising and simplifying the services on the lines through the borough and further afield into a consistent and easier to understand pattern.



Map 12: Journey to Work by Car

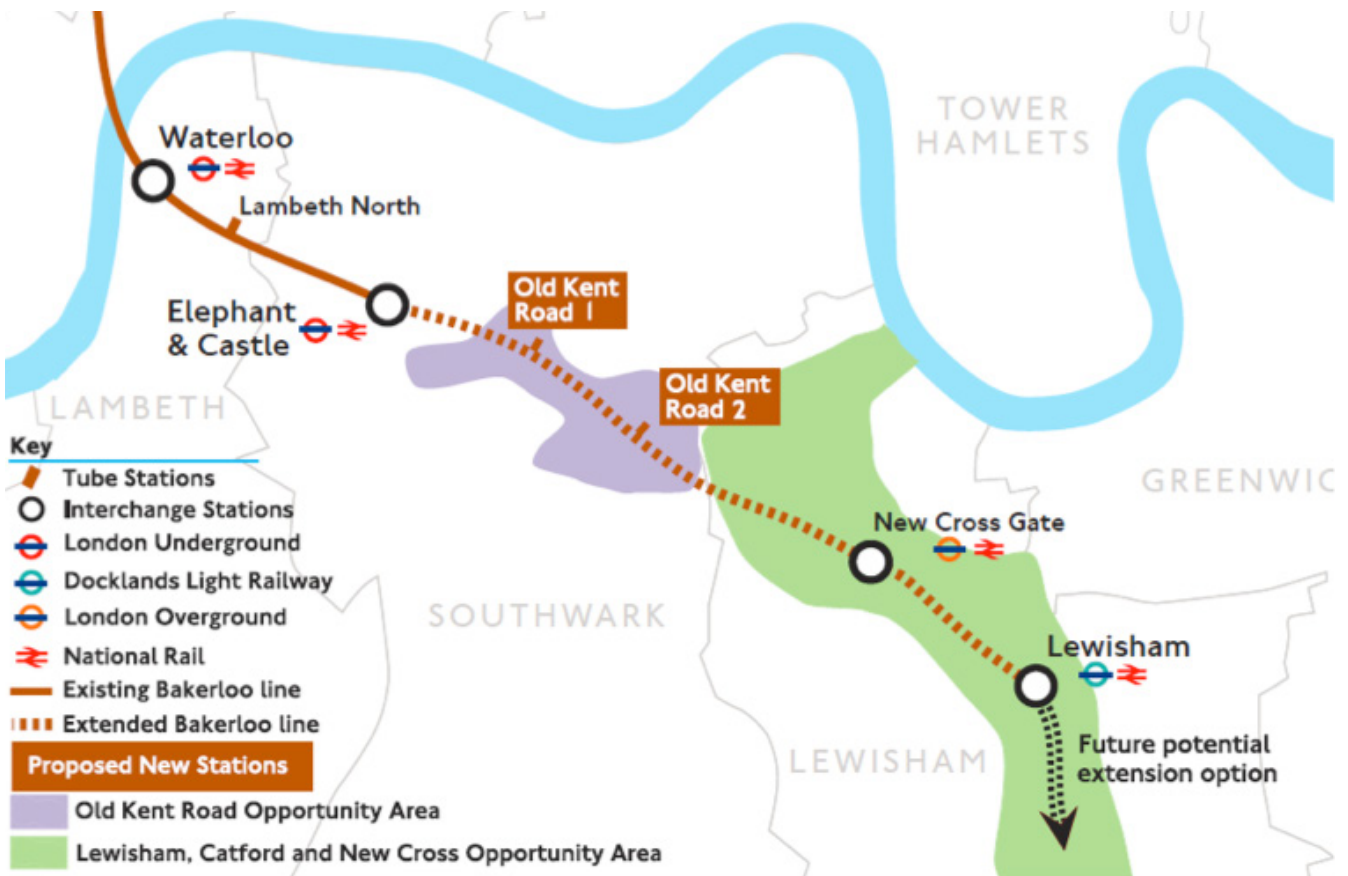
Source: Census 2011, Figure 9 Lewisham Transport Strategy and LIP 2019-2041

Bakerloo Line Extension (BLE)

- 5.2.13 The BLE project now includes an upgrade to the existing line as well as the proposed extension – see [map 13](#). 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.
- 5.2.14 The Council is strongly supportive of the BLE project which will run from Lambeth North, Elephant and Castle and two new Old Kent Road stations in Southwark, to New Cross Gate station and Lewisham station, which would be become interchanges. The Council also strongly supports the BLE running on to Hayes which is a proposal which TfL consulted upon in Autumn 2019. If it were to go to Hayes, the BLE would also stop at Catford and Lower Sydenham where it has the potential to deliver transformational benefits to these places and their residents, as well as improving accessibility in the wider area.
- 5.2.15 In the last year the Council has established a dedicated Bakerloo Line Extension Programme with a small team which has two core functions. The first is to lead the Council’s case-making efforts to secure the BLE investment. The second is to coordinate planning for BLE infrastructure and growth around BLE stations. During 2018-19 the Council have been conducting a ‘Back the Bakerloo’ campaign which now has received over 20,000 pledges of support.

Cycling

- 5.2.16 Work has started on two cycle highways in the borough:
- Cycle Super Highway 4 (CS4) which will create a continuous segregated cycle route from Greenwich to Tower Bridge. The route runs the length of Evelyn Street and will connect to the Cycling Quietway on Gosterwood Street. The project is a partnership between the Council, the London Borough of Southwark, the Royal Borough of Greenwich and TfL. It will also improve pedestrian facilities and public spaces. Works on CS4 started in July 2019.
 - The Lewisham Spine Deptford to Downham cycle highway is a proposed new cycle highway that would follow the A21 through Lewisham and Catford until it reaches the borough’s southern border in Downham. It links the main TfL managed routes, rail and tube services, and our two major town centres. It also links in with CS4 in the north and Bromley to the south, providing a link between inner and outer London that would be required to achieve the ambitious targets set out in the Mayor’s Transport Strategy. It is also included as a key aspiration within the Council’s Cycling Strategy. In 2019-20 the Council committed £20,000 from the Local Implementation Plan (LIP) budget to help TfL undertake the first stage of investigations into the route.



Map 13: Route of the Bakerloo Line Extension

Source: Planning Service, LB Lewisham



Photo 41: Back the Bakerloo Line Campaign
Image Credit: LB Lewisham

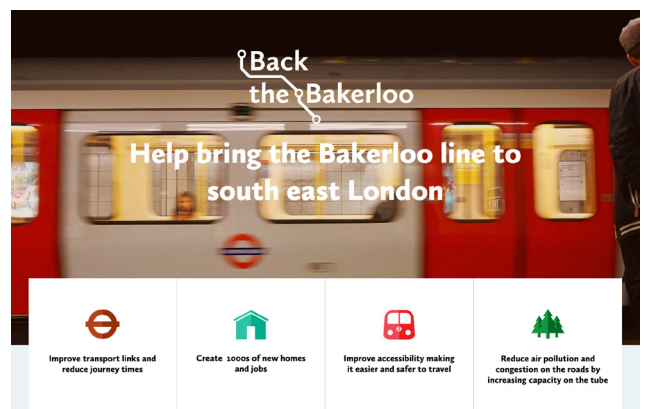


Photo 42: Back the Bakerloo Line Campaign
Image Credit: LB Lewisham

5.3 Social Infrastructure

5.3.1 The Lewisham Corporate Strategy 2018-2022 seeks to retain and enhance social infrastructure and a number of corporate priorities are relevant:

- Delivering and defending health, social care and support seeks to ensure that healthy lifestyles are increasingly a way of life across all communities and that all health and social care services are robust, responsive and working collectively to support communities and individuals.
- Giving children and young people the best start in life seeks to ensure that every child has access to an outstanding and inspiring education and is given the support they need to achieve their full potential.

5.3.2 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.

London Borough of Culture

5.3.3 The GLA runs the London Borough of Culture award on behalf of the Mayor of London. It places culture firmly at the heart of local communities and highlights the character and diversity of London's boroughs. The Council has started to prepare a bid and has been running a campaign to showcase all of the cultural activities happening in Lewisham and is seeking backing from the local community.



Photo 43: London Borough of Culture bid
Image Credit: LB Lewisham

Provision and Enhancement of Facilities

5.3.4 Work has been ongoing to expand a range of facilities across the Borough. During 2018-19 the following projects were completed:

EDUCATIONAL FACILITIES

- School Minor Works Programme 2018.
- Final landscaping works as part of the expansion of Turnham Primary School.
- Early Years nursery expansions at Cherubins, Little Elms and Faith Montessori.
- Alternative provision assessment hub at Abbey Manor, funded by Section 106 and Healthy Pupils Capital Fund (HPCF).
- Expansion of Our Lady and St Philip Neri School.

HEALTH FACILITIES

- Work has started on the Waldron Health Centre.

Healthy Neighbourhoods

5.3.5 Since the end of the monitoring year, the Council has introduced Healthy Neighbourhoods, a programme to change our streets to encourage people to walk and cycle rather than drive. This is an aim set out in our Transport Strategy and Local Implementation Plan 2019–2041 (LIP3). The programme is likely to include the following package of traffic management measures that stop vehicles passing but allow pedestrians and cyclists through; road closures outside schools during pick-up and drop-off times, cycling both ways along one-way streets, improved pedestrian crossing points, secure cycle parking, street trees and benches and electric vehicle charging points. It is hoped that three Healthy Neighbourhood areas will be delivered in the first two years of the programme (2019–2021). The Planning Service has a role to play in delivering new developments that contain healthy neighbourhood principles within their design.

Whole Systems Approach to Obesity

5.3.6 As part of the Council's whole systems approach to obesity, Council officers attended a workshop in October 2018 to explore planning's role in promoting healthy weight environments. 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 workshop was attended by representatives from the Planning Service, Public Health, Environmental Health, Parks, Regeneration and Transport teams. The workshop helped to gain a better understanding of the current effectiveness and challenges to promote healthy weight environments through the planning process, looking at six elements:

- Movement and access.
- Open space, play and recreation.
- Food.
- Neighbourhood spaces.
- Buildings.
- Local economy.

5.3.7 There are also examples of how new developments in the borough support active travel and food growing including:

- The Catford Green development by Catford station has opened up a new cycling and walking link to Ladywell Fields. Within this development, there is a proposal for a community garden which will have the capacity to grow plants and fruit trees.
- Beckenham Place Park includes a Straw Bale Garden; a group of local volunteers installed straw bales in the space. The bales were conditioned and fertilised to grow fruit, vegetables and herbs and has led to community gardening sessions being run every Wednesday and Saturday.

School Superzones

- 5.3.8 The Council signed up to the London Devolution (Public Health England) School Superzones pilot project in 2018. The aim of the project is to create a healthier and safer environment for children to live, learn and play. 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 Bellingham ward was identified as Lewisham's pilot school. The project is a collaboration between different teams in the Council, elected Members, school staff, pupils and parents, local residents, community organisations and other local stakeholders. The Planning Service, alongside other Council departments and services, attended a workshop to determine the extent of the Superzone area. The workshops discussed local issues and challenges that included: air quality and traffic, children and parents getting to school, fast food takeaway premises and crime. This helped prioritise actions and an action plan has been developed and is updated on a quarterly basis.

Green Screens

- 5.3.9 Three primary schools in the borough (Deptford Park Primary in Evelyn Street, Haseltine Primary in Sydenham, and St James Hatcham Primary in New Cross), have been successful in applying for funding to install green screens in a bid to improve the quality of the air their pupils are breathing in. These are large screens covered in plants that are typically attached to fencing outside a school to form a 'wall' or barrier that helps to absorb dangerous air pollutants from nearby road vehicles. Each of the schools were given £10,000 by TfL towards the cost of their green screens, which was matched by £10,000 from the Council in Section 106 funds.



04



Lewisham
Homes

Design ideas



03



Lewisham
Homes

Development & improvement zones



KEEP LOCKED UNIT

Photo 44: Consultation on improving neighbourhoods

Image Credit: LB Lewisham

6 Delivery and Performance

6.1 Section 106 Agreements

6.1.1 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.

6.1.2 Table 16 shows that the Council has secured approximately £2.9 million from the 16 Section 106 agreements that have been signed during 2018-19, with these contributions being directly related to the infrastructure associated with a particular development site or planning application.

Allocation	Secured (£)
Air Quality Monitoring	72,000.00
Allotments	8,000.00
Carbon Offset	784,039.60
Children's Play Space	9,000.00
Contributions	31,000.00
Controlled Parking Zone	110,000.00
Costs/Charges	0.00
DLR Contribution	80,000.00
Employment & Training	522,850.00
Highways Contribution	58,000.00
Housing Contribution - Affordable	457,650.00
Housing Provision - Affordable	0.01
Local Labour & Business	19,274.00
Monitoring	0.00
Monitoring Fees	54,000.00
Playspace Provision	84,000.00
Traffic Management Contribution	0.00
Transport Contribution	550,000.00
Travel Plan Monitoring	15,000.00
Viability Re-Assessment	10,000.00
Total	2,864,813.61

Table 16: Total Contributions Secured from the Section 106 Agreements Signed During 2018-19

Source: LB Lewisham

- 6.1.3 With the collection of Section 106 there is normally a time lag between the contribution being formally agreed and the payment actually being made. This is due to “trigger points” set out within the relevant legal agreement that often state that once the development has “commenced” payment is required or on a phased basis – i.e. once a certain amount of development has been built and/or occupied then the payment is required.
- 6.1.4 The Council has collected **£10.10 million during 2018-19**, from Section 106 agreements signed during this monitoring year and in previous years, where development has commenced on site or triggers have been reached. This is less than the £11.4 million received in 2017-18 but more than the £7.8 million received in 2016-17. These contributions will ensure that the developments that are delivered in Lewisham provide the infrastructure necessary to support communities.
- 6.1.5 The balance of Section 106 funds held by the Council at the end of 2018-19 was approximately **£47.2 million**. The balance rises and falls depending upon the amount of the funds collected compared to those spent. Major schemes that make large payments in phases, delays to starting works after permission is granted and the long lead in times for building infrastructure projects all impact upon the balance of Section 106 funds.

Financial Viability Review

- 6.1.6 Last year’s AMR looked at 13 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 and found only one site where this applied, at Renaissance at Loampit Vale. Since then eight sites have been fully built and no longer have the opportunity to contribute more Section 106 funds, so they have been removed from [Table 17](#). A summary of the financial viability reviews that are valid as of the end of financial year 2018-19 are shown in [Table 17](#), including five new entries where Section 106 agreements have been recently signed. There are additional sites where the Council is currently negotiating Section 106 agreements, and although they are not shown [Table 17](#) as they have not yet been signed off, they will provide additional funds in the future and will be subsequently reported in future AMRs.

Site	Application Number	Review Triggered	Outcome	Financial Contribution
Heathside & Lethbridge	DC/09/72554	No review mechanism		N/A
Neptune Works	DC/10/75331	No	Development not commenced	N/A
Surrey Canal/New Bermondsey	DC/11/76357	No	Development not commenced	N/A
Lewisham Gateway Phase 1a	DC/13/82493	Yes	Profit below threshold for financial contribution	N/A
Lewisham Gateway Phase 1b	DC/14/89233	Yes	Profit below threshold for financial contribution	N/A
Oxestalls Road/Deptford Wharves	DC/15/92295	No	Development not reached trigger	N/A
Carpwright, Loampit Vale (residential scheme)	DC/17/102049	No	Development not reached trigger. Early nor Late Stage review triggered.	N/A
Carpwright, Loampit Vale (student housing scheme)	DC/19/110610	No	Development not reached trigger. Early nor Late Stage review triggered.	N/A
Lewisham Retail Park	DC/16/097629	No	Development not reached trigger	N/A
Amersham Vale school site	DC/15/95027	No	Development not reached trigger	N/A
Frankham Street	DC/16/95039	No	Development not reached trigger	N/A

Table 17: Financial Viability Reviews

Source: LB Lewisham

6.2 Community Infrastructure Levy

6.2.1 The Council has been charging a local Lewisham CIL since 1st April 2015, as per the adopted CIL Charging Schedule (2015). This is levied as a non-negotiable charge made on applicable developments and calculated on a per square meter basis. 70% of CIL receipts received is used to fund a range of 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 18](#) 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 14](#).

Geographical	Landuse Category A (Residential C3)	Landuse Category B (All use classes except C3 and B)	Landuse Category C (Employment B)
Zone 1	£100/m2	£80/m2	£0/m2
Zone 2	£70/m2	£80/m2	£0/m2

Table 18: Adopted CIL Rates

Source: LB Lewisham

6.2.2 [Table 19](#) and [Table 20](#) provide an overview of the CIL accounts. It shows that the Council received **£751,110.06 CIL payments during 2018-19** and spent nil during the same period. The CIL funds for 2018-19 is £713,554.56 (this equates to the amount received minus a 5% administration fee). A further 25% of the CIL receipts has been allocated to the neighbourhood portion of CIL, leaving a balance of £535,165.92.

6.2.3 The fourth year of CIL operation has resulted in lower levels of CIL than previous years. This reduction in CIL is a direct consequence of the reduction of residential completions during 2017-2018. 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. The increase in approvals during 2018-19, compared to the previous year, will help to boost CIL funds in subsequent years.

6.2.4 The Council is also a collecting authority on behalf of TfL for the Mayoral CIL, which has been in operation since 1st April 2012. During 2018-19 £463,606 was collected and passed directly to the Mayoral CIL to fund Crossrail. The Council retained 4% as administration fees.

2018-19	Total
Total CIL receipts in the reported year (2018-19)	£751,110.06
5% admin fee	£37,555.50
Total CIL receipts minus 5% admin fee	£713,554.56
Total amount of the neighbourhood proportion of CIL receipts in the reported year (25% of receipts)	£178,388.64
Remaining CIL receipts for 2018-19 excluding neighbourhood proportion	£535,165.92

Table 19: 2018/19 CIL accounts

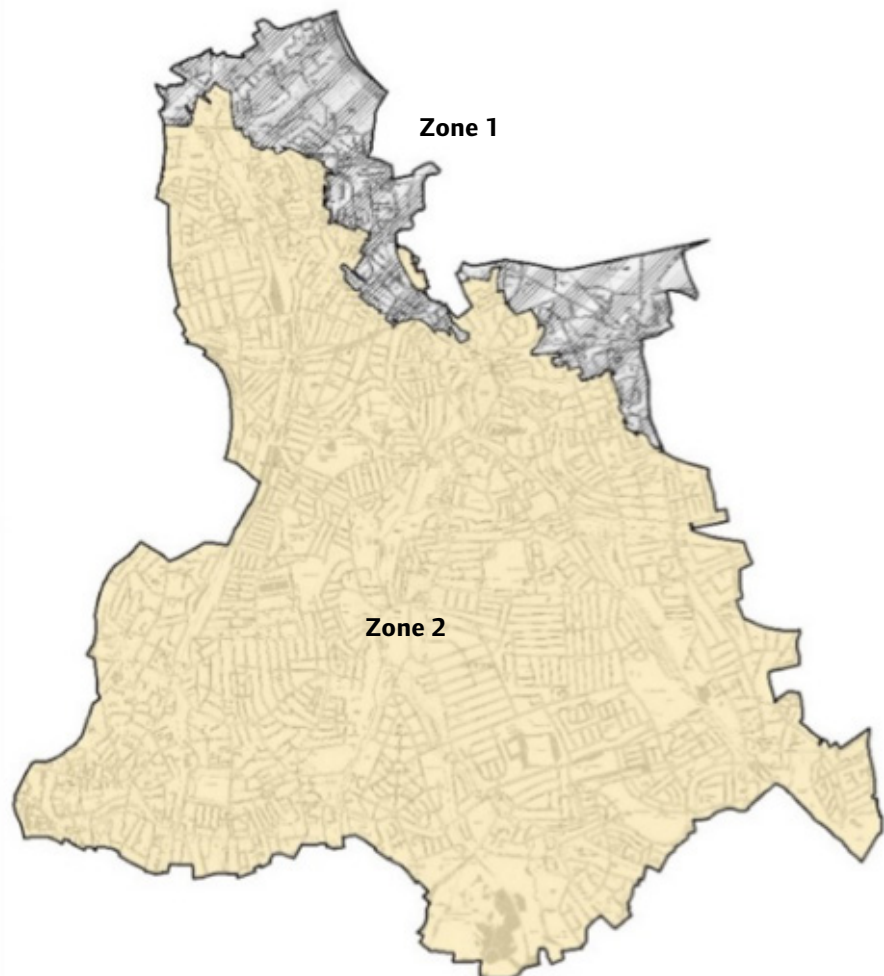
Source: LB Lewisham

Total CIL collected 2015 - 2019	Total
Total CIL receipts	£10,040,019.99
Total admin fee deducted for 2018-19 (see para 6.2.5)	£37,555.50
Balance of CIL receipts	£10,002,464.49
Total amount of the neighbourhood proportion of CIL receipts (25% of receipts)	£2,500,616.12
Remaining CIL receipts 2015-19 excluding neighbourhood proportion	£7,501,848.37

Table 20: CIL accounts

Source: LB Lewisham

6.2.5 In previous years we have 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 hence from 2018/19 onwards will be required to deduct 5% (£37,555.50) for the administration of Lewisham CIL.



Map 14: CIL Charging Zones

Source: Planning Service, LB Lewisham

Neighbourhood CIL

6.2.6 The Neighbourhood CIL process, including the distribution of funds for the period 2015 to 2018 was approved unanimously by Full Council on the 24th 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.

6.2.7 With regard to the distribution of funding the approved strategy set out the following:

- **That 25% of CIL be allocated as NCIL instead of the minimum 15%.** This will allow for greater local involvement in a meaningful manner, as well as providing the community with sufficient resources to address the local impacts of development in a more comprehensive manner.
- That a redistribution strategy be implemented (based on a 25% allocation to NCIL) with distribution of: 50% collected in ward retained by the ward, 25% allocated by reference to rankings of wards by the Indices of Multiple Deprivation, and 25% allocated to a borough wide fund.

6.2.8 The strategy also set out a 6 stage process that will allow the community through the ward assembly structure and the use of an online platform to decide how this fund will be used for community projects within their wards:

6.2.9 The planning service is working in collaboration with the ward assemblies team to implement this strategy with Stage one: Identifying priorities for your ward due to be complete early 2020.

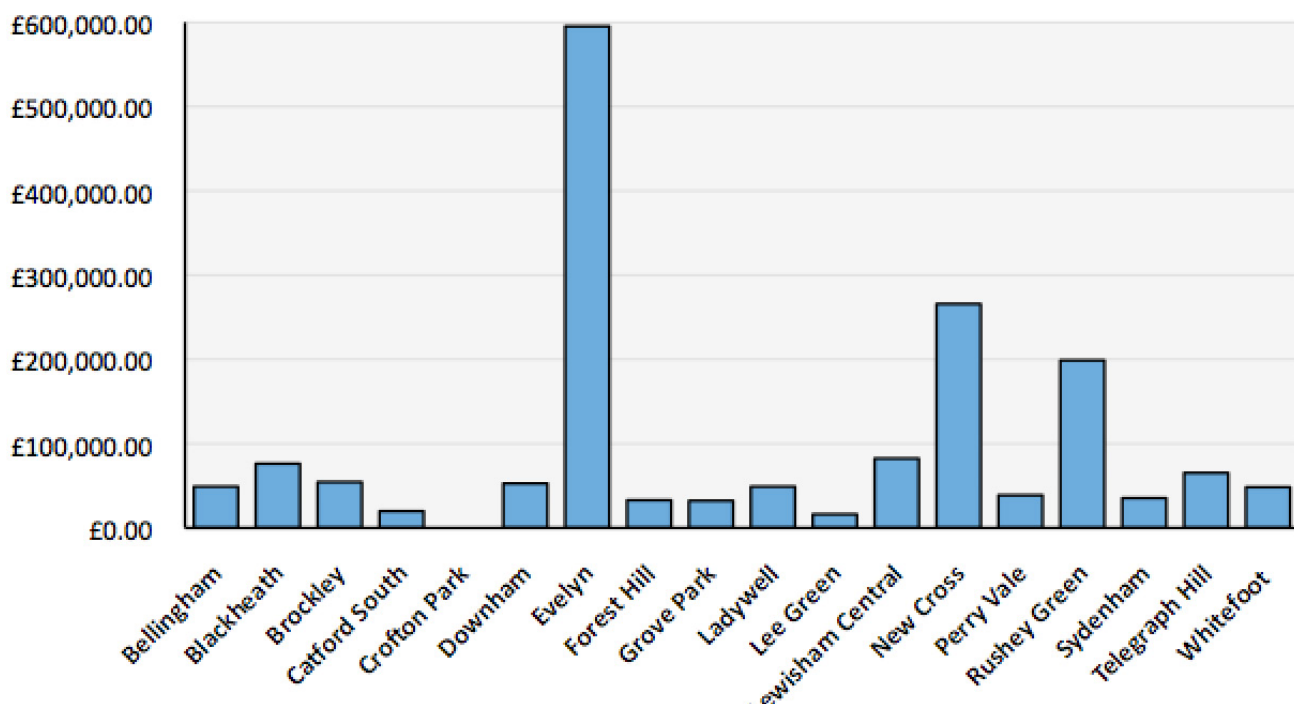


Chart 10: NCIL funds by ward

Source: Planning Service, LB Lewisham

6.3 New Homes Bonus

6.3.1 The New Homes Bonus (NHB) is a grant paid by Government that encourages house building by matching the amount of extra Council Tax revenue raised for new-built homes, conversions and long-term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.

6.3.2 Final allocations for 2019-20 were published in December 2018 and the Council is expected to receive a NHB payment total of £6.5 million (around £1 million from in-year payment and around £5.5 million from legacy payments from previous years). [Table 21](#) and [Chart 11](#) show the amount of NHB received since it was introduced in 2011. There has been a reduction from the previous years, when the payment peaked in 2017-18. This is due to the legacy payments reducing from six to four years and the 2019-20 in year payment reducing by £0.4 million compared to the previous year. This had already been anticipated in last year's AMR due to the downturn in housing completions during 2017-18. It is anticipated that the next NHB grant will increase given the larger amount of units completed in this monitoring year.

	2015/16	2016/17	2017/18	2018/19	2019/20
Year 1	£705,698	£705,698			
Year 2	£958,188	£958,188			
Year 3	£2,149,906	£2,149,906	£2,149,906		
Year 4	£2,628,989	£2,628,989	£2,628,898		
Year 5	£1,399,473	£1,399,473	£1,399,473	£1,399,473	
Year 6		£1,889,351	£1,889,351	£1,889,351	£1,889,352
Year 7			£2,071,411	£2,071,411	£2,071,412
Year 8				£1,551,031	£1,551,031
Year 9					£988,953
Total	£7,842,253	£9,731,604	£10,139,129	£6,911,266	£6,500,748

Table 21: New Homes Bonus Payments. Source: LB Lewisham

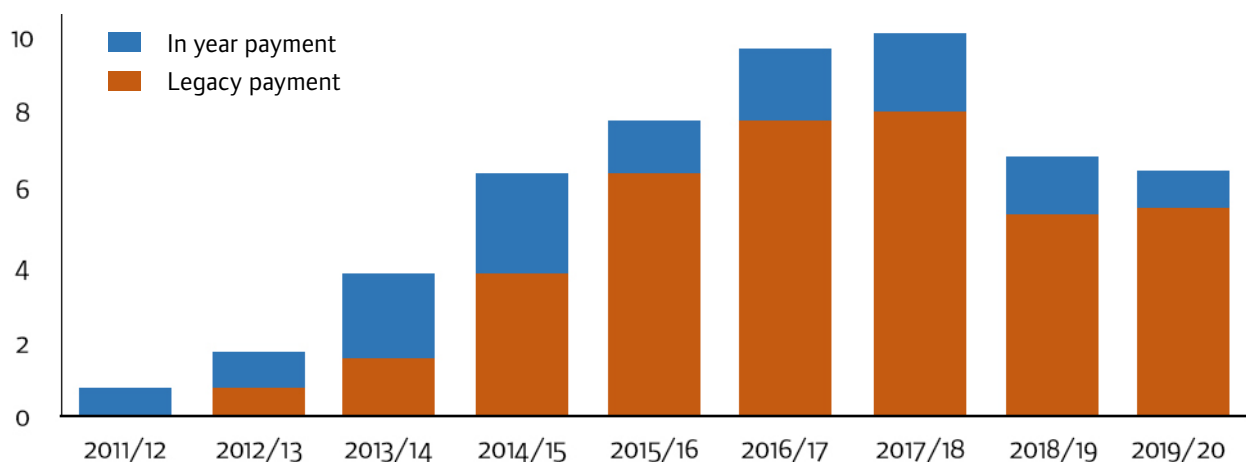


Chart 11: New Homes Bonus Split between In-year and Legacy Payments

Source: LB Lewisham

6.4 Local Plans

- 6.4.1 Lewisham has a suite of adopted Local Plan documents that make up the statutory development plan for the borough, together with the London Plan, 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).
- 6.4.2 The Strategic Planning Team are currently undertaking a review of the Council's adopted plans to inform the preparation of a new Local Plan for the borough. The emerging 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.
- 6.4.3 Following a previous consultation on Issues and Options, the Council is currently in the process of preparing a 'Preferred Approaches' document. This will be for a Regulation 18 stage public consultation, which is anticipated to commence in 2020.
- 6.4.4 The Council is currently reviewing its adopted Local Development Scheme (LDS) (January 2018). This is necessary owing to factors which have impacted on progress and necessitated some delays to the programme. This includes revisions and updates to the National Planning Policy Framework (2018 and 2019), publication of the draft replacement London Plan and outcomes of the independent examination process, and timing around elections, including local elections, the General Election (December 2019) and the London Mayoral elections (May 2020). A new LDS with an updated timetable for progressing the Local Plan, is currently being prepared.
- 6.4.5 Progress has also been made on the preparation of a Gypsy and Traveller Site(s) Local Plan. A preferred site option was approved by the Mayor and Cabinet in March 2018, and Regulation 18 stage public consultation was carried out on the proposal during September - November 2018. The Council is currently reviewing responses received to the consultation and also engaging with stakeholders to ensure the deliverability of the proposals.

6.5 Duty to Co-operate

- 6.5.1 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 on 15th 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.

- 6.5.2 The Council has undertaken a considerable amount of engagement activity during 2018-19, as part of planning groups and forums on a sub-regional and London-wide basis, including attendance at All London Borough Planning Officer (ALBPO) meetings, GLA meetings, London Waste Planning Forum and London Boroughs Neighbourhood Plans Group. The Council has also informally engaged with other Government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage, Thames Water and the GLA.
- 6.5.3 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, meetings were held in May 2018, September 2018 and January 2019. Since then two further meetings have been held in June 2019 and October 2019.
- 6.5.4 The Council has also continued to communicate with neighbouring Local Authorities. Since April 2018 the Council has submitted representations during the Bexley Local Plan Regulation 18 consultation in April 2019 and the Greenwich Site Allocations Local Plan Regulation 18 consultation in October 2019.

6.6 Planning Applications

6.6.1 The Planning Service remains busy processing and determining planning applications on a daily basis and received a total of 3,952 applications and 543 tree applications during 2018-19. [Chart 12](#) shows that there was a total of 2,234 applications where decisions were made during 2018-19. This equates to 268 less than the 2,502 planning applications in the previous monitoring year. The majority (77%) relate to planning applications, followed by tree applications (19%) and advertisements applications (4%).

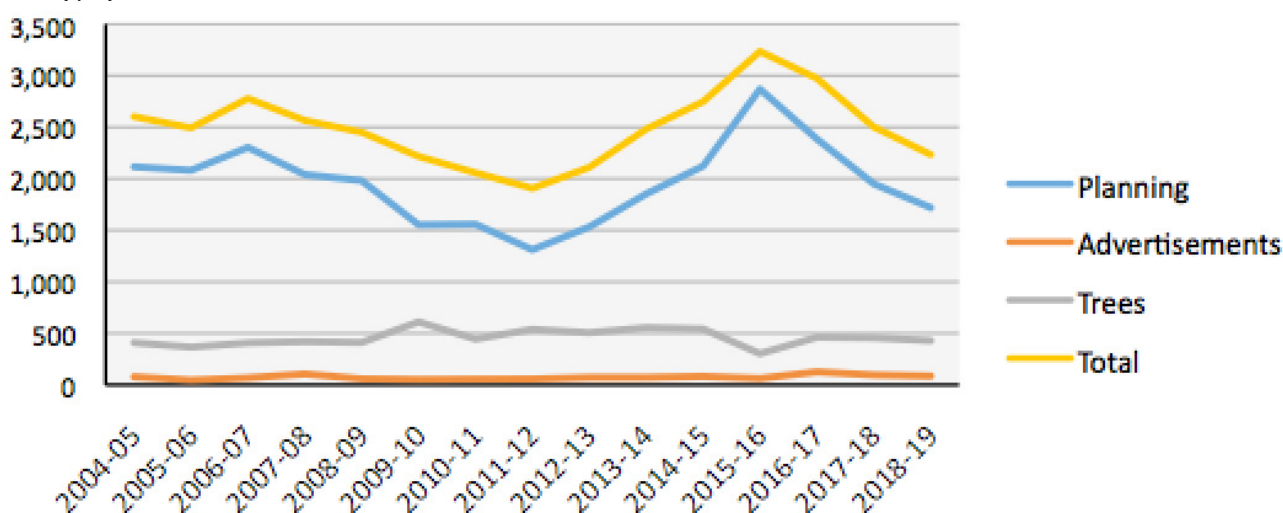


Chart 12: Applications decisions made since 2004-05

Source: Planning Service, LB Lewisham

6.6.2 Of the planning applications determined during 2018-19, most were householder applications (36%), followed by minor applications (32%), Certificates of Lawful Development (23%) and other applications (8%). Major applications accounted for only 1% of the applications that were determined.

6.6.3 During 2018-19 the Planning Service also dealt with 1,319 other types of applications including Prior Approvals, non-material amendments (NMA), Lawful Development Certificates and approval of details (AOD), down from last year's 1,471.

6.6.4 In addition, significant time and resources have been used dealing with the 1,718 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.

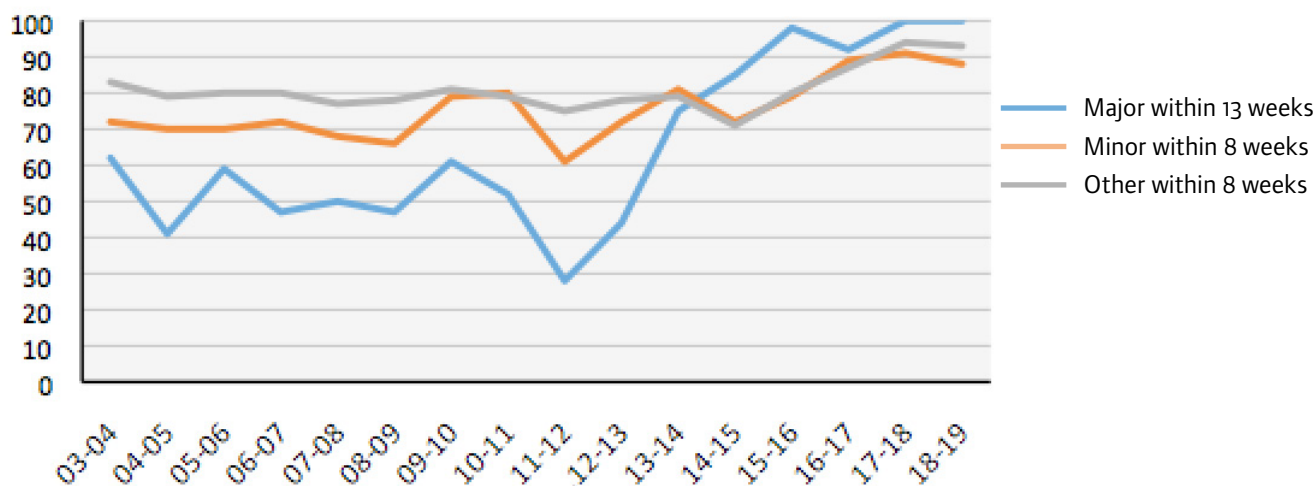


Chart 13: Percentage of applications determined within target timescales since 2003-04

Source: Planning Service, LB Lewisham

6.6.5 [Chart 13](#) shows that performance in determining applications has fluctuated since 2003-04 but over the last few years performance has remained strong.

6.6.6 During 2018-19 all performance targets have been exceeded: 100% of majors were determined within 13 weeks against a target of 80%, 88% of minors were determined within 8 weeks against a target of 80% and 93% of other applications were determined within 8 weeks against a target of 85%.

6.7 Appeals

6.7.1 Appeal decisions provide an indication of the quality and robustness of the planning policies and planning decisions made by the Council. If large numbers of appeals are being allowed, planning policies may need to be reviewed. The number of appeals lodged during 2018-19 was 107, of which 75% were dismissed. [Chart 14](#) shows the outcome of the appeals since 2013-14. During 2018-19 the total number of appeals has reduced to 107, less than the previous monitoring year. It is also evident that the number of appeals being dismissed has been consistently higher than the number of appeals being allowed.

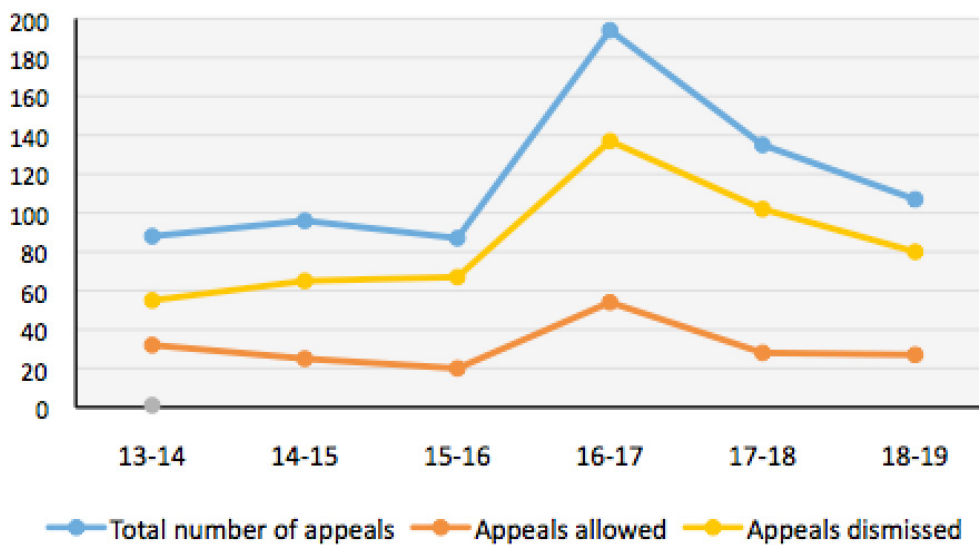


Chart 14: Appeals performance since 2013-14

Source: Planning Service, London Borough of Lewisham

6.8 Enforcement

- 6.8.1** The Council has powers to take legal action when development takes place without planning permission, conditions attached to a permission are not complied with or other breaches of planning control occur. Enforcement cases are investigated on the basis of a priority system which seeks to protect statutory heritage assets (Listed Buildings), protected trees (Tree Preservation Orders), and Conservation Areas as well as protecting residential amenities from development which results in statutory nuisance, causes physical damage and insensitive alterations to the townscape, buildings and land forms.
- 6.8.2** In 2018-19, 313 new enforcement cases were registered (much less than the preceding year) and 34 enforcement notices were served during that time. The number of enforcement notices issued seems low compared to the number of cases registered but this is because many cases do not proceed to formal enforcement action, after initial investigations show no breach has taken place or the unauthorised development/activity has stopped. Government guidance also advises that Councils should only serve enforcement notices in the most severe of planning circumstances having regard to the development plan and the public interest.
- 6.8.3** A new proactive approach is being taken in which better cross departmental working is taking place with other Council departments such as environmental health, building control and private sector housing. A series of cross-Council workshops have been held to develop better cross departmental working procedures to provide a more effective and efficient enforcement action across the board for the Council and local residents.
- 6.8.4** As part of the Council's commitment to provide a better and more efficient service for local residents, Councillors have resolved to increase resources and provide funding for an increase in the number of enforcement officers employed within the planning enforcement team. As a result of the increase in staffing a more proactive stance can be taken in key areas which local residents and Councillors feel action needs to be taken. In this respect key heritage assets within the borough which have been identified at risk such as Deptford High Street Conservation Area now have a dedicated enforcement officer to remedy the impact of unsympathetic alterations to residential and commercial buildings. Priority is also placed on looking at unauthorised residential conversions which are substandard and do not meet local and national planning policies. Greater emphasis is also being placed on "rogue landlords" where properties are being converted into large Sui Generis HMOs and also self-contained residential outbuildings "beds and sheds" which tend to cause problems of local anti-social behaviour, overcrowding and greater environmental waste problems.

- 6.8.5 Cross departmental working with our colleagues in private sector housing, environmental health and Crime and Enforcement (CER) is identifying problem properties and we are looking to rectify planning breaches and sort out the anti-social behaviour from a corporate approach as well as working with the Council's outside partners such as the Police, Fire Brigade and Health and Safety Executive where appropriate.
- 6.8.6 Other priorities include looking at derelict and dilapidated properties owners are not looking after and allowing them to fall into disrepair and are allowing their gardens to become overgrown and dumping grounds for waste and rubbish. Officers are looking to serve Section 215 notices to seek improvement in the condition of the property where it impinges on the amenity and character of a local area.
- 6.8.7 A recent success in Manor Park relates to a property which was blighted by being a long term eyesore. Over the years the property was a problematic dwelling with a history of squatting, illegal trading, anti-social behaviour and arson. A section 215 notice was served on the owners and the owner responded and works were undertaken to repair the dwelling including a new roof, windows, painting and the installation of a new front entrance door. The front garden which was overgrown and had been a collection point for dumped rubbish was cleared (see [photos 45, 46 and 47](#)).



Photo 45: original condition of the house



Photo 46: house being repaired after service of section 215 notice



Photo 47: house and garden repaired and cleared

Source: Planning Service, LB Lewisham

**Prepared by
Strategic Planning Team
London Borough of Lewisham**

**5th floor Laurence House
Catford Road
Catford
SE6 4RU**

E-mail: planning.policy@lewisham.gov.uk

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