



Lewisham Planning Service

Authority Monitoring Report 2019-20

January 2021



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Key Facts

1 Introduction

This is the Lewisham Authority Monitoring Report (AMR) 2019-20. It showcases the work carried out by the Planning Service and demonstrates how development and growth can help to contribute positively to the borough.

One important consideration that underpins this AMR is the Covid-19 pandemic and future AMRs will need to monitor its long-term impacts and the borough's subsequent recovery.

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



2 Housing

During 2019-20 **1,246 net new homes have been completed** (plus 120 long term vacant units have been returned back into use) and 1,347 net new homes have been approved.

The 1,366 net homes completed is 19 homes short of the London Plan target of 1,385 units per year.

As a result of good delivery performance, Lewisham has met the latest Housing Delivery Test.

Affordable Housing

265 affordable homes were completed and 431 were approved during 2019-20.

Cumulatively since 2005-06, 4,758 affordable homes have been delivered.



Photo 2: Longfield Crescent Estate
Image Credit: LB Lewisham



Photo 3: Linden Court, Rear of Chiddingstone House
Image Credit: One Housing

Tenure split for Housing Completions								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
142	11%	0	0%	123	10%	981	79%	1,246
Affordable Housing (GLA and NPPF definition)						Market		
265						981		
21%						79%		
Genuinely Affordable Housing		Intermediate Affordable Housing		Market				
142		123		981				
11%		10%		79%				
Genuinely Affordable: Intermediate ratio split 54% : 46%								

Table KF1: 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
302	22%	0		129	10%	916	68%	1,347
Affordable Housing (GLA and NPPF definition)						Market		
431						916		
32%						68%		
Genuinely Affordable Housing		Intermediate Affordable Housing		Market				
302		129		916				
22%		10%		68%				
Genuinely Affordable: Intermediate ratio split 70%: 30%								

Table KF2: Tenure Split for Housing Approvals

Source: LB Lewisham

Tables **KF1** and **KF2** illustrate that **21% of the net completions** and 32% of the net approved units are affordable housing, as defined by the GLA (comprising social rent, London affordable rent and intermediate units). Both are below the Core Strategy borough-wide target of 50%. Based on our local definition (comprising social rent and London affordable rent units), 11% of the net completions and 22% of the net approved units are genuinely affordable.

The tenure split ratio is **54% genuinely affordable : 46% intermediate** for completions and 70% genuinely affordable : 30% intermediate for approved units. 70:30 matches the tenure ratio split specified in the Core Strategy.

There are a number of reasons for this. The completed sites were granted consent some time ago and predate the current definition of genuinely affordable housing, as defined by the Corporate Strategy 2018-2022. Financial viability, other site considerations and sites determined through appeal or prior approval consents can also impact on the amount of affordable housing being provided on-site.

The Council is working with registered providers, developers and local communities to enhance the existing stock of affordable housing across the Borough. Where the Council has been directly, or indirectly, delivering sites, up to 100% affordable housing schemes are being delivered. Further details on the delivery of affordable housing can be found in section 2.4.

Affordable housing projects

The Council is working with Lewisham Homes to deliver a range of affordable housing developments and is working with Local Community Design & Communications Champions to re-design the former Ladywell Leisure Centre site.

The Council continues to implement Modern Methods of Construction (MMC) on three sites at Edward Street, Mayfield and Home Park.

The Council has approved a Housing Strategy for 2020-26 and a Homelessness & Rough Sleeping Strategy for 2020-22.

The Council has implemented an Article 4 Direction, withdrawing permitted development rights for small HMOs in borough's southern wards.

Future housing supply

There is an estimated supply of 7,359 net new homes in the next five years and 19,621 over 15 years, equivalent to 5.06 years housing land supply (measured against the adopted London Plan target plus 5% buffer).



3 Employment and Town Centres

Non-residential floorspace

During 2019-20 completions resulted in a loss of 435m² of floorspace.

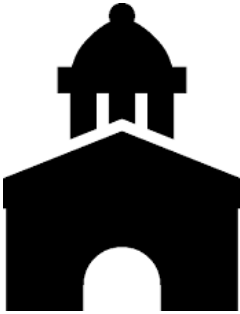
Approvals will result in a loss of 10,339m², mostly at Mayow Park Warehouse, Astra House and Regent House Business Centre. 75% of the loss relates to prior approvals, continuing the trend from previous years.

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

The draft Local Plan is seeking to address the need to safeguard existing industrial capacity and create additional floorspace to meet future needs.

Enhancements are being made to the borough's economy through: the Creative Enterprise Zone (CEZ) at Deptford, the Thames Estuary Production Corridor and Cockpit Arts Affordable Workspace Accreditation Scheme.

The Council is preparing a Covid-19 Economic Recovery and Action Plan.



4 Placemaking

High Quality Design

Lewisham has won the following awards: the infrastructure planning award for the Bakeloo Line Extension (BLE), the community led placemaking award for Team Catford and the heritage and culture award for the Fellowship Inn.

The Design Review Panel has provided design advice on developments that will cumulatively create over 5,000 new homes.

New studies have been commissioned: Bell Green and Lower Sydenham Vision Study and Small Sites Strategy.

A Climate Emergency Action Plan and Energy Master Planning Guidance has been prepared, in response to the Council's target to make the borough carbon neutral by 2030.

Heritage assets

Lewisham's heritage assets have been enhanced through projects such as the heritage led regeneration scheme at Deptford Town Hall.

A conservation area was designated at Lewisham Park and the conservation areas at Deptford High Street and St Paul's Church have been merged (see **photo 4**).

The Fellowship Inn and Beckenham Place Park have been removed from the Heritage at Risk Register whilst the Gate Piers to the former Naval Dockyard at Convoys Wharf have been added (see **Photo 5**).

68 nominations have been added to the 302 buildings on the Local List.



Photo 4: Deptford High Street and St Paul's Church Conservation Area

Image Credit: LB Lewisham



Photo 5: Repairs to Grove Street Wall

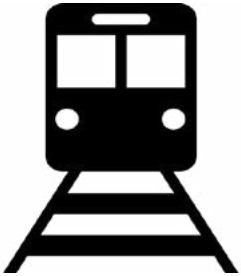
Image Credit: LB Lewisham

Placemaking

Partnership working with private developers and stakeholder organisations is continuing to instigate future transformative changes at four strategic sites: Convoys Wharf, Surrey Canal Triangle, Timberyard Oxestalls Road and Lewisham Gateway.

Work continues on the renewal of the Council's housing estates at Heathside and Lethbridge (Parkside), Excalibur and Achilles Street. Planning approval has been consented for Heathside and Lethbridge (Phases 5 & 6) and Bampton Estate.

Five neighbourhood forums/areas are currently designated (although two are due for re-designation in 2021). Grove Park's examination is currently underway.



5 Infrastructure

Green, transport and social infrastructure

Significant infrastructure improvements have been made.

Green infrastructure: Eight Tree Preservation Orders have been made, a Parks and Open Spaces Strategy has been prepared and so far 35 open space projects have benefitted from the Greening Fund.

Transport infrastructure: TfL's public consultation generated overwhelming support for the extension of the BLE to Hayes (phase 2), successful bids will improve the London Overground East London Line and Lewisham station and temporary traffic measures have been introduced in a response to the Covid-19 pandemic.

Social infrastructure: schools, SEN provision, Early Years nursery settings and Waldron Health Centre have been enhanced and a range of projects continue including: school superzones and a whole systems approach to obesity. The Council is now one of five Childhood Obesity Trailblazer Authorities.

Lewisham was named London Borough of Culture 2021, although this has been postponed until 2022 in light of the Covid-19 pandemic.



6 Delivery and Performance

S106 and CIL

During 2019-20 £4.1 million was secured from signed S106 agreements, £2.2 million S106 funds have been collected and the balance of S106 funds is £43.6 million.

£5.8 million of CIL payments were received in 2019-20, significantly higher than that received last year. The CIL balance is £11.5 million and this is a direct consequence of the number of new homes completed and payments being triggered when sites commence development. The Council is now allocating 25% of CIL funds to Neighbourhood CIL projects.

The Council's New Homes Bonus for 2020-21 is approximately £6.2 million.

Planning Service

The Planning Service continues to perform well, deciding 2,290 applications and exceeding all performance targets. 167 appeals were lodged and 65% were dismissed, consistent with previous years since 2016.

383 new enforcement cases were registered and the Enforcement Team have been focusing on the resolution of breaches via negotiation. Where that was not successful, the Council issued notices in 14 cases. The team also employed an officer to undertake focused enforcement activity work at Deptford.

Planning Policy Documents

The draft Local Plan "Main Issues and Preferred Approaches" document has been approved for statutory public consultation, which started on 15th January 2021 and closes on 11th April 2021.

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



Photo 6: Pomeroy Street
Image Credit: LB Lewisham

1 Introduction

1.1 Content of the AMR

Structure of the Document

- 1.1.1 **This is the sixteenth Lewisham Authority Monitoring Report (AMR). It sets out key information about the operation of the Planning System in the London Borough of Lewisham, with a focus on the planning activities that have occurred during 1st April 2019 to 31st March 2020.**
- 1.1.2 Each chapter focusses on a specific topic. It is divided into six main chapters:
- **Key Facts** – provides an overview of the AMR, focusing on the main findings.
 - **Chapter 1 Introduction** – identifies the parameters of the AMR, the legal requirements and benefits of monitoring.
 - **Chapter 2 Housing** – considers housing, affordable housing, specialist housing and assesses them against targets as well as identifying the future housing supply.
 - **Chapter 3 Employment and Town Centres** – assesses non-residential (employment or town centre) floorspace and identifies initiatives seeking to enhance the local economy.
 - **Chapter 4 Place Making** – provides examples of how development enhances the design quality, heritage, culture and sustainability of the borough and how strategic sites, estate renewal and neighbourhood planning are seeking to create new, enhanced places to live.
 - **Chapter 5 Infrastructure** – outlines the development, projects and initiatives seeking to enhance the borough’s parks and open spaces, transport and connectivity and social infrastructure.
 - **Chapter 6 Delivery and Performance** – highlights the funding secured via development through Section 106 agreements, Community Infrastructure Levy (CIL), Neighbourhood CIL (NCIL) and the New Homes Bonus. It also discusses performance in terms of local plan preparation, duty to co-operate, planning applications, planning appeals and enforcement actions.

Impact of the Covid-19 Pandemic

- 1.1.3 One important consideration that underpins the whole of this AMR is the national lockdown that started in March 2020, in response to the Covid-19 pandemic. Whilst much of the monitoring year proceeded as normal, economic activity dropped towards the end of the monitoring period and beyond. Local businesses temporarily stopped trading, construction activity on development sites paused, new phases of construction were delayed, there was a drop in the number of planning applications submitted to the Council and some CIL payments were deferred. Many teams across the Council put their normal work on hold and staff volunteered to collectively provide critical services to local residents and businesses during the crisis.
- 1.1.4 This has had a knock on effect on the ability of some teams to carry out their usual functions. Within the Planning Service there have been temporary changes to procedures including a shift to solely online practices in relation to committee meetings, planning application submissions, pre-app and application advice and inspection of planning documents. Emergency temporary modifications to the Statement of Community Involvement (SCI) were approved in June 2020 and extended for a further six-month period in September 2020 to enable the continued determination of the full range of planning applications during the public health emergency.
- 1.1.5 The full impact and long term implications of the Covid-19 pandemic on the health of Lewisham's residents and the local economy will not become apparent until the next 2020-21 monitoring year. Future AMRs should assess: whether the Planning Service and the Council has adapted and operated effectively, the impacts of lockdown on the development industry and how well it has bounced back, how well town centres have fared and if there is a shift in the type, nature and design of new development coming forward.

Parameters

- 1.1.6 A number of parameters govern the content of this AMR, as discussed below:
- This AMR covers the monitoring period from 1 April 2019 to 31 March 2020. Relevant information related to work completed after this period has been included where it is considered useful in understanding the outcomes from the year and to aid understanding of the Council's current position (in these cases, this is identified in the text). Some of the text in this AMR is currently newsworthy, but would become "old news" if it waited until the next AMR, which is likely to be published in early 2022.
 - Data has been taken from two main sources – the Council's in-house records relating to planning applications and data retrieved from the Greater London Authority (GLA) London Development Database (LDD). Other sources of data are acknowledged within text and beneath figures and tables.
 - The GLA is in the process of transferring from LDD to a new monitoring platform, called Kibana. Because of this, it has not been possible to harvest some of the usual data from the LDD. The figures contained within this AMR are a combination of actual LDD data and estimated calculations based on the most up-to-date information that the Council holds from other sources.
 - In some instances, data from last year's AMR remains relevant to this monitoring year and has been repeated in this AMR.

- Where possible the AMR incorporates time series data drawing on data from previous AMRs in order to illustrate trends and changes over time.
 - Percentages in tables have been rounded so may not add up to 100%.
 - Both net and gross figures have been used throughout this report.
 - The AMR does not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that requires approval from the Council.
 - Due to the nature of the development process some approvals during 2019-20 may also have been completed within the same monitoring year, and may appear as both 'approvals' and 'completions' in the monitoring data (the number of cases is minor and not considered to significantly affect the AMR).
 - Residential completions are monitored by the Planning Service on an annual basis through an annual completions survey. The completions data is input into the 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, which forms the basis for the Housing Delivery Test (HDT). Some discrepancies may occur between data sets since the information held by the Council can be updated after it has been submitted to the GLA, and any such changes will not be captured in the Government's data. These amendments are considered to be minor and do not materially affect the reporting contained within the AMR.
 - There may be minor discrepancies in the monitoring of affordable housing. This is because:
 - The amount and tenure of affordable housing entered into the 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.
 - Where net figures are used in the monitoring of affordable housing, it can mask the actual delivery of affordable housing on large, phased schemes. For instance, different amounts of affordable housing will be delivered in each phase of a development and the true delivery of affordable housing will only become apparent upon completion of the overall site. The early phases of large estate renewal schemes may also indicate that affordable housing units are being lost where in fact they are being demolished to make way for subsequent phases of development that will deliver higher quality, or higher levels, of affordable housing. Furthermore, there is often a time lag as the completions survey does not record the completion of groups of units but waits until the overall completion of a scheme or phase.
- 1.1.7 Future AMRs may also need to assess the impacts of a changing Planning regime at the local level, if the Government's proposals in "Changes to the Current Planning System" and the "Planning for the Future" White Paper are translated into legislation.


1.2 The Benefits of Monitoring

Legislation Requirements

- 1.2.1 The AMR is governed by a range of national legislation. Originally, the Planning and Compulsory Purchase Act 2004 (as amended) required AMRs to be submitted to the Secretary of State, but this is no longer necessary. AMRs are now governed by the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulations 34 and 35 state Councils must make any up-to-date monitoring information available as soon as possible after the information becomes available and that this should be published on the Council's website.
- 1.2.2 Authorities can now choose which targets and indicators to include in the report, although Regulation 34 specifies the type of information that an AMR must contain. This includes progress of plan preparation and reasons if it has fallen behind schedule, the reasons why Local Plan policies are not being implemented and progress made towards meeting annual housing targets. Other topics that also need to be covered include information on CIL receipts and expenditure, details of any made neighbourhood development order or neighbourhood development plan and details of any duty to co-operate actions taken.

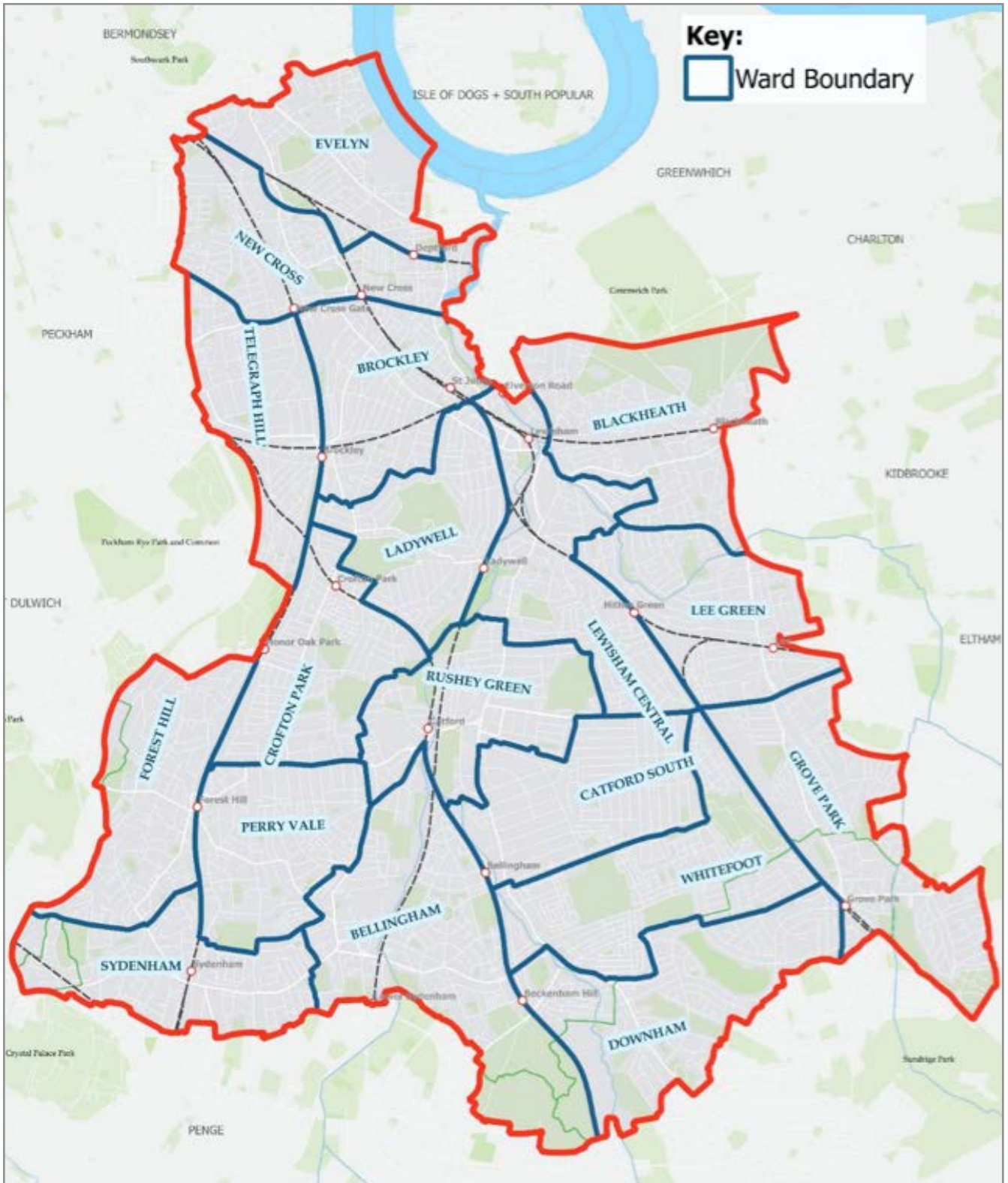
Key Benefits of Monitoring

- 1.2.3 There are a number of reasons why monitoring is beneficial. It enables the Planning Service to carry out a self-assessment of the work it has carried out on a yearly basis, and to adjust performance if necessary. It provides Councillors with an insight into the work of the Planning Service and can assist Councillors in their scrutiny function. It enables us to share the performance and achievements of the Planning Service with the local community and helps them to understand the purpose of planning in their area and the way they have engaged with it. It is also an efficient way of disseminating information which may otherwise be requested through Freedom Of Information (FOI) requests from the general public by having the most requested types of information already available on the Council's website.
- 1.2.4 To maximise the benefits of monitoring, this AMR seeks to:
- Showcase the work carried out by the Planning Service in the last monitoring year.
 - Provide a picture how Lewisham is changing and the contribution the Planning Service is making to meet these changes.
 - Demonstrate real outcomes such as sites regenerated, houses built and jobs created.
 - Highlight 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 Plan and Neighbourhood Plans.
 - Show how the Planning Service is implementing the Council's corporate objectives.
 - Provide an indication of how well the Planning Service is performing 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

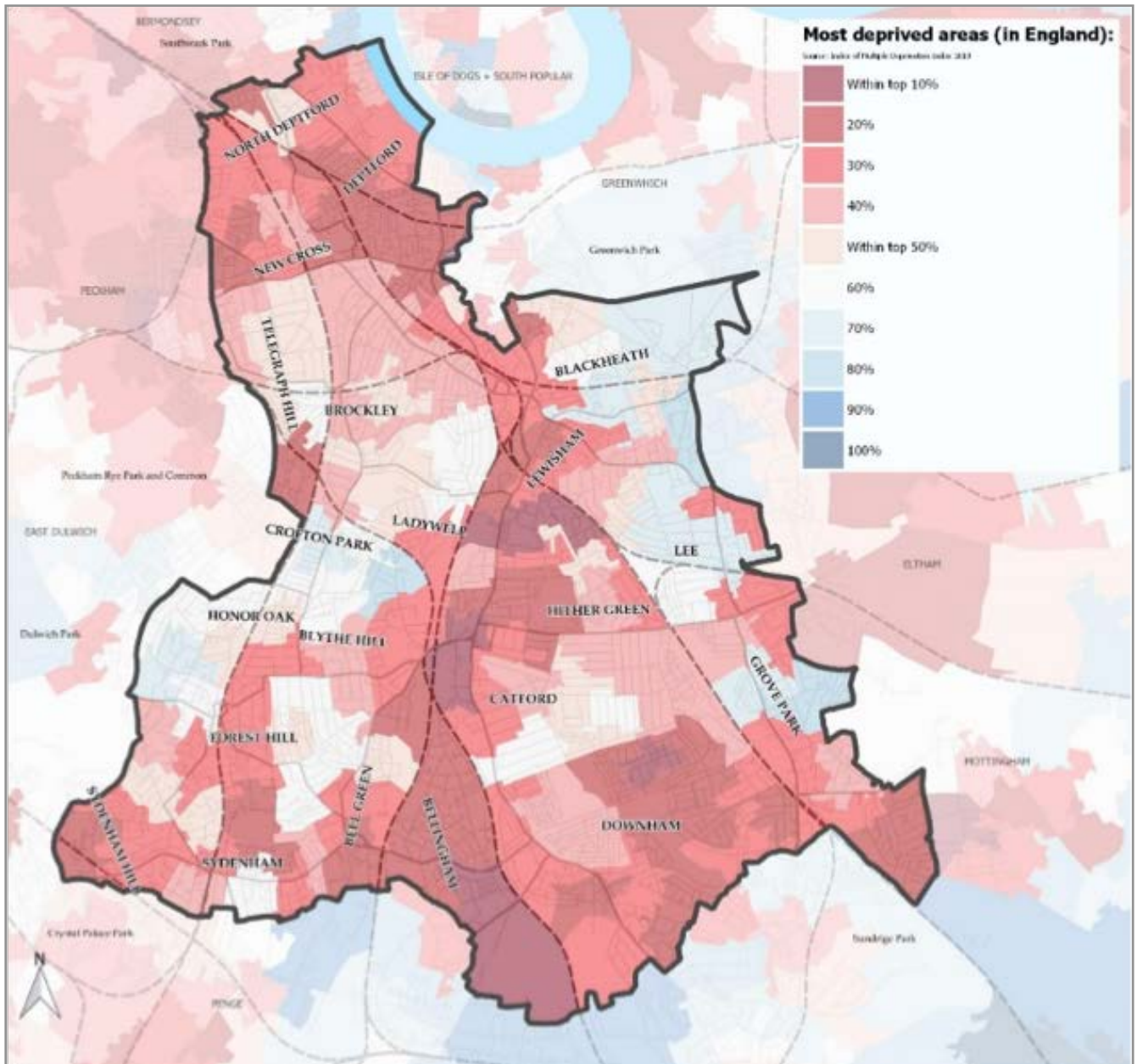
- 1.3.1 The London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east. **Map 1** shows the 18 wards that make up the borough.
- 1.3.2 The Local Government Boundary Commission for England (LGBCE) published their recommendations in June 2020 to make boundary changes to 17 out of the 19 Lewisham wards. These recommendations were made following consultation which took place between June to September 2019. The new wards will come into effect after a Parliamentary order is made and will be used for all elections from May 2022 onward. Until then, the AMR will use the existing ward boundaries for monitoring purposes.



Map 1: London Borough of Lewisham Ward Boundaries
 Image Credit: LB Lewisham

Deprivation

- 1.3.3 Last year's AMR acknowledged that 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. The situation remains the same in 2020 as the 2019 Indices of Deprivation remain the most up-to-date source of information about deprivation. **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 7: Construction at the Timberyard , Oxetalls Road
Image Credit: LB Lewisham



2 Housing

2.1 Background

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

2.1.2 Some key statistics about the borough's 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.
- 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 2019-20, a total of 1,246 net self-contained homes were delivered, (1,342 new homes completed and a loss of 96 existing homes) and an additional 120 long term vacant units were brought back into use. This creates a total of 1,366 net homes completed for 2019-20.

2.2.2 **Chart 1** demonstrates that there has been a mix in terms of the scale and type of the 117 sites that have been completed. 42% of the net completions have occurred on two strategic mixed use sites at The Timberyard Oxestalls Road ([see photo 8](#)) and Anthology Deptford Foundry ([see photo 9](#)).

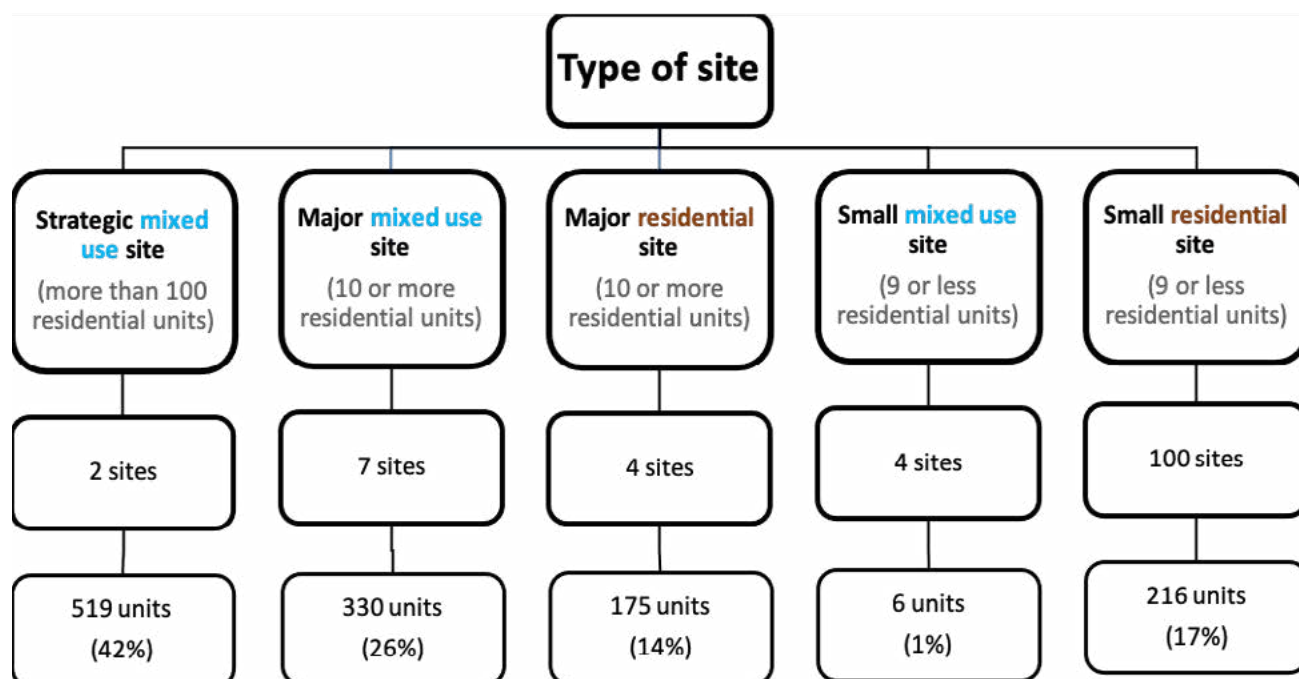
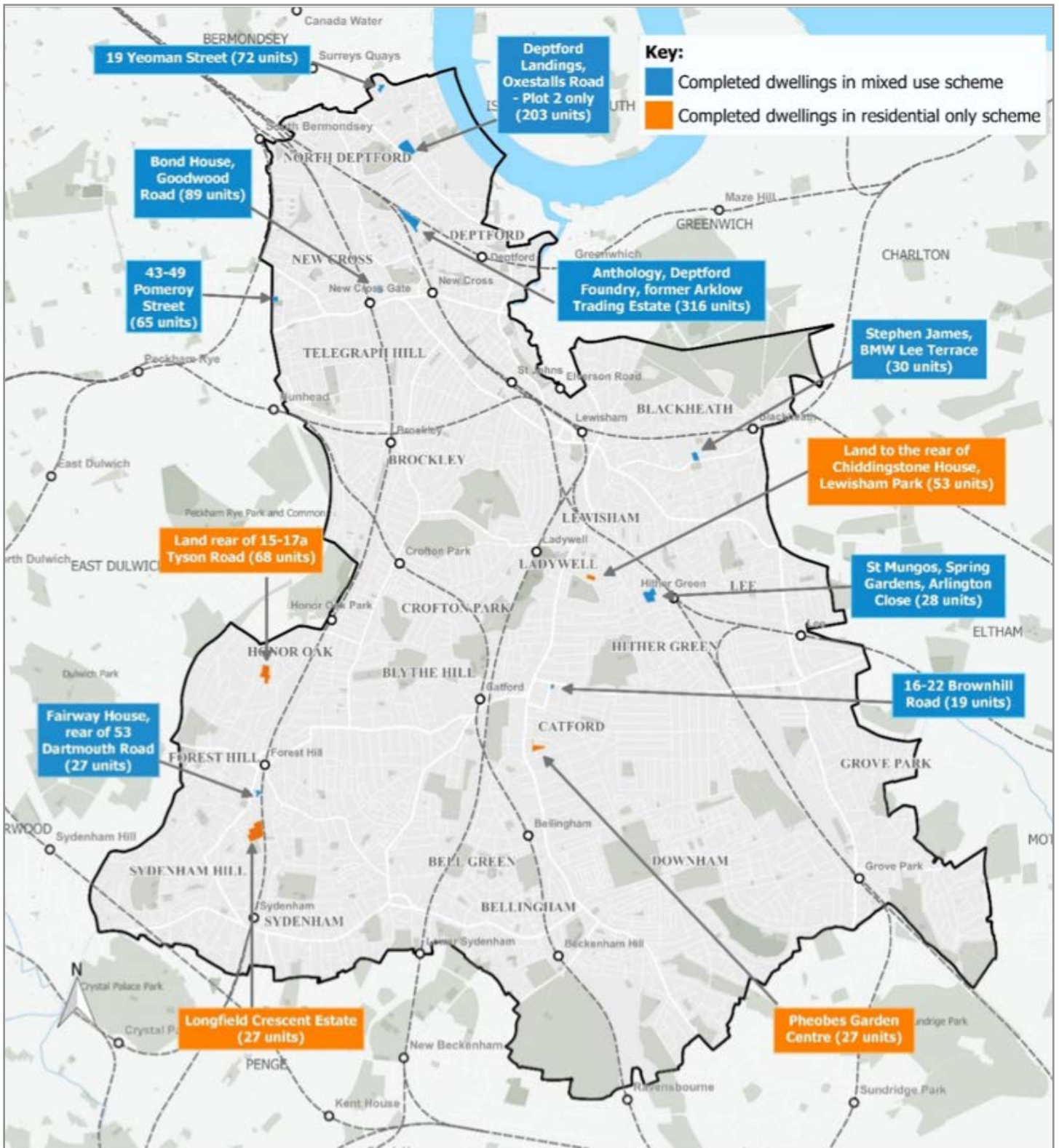


Chart 1: Types of Sites Completed During 2019-20

Source: LDD and LB Lewisham

2.2.3 **Map 3** shows the 13 sites where completions have amounted to 10 or more net homes (i.e. major and strategic sites). All of the sites on Map 3 have been fully completed, except one. The site at the Timberyard Oxestalls Road is a phased scheme that will eventually accommodate 1,132 new homes in six neighbourhoods. So far, the first stage of the development, plot 2, has been completed with 203 homes.

2.2.4 **Map 3** also shows a concentration of development (equating to 82%) within the Regeneration and Growth Areas and the two major town centres, in line with the existing Core Strategy.



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 homes have been provided, trends seen in previous years continue with the majority of the newly completed homes comprising:

- Flats or studios (92%).
- Smaller properties, with 1 bed (42%) and 2 beds (38%).
- 55% built in low rise buildings below 10 storeys. Cumulatively, three sites have 608 newly completed homes in tall buildings ranging between 10 and 24 storeys.
- 86% new builds, whilst 14% involved changes to existing buildings (through conversions, change of use and extensions). 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.

2.2.6 Only 13 of the newly completed homes relate to prior approvals on four small sites. This is significantly less than there have been in the last few years (ranging from 86 in 2018-19 to 216 in 2015-16). However, this is likely to fluctuate further in the future as new types of prior approvals come to fruition – see paragraph 3.2.7 for more details.

Performance in Housing Delivery

2.2.7 **Chart 2** tracks Lewisham's performance since 2004 against the annual average housing target in the adopted London Plan (2016). It shows the cyclical nature of housing delivery and a downturn in annual housebuilding compared to last year's impressive 1,843 net completions. 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 homes in the borough. **Chart 2** also shows that during 2019-20 the amount of completed new homes was close (19 homes short) to the London Plan target of 1,385 units per year, when both housing completions and vacant units returned to use are taken into account.

Housing Delivery Test

2.2.8 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 less than five years ago 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.

2.2.9 The Government last published the HDT results in February 2020, which measured performance during 2016-17 to 2018-19. Lewisham scored 101%, meaning that the number of homes delivered exceeded the number of homes required, and no further action was necessary.

2.2.10 It is important for future AMRs to continue to monitor both the long term delivery of housing, in addition to the short term delivery through the HDT. It is likely that it will become increasingly challenging to meet the HDT in future years, especially as despite a healthy supply of committed / likely development sites, the number of new homes being completed in any one year can fluctuate due to a combination of:

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

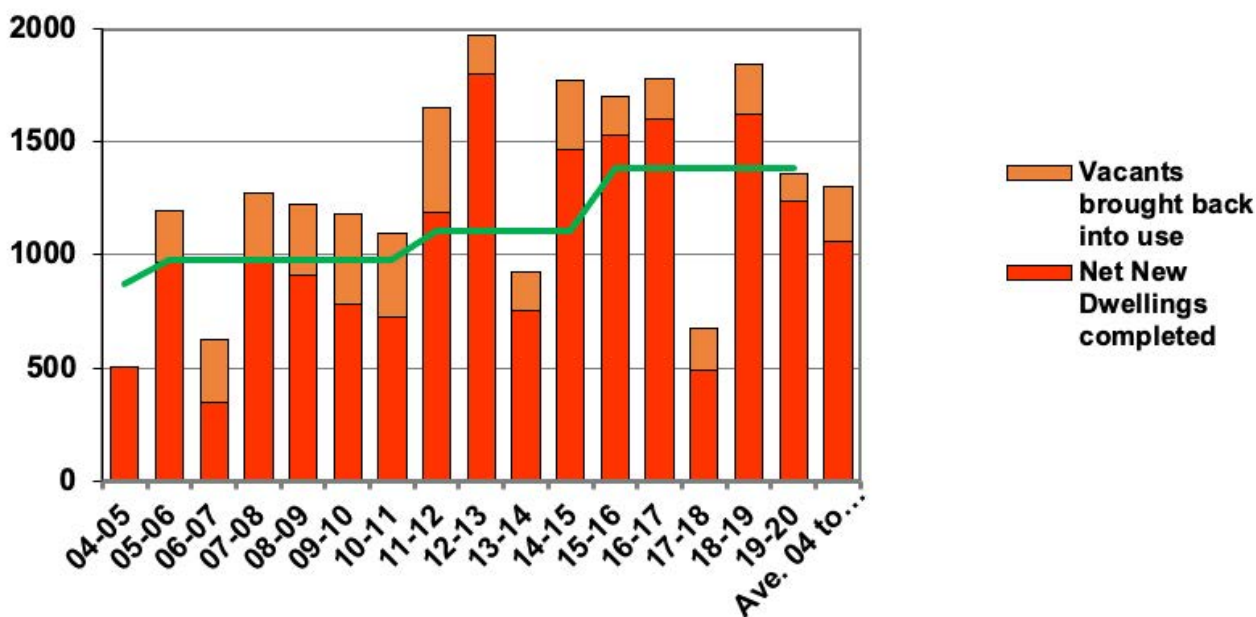


Chart 2: Housing Completions and Vacant Units Brought Back into Use 2004-05 to 2019-20

Source: LDD and LB Lewisham

2.3 Housing Approvals

2.3.1 Approvals made during 2019-20, if implemented, will result in a net gain of 1,347 self-contained new homes, (comprising 1,495 new homes and a loss of 148 existing homes). This is a healthy supply of new homes, close to the target required each year in the adopted London Plan. Whilst this represents a downturn from last year's 2,510 approvals, it demonstrates the cyclical nature of planning approvals which are subject to the normal housing market fluctuations.

2.3.2 The approved new homes will be delivered on a range of sites. They include:

- Two strategic sites, with 443 new homes (33%) approved for Phases 5 and 6 of Heathside and Lethbridge (Parkside) in the ward of Blackheath and 365 new homes (27%) approved by appeal on the former Tesco car park site at Conington Road in Lewisham town centre.
- 294 new homes (22%) on nine major sites (with 10 or more residential units).
- 245 new homes (19%) on 105 small sites (9 or less residential units).

2.3.3 The majority of the approved new homes will comprise:

- Flats (98%).
- Smaller properties comprised of 1 bed (43%) and 2 beds (48%).
- 68% in low rise buildings below 10 storeys, with only 32% on two sites containing tall buildings within Lewisham town centre, consisting of 34 and 35 storeys.

2.3.4 94 of the newly approved homes are from prior approvals, which accounts for 7% of the approved supply. This is double the 48 prior approvals granted in the previous monitoring year 2018-19. Prior approvals are likely to fluctuate further in the future as new types of prior approvals come to fruition – see paragraph [3.2.7](#) for more details.

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 2019-20, 265 net affordable homes were delivered which is a reduction compared to last year.
- 2.4.3 This represents 21% of total net completions and is below the Core Strategy borough wide target of 50%.
- 2.4.4 The proportion of affordable homes delivered rises to 25% when compared to net completions on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more units).
- 2.4.5 **Chart 3** 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 and peaks in 2011-12, 2012-13 and 2018-19. Cumulatively since 2005-06, 4,758 affordable housing units have been delivered.

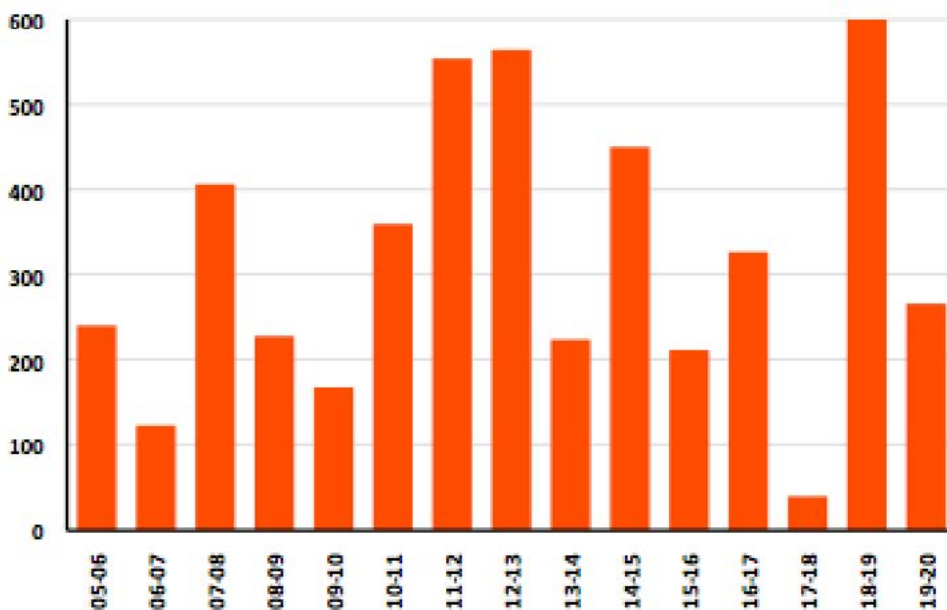


Chart 3: Affordable Housing Completions 2005-06 to 2019-20

Source: LDD and LB Lewisham

2.4.6 **Table 1** looks at the 265 affordable homes that were delivered on 11 sites and shows a mix in terms of the tenure provided and also the types of development sites delivered.

2.4.7 The majority of affordable homes were:

- Located in the ward of Evelyn (42%), followed by Lewisham Central (20%) and Forest Hill (20%).
- Delivered as new build (100%) and flats (91%).
- Delivered as smaller properties, with 43% 1 bedroom and 30% 2 bedroom units. Family affordable housing with 3 or more bedrooms represents 27% of the newly completed affordable homes, lower than the 42% sought in the Core Strategy.

Site name	Date of planning approval	Type of development site	Social rent and/or affordable rent	Intermediate	Total affordable on-site
Timberyard, Oxestalls Road	23/03/2016	Mixed use scheme	0	60	60
r/o Chiddingstone House Lewisham Park	26/01/2017	100% affordable housing	34	19	53
Anthology, Deptford Foundry	30/10/2016	Mixed use scheme	28	12	40
Longfield Crescent Estate	23/04/2015	100% affordable housing	27	0	27
r/o 15-17a Tyson Road	22/04/2010	Residential scheme	17	9	26
43-49 Pomeroy Street	03/08/2016	Mixed use scheme	13	7	20
Bond House Goodwood Road	29/06/2016	Mixed use scheme	7	5	12
19 Yeoman Street	25/01/2017	Mixed use scheme	12	0	12
BMW Garage Lee Terrace	20/10/2016	Mixed use scheme	0	6	6
2 small sites (9 units or less)	01/08/2016, 26/06/2017	100% affordable housing	4	5	9
Total			142	123	265

Table 1: Affordable Housing Completions 2019-20. Source: LDD and LB Lewisham

Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
142	11%	0	0%	123	10%	981	79%	1,246
Affordable Housing (GLA and NPPF definition)						Market	Total	
265						981		1,246
21%						79%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
142			123			981		
11%			10%			79%		
Genuinely Affordable : Intermediate ration split 54% : 46%								

Table 2: Tenure Split for Housing Completions. Source: LDD and LB Lewisham

2.4.8 **Table 2** analyses the tenure split further, with 21% being completed as a range of affordable tenure types. This is below the Core Strategy borough wide target of 50%. The proportion of affordable homes delivered rises to 25% when compared to net completions on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more units).

2.4.9 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, only 11% of the net completions were genuinely affordable. The tenure split ratio of 54% genuinely affordable and 46% intermediate also falls below the 70:30 split specified in the Core Strategy.

2.4.10 There are a number of reasons why the genuinely affordable housing delivered was below the 50% target. All of the completed schemes with 10 or more units were granted consent some time ago, as far back as 2010. They have been determined using older GLA definitions of affordable housing and predate the Corporate Strategy 2018-2022, which is aligned with the current administrations’ commitment to genuinely affordable housing. It is therefore expected that historic schemes are unlikely to reach target levels and this will continue in the future until all permissions that predate 2018 are fully built out.

2.4.11 Viability review mechanisms are being used to negotiate additional affordable housing on some sites, where it is found that the viability of the site has improved due to changing market conditions – see paragraph [6.2.6](#) and [Table 18](#).

2.4.12 Each site has been determined on its own merits, with financial viability and other considerations taken into account when negotiating on-site affordable housing provision. Many of the major and strategic sites contain reduced amounts of affordable housing as they demonstrated through viability that they could not support on-site affordable housing on their site. For instance:

- Anthology, Deptford Foundry at Arklow Road experienced viability issues due to it being an industrial site that required extensive and costly site clearance and decontamination works (see **Photo 9**).
- The Timberyard, Oxestalls Road is a multi-phased scheme. So far, only the first plot has been constructed, with 30% intermediate homes and the remainder being private units. This mix compensates for the initial costs associated with site clearance, demolition of warehouses and cleaning heavily contaminated land. The next phases will include significant amounts of both affordable rent and intermediate units. Current pre-application discussions on a revised development for a later phase indicate a minimum of 35% affordable housing with 70% social rent although this will be dependent upon final site designs (see **Photo 8**).
- Land rear of 15-17a Tyson Road was approved at appeal, where the Council had limited control over the amount of affordable housing granted consent.
- Hilda House at St. Mungo's Hostel, Spring Gardens has no affordable housing but contains 28 self-contained rooms which will help homeless people in need of support, before they move on into their own, more permanent, tenancies.

2.4.13 Higher than target affordable housing has been delivered in instances where the Council has been directly delivering sites, or liaising in partnership with Housing Associations. This includes two sites with solely affordable housing, with 100% social rented units at Longfield Crescent Estate (see [photo 2](#)) and a mix of social rented and intermediate units on the land to the rear of Chiddingstone House (see [Photo 3](#)).



Photo 8: Plot 2, The Timberyard Oxestalls Road
Image Credit: LB Lewisham



Photo 9: Anthology, Deptford Foundry
Image Credit: LB Lewisham

Affordable Housing Approvals

2.4.14 During 2019-20, 431 net affordable housing units were approved. This represents 32% of the total net approvals, below the Core Strategy borough wide target of 50%.

2.4.15 **Table 3** looks specifically at the 431 affordable homes that were approved on 11 sites during 2019-20, of which half will be built at Heathside and Lethbridge (Parkside). It shows a mix in terms of the tenure provided and also the types of development sites delivered. In addition, there are two other affordable housing schemes (that are not included in Table 3) including 39 social rented units at Bampton Estate. Secondly, the temporary development at PLACE/Ladywell gained consent for 24 affordable rent units to remain in-situ for a further two years.

Site name	Date of planning approval	Type of development site	Social rent and/or affordable rent	Intermediate	Total affordable on-site
Heathside and Lethbridge (Parkside) (phases 5 and 6)	12/04/2019 and 10/09/2019	Residential scheme	164	53	217
Former Carptetright	18/10/2019	Mixed use scheme	67		67
Former Tesco's car park, Conington Road	22/01/2020	Mixed use scheme		44	44
Our Lady and St Philip Neri School	24/02/2020	Residential scheme	27	8	35
Mayor Park Warehouse	01/11/2019	100% affordable housing	32		32
Land adj. Brasted Close	10/04/2019	100% affordable housing		11	11
Waldram Crescent, r/o Stanstead Road	05/08/2019	Mixed use scheme		9	9
154-158 Sydenham Road	22/07/2019	Mixed use scheme	4	4	8
3 small sites (9 units or less)	15/01/2020, 15/01/2020, 28/02/2020	Residential scheme	8		8
Total			302	129	431

Table 3: Affordable Housing Approvals 2019-20. Source: LDD and LB Lewisham

2.4.16 Table 4 provides an overview of the tenure split and shows that a variety of affordable housing tenures have been approved, although this accounts for only 32% of the net units approved, below the Core Strategy borough wide target of 50%. The proportion of affordable housing to be delivered will rise to 39% when compared to net approvals on qualifying sites (sites of 10 or more dwellings).

2.4.17 In terms of genuinely affordable tenures, social rent and London affordable rent approvals will result in a total of 302 new homes, which represents only 22% of the net approvals. However, the tenure split ratio of 70% genuinely affordable and 30% intermediate matches with the 70:30 split specified in the Core Strategy.

2.4.18 Cumulatively, the amount of genuinely affordable housing approved during 2019-20 was below the 50% target. This is due to a number of reasons including financial viability and other considerations that have been taken into account when negotiating on-site affordable housing provision. For instance:

- The former Carpetright site will provide a range of other benefits including 758 student bed spaces, infrastructure improvements to enhance connectivity with Lewisham station and other regeneration benefits for the town centre.
- The former Tesco car park scheme at Conington Road will both regenerate Lewisham town centre and generate enhanced pedestrian connectivity with Lewisham station. It was also granted on appeal, where the Council had limited control over the amount of affordable housing granted consent.
- Two schemes at Astra House, Arklow Road and Regent House Business Centre 291-309 Kirkdale are permitted developments granted through prior approval, where the Council had less ability to require affordable housing from these types of applications.

2.4.19 Higher than target affordable housing has been delivered where the Council has been directly delivering sites, or liaising in partnership with Housing Associations. This includes two solely affordable housing schemes that will provide 100% intermediate homes at Brasted Close and 100% affordable rented homes at Mayow Park Warehouse.

2.4.20 It is also evident that there is a shift towards more genuinely affordable housing in the applications that have been approved more recently. On average, affordable housing accounts for between 13-38% on completed sites but between 22-59% for approved sites. Developments under construction such as former Carpetright and 9-19 Rushey Green will see increased delivery of social rent and/or affordable rent within the next year or two.

Tenure split for Housing Approvals								
Social Rent and London Affordable Rent	%	London Living Rent	%	All other intermediate products	%	Market	%	Total
302	22%	0		129	10%	916	68%	1,347
Affordable Housing (GLA and NPPF definition)						Market		
431						916		
32%						68%		
Genuinely Affordable Housing (Lewisham definition)			Intermediate Affordable Housing			Market		
302			129			916		
22%			10%			68%		
Genuinely Affordable : Intermediate ration split 70% : 30%								

Table 4: Tenure Split for Housing Approvals

Source: LDD and LB Lewisham

2.4.21 This shift will continue in the future. Current pre-application discussions on major and strategic sites are seeking to generate higher levels of genuinely affordable housing than in the past whilst retaining a viable scheme and providing wider regeneration benefits too. An example of this is Convoys Wharf, where the Council has negotiated to bring forward affordable housing early in the delivery and for an improved tenure mix for plot 15 that includes social rent. These were not part of the outline planning permission originally approved by the GLA. Increases in sales value enable developments to be viable, even with higher levels of affordable housing and review mechanisms have been put in place to capture this – see [paragraph 6.2.6](#) and [Table 18](#). More genuinely affordable housing will also be forthcoming from the various schemes that Lewisham Homes will be delivering, that have yet to commence or have just commenced.

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

Affordable Housing Projects

- 2.4.23 An additional 1,000 new social homes have been pledged in the Lewisham Corporate Strategy 2018-2022 and the Council is continuing to work with its delivery partner, Lewisham Homes, registered providers, developers and local communities to enhance the existing stock of affordable housing across the borough, to provide new affordable homes and provide wider regeneration benefits.
- 2.4.24 The Planning Service has been directly involved in the delivery of affordable housing through: granting planning consents and s106 agreements, pre-application discussions and Design Review Panel meetings.
- 2.4.25 During 2019-20 progress has been made on the housing estate renewal scheme at Heathside and Lethbridge (Parkside), with Phases 5 and 6 receiving consent to build 443 homes (see also [section 4.4](#)). Bampton Estate also received planning consent to build 39 affordable homes.
- 2.4.26 Smaller schemes have also been delivered directly or indirectly by the Council and/or Lewisham Homes, providing 53 affordable and intermediate homes on the land to the rear of Chiddingstone House, Lewisham Park (see [Photo 3](#)), 27 affordable homes at Longfield Crescent Estate (see [Photo 2](#)) as well as 4 at Woodbank and 1 at Milcroft House. In addition, 5 affordable homes at Dacre Park North have been completed in July 2020, after the end of the monitoring period. Acquisitions have added an additional 34 homes to the affordable housing supply. 19 new build homes have also been let on eight sites delivered by registered providers, although these fall outside of the Building for Lewisham programme.
- 2.4.27 Peabody are working with Lewisham Council to provide 209 new homes in Deptford on the former Tidemill School site. This includes 117 new social rented homes, 41 low-cost shared ownership homes for first-time buyers and 51 homes for sale. The project started on site in November 2020.
- 2.4.28 Also with Peabody at Amersham Vale the development has progressed this year and is on track to complete and handover 24 new social homes and 15 for shared ownership later in 2021. Another Peabody development nearing completion is Pomeroy Street (see [Photo 6](#)), a mixed use development including 18 affordable rented homes that are due for handover over by spring 2021.
- 2.4.29 Lewisham Homes are currently on site with a number of new developments, including 22 affordable and 34 intermediate new homes at Creekside, 32 new homes at Mayow Road providing 26 temporary accommodation homes for homeless families and 6 support living homes for people with Autism, 6 temporary accommodation homes on Canonbie Road and 25 new affordable homes at Kenton Court.
- 2.4.30 The Council and Lewisham Homes continue to assess the development potential for new social rented homes as infill housing to replace Council-owned garage sites or underused land.
- 2.4.31 For the former Ladywell Leisure Centre site (where PLACE/Ladywell is residing on part of the land) Local Community Design & Communications Champions have worked collaboratively with Lewisham Homes to appoint a landscape architect and have successfully completed training sessions to enable the Community Champions to understand and proactively comment on the design/layouts and landscaping for the future development.

Modern Methods of Construction (MMC)

2.4.32 PLACE/Ladywell continues to be an innovative MMC development that has won multiple design awards. It provides 24 two-bedroom homes for homeless families and commercial space at ground floor level. It was manufactured off site, similar to that shown in **photo 10**. Plans are currently underway for a two phase development on the former leisure centre site which will deliver circa 230 new homes in two phases, with phase one delivering circa 69 homes behind PLACE/Ladywell, and phase two delivering the remainder of homes over the coming years.



Photo 10: Construction of Fabricated Buildings

Image Credit: LB Lewisham

2.4.33 The Council remains committed to delivering more genuinely affordable homes using MMC, and following on from the high quality, energy efficient homes at the PLACE/Ladywell scheme, three further schemes are planned across the borough. Two of these are now on site with a third likely to start in 2021:

- Edward Street (on site) - 34 homes and commercial space - see **images 1 and 2**.
- Mayfield – circa 47 homes and community space – see **image 3**.
- Home Park (on site) - 31 homes and community space – see **image 4**.



Image 1 and 2: Edward Street
Image Credit: Rogers Stirk Harbour & Partners



Image 3: Mayfield
Image Credit: Rogers Stirk Harbour & Partners



Image 4: Home Park
Image Credit: Rogers Stirk Harbour and Partners

Homebuilding Capacity

- 2.4.34 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.
- 2.4.35 The Council successfully bid for homebuilding capacity projects during 2018-19, securing £525,000 to fund a new Housing Growth Team, a Small Sites Supplementary Planning Document (SPD) and to develop a robust pipeline of future opportunities for the Council. Since then, the Council has started working with consultants on these innovative new projects, with the studies expected to be completed in autumn 2021 (see also [section 4.1](#)). To date, it is projected that the work of this team could yield approximately an additional 200 homes that may not have otherwise come forward.

Housing Strategy 2020-2026



- 2.4.36 The Council has recently approved a new Housing Strategy for 2020-26 (see **image 5**) and a new Homelessness & Rough Sleeping Strategy for 2020-22. These set out the approach that the Council and key partners will take to tackle the housing crisis in Lewisham and work towards our vision that everyone has a safe, stable and genuinely affordable home where they can live an independent and prosperous life.

Image 5: Housing Strategy
Image Credit: LB Lewisham

2.5 Non-Conventional Housing

2.5.1 **Chart 4** shows the net completions and approvals in non self-contained housing that have taken place during 2019-20, on a total of eight completed sites and nine approved sites. This comprises completions of 35 student beds, 26 care home/sheltered accommodation beds and 37 beds in houses in multiple occupation (HMOs). Approvals will provide 30 HMO beds but will also generate a loss of 18 HMO beds. The largest gain relates to the 758 student bed spaces approved at the former Carpetright site whilst the approval at land at Waldram Crescent, rear of 1-17 Stanstead Road will result in the loss of 165 hostel beds.

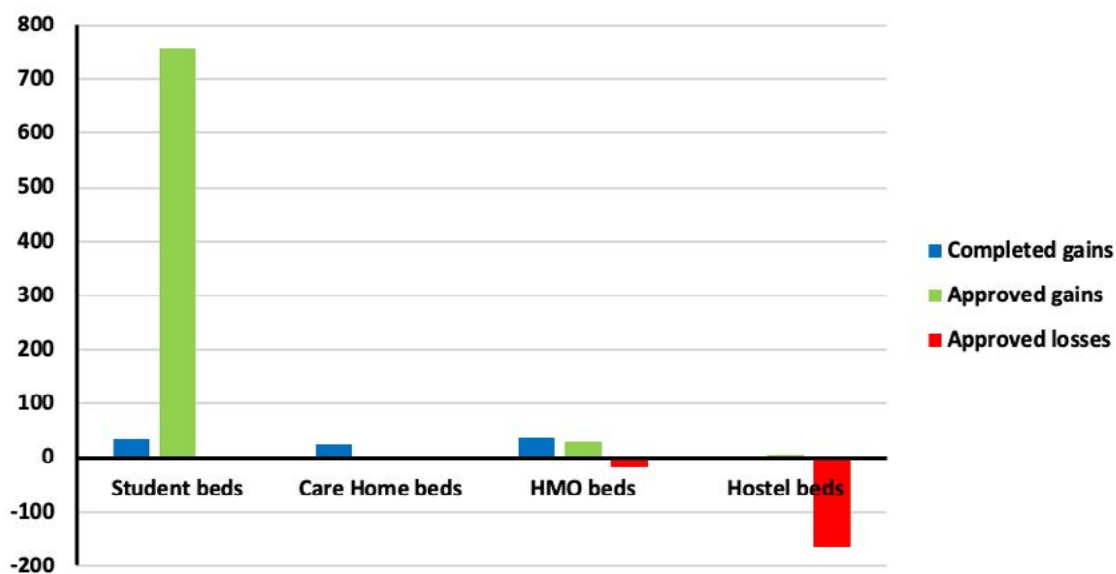


Chart 4: Change in Non-conventional Housing 2019-20

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 The Council confirmed a non-immediate Article 4 Direction to withdraw permitted development rights for the change of use from C3 dwelling houses to C4 small HMOs in Lewisham's southern wards (see **Map 4**), which has been in effect since 7th March 2020.

2.5.4 This Article 4 Direction helps to manage some of the negative and cumulative impacts of small HMOs on the Borough's southern wards and helps to improve living standards for residents.

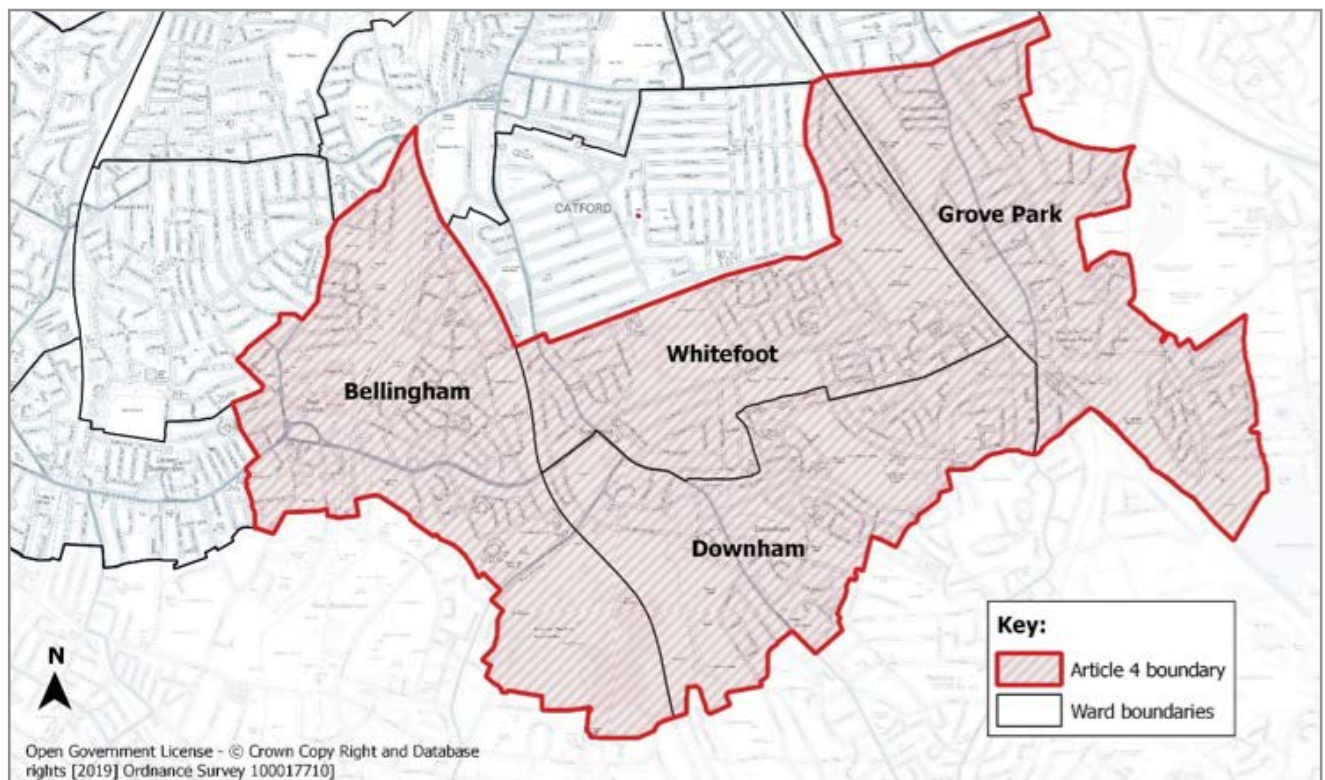
2.5.5 Issues surrounding some HMOs cannot be mitigated by planning alone, and it is recognised that a corporate response is needed across the Council, including licensing, to improve property standards for all Lewisham residents.

Private Sector Licensing Scheme

2.5.6 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 In March 2020, the Mayor and Cabinet agreed to introduce a borough-wide Additional Licensing Scheme covering HMOs and to submit the application for a borough-wide Selective Licensing Scheme covering all other private rented properties to the Secretary of State. Owing to Covid-19, there has been a pause on the implementation of the Additional Licensing Scheme and the application to the Secretary of State. The Council will look to implement the Additional Licensing Scheme once the public health crisis dissipates and the current economic conditions improve.



Map 4: Wards Included in the HMO Article 4 Direction

Image Credit: LB Lewisham

2.6 Self-Build and Custom Housebuilding

- 2.6.1 The Self-Build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. The Council has set up a register. This register will form part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses. As of 30 October 2020, 232 people or organisations have registered their interest on the Council's on-line registration form, including 73 people or organisations during the last self-build monitoring year (31 October 2019 and 30 October 2020).
- 2.6.2 The Council has been working with non-profit organisations such as the London Community Land Trust (CLT) and the Rural Urban Synthesis Society (RUSS) to consider options for self-build in the borough. Construction is due to start in spring 2021 on the land at Church Grove near Lewisham town centre on a cooperatively built scheme, led by RUSS to provide self-build homes, together with an element of community floorspace. RUSS have recently submitted amendments to their planning application to build three further homes bringing the total to 36 homes. It is anticipated that these will be completed in 2021-22.
- 2.6.3 Local authorities have a duty to permission sufficient self-build plots to meet demand. Specifically, at the end of each base period, local authorities have three years in which to permission an equivalent number of self-build plots, as there are entries for that base period. For Lewisham:
- 33 self-build units were consented during 2018-19. This exceeds the demand from the 16 people who were entered onto the register during 2015-16 (three years prior).
 - No self-build units were consented during 2019-20, so the demand from the 25 people who were entered onto the register during 2016-17 has not been met. However, if the over-supply of consented self-build units from the previous year is taken into account, then the current shortfall against demand drops to eight self-build units.

2.7 Future Housing Supply

Housing Trajectory

- 2.7.1 The NPPF is clear that sites must be 'deliverable' within the first five years and 'developable' within years 6-10 to be counted towards the housing supply.
- 2.7.2 **Table 5** shows the future anticipated capacity of housing that is likely to be built on 45 major and strategic development sites (with 25 or more residential units or above 0.25 hectares) in the next 15 years. It lists:
- 14 sites that have planning consent and have started to be built.
 - 16 sites that have planning consent and have yet to start construction.
 - 15 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
Kenton Court, 132 Adamsrill Road	Bellingham	Under construction	25	25		
Home Park Housing Office, 129 Winchfield Road	Bellingham	Not started	31	31		
TOTAL FOR BELLINGHAM			56	56	0	0
Heathside and Lethbridge (Parkside) (phases 5 and 6)	Blackheath	Under construction	443	443		
TOTAL FOR BLACKHEATH			443	443	0	0
111 & 115 Endwell Road	Brockley	Adopted site allocation	46		46	
TOTAL FOR BROCKLEY			46	0	46	0
Timber Yard, Deptford Wharves, Oxestalls Road	Evelyn	Under construction	1,284	616	668	
Neptune Wharf MEL, Grinstead Road	Evelyn	Under construction	199	199		
Convoys Wharf	Evelyn	Not started	3,500	1,083	1,216	1,201
Former Deptford Green Sports Pitch	Evelyn	Not started	34	34		
<i>Astra House, 23-25 Arklow Road</i>	<i>Evelyn</i>	<i>Not started</i>	33	33		
TOTAL FOR EVELYN			5,050	1,965	1,884	1,201
<i>179 Dartmouth Road</i>	<i>Forest Hill</i>	<i>Under construction</i>	33	33		
Garages at Knapdale Close *	Forest Hill	Under construction	17	17		
Land at Forest Hill station west	Forest Hill	Adopted site allocation	99			99
TOTAL FOR FOREST HILL			149	50	0	99
Mayfields Hostel, Burnt Ash Hill	Lee Green	Not started	47	47		
Leegate Shopping Centre	Lee Green	Adopted site allocation	<u>229</u>	150	<u>79</u>	
TOTAL FOR LEE GREEN			276	197	79	0
Lewisham Gateway	Lewisham Central	Under construction	649	438	211	
Church Grove	Lewisham Central	Under construction	36	36		
Land at Loampit Vale and Thurston Road (Carpetright)	Lewisham Central	Under construction	67	67		
Lewisham Retail Park	Lewisham Central	Not started	529	300	229	
<i>Silver Road and Axion House</i>	<i>Lewisham Central</i>	<i>Not started</i>	<i>136</i>	<i>136</i>		
Conington Road, former Tesco's car park	Lewisham Central	Not started	365		365	
Land at Conington Road and Lewisham Road	Lewisham Central	Adopted site allocation	585		585	
Place Ladywell, former Ladywell Leisure Centre	Lewisham Central	Adopted site allocation	<u>230</u>	230		
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			2,672	1,207	1,390	75
1 Creekside	New Cross	Under construction	56	56		
Edward Street	New Cross	Under construction	34	34		
Former Deptford Green School, Amersham Vale	New Cross	Under construction	120	120		
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		
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	250	144	
Sun Wharf, Cockpit Arts	New Cross	Adopted site allocation	233	100	133	
New Cross Gate station sites, Goodwood Road	New Cross	Adopted site allocation	158	100	58	
TOTAL FOR NEW CROSS			4,644	1,095	1,755	1,794
<i>Our Lady and St Philip Neri RC Primary School</i>	<i>Perry Vale</i>	<i>Not started</i>	59	59		
<i>Mayow Park Warehouse</i>	<i>Perry Vale</i>	<i>Not started</i>	32	32		
<i>Bampton Estate</i>	<i>Perry Vale</i>	<i>Not started</i>	39	39		
Land at Forest Hill Station east (Waldram Place & Perry Vale)	Perry Vale	Adopted Site Allocation	42			42
TOTAL FOR PERRY VALE			172	130	0	42
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
Wellington Close, Somerville Estate*	Telegraph Hill	Under construction	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			222	201	21	0
Excalibur Estate, Baudwin Road	Whitefoot	Under Construction	305	305		
TOTAL FOR WHITEFOOT			305	305	0	0
Total for large sites			14,195	5,723	5,261	3,211
Total for small site windfalls			5,426	1,636	1,895	1,895
TOTAL			19,621	7,359	7,156	5,106

Table 5: Housing Trajectory December 2020
Source: LDD and LB Lewisham

- 2.7.3 Note that **Table 5** provides an indication of the likely amount of development that will come forward over the long term (next 15 years), prepared on the basis of the best available information. Given the complexity of the development process which relies on many external factors that are beyond the control of the Council, (including delivery of development being led primarily by the private sector), the actual supply will likely differ to these long-term projections.
- 2.7.4 **Table 5** creates a total large site supply of 14,195 units. It is estimated that a further supply of 5,426 residential units could be accommodated on small windfall sites (with 9 or less residential units or below 0.25 hectares), taking account of the committed supply on small sites for years 1-3 and accommodating 379 units per annum during years 4-15, in line with the Draft London Plan’s small site target. This will create a total estimated committed supply of 19,621 over a 15 year period.
- 2.7.5 **Chart 5** shows that the majority of these sites are clustered within our designated Regeneration and Growth Areas. 36% of this new housing supply will be located in the ward of Evelyn, 33% in New Cross and 19% in Lewisham Central, which reflects the existing spatial strategy and adopted Local Plan policies. 23% of the units have already started construction, whilst 53% have planning consent but have not started construction, giving a relatively high degree of certainty that the majority of these sites will be completed. A further 24% are adopted site allocations that have yet to be granted planning permission.

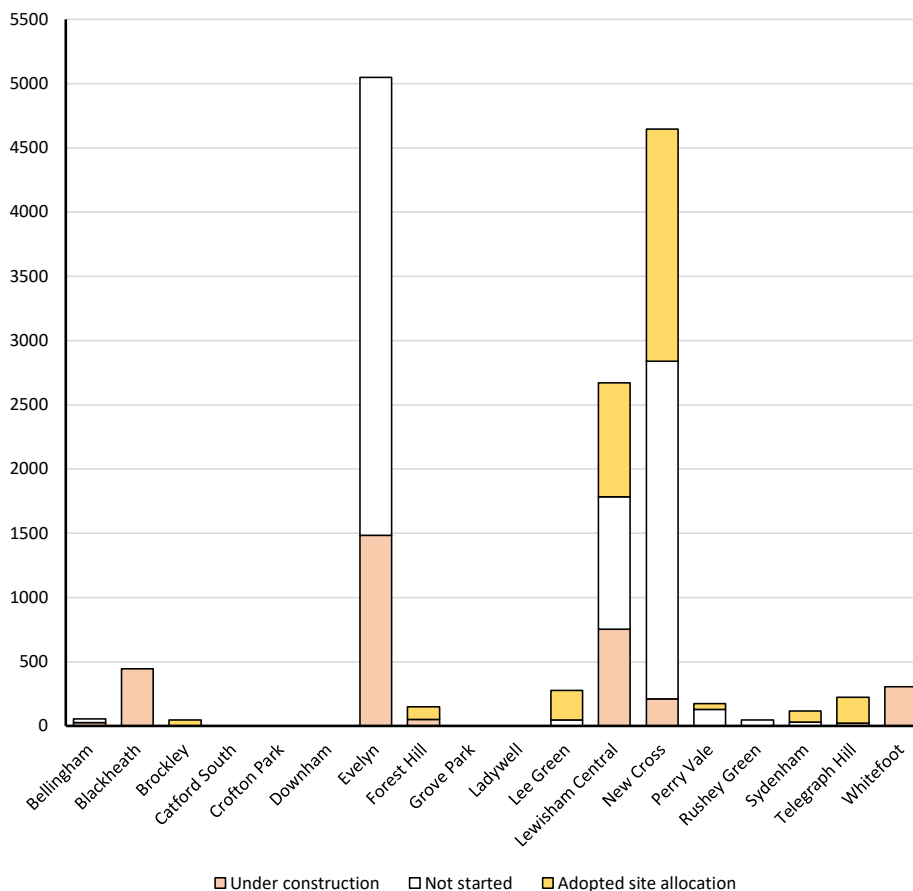


Chart 5: Future Supply of Housing
Source: LDD and LB Lewisham

Five Year Housing Land Supply

2.7.6 The NPPF requires the Council to identify and update (at least) annually a supply of specific deliverable sites sufficient to provide five years' worth of housing. This is measured against the strategic housing requirement, plus an additional buffer of 5% to 20% depending on previous delivery performance. The 5% - 20% buffer is to ensure that there is a realistic prospect of achieving the planned level of housing supply and to ensure choice and competition in the market. A 20% buffer is only required where there has been significant under delivery of housing over the previous three years. The NPPF stipulates that in situations where a Local Authority cannot demonstrate a five-year supply of deliverable housing sites, the presumption in favour of sustainable development will apply. Whilst this does not apply currently in Lewisham the Council will continue to monitor the delivery and supply of housing to manage this risk.

2.7.7 The following section takes a more in-depth look at the committed housing supply in Table 5 that is likely to come forward in the next five years and assesses whether this will be sufficient to meet Lewisham's housing requirement. Table 5 shows that in the next five years (2020-21 to 2025-26), the major and strategic sites and small site windfalls are likely to provide 7,359 net dwellings. This is comprised of sites that are considered to be in line with the NPPF definition of deliverable:

- 4,715 units on sites that have already started construction or are available now and already have planning consent (64%).
- 1,008 units (14%) 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 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.
- 1,636 units (22%) arising through small site windfalls.

2.7.8 **Table 6** considers whether 7,359 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 5.06 years. However, the supply would fall short if we were in a position where the 10% or 20% buffer needed to be applied.

5 year housing land supply with:	Deliverable years
0% buffer	5.31
5% buffer	5.06
10% buffer	4.83
20% buffer	4.43

Table 6: Deliverable Years Housing Land Supply

Source: LDD and LB Lewisham

Boosting the Future Housing Land Supply

2.7.9 **Chart 6** shows the committed supply over the next 15 years (as listed in **Table 5**). It shows that the 19,621 committed supply on strategic and major sites and anticipated small site windfalls will be sufficient to meet the adopted London Plan housing target of 1,385 units per year (equivalent to 6,925 units in each five year period), during the first 10 years but that there will be a shortfall in years 11-15. This will result in a shortfall of 1,154 new homes towards the latter end of the Local Plan period, when compared to the rolled forward 15 year target of 20,775 from the adopted London Plan.

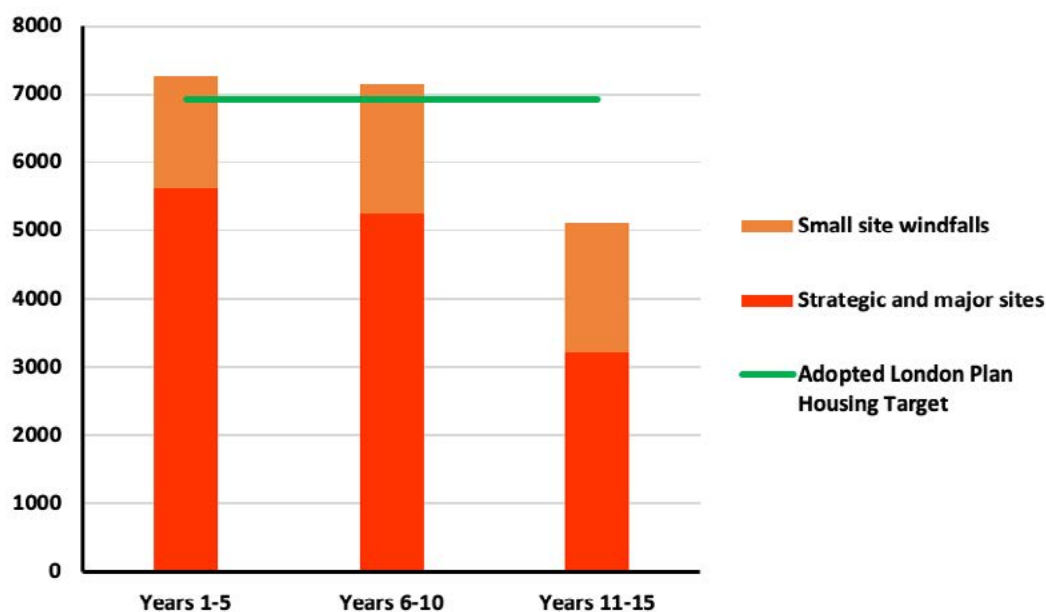


Chart 6: Future Housing Supply Compared with Housing Targets

Source: LDD and LB Lewisham

- 2.7.10 The Council will need to work with developers and its partners to find an additional supply of longer term sites to bridge the gap between the 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 to 1,667 per annum, once the Draft London Plan is adopted.
- 2.7.11 In anticipation of this the Council has prepared a draft Local Plan that seeks to facilitate a significant increase in the delivery of new homes to help meet Lewisham’s housing needs by identifying a suite of additional site allocations, to boost the housing supply further. These site allocations have the potential capacity to deliver approximately 25,000 net new homes. When combined with the anticipated windfall delivery, there will be sufficient capacity to meet and exceed the draft London Plan housing target over a 15-year period. The Council will be consulting on the draft Local Plan in early 2021 to better understand whether there are any additional sites that could feasibly be delivered within the Local Plan period, and whether the site allocations are deliverable and developable.



Photo 11: Transformation of Lewisham Town Centre

Image Credit: LB Lewisham

3 Employment and Town Centres

3.1 Local Economy

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

3.1.2 Understanding the local town centre and employment context is essential to understanding the delivery of development in Lewisham and the spatial strategy for the future. Lewisham is within inner-London, with a small but growing economy. Some key statistics about the borough's local economy, some of which have been taken from the Lewisham Local Economic Assessment 2018, include:

- Lewisham is much smaller in terms of economic activity than the other boroughs in this sub-region and has not experienced the same rate of employment growth as Inner East London as a whole.
- Lewisham has developed a different economic trajectory to that of London as a whole, with an economy principally based on public service employment such as health and education.
- The borough had just over 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 entrepreneurship and self-employment when compared to rest of London and the UK.
- There is a duality in the borough where there exists a resident workforce who have a high rate of economic activity and are well qualified; alongside lower wage jobs and part-time employment within Lewisham itself and residents who tend to be lower skilled, coming out from achieving lower attainment levels from schools or NEETs (not in Education, Employment or Training) and experiencing in-work poverty while living in the pockets of deprivation areas in the borough.
- As an inner city borough, it has a close economic relationship with Central London with residents usually commuting into Central London for work using one of the Capital's best connected transport hubs - of 21 rail stations, 3 DLR stations and 42 bus routes.

3.2 Non-residential Floorspace

Non-Residential Floorspace Completions

3.2.1 **Chart 7** shows the net completions for each type of non-residential floorspace during 2019-20. There has been an overall net loss of 435m² of non-residential floorspace (consisting of 28,438m² of new floorspace completed and 28,873m² of existing floorspace lost). The cumulative changes to each type of floorspace include:

- A net loss of 5,787m² of retail (A) floorspace – comprising three small scale gains, nine small scale losses as well as two losses of more than 1,000m² at Bond House, Goodwood Road and former Phoebes Garden Centre - see paragraph [3.2.2](#) for more details.
- A net gain of 9,537m² of employment (B) floorspace.
- A net gain of 284m² of social infrastructure (D) floorspace.
- A net loss of 4,469m² sui generis floorspace – comprising four small scale losses as well as one loss of more than 1,000m² at Deptford Foundry - see paragraph [3.2.2](#) for more details.

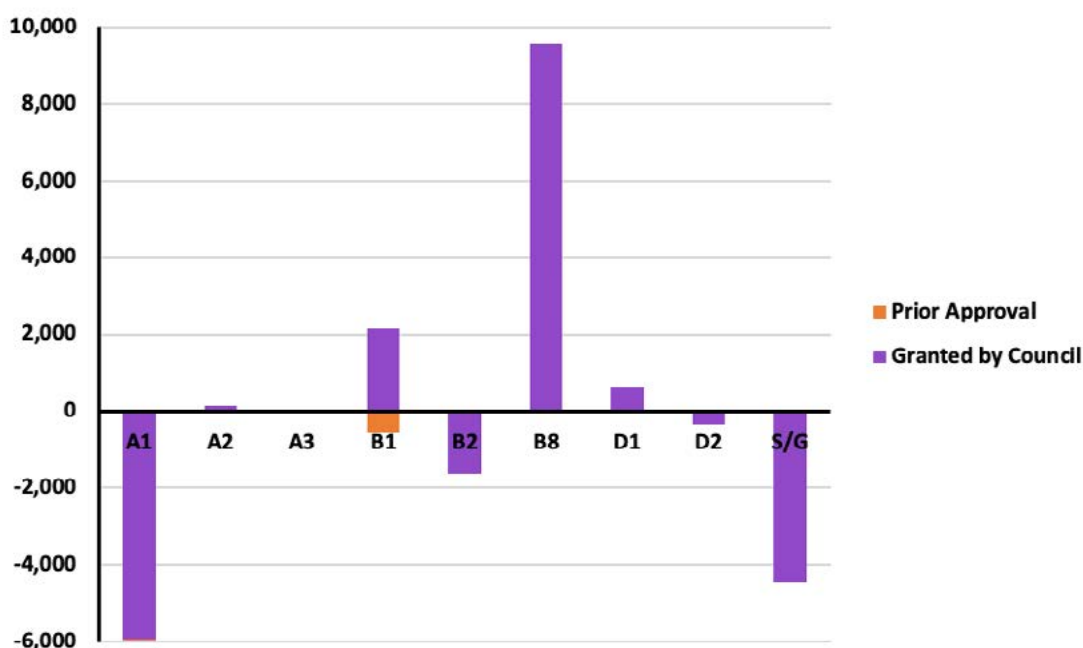
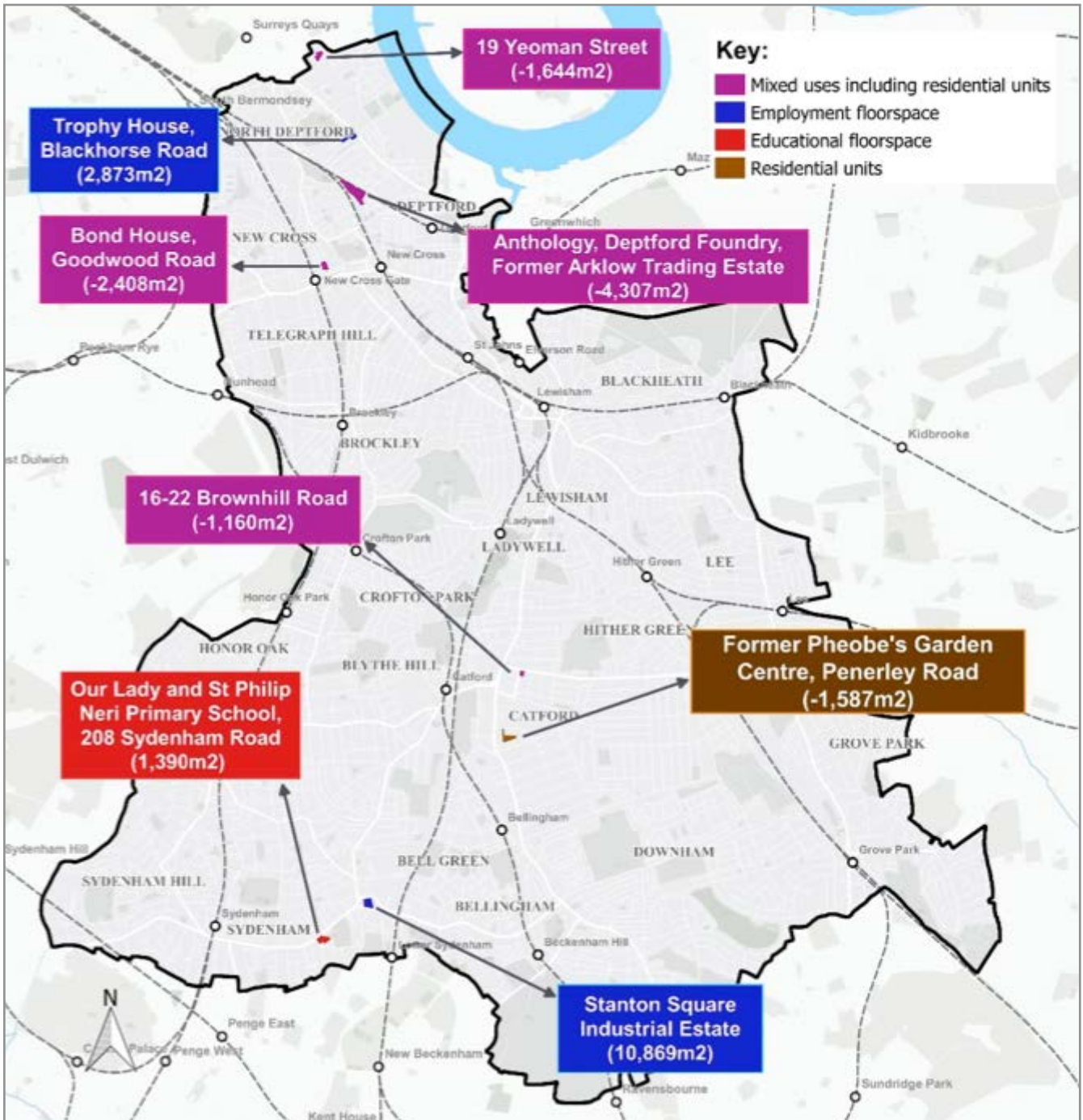


Chart 7: Completions of Non-residential Floorspace During 2019-20

Source: LDD and LB Lewisham



Map 5: Sites That Have Experienced Large Scale Change in Non-Residential Floorspace

Image Credit: LB Lewisham

3.2.2 Map 5 shows the nine sites that have been completed, where the change in non-residential floorspace has amounted to more than net 1,000m². It demonstrates a mix in the type of large scale developments that have taken place:

- Four sites have experienced non-residential floorspace losses in order to make way for mixed use development at Deptford Foundry (4,307m²), 19 Yeoman Street (1,643m²), Bond House Goodwood Road (2,408m²) and 16-22 Brownhill Road (1,160m²).
- One site has lost 1,587m² of retail floorspace at the former Phoebe's Garden Centre, to make way solely for new homes.
- One site has experienced a net gain of 1,390m² of educational floorspace at Our Lady and St Philip Neri Primary School.
- Two sites have experienced net gains in employment floorspace at Stanton Square Industrial Estate (10,869m²) and Blackhorse Road (2,873m²).

3.2.3 There has also been change in floorspace of between 500m² and 1,000m² at Stanton Way Industrial Estate, Chiltonian Industrial Estate, Fairway House, 43-49 Pomeroy Street and Our Lady of Lourdes Primary School.

3.2.4 Prior approvals usually make up a significant proportion of completed sites where a loss of non-residential floorspace is experienced. However, during 2019-20 prior approvals resulted in only 551m² of employment floorspace being lost on three sites and 51m² of retail floorspace being lost on one site. This is much lower than that experienced over the last few years. See also paragraph **3.2.7**.

Non-Residential Floorspace Approvals

3.2.5 Approvals made during 2019-20 will result in an overall net loss of 10,339m² of non-residential floorspace, (consisting of 5,672m² floorspace to be built and 16,011m² floorspace to be lost). The cumulative changes to each type of floorspace include:

- A net gain of 745m² of retail (A) floorspace.
- A net loss of 9,100m² of employment (B) floorspace – comprising two small scale gains, 18 small scale losses as well as three losses of more than 1,000m² at Mayow Park Warehouse, Astra House and Regent House Business Centre – see paragraphs **3.2.6** and **3.2.7** for more details.
- A net loss of 1,071m² of social infrastructure (D) floorspace.
- A net loss of 913m² sui generis floorspace.

3.2.6 The majority of the full applications that have been approved will result in small cumulative changes to non-residential floorspace of less than 1,000m². Sites that will experience larger changes in floorspace include:

- The loss of 1,292m² of employment floorspace at Mayow Park Warehouse, in order to make way for 32 new affordable rent homes.
- The loss of 906m² of educational floorspace at Our Lady and St Philip Neri Roman Catholic Primary School, Mayow Road.

- The gain of 554m² of retail floorspace as part of the mixed use redevelopment of the Tesco car park in Lewisham town centre (granted at appeal).

Permitted Development and Prior Approvals

- 3.2.7 75% of the losses in employment floorspace (equating to 6,881m²), that have been approved during 2019-20, relate to prior approvals on 12 sites. This continues the trend from previous years. Two sites will experience employment floorspace losses of more than 1,000m² at Astra House Arklow Road (1,846m²) and Regent House Business Centre 291-307 Kirkdale (2,762m²). 10 sites have also experienced small scale losses that cumulatively amount to 2,273m². This continuous loss of employment floorspace through the permitted development / prior approval process is a particular concern and the AMR will continue to monitor the impact of it. In the future, consideration may need to be given to the use of Article 4 Directions, to ensure greater scrutiny over proposals for the change of use of employment land.
- 3.2.8 Future AMRs will also need to consider the new Permitted Development rights that came into force in May 2019 and August 2020. These allow for certain types of buildings to be extended upwards and for vacant / freestanding commercial buildings to be demolished, to be replaced with newly built homes. These have the potential to impact on the mix and type of land uses within town centres and on employment land, and it could lead to a proliferation of changes to existing roofscapes too. Future AMRs will monitor these changes, where the development is captured via the prior approval process.
- 3.2.9 Also, regulations came into force in September 2020 that reform and simplify the Use Classes Order. Commercial, retail and leisure uses now have greater freedom to adapt to changing circumstances and respond to the needs of their local communities without the need for planning consent. This will make it more difficult for the AMR to assess the true amount and type of non-residential development taking place.

Protecting Employment Land

- 3.2.10 The loss of some employment land has been facilitated through the plan-led process. In line with the Core Strategy, comprehensive mixed-use schemes such as the Timberyard Oxestalls Road have been permitted at Mixed-use Employment Locations in north Lewisham. A number of adopted site allocations also seek the redevelopment of employment sites, such as Arklow Trading Estate. They support the delivery of the spatial strategy. They provide for a significant amount of new homes, including genuinely affordable housing and public realm improvements. They will help to regenerate neighbourhoods and enable the replacement of outdated business floorspace with new, contemporary format floorspace suited to a modern day economy.
- 3.2.11 In light of continued losses of employment floorspace, the latest Employment Land Study concludes that there is a need to safeguard existing industrial capacity, and make provision for further capacity to meet future needs (circa 1,000m² net new floorspace annually to 2038). The new Local Plan will set out proposals to address the identified requirements for employment land and floorspace. It will seek to strengthen the employment policies by safeguarding designated employment sites and resisting developments that will result in a net loss of employment land.

Future Supply of Non-Residential Floorspace

- 3.2.12 To gain an understanding of how non-residential floorspace will change in the future, **Table 7** shows the pipeline of non-residential floorspace that has planning consent on 22 sites where there will be net losses or gains of more than 1,000m². Adopted site allocations have been excluded from the table despite many of them being identified as mixed use allocations, because there is no certainty regarding the amount and type of non-residential floorspace that will come forward on these sites. The figures in **Table 7** should be considered as indicative, as estimated calculations have been used for some floorspaces, where there have been difficulties retrieving data from the LDD this year.
- 3.2.13 **Table 7** shows a net loss of 7,463m² of non-residential floorspace, although permitted sites with less than 1,000m² floorspace, submitted applications, pre-applications and site allocations that come forward will significantly boost the supply further. There will be large scale gains of retail and social infrastructure facilities but a significant loss of employment floorspace.
- 3.2.14 **Chart 8** shows that changes in non-residential floorspace vary across the borough, with the most change to take place in the wards of New Cross, Evelyn and then Lewisham town centre, consistent with the Core Strategy’s Growth and Regeneration Area.

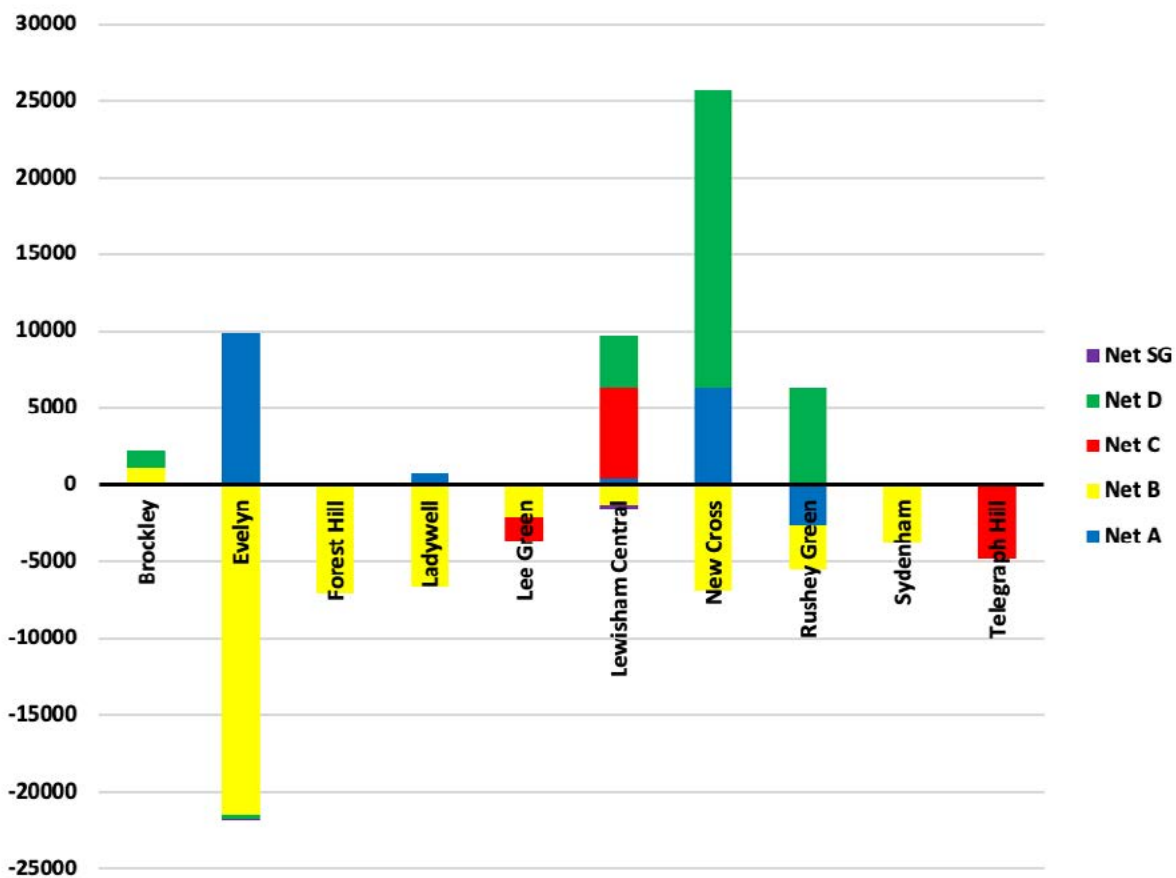


Chart 8: Distribution of Future Change of Non-Residential Floorspace (1,000m² or above)

Source: LDD and LB Lewisham

Site name and location (net change > 1,000m ² floorspace)	Ward	Status	Indicative net floor space	Net A floor space	Net B floor space	Net C floor space	Net D floor space	Net SG floor space
302-312 New Cross Road and Deptford Town Hall	Brockley	Not Started	2,095	-101	1,098	0	1,098	0
TOTAL FOR BROCKLEY			2,095	-101	1,098	0	1,098	0
Deptford Timberyard, Oxestalls Road	Evelyn	Under Construction	-9,703	-479	-7,734	0	748	-2,238
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
Astra House, Arklow Road	Evelyn	Not Started	-1,506	0	-1,506	0	0	0
TOTAL FOR EVELYN			-11,974	9,851	-21,540	0	-247	-38
Northwest Garages, Knapdale Close	Forest Hill	Under Construction	-7,093		-7,093	0	0	0
TOTAL FOR FOREST HILL			-7,093	0	-7,093	0	0	0
11 and 29 Embleton Road	Ladywell	Not Started	-4,458	0	-4,458	0	0	0
Silver Road and Axion House	Ladywell	Not Started	-1,432	740	-2,172	0	0	0
TOTAL FOR LADYWELL			5,890	740	-6,630	2,713	0	0
36 Old Road	Lee Green	Under Construction	-1,172	0	-1,172	0	0	0
Mayfield Hostel, 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

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
Lewisham Retail Park	Lewisham Central	Not Started	-3,249	-5,949	700	0	2,000	0
Axion House, Silver Road	Lewisham Central	Not Started	-1,432	740	-2172	0	0	0
TOTAL FOR LEWISHAM CENTRAL			8,107	351	-1,192	5,960	3,398	-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	6,290	0	0	0	6,290	0
9-19 Rushey Green	Rushey Green	Not Started	-5,501	-2,664	-2,837	0	0	0
TOTAL FOR RUSHEY GREEN			789	-2,664	-2,837	0	6,290	0
Regent Business Centre, 291-307 Kirkdale	Sydenham	Not started	-2,762	0	-2,762	0	0	0
Brasted Close	Sydenham	Not started	-1,042	0	-1,042	0	0	0
TOTAL FOR SYDENHAM			-3,804		-3,804			
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			-7,463	14,477	-51,190	-294	29,892	-348

Table 7: 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 and 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. This is 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. The LCH finished in March 2020 in line with the end of programme funding.

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

3.3.4 Specific achievements resulting from the Lewisham Construction Hub during 2019-20 includes:

- 467 Lewisham residents accessed IAG.
- Lewisham wide reach.
- 192 accredited training.
- 35 Apprenticeship starts.
- 327 jobs advertised via LCH and LLBS jobs board platforms.
- 85% of clients find it easy to register.
- 82% of clients are satisfied with training.
- LCH rates by service users at 4 out of 5.

Creative Enterprise Zone

- 3.3.5 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 an additional £500,000 funding for the Lewisham Creative Enterprise Zones (CEZ) in New Cross and Deptford, to provide career pathways and opportunities for residents from school into further/higher education and alternative routes into the creative and digital sector. The CEZ falls within the Mayor of London's Thames Estuary Production Corridor (TEPC) – see paragraph 3.3.7.
- 3.3.6 The CEZ-funding supports SHAPESLewisham (see **Image 6**: a creative network that promote, celebrate and connect the creative community across Lewisham) and Lewisham's cultural map development; increase access to affordable workspaces so creatives can stay within the community (e.g. developing Trinity Laban expansion dance spaces); links creative enterprises to the skills, expertise and facilities of our education and cultural institutions. It has also facilitated pro-creative policies to help safeguard the Arches in Deptford and provides support to enable the creative community to thrive in Lewisham through the draft Local Plan.

SHAPESLewisham



Image 6: ShapesLewisham
Image Credit: LB Lewisham

Thames Estuary Production Corridor (TEPC)

- 3.3.7 The TEPC is a significant new programme to unite East London, the North Kent Coast and South Essex to create a world-class centre for creative and cultural production: leading global innovation, creating new jobs, developing local talent and supporting the rapid growth of the creative economy. Lewisham part-funded the “Case for investment report and action plan” for the TEPC that has been successful in attracting funding from the Government (MHCLG) to undertake several areas of research. This will be used to develop the evidence base and rationale for future investment in this corridor and deliver on the potential of the corridor to be the UK’s largest concentration of creative production. This research will support and strengthen the recovery of the creative economy post Covid-19. In October, London South Bank University’s (LSBU) £6.2m partnership will create a network of Editing and Post Production hubs across the South East <https://www.screensouth.org/events/lstu-erdf-lead-technology-manager/>.
- 3.3.8 In November the Estuary 2021 and Creative Estuary vision was launched <https://www.creativeestuary.com/>

Affordable Workspace

- 3.3.9 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.
- 3.3.10 The Economy and Partnerships Team has acted as consultee on numerous pre-applications on commercial spaces in mixed use developments, such as the Crates at St James Street; contributing to Good Growth Fund bid for the Catford Constitutional development and the emerging Bell Green/Lower Sydenham Vision Study.

Affordable Workspace Accreditation Scheme Pilot

- 3.3.11 The Economy and Partnership Team has taken part in the GLA’s Affordable Workspace Accreditation Scheme Pilot, comprising 9 London Boroughs and 12 workspace providers involved in a 12 month pilot. It aims to identify and set high industry standards by testing different approaches and models that encourage affordability, increasing the capacity of London’s open workspace to understand business rates and relief options, and championing good practice and support workspaces with high levels of community impact and added social value. The scheme was officially launched by the Mayor of London in 2020 and includes Cockpit Arts as one of the first accredited workspaces in Lewisham.
- 3.3.12 Lewisham Council is working on a Covid-19 Economic Recovery and Action Plan to put in place a vision, strategy and measures to respond to the impact of the Covid-19 pandemic on the local economy.

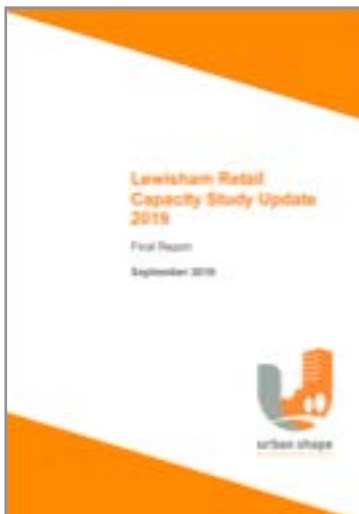
3.4 Town Centres

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.

Retail Survey

3.4.2 The 2019 retail survey, detailed in last year's AMR, remains the most up-to-date retail survey of the borough's town centres. It demonstrates that whilst there are some differences between the centres, in general the proportion of betting shops, takeaways and vacant units are relatively low. The exception to this is Lee Green and the Council has been working with landowners and developers to encourage town centre regeneration within this district centre.

Retail Study Update



3.4.3 The Retail Study Update (see **Image 7**) 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.

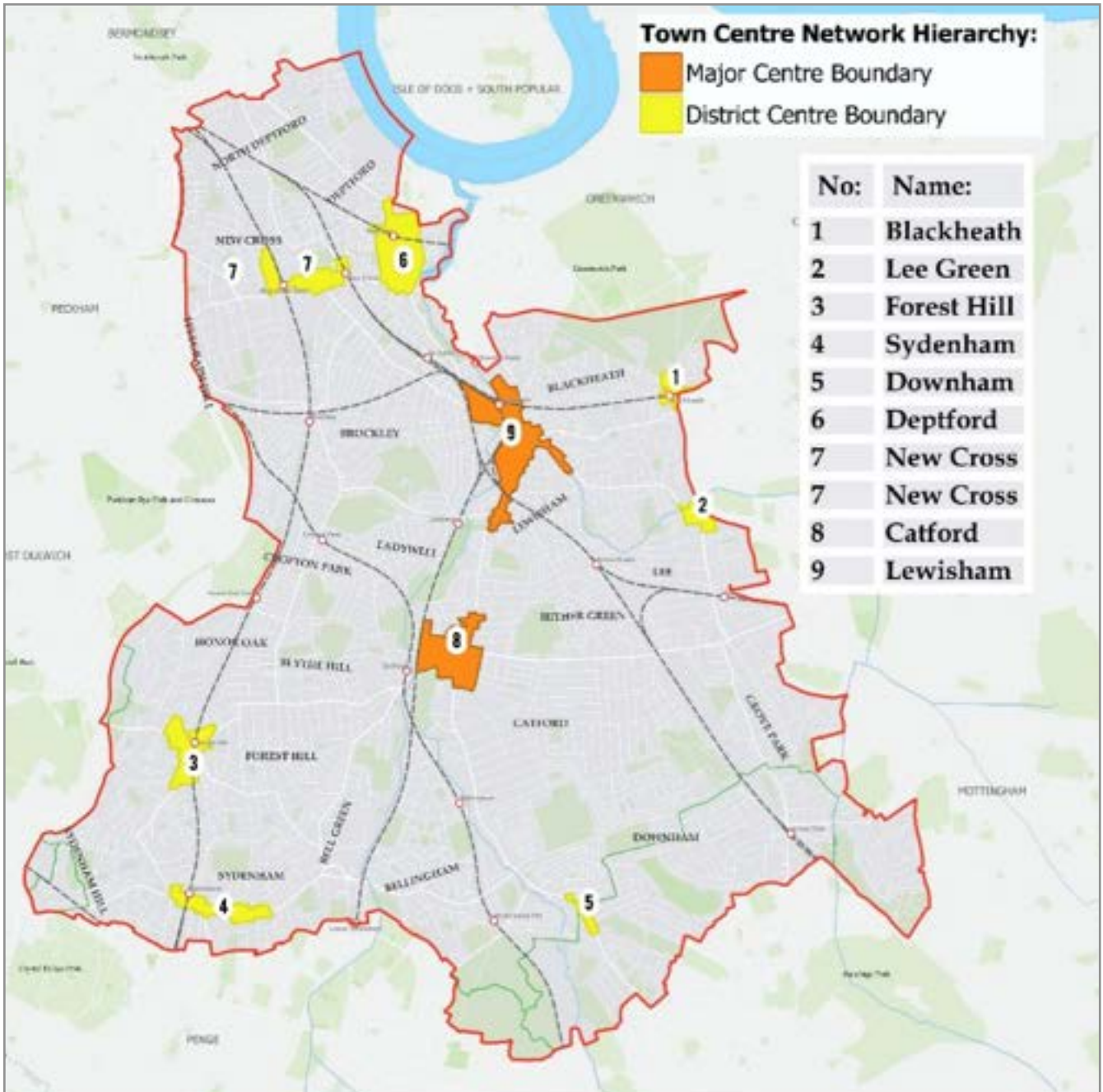
3.4.4 An update to the Retail Capacity Study was undertaken in the monitoring year. This focussed principally on future requirements for retail floorspace, taking into account new baseline evidence. This included updated development pipeline data, as well as new information on online shopping trends in Lewisham. The study concluded that future floorspace requirements are more moderate than previously projected. The main study findings were also revisited as part of the update.

Image 7: Retail Capacity Study Update

Image Credit: Urban Shape

Town Centre Revitalisation

3.4.5 In recent years a number of developments have been completed, have started to be built, or have received planning permission and together these will help to transform some of the borough's town centres, in particular Lewisham 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 and The Catford Town Centre Framework has been prepared, following consultation with the local community. 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.



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



Image 8: Vision for Heathside and Lethbridge (Parkside)

Image Credit: BPTW

4 Placemaking

4.1 High Quality Design

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

Design Awards

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

- At the 2020 Planning Awards:
 - Jointly with Southwark Council, Lewisham Council won the Infrastructure Planning award for the Bakerloo Line Extension, for the co-ordinated planning of new homes, jobs and regeneration that the Bakerloo Line Extension will bring to the growth corridor, and using this planning to galvanise local support and support case-making for investment – see **image 9**.
 - Team Catford won the Community Led Placemaking award for an innovative and targeted programme of placemaking initiatives to support the long-term vision for the town centre.
 - The Really Local Group won the inaugural Fostering a Healthy High Street award for Catford Mews, which has helped regenerate Catford’s high-street by having the local community’s best interests at its core – see **photo 12**.
 - The New Cross Area Framework (in the Plan making category) and Heathside and Lethbridge (Parkside) (in the Planning for Affordable Housing) were also finalists.



Image 9: Bakerloo Line Extension
Image Credit: JTP Architects

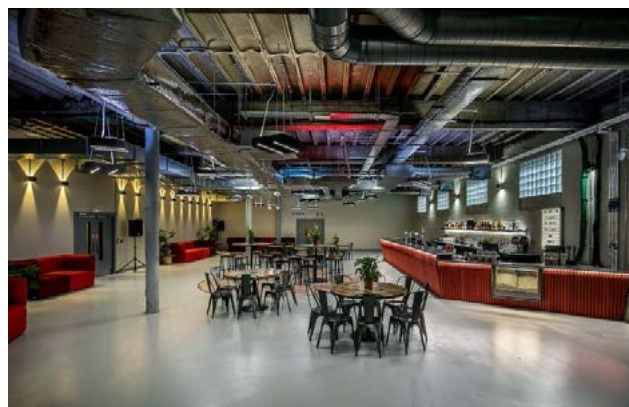


Photo 12: Catford Mews
Image Credit: Planning Awards

- At the Building London Planning Awards:
 - The Fellowship Inn won the “Heritage and Culture” award, and Beckenham Place Park was also a finalist for this award.
 - Team Catford won the “Community Engagement in the Planning Process award.
- At the 2020 RTPI Planning Awards:
 - Beckenham Place Park was a finalist for “Excellence in Planning for Heritage and Culture”.
 - Lewisham Planning Service was a finalist for “Local Authority Team of the Year”.

Urban Design Studies

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

4.1.4 Since April 2019 the Council has adopted an SPD on Residential Extensions and Alterations, endorsed the New Cross Gate Framework and Station Study and carried out consultation on a SPD for New Cross Gate. A range of evidence base studies, such as the Lewisham Characterisation Study, have influenced the content of the draft Local Plan. Studies recently, or currently being, prepared include the following.



Image 10: Surrey Canal Triangle Framework

Image Credit: LB Lewisham

Surrey Canal Triangle Design Framework SPD

4.1.5 An SPD for Surrey Canal Triangle (see **Image 10**) was adopted in January 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 new overground station, a new leisure centre and other community facilities.

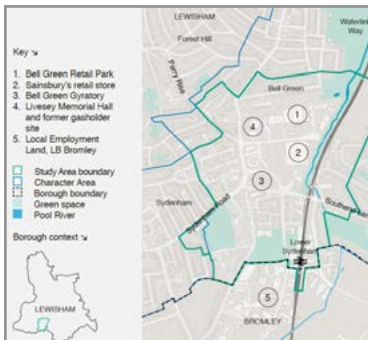


Map 7: Catford Town Centre Framework

Image Credit: SEW

Catford Town Centre Framework

- 4.1.6 The Council's Regeneration Team are leading on major regeneration plans which will transform Catford town centre by rerouting the south circular A21, 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 Catford Town Centre Framework vision (see **Map 7**) was unanimously endorsed by Mayor and Cabinet in September 2020 and will form part of the evidence base for the draft Local Plan, will establish a framework for new development and be used in funding bids for a range of transport and regeneration schemes. The Council has secured funding from Round 3 of the Mayor of London's Good Growth Fund to enable the first phase site Thomas Lane Yard to be developed and has approved the use of Section 106 funding for improvements to the area between the two rail stations to create a safe and welcoming space for pedestrians and cyclists.



Map 8: Bell Green Lower Sydenham Study Area

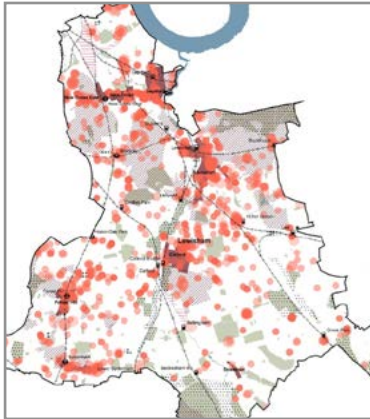
Image Credit: We Made That

Bell Green and Lower Sydenham Vision Study

- 4.1.7 The Council has appointed a consultant team to prepare a vision study for Lower Sydenham/Bell Green which will be the first stage in the formation of a robust development framework and masterplan for the area (see **Map 8**). The consultant team are led by architects and urbanists We Made That. The Lower Sydenham and Bell Green Vision Study aims to:

- Identify the scale and scope for regeneration and change in the Lower Sydenham and Bell Green area, incorporating a new London Underground station.
- Support the case for the Bakerloo Line Extension along the Hayes line by demonstrating the transformational benefits that it would bring to the area.
- Engage local community groups in the high level ambitions for the future of the area, responding to local regeneration demands.

- 4.1.8 A Vision Study is expected to be produced in spring 2021.



Map 9: Small Sites Study Area
Image Credit: Ash Sakula Architects and RCKA

Small Sites Study

- 4.1.9 In September 2020 the Council commissioned Ash Sakula Architects and RCKA to prepare a Small Sites Study (see **Map 9**), working in collaboration with the Strategic Development Team and Strategic Planning Team; and part funded by the GLA's Homebuilding Capacity Fund. It seeks to provide design guidance for small sites development throughout the borough of Lewisham and aims to make the best use of available land, increase and diversify the delivery of affordable new homes and improve streetscapes and public realm of left over or under-developed plots of land. It consists of three main components. Firstly, an initial Appraisal Study of small sites typologies, stakeholders, opportunities and difficulties within the borough. Secondly, a Development Strategy for small sites that will frame the vision and objectives for small site development across the borough, and identify potential areas for intensified small site development. Lastly, production of a Design Guide in the form of a SPD, which will guide small site development across the borough. The documents are scheduled to be formally consulted on in spring 2021.

Design Review Panel

4.1.10 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.

4.1.11 **Table 8** provides details of the schemes that were reviewed at DRP during 2019-20, including 8 mixed use schemes and 5 residential schemes.

Site name	Site description	Net new homes
Haven and Betuna, Grove Park Road	Demolition of two existing houses and construction of self-contained flats.	24
New Bermondsey (considered by DRP twice)	Comprehensive residential-led, mixed use redevelopment, incorporating commercial, retail, leisure and assembly uses.	2,400
Mayow Road (St Philip Neri School)	Construction of a residential development and the demolition of redundant school buildings.	59
Scott House	Retention of the existing facades and construction of a 24 storey residential tower, with ground floor commercial uses.	137
Mais House, Sydenham Hill Estate	Construction of affordable rented units.	120
Besson Street (considered by DRP twice)	Mixed use residential scheme, with a GP surgery, pharmacy, community and commercial spaces.	324
Melfield Gardens	Comprehensive residential redevelopment comprising affordable units, retention of Milcroft House but demolition of former accommodation.	32
Deptford Timberyard, Oxestalls Road (Plot 5)	Comprehensive, phased redevelopment including the demolition of existing buildings (excluding former Public House) to facilitate new homes alongside retail and commercial uses.	554
Silwood Street, South Bermonsey	Mixed use development providing commercial uses and new homes parallel to the railway line.	65
333-336 New Cross Road	Redevelopment to provide student bedrooms as well as social and retail spaces.	79
New Cross Gate Retail Park (Hatcham Works) (The first scheme considered by DRP was withdrawn)	Mixed use redevelopment comprising the demolition of existing buildings, the construction of a new Sainsbury's supermarket and car park/service yard, additional retail and commercial/workshop space, new homes and improved public realm.	1,161
Shaftesbury Christian Centre, The Bear	Demolition of the existing structures on the southern side of Frankham Street and the construction of a church, community facilities and a café, with affordable rented units above.	33


Table 8: Schemes Reviewed at DRP During 2019-2020

Source: LB Lewisham

- 4.1.12 Note: The net new homes represent the amount of housing currently being proposed and may differ from the final amount of housing granted consent. Cumulatively, the panel has provided design advice on approximately 5,000 dwellings
- 4.1.13 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 (to be consulted upon in 2021) 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 10](#). A list entry can comprise a single building, but can also include a number of buildings, structures, or features; so the total number of buildings that enjoy statutory protection in Lewisham is much higher and can be estimated closer to 600.
- 4.2.4 Many of the heritage assets have remained unchanged and protected from inappropriate development that would negatively impact on their character and setting. This includes the borough's three Registered Parks and Gardens which are all listed at Grade II: Horniman Gardens, Grove Park Cemetery, and Manor House Gardens.



4.2.5 Lewisham's only Scheduled Ancient Monument also remains in-tact at the Convoys Wharf redevelopment site. The monument includes the remains of a Tudor naval storehouse at Deptford Dockyard, founded by Henry VIII in 1513 and contains extensive series of buried remains relating to the construction, fitting out and launching of war ships. The Development Management team, with Historic England, have been working with the owners through 2019-20 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.

Heritage Led Regeneration Schemes

4.2.6 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. Some of Lewisham's successful heritage led schemes in recent years include the Deptford Project, Beckenham Place Park and the Fellowship Inn.

4.2.7 Goldsmiths Enterprise Hub is another successful example of heritage led regeneration during 2019-20. It consists of the regeneration of a largely vacant terrace located within the conservation area and creates a sensitive extension to the Grade II listed Deptford Town Hall (see **Images 11 and 12**). This results in increased accessibility to the building and helps to enhance and improve the character of this significant townscape. The development achieves an innovative, high standard design response that contributes to the sense of place informed by an understanding of the historic context. It also creates significant public benefit, as a business incubation and innovation space serves both Goldsmiths students and alumni, and the wider community of SMEs and start-ups in the New Cross area. It was designed and developed with the intention to build upon the vision and values of Goldsmiths University and is part funded by the Council and the GLA.

Listed Buildings

4.2.8 Since April 2019 there have been two changes to the statutory list. The Blackheath Quaker Meeting House and cobbled forecourt built in 1971-72 by Trevor Dannatt and Partners was listed in May 2019. It is one of only three late 20th Century buildings that are listed in the borough. In July 2019 the description of the listed building entry on Eastern Boundary Wall to the former Royal Dockyard, Watergate Street, Deptford was amended to clarify the asset's special interest.

Conservation Areas

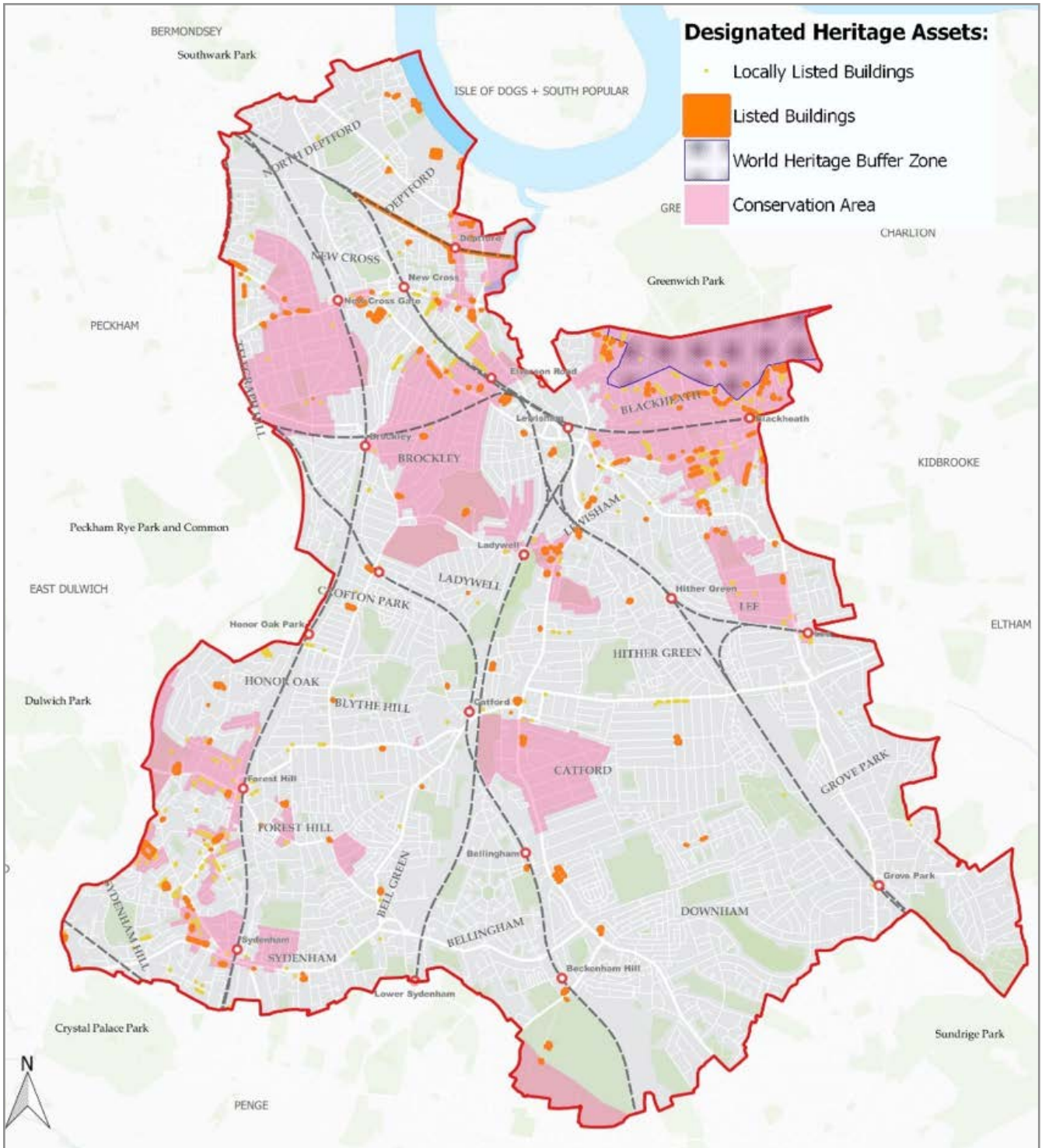
4.2.9 Conservation Areas are designated by the Council to protect areas of notable local architectural and historic interest. The designated areas include; open spaces, trees, gardens and townscape features as well as buildings. Changes to conservation areas during 2019-20 include:

- In June 2019 Lewisham Park Conservation Area was designated, following on from the designation of the Perry Vale and the Christmas Estate Conservation Area in January 2019.



Image 11 and 12: Deptford Town Hall Heritage Led Regeneration

Image Credits: Morris + Company



Map 10: Lewisham's Statutory Designated Heritage Assets
 Source: LB Lewisham

- Proposals to merge Deptford High Street and St Paul’s Church Conservation Areas were approved and a new Conservation Area Appraisal for the joint area was adopted in December 2019 – see **Photo 13**.

Heritage at Risk Register

- 4.2.10** 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.
- 4.2.11** In July 2019, both the Fellowship Inn and Beckenham Place Park stables were removed from the Heritage at Risk Register. The stables now form part of a transformed historic parkland and the Fellowship Inn has been fully restored to a revitalised pub, cinema, community hall and music hub. Both were finalists in this year’s Planning Awards.
- 4.2.12** 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 of multi-coloured stock brick with stone cornices and ball finials. The structure has been added to the Register because of its deteriorating structural condition and because of its vulnerability. Listed Building Consents were granted for temporary stabilisation works which were carried out in 2019 and for permanent repairs which started in late 2020 – see **Photo 14**.
- 4.2.13** 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 Margaret’s Churchyard - works are expected to commence in 2021 to St Margaret’s 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.



Photo 13: Deptford High Street and St Paul’s Church Conservation Area. Image Credit: LB Lewisham



**Photo 14: Repairs to Grove Street Wall
Image Credit: LB Lewisham**

- Former Temperance Billiard Hall (see **Photo 15**) - planning permission and Listed Building Consent were granted in 2017 for the conversion of the former Temperance Billiards Hall (more recently known as Rileys snooker hall) at 233-241 Lewisham High Street to a church with community uses. Internal works to the frontage building are complete and works to convert the rear hall began in early 2020.

4.2.14 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

4.2.15 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. Previously there were 302 buildings on the Local List.

4.2.16 The Council has assessed a further 69 nominations for buildings to be included on the Local List in 2019 and 68 of these were added to the Local List following public consultation, in March 2020. Many of the nominations came from the residents, amenity societies and local Councillors. Many building types of varied architectural periods have been added to the Local List for their historic, architectural and social interest. One example is Grove Park Youth Club (see **Photo 16**), a 1966 Bauhaus-style, purpose-built, educational youth club that is a landmark building, an important community asset and a locally significant heritage asset of architectural and social-cultural merit.



Photo 15: Former Temperance Billiards Hall
Image Credit: LB Lewisham



Photo 16: Grove Park Youth Club
Image Credit: Robert Clayton

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. Lewisham Council provides support to low income and vulnerable residents to cut the cost of staying warm and in 2019-20 the Council extended this service to cover 11 South London Boroughs. During 2019-20 the South London Energy Efficiency Partnership provided practice advice to 2,281 households including 445 in Lewisham. In addition 325 households, including 92 in Lewisham were helped to access grant funding for heating, ventilation and insulation improvements. In 2019-20 the Council also improved heating, insulation and LED lighting in, 1,500 Lewisham Homes properties.

Climate Emergency


4.3.3 Lewisham Council published a Climate Emergency Strategic Action Plan in March 2020-2030

<https://councilmeetings.lewisham.gov.uk/documents/s72555/Climate%20Emergency%20Action%20Plan.pdf>

4.3.4 The Action Plan sets out the approach proposed to deliver an ambitious target for the borough to be carbon neutral by 2030. The Planning Service will directly input into this process by helping to:

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

4.3.5 The Climate Resilience Team work with colleagues in the Planning Service to ensure new developments respond to the climate emergency and comply with planning policy on energy, carbon and flood risk. In 2019-20 the Climate Resilience Team 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.

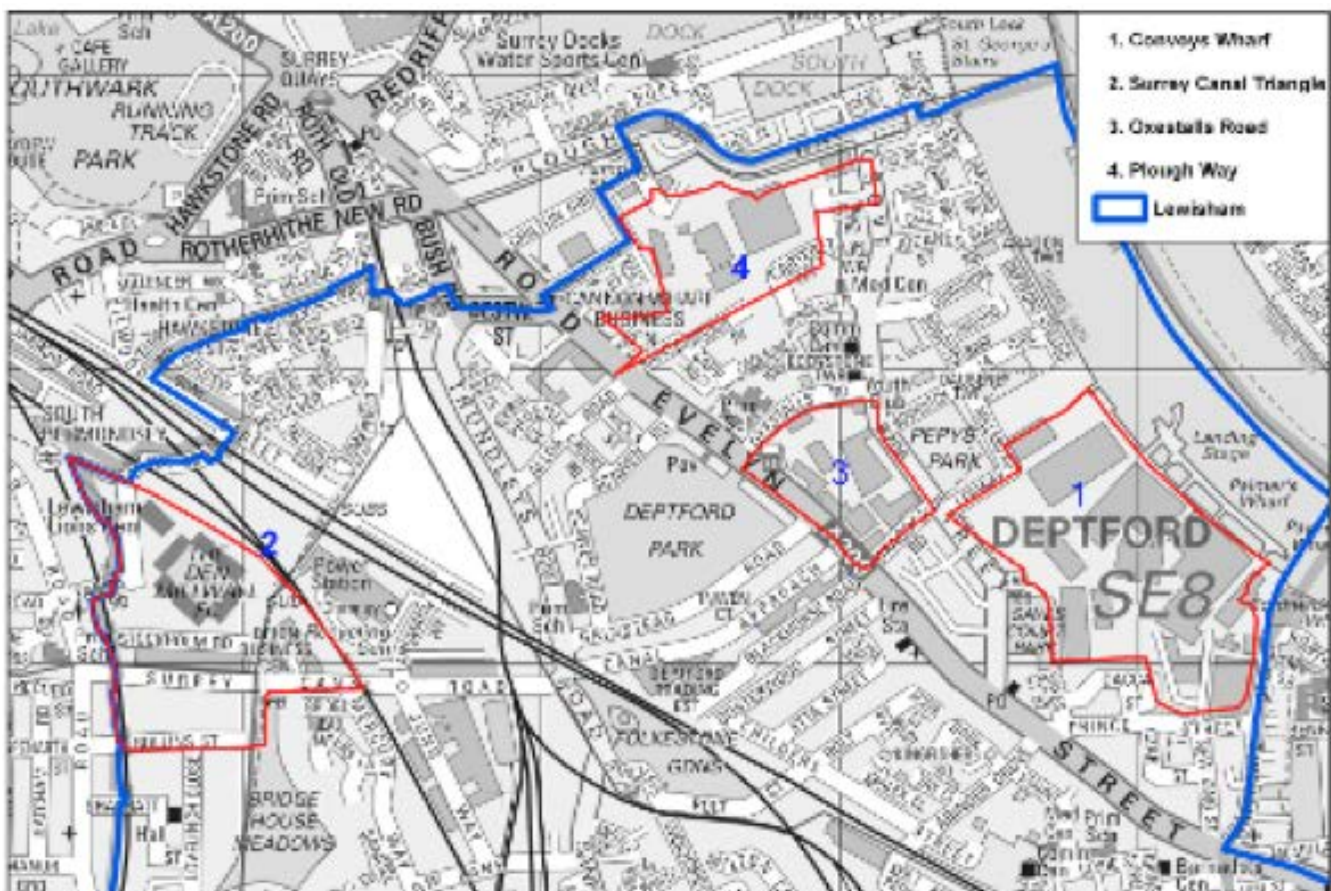
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- 4.3.6 The draft Local Plan recognises that a changing climate will have severe and enduring implications, and that it needs to respond to the climate emergency, with a clear framework for Lewisham to contribute to meeting the UK's new net zero carbon target. The draft Local Plan includes a new policy "Responding to the climate emergency" and responds to the climate emergency by seeking a more compact and efficient urban structure with a well-linked network of places, protection of green spaces, biodiversity and habitats, reducing reliance on cars, reducing the need to travel long distances and supporting district heating and other sustainable energy options.
- 4.3.7 In October 2020 the Council published energy master planning guidance: <https://lewisham.gov.uk/-/media/files/imported/accessible-lewisham-energy-masterplan.ashx?la=en> and heat decarbonisation guidance <https://lewisham.gov.uk/-/media/files/imported/accessible-strategic-borough-wide-decarbonisation-strategy.ashx?la=en>. These documents will help new developments identify the most appropriate energy strategy in line with the Council's planning policies for decarbonising heat.

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 11](#)) and the other in Lewisham Town Centre. Updates on each are provided below, with a description of the proposed land uses and a timeline showing how each site has progressed.



Map 11: Locations of Strategic Sites in Deptford and New Cross

Image Credit: LB Lewisham

4.4.3 Convoys Wharf (see **Map 12, Table 9 and Images 13 - 15**) - This site covers 16.6 hectares fronting the River Thames and is the largest redevelopment site in the borough. The proposed scheme consists of:

- Up to 3,500 new homes.
- Affordable housing which will be brought forward early in the delivery and with improved tenure compared to the outline planning permission.
- Up to 15,500m² of employment (B1) floorspace and up to 32,200m² of employment floorspace associated with a wharf and 2,000 full time jobs.
- A range of shops, commercial premises, restaurants, community and leisure facilities and a hotel (A1-A4, D1, D2 and C1).
- A new river bus jetty, vehicular access from New King Street and Grove Street and public access to the riverfront for the first time in centuries.
- Retention and refurbishment of the Listed Olympia Building.



Map 12: Convoys Wharf Masterplan
Image Credit: Hutchinson Property Group

Year	Activity
2013/14	An outline planning application was submitted in spring 2013. The London Mayor took over the determination of the planning application and in March 2014 resolved to grant planning permission for the development subject to the completion of a Section 106 agreement.
2014/15	The Section 106 agreement was signed and planning permission was granted in March 2015.
2015/16	Enabling works started on site.
2016/17	Pre-application discussions regarding the second development plot commenced.
2017/18	The haul road was constructed and significant archaeology works undertaken. Two reserved matters applications for the first two plots were submitted in 2017-18.
2018/19	Three reserved matters applications for the first three plots in Phase 1 have been submitted and remain under consideration with the Council.
2019/20	Three reserved matters applications for the first three plots (8, 15 and 22) in Phase 1 were granted by Strategic Planning Committee in June 2020. One of the plots now also includes social rented dwellings, which is an improvement from the outline planning permission. Construction is due to start in Q2 of 2021. In September 2020, a Judicial Review against the Council regarding the validity of the outline permission was dismissed in the High Court as being 'totally without merit'. The Hutchinson Property Group held a public webinar in November 2020 to consult on Plot 12.

Table 9: Timeline of Development Activity for Convoys Wharf

Source: LB Lewisham



Images 13 - 15: Visualisation of Plots 8, 15 and 22 Convoys Wharf

Image Credit: Hutchinson Property Group



4.4.4 Surrey Canal Triangle (see **Table 10**) - This is the second largest strategic site at 10.7 hectares and spans both sides of Surrey Canal Road. The proposed scheme, which is also known as New Bermondsey, consists of:

- A centre for sporting excellence and an improved setting for Millwall football stadium as well as new community facilities such as an auditorium and health facilities.
- Up to 3,500 new homes, including 1,225 affordable homes.
- Employment floorspace including new offices, creative spaces and workshops.
- A range of shops and restaurants.
- Funds for a new station on the London Overground, improvements to railway arches and underpasses and two new bus routes.
- Multiple levels of greenery and a variety of open spaces and public realm.

Year	Activity
2011/12	The Council approved an outline planning permission for the scheme in March 2012.
2016/17	A revision to the outline parameters was granted in December 2015.
2017/18	Development paused whilst an independent inquiry into a proposed Compulsory Purchase Order was conducted and the Inquiry’s final report was published in December 2017.
2018/19	Dialogue between parties resumed. HIFF funding secured to deliver East London Line upgrades and new station.
2019/20	The SPD was adopted by the Council in January 2020. In February 2020 Renewal carried out public consultation and held a public exhibition to ask people for their comments on the latest proposals for New Bermondsey. A hybrid planning application is expected to be submitted to the Council in winter 2020, for the outline elements of the entire masterplan area and the detailed design of phase 1.

Table 10: Timeline of Development Activity for Surrey Canal Triangle

Source: LB Lewisham

4.4.5 Timberyard, Oxestalls Road (see **Table 11, Photo 17 and Image 16**) - This site covers an urban block of 4.6 hectares, adjacent to Oxestalls Road. The proposed scheme consists of:

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

Year	Activity
2015/16	A new planning application was submitted in May 2015. In October 2015 the Council resolved to approve the application, which was confirmed with the signing of the Section 106 agreement and issuing the Decision Notice in March 2016 and a revision to the outline parameters was granted in December 2015. Construction started on site.
2016/17	Construction has continued.
2017/18	In December 2017, an application was approved to make non-material amendments to the 2016 planning permission for Plots 1 and 3 (including increasing the number of residential units).
2018/19	The first plot in Phase 1 has been completed. Reserved matters applications for Plot 4 (Phase 2) and Plot 6 (Phase 3) have been granted. A separate planning application on the building known as Scott House within the site allocation, has been submitted and has a resolution to grant planning permission.
2019/20	Occupation of Phase 1 (plot 2) was completed in March 2020. New applications are expected to be submitted in Q1-Q2 of 2021.

Table 11: Timeline of Development Activity for the Timberyard, Oxestalls Road

Source: LB Lewisham



Photo 17: Timberyard Under Construction
Image Credit: LB Lewisham



Image 16: Timberyard Visualisation
Image Credit: Hawkins Brown

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

4.4.7 Lewisham Gateway (see **Map 13, Table 12 and Images 17 and 18**) – This large phased scheme is a prominent site within Lewisham town centre, adjacent to Lewisham railway station. The proposed scheme for Phase 2 consists of:

- Up to 530 new homes and 110 co-living bed spaces.
- Commercial, shops, restaurants, bars and cafes and co-working space.
- Leisure facilities including a 9 screen cinema.
- An amended road layout to create an improved pedestrian route.
- Enhanced public realm space, including a new park called Confluence Place (which incorporates the confluence of the two realigned rivers Quaggy and Ravensbourne) and a town square opposite St Stephen’s Church.



Map 13: Plan of Phase 2 Lewisham Gateway
Image Credit: PRP / Muse

Year	Activity
2009/10	Outline permission was granted in May 2009.
2011/12	Permission for Phase 1 was granted in 2012.
2012/13	Phase 1 started construction including the realignment of the road layout.
2013/14	Phase 1 still under construction.
2014/15	Planning application for the phase 2 was submitted.
2017/18	Phase 1 was completed. It successfully removed the large roundabout which cut the town centre off from Lewisham Station and provided a newly configured road layout. It also provided a new public space at Confluence Place and the construction of four buildings (ranging between 15 and 25 storeys) consisting of 362 dwellings and a ground-floor shops and restaurant/café.
2018/19	A 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	Phase 2 commenced construction in July 2020 and is anticipated to complete in summer 2023.

Table 12: Timeline of Development Activity for Lewisham Gateway

Source: LB Lewisham



Images 17 and 18 : Visualisation of Phase 2 Lewisham Gateway

Image Credit: UNStudio/MUSE

Estate Renewal

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

4.4.9 **Heathside and Lethbridge Estate (Parkside)** (see **Table 13 and Images 19 and 20**); this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 565 existing units will be demolished, to make way for 1,218 new units, a net increase of 653 units. The scheme was granted outline consent over 6 phases.

Year	Activity
2009/10	The outline application was approved in March 2010 and has progressed over 6 phases.
2018/19	To date Phases 1, 2, 3 and 4 have been completed, providing 782 new units, including 236 completed in this monitoring year.
2019/20	<p>Phases 5 and 6 were granted consent in April 2019 and building work has now commenced. Phases 5 and 6 consist of 436 new homes, including 217 affordable (164 social rent and 53 intermediate).</p> <p>Landscaping works have taken place and a new public park is also being provided.</p> <p>Phases 5 and 6 are due to be completed by April 2022, completing the build out of the full development site.</p> <p>First occupancy is expected in May 2022 and will continue through to January 2023.</p>

Table 13: Timeline of Development Activity for Heathside and Lethbridge (Parkside)

Source: LB Lewisham



Images 19 and 20: Visualisation of Phases 5 and 6 Heathside and Lethbridge (Parkside)

Image Credit: BPTW

4.4.10 Excalibur Estate; (see **Table 14**) this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 178 existing units are to be demolished across the whole estate to make way for 362 new units, a net increase of 185 units.

Year	Activity
2011/12	The full application was approved in March 2012 and has been progressing in phases.
2018/19	To date about half of the existing units have already been demolished and Phases 1 and 2, consisting of 57 new homes, have been completed. This includes 34 new social rented homes with a mix of 15 x 2-bed houses, 5 x 3-bed houses, 2 x 4-bed houses, 11 x 2-bed bungalows and 1 x 3-bed bungalow, let on protected social rents to existing estate residents. Five new shared equity homes have been available to freeholders wishing to remain on the estate and 18 homes are available for sale. Permission has been granted for Phase 3 and the site has now been cleared in preparation for 95 new homes including 39 social rent and 22 intermediate units.
2019/20	Discussions on viability have been carried out with the GLA and the developer.
2020/21	Demolition has been completed for Phase 3. We are progressing with a start on site in 2021, subject to a Minor Material Amendment application. The current forecast for completion is March 2023. L&Q are seeking to amend elements of the approved scheme by a S73 application, including reconfiguration of the spine road to accommodate additional car-parking; amending the appearance and treatment of approved buildings, changing building heights and the provision of additional units. Further pre-app discussions are anticipated in early 2021 and a new planning application will be submitted for Phases 4 and 5 in 2021.

Table 14: Timeline of Development Activity for Excalibur Estate

Source: LB Lewisham

4.4.11 Achilles Street - plans for an estate renewal scheme close to Deptford are also progressing, with a ballot that took place in November 2019 voting in favour of redevelopment. Architects are being appointed and will be confirmed in early 2021. The proposal to redevelop the area around Achilles Street was backed by 72.8% of eligible residents in the first ballot of its kind to take place in the borough. The redevelopment will see around 450 new homes built with half as council housing for existing residents and people on the housing waiting list. The remaining half will be private housing to help fund the redevelopment. The new homes will be built by the Council and Lewisham Homes. Building work will be phased allowing residents to stay in their current home until their new one is ready. All existing residents will be offered new homes on the same terms with no increase in rent.

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 14](#) shows the five neighbourhood forums/areas designated by the Council since April 2012, with a further neighbourhood forum and area that has currently lapsed.
- 4.5.3 [Chart 9](#) tracks the progress made so far and shows that neighbourhood plans are at various stages of preparation, with Grove Park having progressed the most. Sydenham Hill Ridge were officially designated by the Council in February 2020. Both the Grove Park and Hopcroft neighbourhood forums were officially re-designated by the Council in October 2020. The Corbett Neighbourhood forum designation lapsed in April 2020 and the Council has not received an application to renew their designation at the time of this document being published. The re-designation of Lee and DNA neighbourhood forums are due in 2021. 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. Grove Park's examination is currently underway and a regulation 16 consultation for Hopcroft is anticipated in January 2021.
- 4.5.4 Due to Covid-19 and the national and local lockdowns experienced throughout 2020 the Government imposed a restriction on holding any Neighbourhood Planning referendums until the 6 May 2021 at the earliest.

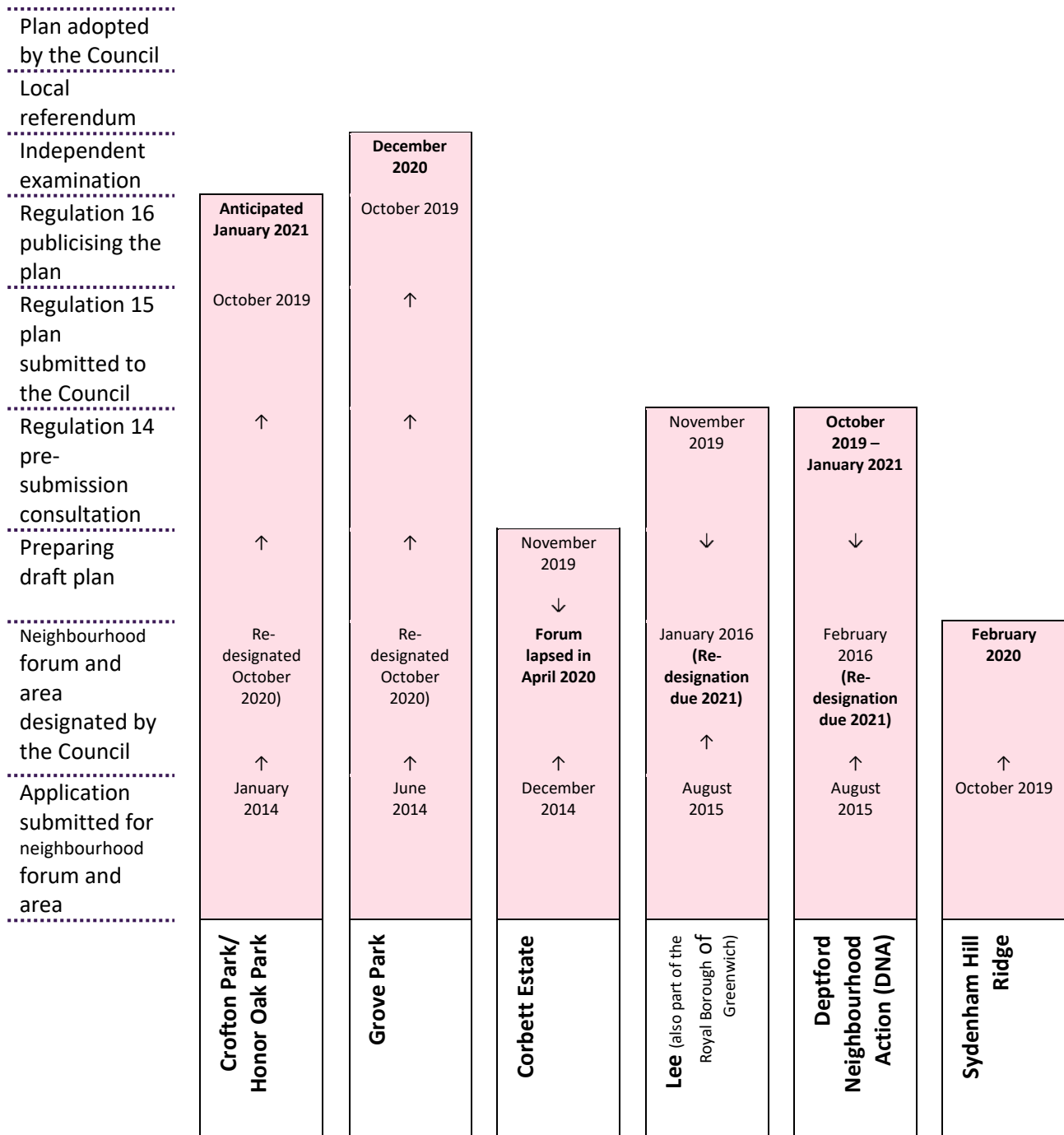
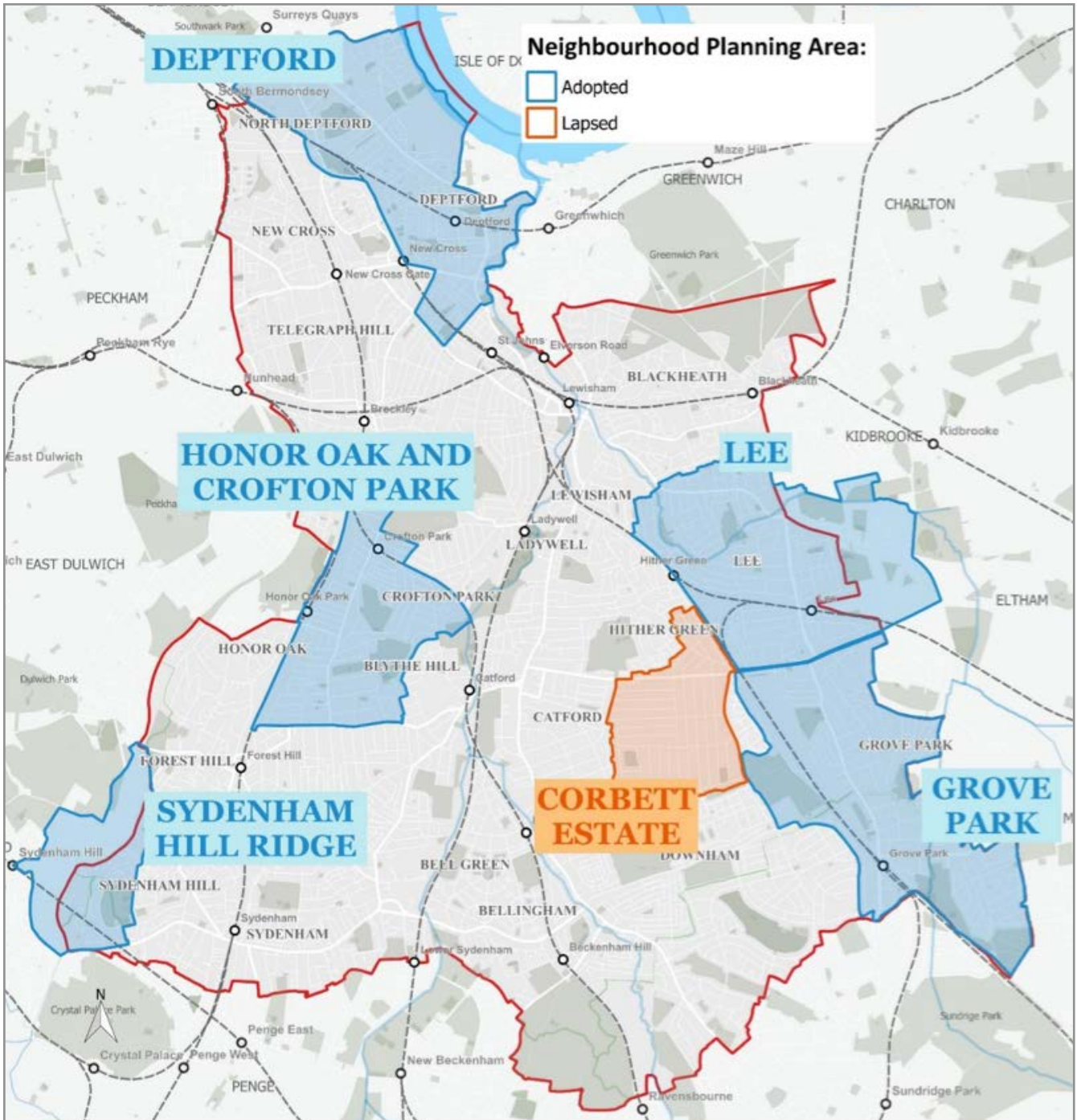


Chart 9: Progress of Neighbourhood Plans
Image Credit: LB Lewisham



Map 14: Designated Neighbourhood Planning Areas
Source: LB Lewisham



Deptford Station

Photo 18: Deptford Station, part of Lewisham's overground rail network
Image Credit: LB Lewisham

5 Infrastructure

5.1 Infrastructure Delivery Plan

- 5.1.1 **This section considers the range of projects that are currently taking place to enhance green, transport and social infrastructure across the borough.**
- 5.1.2 The Planning Service has worked with teams across the Council and infrastructure providers to prepare a draft Infrastructure Delivery Plan (IDP). It identifies the infrastructure that already exists across the borough and assesses whether it is sufficient to support growth in the area; and provides a joined-up approach to the planning of strategic infrastructure for the draft Local Plan. In particular, it considers the infrastructure categories shown in **Table 15**.

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

Table 15: Infrastructure Categories

Source: LB Lewisham

- 5.1.3 The IDP sets out the future requirements for each of the categories listed above. It provides details of the specific projects that need to be delivered, including the lead organisation, location, expected timescales for delivery and funding requirements for each project. The IDP will be further developed with infrastructure providers and other stakeholders as the draft Local Plan progresses towards adoption. The IDP can be found here: <https://councilmeetings.lewisham.gov.uk/documents/s76179/Annex%20%20Draft%20Infrastructure%20Delivery%20Plan.pdf>

5.2 Green Infrastructure

- 5.2.1 Making Lewisham Greener is one of the corporate priorities in the Lewisham Corporate Strategy 2018-2022. It seeks to ensure local communities benefit from a healthy environment by preserving the award winning green spaces, ensuring everyone enjoys them and utilising a green fund to enhance them.
- 5.2.2 Access to parks and green spaces have a positive impact on health and wellbeing, this includes both physical and mental health and also helps reduce health inequalities. The Planning Service, alongside other teams in the Council, have an integral part to play in achieving this, by ensuring new greenspaces are provided as part of new developments and through the use of Section 106 funds.
- 5.2.3 **Map 15** 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.

Parks and Open Spaces Strategy

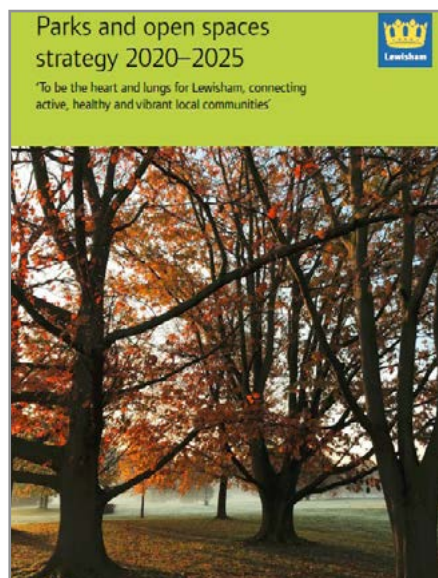


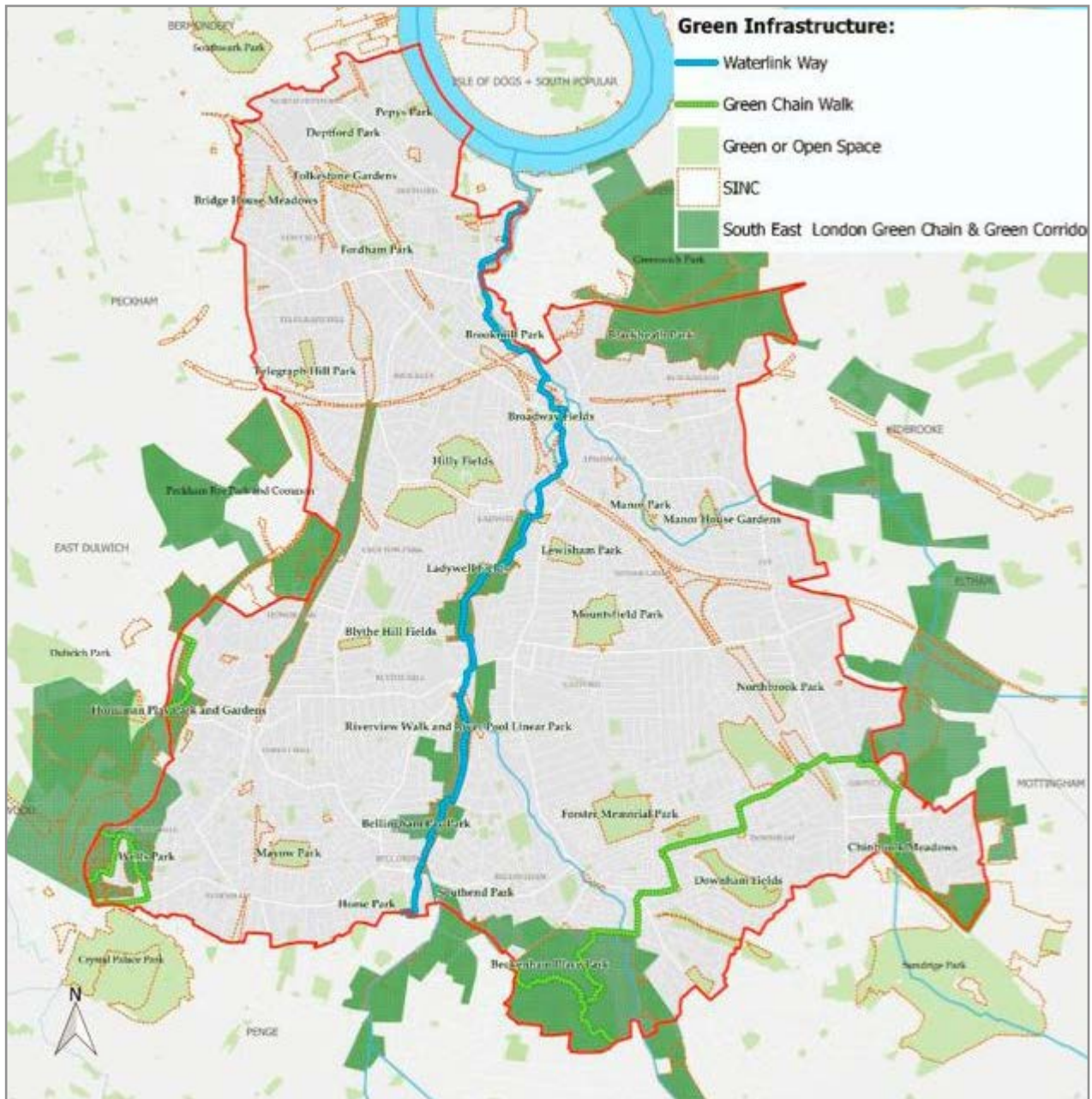
Image 21: Open Space Strategy
Image Credit: LB Lewisham

- 5.2.4 The Council with assistance from Jon Sheaff and Associates prepared an Open Spaces Assessment in 2019, assessing the current condition of parks and open spaces across Lewisham and making recommendations in respect of the future provision of open space across the borough, taking into account the projected increase in the borough's population. Following on from this, a Parks an Open Space Strategy 2020-2025 (see **Image 21**) has been prepared and was approved by Mayor and Cabinet in June 2020. It focuses on areas that fall within the current Parks Team's management responsibility - publically owned parks and gardens, council owned allotments, 'maintained' churchyards and numerous highway enclosures. It provides the strategic framework for the management and development of open spaces within the borough that seeks to protect, create, enhance, and connect spaces and people. Both studies have fed into the draft Local Plan.

Improvements to Green Spaces

- 5.2.5 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 2019-20 include:
- Eckington Gardens – new picnic benches and litter bins.
 - Ladywell Fields – new outdoor gym equipment, litter/dog waste bins, table tennis.
 - Luxmore Gardens – new drinking water fountain, benches/picnic benches, table tennis, refurbished and enhanced children's playground, two new bins, one new disable picnic bench and one new sign.
 - Manor Park – new drinking water fountain.

5.2.6 A range of funds from the Council, the National Heritage Lottery Fund, the National Lottery Community Fund and the Mayor of London’s Greener City Fund have been combined in a £6.8 million redevelopment programme that has restored and revitalised Beckenham Place Park. This restoration project was officially launched in July 2019. Last year’s AMR provides further details of its transformation.



Map 15: Green Infrastructure
Source: LB Lewisham

Greening Fund

- 5.2.7 During May and June 2019, the Council invited park user groups, allotment committees and other local organisations to apply for grants of up to £40,000, to spend the Greening Fund. This uses pooled Section 106 funding to improve a Council-owned park, garden, open space or nature reserve through new/enhanced benches, animal proof bins, drinking fountains, soft landscaping, signs and planting. So far funding has been awarded to 35 spaces across the borough. The majority of project enhancements occurred during 2019-2020 but the full delivery of the first round of funding was delayed due to the Covid-19 pandemic.
- 5.2.8 Approximately £12,200 of the Greening Fund has been used to support five community garden applications to support food growing projects, providing fruit trees and/or raised bed planters for planting vegetable and fruits at:
- Grow Mayow Community Garden.
 - Friendsbury Garden.
 - Besson Street Community Garden.
 - Verdant Lane Community Garden.
 - Culverley Green Community Garden.

Biodiversity Enhancements

- 5.2.9 New developments can be built in a way that enhances sustainability and biodiversity. During 2019-20 the Lewisham Biodiversity Partnership's Kenneth White legacy award provided funding for:
- The installation of 25 swift boxes at Kilmore Primary school (see **Photo 19**) Friendsbury Garden.
 - New interpretation boards for Garthorne Road and Hither Green triangle.
 - Vines and additional fruit trees for Chinbrook community orchard.
 - A contribution towards supporting the volunteer work of Thames 21 on the River Pool.
- 5.2.10 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 2019-20, they recorded the discharge of conditions for the implementation of 26 bird boxes, 19 bat boxes and 6,258m² of living roof.



Photo 19: Swift Boxes at Kilmore Primary School
Image Credit: LB Lewisham

Trees

STREET TREES

5.2.11 During 2019-20, there has been a net gain in street trees, with 163 highway trees felled but 245 street trees newly planted in partnership with Street Trees for Living.

TREES ON PRIVATE LAND

5.2.12 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.
- Validating and determining tree applications, especially those in Conservation Areas or trees that are subject to TPOs, and negotiating amendments to, or the withdrawal of, tree applications as required.
- Assessing trees implicated in some property insurance and subsidence issues.
- Dealing with high hedges and enforcement activities relating to trees.

5.2.13 On average, tree applications account for 18% of all applications determined each year. During this monitoring year 2019-20, 475 tree applications were received and 389 were determined.

5.2.14 Eight Tree Preservation Orders (either as individual trees T1, area (A1) or as a group of trees G1) have been made and/or confirmed during 2019-20, including:

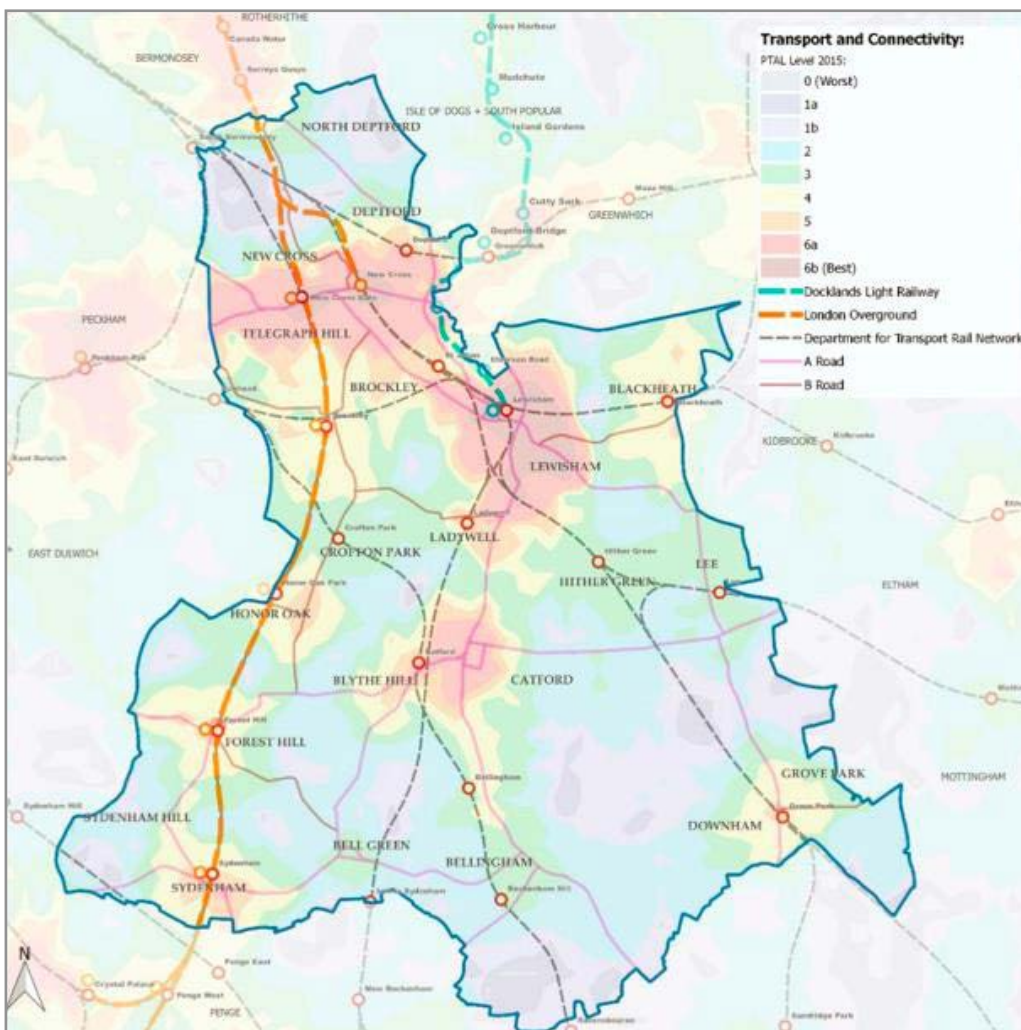
- Duncombe Hill Brockley Rise (G1) confirmed 12/04/2019.
- Wickham Road, St Peter's Church & Vicarage (G1) confirmed 10/07/2019.
- Wickham Road, St Peter's Vicarage (T1,T2) confirmed 10/07/2019.
- Duncombe Hill Brockley Rise (T1) confirmed 02/08/2019.
- 46-48 Manor Avenue Front (T1) made: 08/08/2019, confirmed 03/02/2020.
- 54-56 St German's Road (T1) made 10/09/2019, confirmed 06/03/2020.
- 24 Lee Terrace (T1) made 27/09/2019, confirmed 26/03/2020.
- Hesper House, Wells Park Road (A1) made 08/11/2019.

5.2.15 Enforcement work has also taken place to help protect trees, with three enforcement cases related to unauthorised tree / landscape works, two High Hedge enquiries and five cautionary letters sent after investigations into possible unauthorised tree work.

5.3 Transport Infrastructure

Connectivity

- 5.3.1 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.
- 5.3.2 **Map 16** shows the borough's main transport infrastructure including the network of main roads and railways, including overground, underground and Docklands Light Railway (DLR). It also shows the varied PTAL levels that exist across the borough, with the most accessible parts of the borough being located at New Cross, Deptford, Lewisham Central and Catford.
- 5.3.3 **Map 16** shows that travel by car for journeys to work is more prevalent in the south eastern part of the borough, reflecting the lower PTAL that exist here, and conversely the lower levels of travel by car in the northern part of the borough where PTAL levels are generally higher. Overall, 52% commuting into/out of Lewisham takes place via bus and rail modes of travel.



Map 16: Transport Infrastructure
Source: LB Lewisham

Transport Improvements

- 5.3.4 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-borne 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 be, 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.
- 5.3.5 When considering planning applications we seek to secure the use of environmentally friendly transport options. These range 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 home, payments towards new bus routes, improvements to the DLR, improvements to walking routes and stations or the provision of electric car charging points.

London Overground East London Line (ELL)

- 5.3.6 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, new and improved stations, including a new one at Bermondsey, new signalling works, power supply upgrade and additional stabling facilities at New Cross. The funding has been secured and TfL are now looking at design work.

DLR Upgrade

- 5.3.7 In 2017 TfL began the process for a fleet of 57 new DLR trains to replace existing ones. The new trains will be walk through, have greater capacity for passengers and have enhanced frequencies. These enhancements are expected to begin rolling out from 2023/24 and will improve the service on the DLR and improve accessibility for Lewisham residents, businesses and visitors.

Lewisham Station

- 5.3.8 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 for investment to resolve current and future capacity constraints.
- 5.3.9 TfL, Network Rail, Southeastern Railway and the Council meet regularly to discuss steps to improve Lewisham station and plan for a future Lewisham Interchange which takes into account metroisation and a BLE station. Network Rail has secured £5.52 million from the Department for Transport to fund the early design and development stage for an upgraded Lewisham station.

- 5.3.10** In order to overcome issues of safety and capacity a package of short term interventions and improvements has been established such as improving the stepping distance from trains onto platforms 1 and 2, raising the height of platform 2, new shelters and customer information screens along the platforms, upgrades to signs and ticket gates, an extension to the main ticket gate canopy and brighter LED lighting.
- 5.3.11** As part of Network Rail's South East Upgrade, they are investing £250 million in the track and signalling through the Lewisham area. There will be upgrades to two key railway junctions between St Johns and Lewisham over the Christmas period 2020 which will see the replacement of 2.5km of track and renewal of switches, crossings, and points in the area.
- 5.3.12** In 2019, Network Rail switched on a new signalling system on the Greenwich and Blackheath lines which is already reducing delays and giving passengers better journeys and has also resulted in the 30% reduction in delay causing incidents in the Lewisham area. Also, in summer 2020, a new signalling system was brought into use on the Sidcup and Bromley North branches and main line through Hither Green.

Metroisation

- 5.3.13** 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.

Cycling

5.3.14 Work has continued on two cycle highways in the borough:

- Cycle Super Highway 4 (CS4) - a continuous segregated cycle route from Greenwich to Tower Bridge that will also improve pedestrian facilities and public spaces. The project is a partnership between the Council, the London Borough of Southwark, the Royal Borough of Greenwich and TfL. A 3.6km section between Tower Bridge Road and Rotherhithe, along the Jamaica Road, was opened in September 2020. Work on a temporary extension of Cycleway 4 to the City of London via London Bridge will begin in autumn 2020. Temporary changes along the route were made in summer 2020 as part of the streetspace for London Plan.
- The Lewisham Spine Deptford to Downham – 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 of a new cycle highway following 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 and is a key aspiration within the Council's Cycling Strategy.

Covid-19 Highway Measures

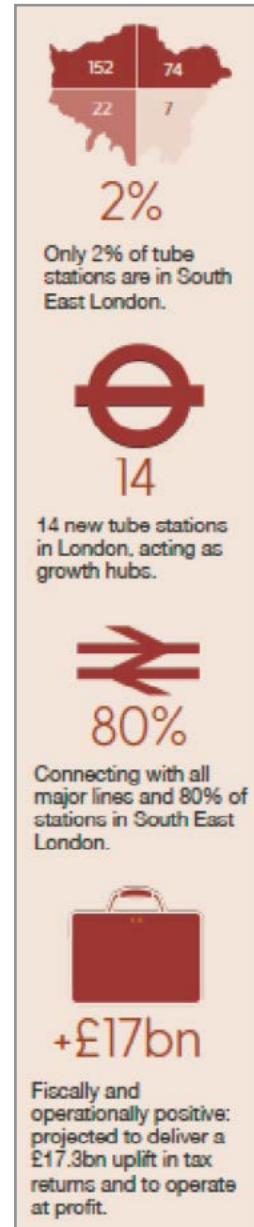
5.3.15 Since the Covid-19 lockdown started the Council has put in place a range of temporary traffic measures. These include creating more space for pedestrians at busy points across the borough, such as local shops or park entrances, introducing a series of modal filters to reduce traffic on the busiest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

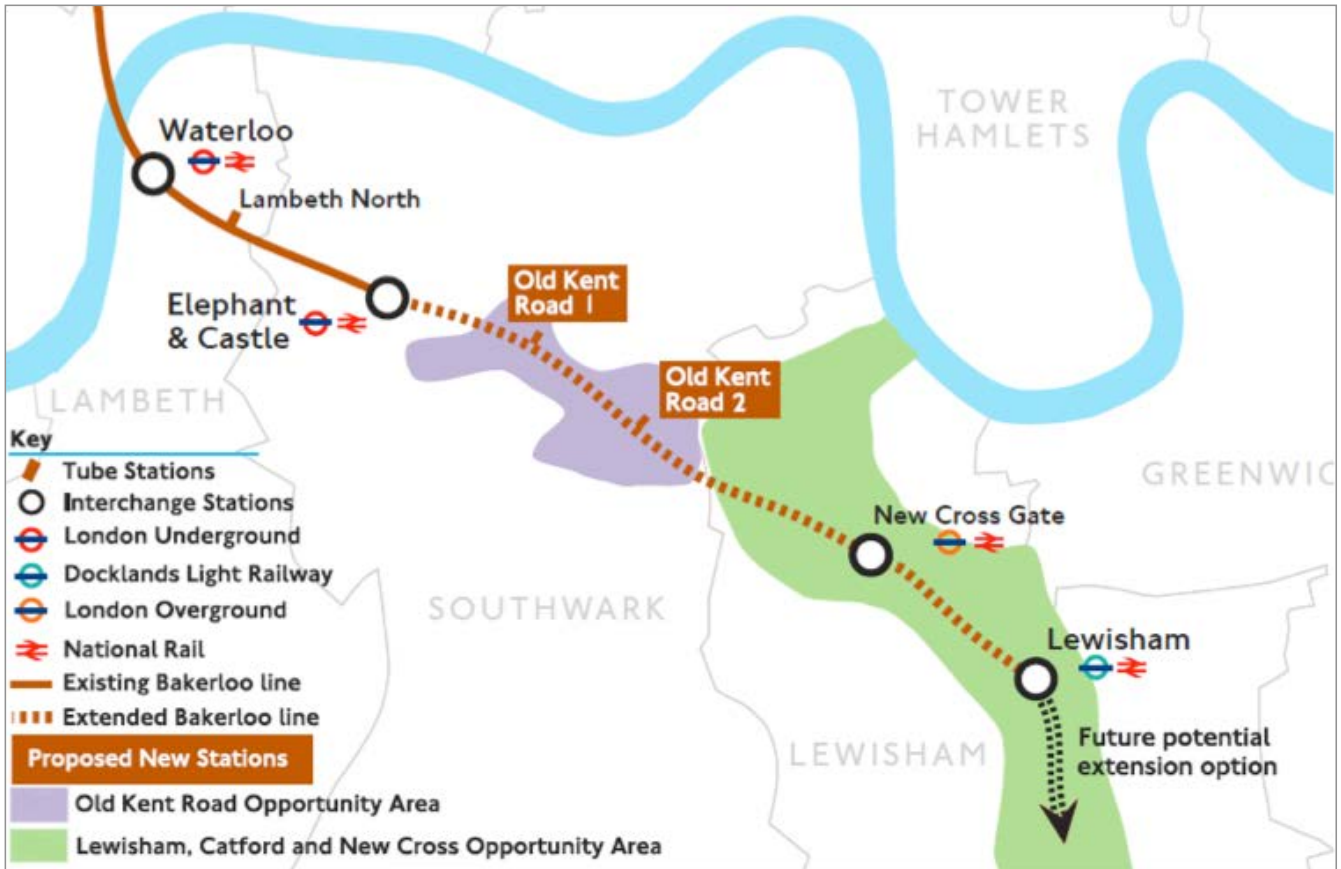
Liveable Neighbourhoods

5.3.16 The Liveable Neighbourhood programme is also helping to create healthy streets and public places and clean air through long-term schemes that reduce car trips and prioritise walking, cycling and the use of public transport. Consultation took place between November 2019 and January 2020 on proposals regarding the TfL funded Deptford Parks Liveable Neighbourhood project, following community engagement events that have been carried out in the previous year. Four core proposals are being considered in addition to other complementary schemes. The next stages are to produce a consultation report which will outline comments raised and actions to be taken forward, followed by the commencement of design work.

Bakerloo Line Extension (BLE)

- 5.3.17** The BLE project now includes an upgrade to the existing line as well as the proposed extension (see **Map 17 and Images 22-24**). The BLE depends on the upgrade of the existing Bakerloo Line, which will provide new signalling and trains to increase frequencies and reliability. As such the proposed BLE is of London wide importance and will bring huge benefits to the borough as well as to other Boroughs along the line, such as Westminster, Brent and Harrow.
- 5.3.18** The Council is strongly supportive of the BLE project and of it running on to Hayes (phase 2). TfL undertook a public consultation in 2019, which asked if the BLE should extend to Hayes and there was overwhelming support for this. Of key importance to the borough is that an extension of the service to Hayes would mean the BLE would 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.
- 5.3.19** In September 2020 we jointly won the Planning Award for Infrastructure for the coordinated planning by the London Boroughs of Lewisham and Southwark for the new homes, jobs and regeneration that the BLE will bring to the growth corridor, and using this planning to galvanise local support and support case-making for investment. The efforts extend to joint working with the GLA and TfL as part of a unique Growth Partnership.
- 5.3.20** The Council's BLE team continues to lead the Council's case-making efforts to secure the BLE investment and coordinate planning for BLE infrastructure and growth around BLE stations. Early in 2020 the BLE Local Economic Assessment was completed and in July 2020 work commenced on the future of Bell Green Lower Sydenham with the commissioning of consultants to produce a Vision Study.
- 5.3.21** In late November 2020, TfL produced their Response to Issues Raised document in response to the third BLE consultation which took place last year. In early December 2020 TfL received a written confirmation from the Government that they support safeguarding the scheme in advance of next year's London Mayoral elections. BLE funding has been secured until the end of March 2021.





Map 17: Route of the BLE

Source: LB Lewisham

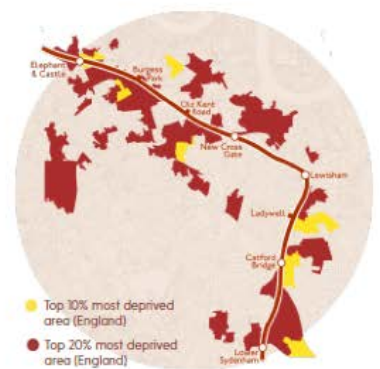


Tackling deprivation

Poor transport negatively affects economic and life opportunities across South East London.

The BLE will play a powerful role in shifting this legacy - transforming the economic geography in the corridor, which contains significant pockets of economic need.

Fig 4. (right) Indices of multiple deprivation in England. The BLE route will target areas of long-term economic need as part of government's wider rebalancing focus.



JOURNEY TIME ENHANCEMENTS



Images 22 (opposite page), 23 and 24: The Benefits of BLE

Image Credits: Bakerloo Line Upgrade and Extension, Building for London's Future

5.4 Social Infrastructure

- 5.4.1 The Lewisham Corporate Strategy 2018-2022 seeks to retain and enhance social infrastructure and a number of corporate priorities are relevant. This includes delivering health and social care to ensure that healthy lifestyles are increasingly a way of life across all communities, ensuring all health and social care services are robust, responsive and working collectively to support communities and individuals and giving children and young people the best start in life through access to an outstanding and inspiring education and providing support so that they achieve their full potential.
- 5.4.2 The Planning Service alongside other Council departments and services, seeks to deliver the right type and amount of social infrastructure to meet the demands of Lewisham's growing population. Whilst new development in the borough places additional demands on social infrastructure, it can also help to alleviate this demand by providing opportunities for new community, health and educational facilities and by creating new places where communities can flourish and where the borough's culture, and cultural facilities can be enhanced.

London Borough of Culture

- 5.4.3 The GLA runs the London Borough of Culture award on behalf of the Mayor of London. In February 2020 the Council was named the London Borough of Culture 2021, after submitting a bid in October 2019 (see **Image 25**). The prestigious award will see Lewisham receive £1.35 million to stage an ambitious, year-long programme of cultural events celebrating the wealth of creative talent in the borough and delivering lasting social change. It will showcase what Lewisham has to offer the rest of London and the UK by harnessing the passion and creativity of our cultural sector and the people of Lewisham. The Council will work with organisations in the borough such as Goldsmiths University of London, the Horniman Museum, Trinity Laban and the Albany to deliver the year-long celebration alongside grass roots organisations, artists and local communities.
- 5.4.4 However, in March 2020 changes were made to the timing of the London Borough of Culture programme in response to the impact of the Covid-19 pandemic. A decision was made to postpone our year of culture so that the Council can be completely focused on keeping services for vulnerable residents going during a time of unprecedented challenges. The Council will continue to work with and support our cultural partners and grassroots organisations and look forward to celebrating Lewisham's year of culture in 2022.



Image 25: London Borough of Culture Bid

Image Credit: LB Lewisham

Education

5.4.8 Work has been ongoing on a range of educational facilities across the Borough. During 2019-20 the following projects were completed:

- School Minor Works Programme 2019 (essential infrastructure improvement works).
- New Woodlands remodelling works to accommodate Key Stage 4 SEMH students.
- Rockbourne Youth Centre remodelling works, to accommodate Short Breaks SEN service and Primary Alternative Provision.
- Chelwood Nursery expansion.
- Ladywell Complex Needs Centre remodelling works, to accommodate additional SEN early years provision.
- Stillness kitchen replacement works.

5.4.9 Over the course of 2020-22, the following educational projects are due for completion:

- Ashmead Primary School expansion (December 2020).
- School Minor Works Programme 2020 (January 2021).
- Greenvale School SEN expansion (January 2022).

Health

5.4.10 A number of health projects have continued to be implemented during 2019-20, all of which aim to make Lewisham a healthy place to live, including:

- **Waldron Health Centre** - work has started on the redevelopment of this health facility. An assessment of the health needs of the area was produced as part of the consultation process and considered the demography, mortality and life expectancy, health determinants and disease incidence, so that redevelopment of the Waldron can better meet the health needs of local residents.
- **Healthy Neighbourhoods** - a programme to change our streets to encourage people to walk and cycle rather than drive through traffic management measures such as restricting vehicles but allowing 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, benches and electric vehicle charging points. The Planning Service has a role to play in delivering new developments that contain healthy neighbourhood principles within their design.

- **School Superzones** - a 400m radius around schools in which actions are taken to protect children's health and encourage healthy behaviours through interventions that target: unhealthy food and drink sales, advertisements, alcohol, smoking, gambling, air quality, physical inactivity and crime. Haseltine Primary School in Sydenham is Lewisham's pilot school and in the first year of the programme measures will put in place to improve air quality, and to make the neighbourhood more walkable and bikeable. The project is a collaboration between different teams in the Council, including the Planning Service, elected Members, school staff, pupils and parents, local residents, community organisations and other local stakeholders who have been involved in identifying local priorities for the Superzone. Examples of actions to date include anti-idling events, drugs and alcohol awareness training and working with local businesses on healthier menus.
- **Green Screens** - Three primary schools (Deptford Park Primary in Evelyn Street, Haseltine Primary in Sydenham, and St James Hatcham Primary in New Cross), have used funding to install green screens, with £10,000 from TfL and £10,000 match funding from Lewisham's Greening Fund. These are large screens covered in plants that are attached to fencing outside a school to form a 'wall' or barrier that helps to absorb dangerous air pollutants from nearby road vehicles.

Whole Systems Approach to Obesity

- 5.4.11 The whole systems obesity action plan was reviewed in June 2019 and was co-produced by a Lewisham Obesity Alliance of over 100 member individuals and organisations. It sets out the vision and approach to change the obesogenic environment and increase the proportion of residents with a healthy weight. The Alliance have produced an infographic to capture visually the scope of the actions – see [Image 26](#). It highlights the role of the local environment in achieving our aims to tackle obesity. Evidence suggests that how the environment is built through planning impacts on physical activity, access to nutrition and contributes to reducing excess weight in local communities. A representative from the Strategic Planning Team attended a workshop in March to inform the Alliance on the draft Local Plan and the Neighbourhood Community Infrastructure Levy (NCIL). It helped the Alliance to gain a better understanding on how they could contribute to any future Local Plan consultations and work with their community to help identify NCIL priorities for each ward.
- 5.4.12 The Council has pledged to work towards having 50 drinking water fountains installed in Lewisham over the next three years and to add new drinking water fountains to the Refill app. A further four drinking water fountains have been installed in the following parks/open spaces: Manor House Gardens, Mayow Park, Hilly Fields and Manor Park, bringing the total to 17 across the borough.

Childhood Obesity Trailblazer Programme

5.4.13 In June 2019 the Council was chosen as one of five Trailblazer Authorities to receive three years of funding to support our work to tackle childhood obesity. It is funded by the Department of Health and Social Care and managed by the Local Government Association with support from Public Health England. The Council will use the funding to test our powers to restrict advertising of food high in fat, salt or sugar (HFSS) and use unsold outdoor advertising space for health promoting advertisements. Specifically the project plans to:

- Implement a voluntary restriction across the borough through contracts with major advertising estate owners working in partnership with JCDecaux, Outsmart and ISBA (representing outdoor media owners and brands).
- Use advertising space to promote tailored local public health campaigns such as Sugar Smart and the Daily Mile. The first outdoor advertising billboards promoting the Sugar Smart campaign have already appeared in selected locations around the borough.
- Support local businesses to offer healthier food options.



Image 26: Whole Systems Approach to Obesity

Image Credit: Lewisham Obesity Alliance



Bond House
Sales & Marketing Suite

HELP TO BUY
LONDON AVAILABLE*

STAMP DUTY
PAID ON
SELECTED PLOTS*

BUY HERE
WITH JUST
5% DEPOSIT*

Photo 20: Bond House Mixed Use
Development including Affordable Housing
Secured Through a Section 106 Agreement
Image Credit: LB Lewisham

6 Delivery and Performance

6.1 The Value of the Planning Service

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

Infrastructure Funding Statement

- 6.1.2** The Council is now required to report on an annual basis what they have received and spent through the Community Infrastructure Levy and Section 106 (Planning Obligations) during that financial year. This will be presented in an Infrastructure Funding Statement (IFS). Lewisham's IFS fulfils the legal requirements of the Council, as set out in the Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019.
- 6.1.3** The IFS will be published on our website in each December. It replaces the current CIL income monitoring and infrastructure list requirements. The IFS for the year 2019-2020 provides information on the funding which has been generated by development within the borough for the financial year and notes projects which have used developer contributions to fund the delivery of infrastructure during that year. More details can be found at: <https://lewisham.gov.uk/myservices/planning/policy/cil>

6.2 Section 106 Agreements

- 6.2.1** Through the use of Section 106 agreements and the Community Infrastructure Levy (CIL) the Council is continuing to plan for and provide both the physical infrastructure (such as transport, environment and public realm, and utilities) and social infrastructure (such as education, health, leisure and cultural facilities) necessary to support development within the borough.
- 6.2.2** The Council has secured approximately £4.1 million from Section 106 agreements that have been signed during 2019-20, with these contributions being directly related to the infrastructure associated with a particular development site or planning application. **Table 16** shows the breakdown of contributions and **Table 17** set out some of the non-financial obligations which were agreed.

Allocation	Secured (£)
Carbon Offset	£958,148
Air Quality	£15,000
Employment & Training	£111,000
Highways (including Legible London, CPZ and Healthy Streets)	£182,000
Transport (DLR and Lewisham Station)	£1,069,000
Cycling	£50,000
Local Labour & Business	£61,480
River Restoration	£1,589,500
Monitoring Fees	£53,200
Playspace	£24,000
Public Realm	£15,741
Traffic Management Contribution / Regulation	£7,564
Total	£4,136,633

Table 16: Total Financial Contributions Secured from the Section 106 Agreements Signed During 2019-20


Source: LB Lewisham

Type of Contribution	Number
Affordable housing units	206
Affordable student units	76
Affordable work units	3
Car clubs	3

Table 17: Headline Non-Financial Contributions Secured from the Section 106 Agreements Signed During 2019-20

Source: LB Lewisham

- 6.2.3 With the collection of Section 106 funds 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 state payment is required once the development has “commenced” or on a phased basis once a threshold amount of development has been built and/or occupied.
- 6.2.4 The Council has collected £2.2 million during 2019-20, from Section 106 agreements signed during this monitoring year and in previous years, where development has commenced on site or triggers have been reached. These contributions will ensure that the developments that are delivered in Lewisham provide the infrastructure necessary to support communities.



6.2.5 The balance of Section 106 funds held by the Council at the end of 2019-20 was approximately £43.6 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, the long lead in times for building infrastructure projects and the time taken for the Council to subsequently spend the funds on suitable projects all impact upon the balance of Section 106 funds.

Financial Viability Review

6.2.6 Previous AMRs have looked at major schemes that have been approved since 2009, to see if financial viability reviews are triggering the need for additional financial contributions to be paid. So far there has been only one site where this has applied, at Renaissance at Loampit Vale. As sites that have been fully built no longer have the opportunity to contribute more Section 106 funds, they are removed from [Table 18](#). A summary of the financial viability reviews that remain valid as of the end of financial year 2019-20 are shown in [Table 18](#). It shows that many of the schemes have not sufficiently progressed to a stage where it triggers a viability review. It also demonstrates that no additional financial contributions were identified during 2019-20 as a result of viability reviews.

Site	Application Number	Review Triggered	Outcome	Financial Contribution
Heathside & Lethbridge (Parkside)	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
Carpetright, Loampit Vale (residential scheme)	DC/17/102049	No	no longer being progressed as a student housing scheme is being delivered on this site instead.	N/A
Carpetright, Loampit Vale (student housing scheme)	DC/19/110610	No	A review has commenced but is not yet concluded.	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
154-158 Sydenham Road	DC/19/114837	No	Development not reached trigger	N/A
1-3 Bellingham Road	DC/18/110243	No	Development not reached trigger	N/A
Land at Waldram Crescent	DC/19/110957	No	Development not reached trigger	N/A

Table 18: Financial Viability Reviews

Source: LB Lewisham

6.3 Community Infrastructure Levy

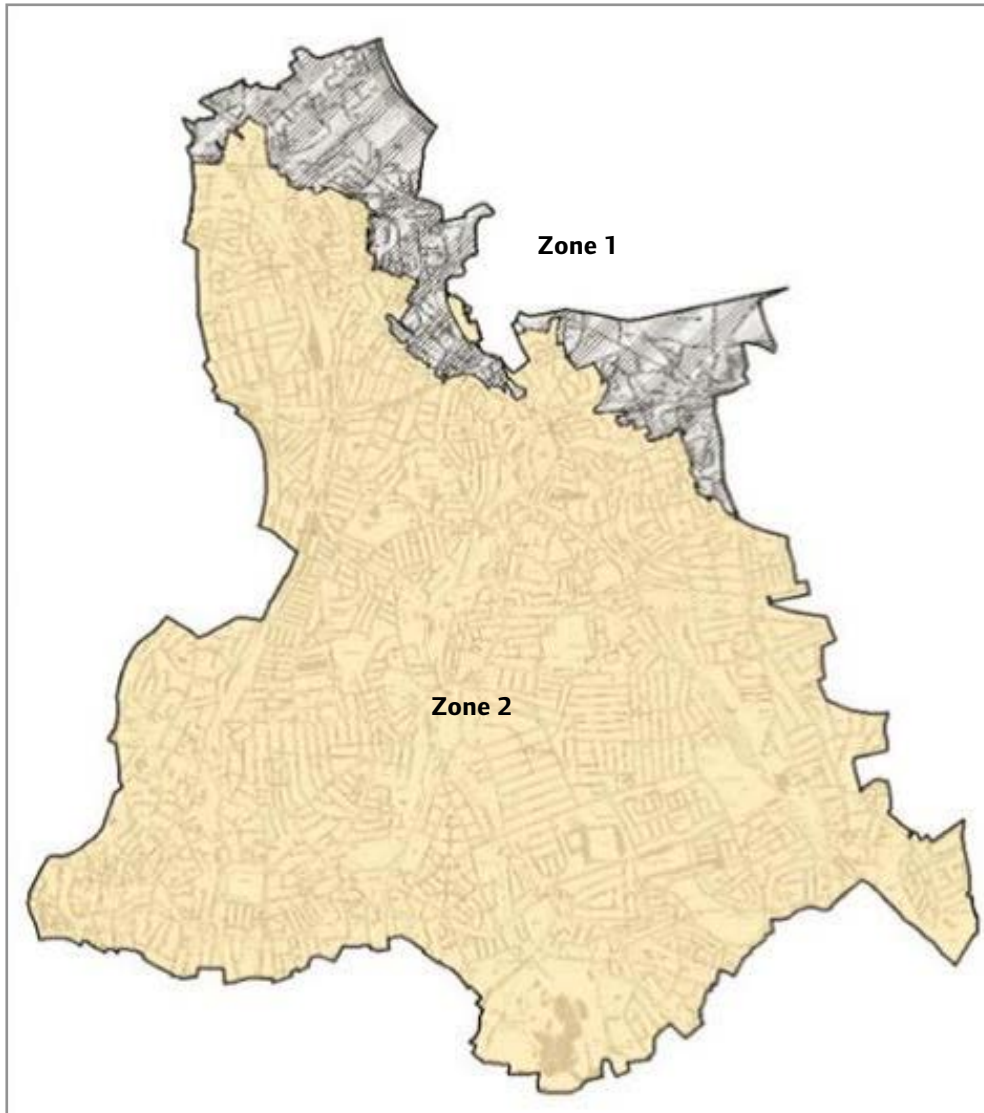
6.3.1 The Council has been charging a local Lewisham CIL since 1st April 2015, as per the adopted CIL Charging Schedule (2015). This is levied as a non-negotiable charge made on applicable developments and calculated on a per square meter basis. 70% of CIL receipts received is used to fund a range of 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 19** 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 18](#).

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

Table 19: Adopted CIL Rates

Source: LB Lewisham

- 6.3.2 [Table 20](#) provides an overview of the CIL accounts. It shows that the Council received £5.8 million CIL payments during 2019-20 and spent nil during the same period. After removing a 5% administration fee and a further 25% allocated to the neighbourhood portion of CIL, the balance of CIL received during 2019-20 is £4.1 million.
- 6.3.3 The amount of CIL received fluctuates yearly depending upon the amount of new homes that have started to be built or have been completed. It is also because paying CIL to the Council is only triggered when sites commence development, which can be impacted by the long lead in times for major schemes, market fluctuations and the cyclical nature of the housing market and whether suitable projects using CIL funds have been implemented by the Council. A good supply of housing approvals is critical in helping to boost CIL funds in subsequent years.
- 6.3.4 The Council is also a collecting authority on behalf of TfL for the Mayoral CIL, which has been in operation since 1 April 2012. During 2019-20 £3.2 million was collected and passed directly to the Mayoral CIL to fund Crossrail. The Council retained 4% as administration fees.



Map 18: CIL Charging Zones
Source: Planning Service, LB Lewisham

2019-20	Total
Total CIL receipts in the reported year (2019-20)	£5,804,846.77
5% admin fee	£290,242.34
Total CIL receipts minus 5% admin fee	£5,514,604.43
Total amount of the neighbourhood proportion of CIL receipts in the reported year (25% of receipts)	£1,378,651.11
Remaining CIL receipts for 2019-20 excluding neighbourhood proportion	£4,135,953.32

Table 20: 2019-20 CIL Accounts

Source: LB Lewisham

Total CIL collected 2015 - 2020	Total
Total CIL receipts	£15,901,219.73
Total admin fee deducted for 2019-20	£290,242.34
Balance of CIL receipts	£15,432,528.99
Total amount of the neighbourhood proportion of CIL receipts (25% of receipts)	£3,858,132.25
Remaining CIL receipts excluding neighbourhood proportion	£11,574,369.74

Table 21: CIL Accounts 2015 - 2020

Source: LB Lewisham

- 6.3.5 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% (£290,242.34) for the administration of Lewisham CIL.
- 6.3.6 **Table 21** shows that cumulatively the collection of CIL since 2015 minus the admin fee and the 25% allocated to neighbourhood CIL creates a current balance of £11.5 million CIL funds.

Neighbourhood CIL

- 6.3.7** The Neighbourhood CIL process, including the distribution of funds for the period 2015 to 2018 was approved unanimously by the Council in July 2019. This followed extensive dialogue with Councillors including a number of all members' briefings and several reviews by Sustainable Development Select Committee and Business Scrutiny Panel.
- 6.3.8** With regard to the distribution of funding 25% of the CIL will be allocated as NCIL instead of the minimum 15%. This will allow for greater local involvement, as well as providing the community with sufficient resources to address the local impacts of development in a more comprehensive manner. A redistribution strategy will also be implemented (based on a 25% allocation to NCIL) with 50% of the funds collected in ward to be retained by the ward, 25% to be allocated by reference to rankings of wards by the Indices of Multiple Deprivation, and 25% to be allocated to a borough wide fund.
- 6.3.9** The strategy also sets 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.
- 6.3.10** The planning service is working in collaboration with the Ward Assemblies' team to implement this strategy. 17 out of the 18 wards in Lewisham have successfully agreed their ward NCIL priorities. The Downham ward priorities are still to be agreed due to the Downham assembly being postponed as a result of the Covid-19 national lockdown.
- 6.3.11** The NCIL priorities for a Borough wide fund (25% of allocated NCIL funding) were agreed by Mayor and Cabinet in March 2020. The agreed priorities are:
- £100,000 to be allocated to the direct delivery of borough-wide air quality initiatives.
 - Initiatives that seek to support local community groups to contributing to tackling crime and anti-social behaviour.
 - Provision of high-quality mentoring and those designated to keep Lewisham's children and young people safe from exploitation, violence and serious youth crime.
 - Support for people with learning disabilities and/or mental health problems to find employment opportunities.

6.3.12 **Chart 10** shows NCIL funds by ward. This graph reflects a top up to the NCIL funding available to each ward using the CIL receipts collected in the years 2018-19 and 2019-20. The method of distribution used to top up each ward with 2018-19 and 2019-20 CIL receipts is the same method of distribution agreed through Mayor and Cabinet 5th June 2019 and Full Council 24th July 2019. The top up amounts for each ward may be subject to change as they have not yet been formally agreed.

6.3.13 Much of the NCIL work has temporarily paused whilst the Council works with local communities to provide a local response to fight against the Covid-19 pandemic.

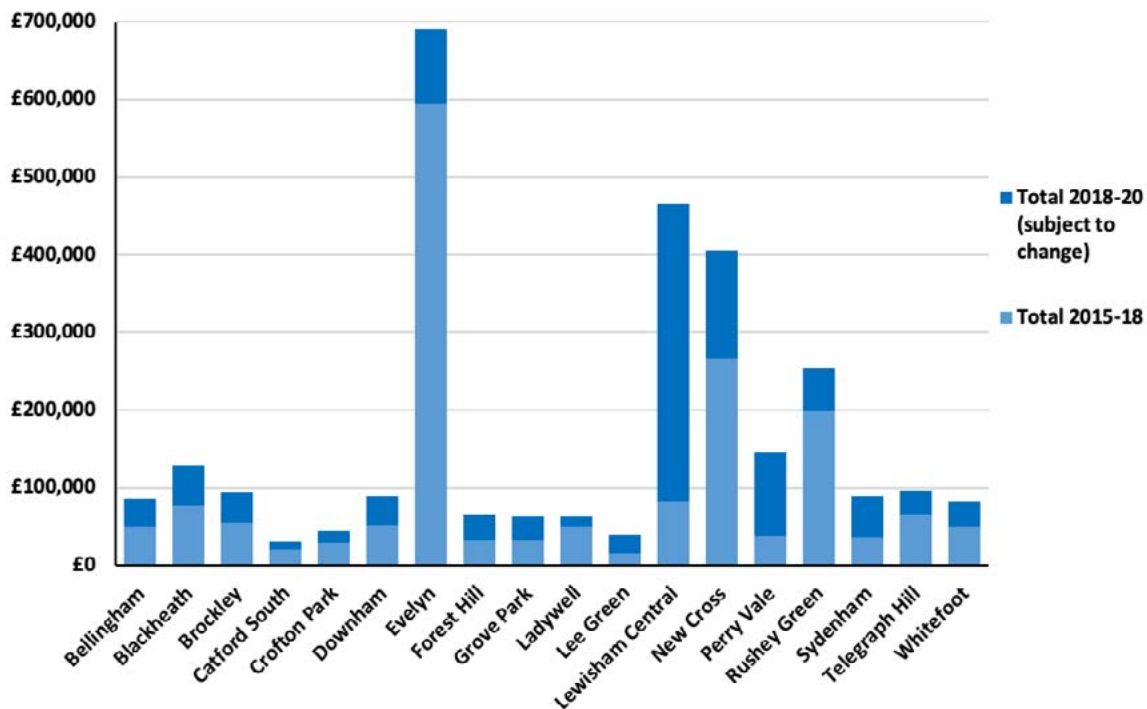


Chart 10: NCIL Funds by Ward

Source: LB Lewisham

6.4 New Homes Bonus

6.4.1 The New Homes Bonus (NHB) is a grant paid by Government to Councils for increasing the number of homes. The NHB is paid each year for a period of four years. Under the scheme, the Government matches the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.

6.4.2 Final allocations for 2020-21 were published in February 2020 and the Council's NHB payment is approximately £6.2 million (around £1.6 million from in-year payment and around £4.6 million from legacy payments from previous years). **Table 22** and **Chart 11** show the amount of NHB received since it was introduced in 2011. Firstly, a significant reduction of around £4 million from 2017-18 can be seen. Primarily this is because NHB payments have now been reduced to a 4 year payment instead of a five or six year payment during previous rounds. Secondly, **Table 22** and **Chart 11** shows an overall reduction of approximately £0.3 million compared to the previous year.

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

Table 22: New Homes Bonus Payments.

Source: LB Lewisham

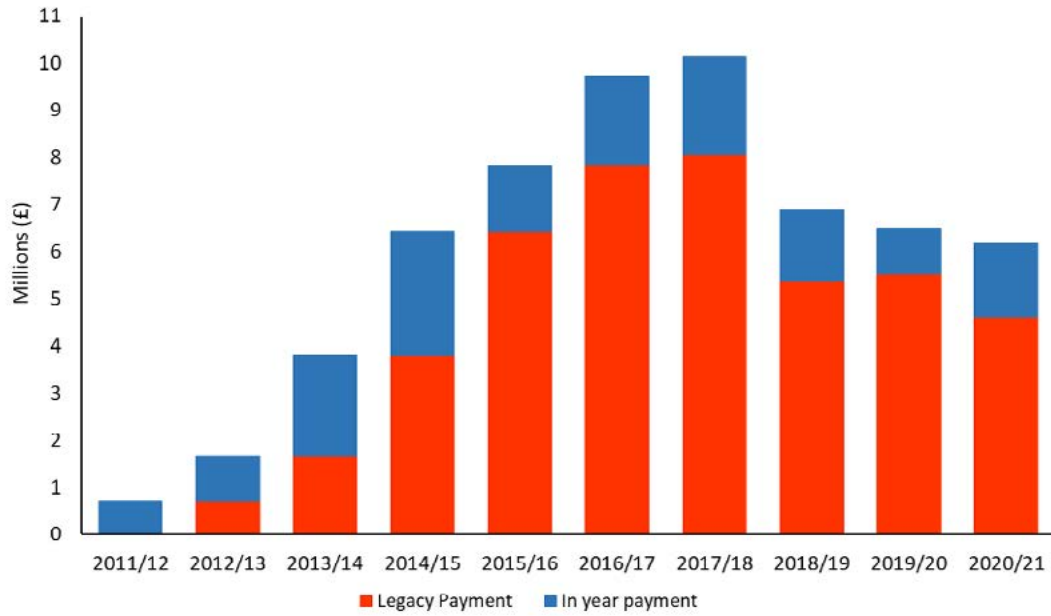


Chart 11: New Homes Bonus Split Between In-year and Legacy Payments

Source: LB Lewisham

6.5 Local Plan

- 6.5.1 The Council 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).
- 6.5.2 The Council is currently undertaking a review of its adopted plans to inform the preparation of a new Local Plan for the borough. The new Local Plan will set out a shared vision for the future of the borough along with the planning and investment framework to deliver this vision through to 2040. It is being prepared to ensure there is a clear framework in place to positively manage growth and new development in a way that respects the distinctive character and diversity of the Borough. It will help to ensure that investment decisions meet the aspirations of local communities and contribute to sustaining and creating inclusive, safe, healthy and liveable neighbourhoods.
- 6.5.3 Following a previous consultation on Issues and Options, a draft Local Plan 'Main Issues and Preferred Approaches' document has been prepared. In November 2020 the Council approved this document for public consultation. This will be for a Regulation 18 stage statutory public consultation, which started on 15th January 2021 and closes on 11th April 2021. Further information about the draft Local Plan is available on the Council's planning policy webpages here: <https://lewisham.gov.uk/myservices/planning/policy/planning/about-the-lewisham-local-plan>

Statement of Community Involvement (SCI)

Temporary modifications to the SCI in response to Covid-19

- 6.5.4 In response to the Covid-19 pandemic, emergency temporary modifications to the Council's SCI (2006) were agreed by Mayor and Cabinet in June 2020. This was in order to enable the continued determination of the full range of planning applications during the public health emergency. It was agreed that the changes to working practices would be reviewed after a three-month period following introduction. At a meeting in September 2020 the Mayor and Cabinet approved the continuation of these changes for a further six-month period.

Addendum to the SCI

- 6.5.5 Since the SCI was adopted in 2006 there have been significant changes to the planning system. These changes established new legal requirements and processes for producing the statutory development plan and associated guidance documents, including legal requirements for public consultation. There have also been significant changes in consultation methods and best practice. The 2006 SCI makes no allowance for the use of online consultation platforms, use of social media or other online tools. Following a review of the extant SCI, it is evident that updates are required to reflect relevant changes in the planning framework, also recognising opportunities and experiences with new methods of public engagement, such as the greater use of electronic forms of communication and social media. This is particularly important in the context of Covid-19 and the latest Government guidance on social distancing and plan-making.
- 6.5.6 At its meeting in September 2020, Mayor and Cabinet approved a draft Addendum to the SCI to be published for non-statutory public consultation. A consultation was then carried out over a 6-week period from 2 October to 13 November 2020. The draft Addendum was revised in response to consultation feedback, and subsequently approved to be adopted by Mayor and Cabinet in December 2020. The Addendum to the SCI 2006 is primarily focussed on amendments required for preparing planning policy documents.
- 6.5.7 Further information on the SCI is available on the Council's planning policy webpages here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/statement-of-community-involvement>

Local Development Scheme

- 6.5.8** The Council undertook a review of its adopted Local Development Scheme (LDS) (January 2018). This was necessary owing to factors which have impacted on the plan-making process 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), the anticipated London Mayoral elections (May 2021) and the Covid-19 pandemic. A new LDS with an updated timetable for progressing the Local Plan was approved by Mayor and Cabinet in December 2020. It provides a programme to enable the Local Plan to be adopted in late 2022, subject to it being found 'sound' at the Examination in Public.
- 6.5.9** Along with the plan programme, the revised LDS also updates the scope of the new Local Plan. Notably, it brings the Lewisham Town Centre Local Plan into the scope of the local plan review. Furthermore, it sets out a revised approach to addressing identified housing needs for Lewisham's gypsy and traveller community. The LDS 2018 provided for a single-issue Local Plan on this matter. A Regulation 18 stage public consultation was carried out on the Gypsy and Traveller Site(s) Local Plan during September - November 2018. Since that time, the Council has been considering consultation feedback, along with engaging with stakeholders to ensure the deliverability of the preferred site option at Pool Court. In light of the progress to-date on the preferred site, the single issue Gypsy and Traveller Site Local Plan has been withdrawn and has been subsumed within the draft Local Plan, with a corresponding site allocation policy.

6.6 Duty to Co-operate

- 6.6.1 The Localism Act 2011 requires Local Planning Authorities (LPAs) to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. The Duty to Co-operate came into effect in November 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the AMR give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.
- 6.6.2 In fulfilling its statutory Duty to Cooperate the Council has undertaken a considerable amount of engagement activity during 2019-20, as part of planning groups and forums on a sub-regional and London-wide basis, including attendance at the following meetings or virtual Teams meetings: All London Borough Planning Officer (ALBPO) meetings, Greater London Authority (GLA) meetings, London Waste Planning Forum and London Boroughs Neighbourhood Plans Group meetings. The Council has also engaged with other teams across the Council, Government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, Historic England, Natural England, Thames Water and the GLA and a wide range of bodies, including infrastructure providers, who have continued to feed into Lewisham's Integrated Impact Assessment and Lewisham's Infrastructure Delivery Plan.
- 6.6.3 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 June 2019, October 2019 and January 2020. Since then the group has attended a virtual Teams meeting in September 2020. The Council has also worked with constituent London authorities in the South East London Joint Waste Planning Group, including through updates to the Joint Waste Technical Paper, which is a key evidence base document for the respective boroughs' local plans.
- 6.6.4 The Council has also continued to communicate with neighbouring Local Authorities. 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. In December 2019 Lewisham and Southwark jointly prepared a Statement of Common Ground, to accompany the submission of the New Southwark Plan. In September 2020 the Council attended a virtual Teams meeting with Bexley, to discuss the Bexley Local Plan and cross boundary issues.
- 6.6.5 Formal responses were also sent to the Marine Management Organisation in March 2020 during the consultation on the South East Inshore Marine Plan and to the Government in October 2020 during the consultation on the Planning for the Future White Paper.

6.7 Planning Applications

6.7.1 The Planning Service remains busy processing and determining planning applications on a daily basis and received a total of 3,876 planning applications and 475 tree applications during 2019-20. **Chart 12** shows that there was a total of 2,290 applications where decisions were made during 2019-20. This equates to 56 more than the 2,234 planning applications in the previous monitoring year. The majority (79%) relate to planning applications, followed by tree applications (17%) and advertisements applications (4%).

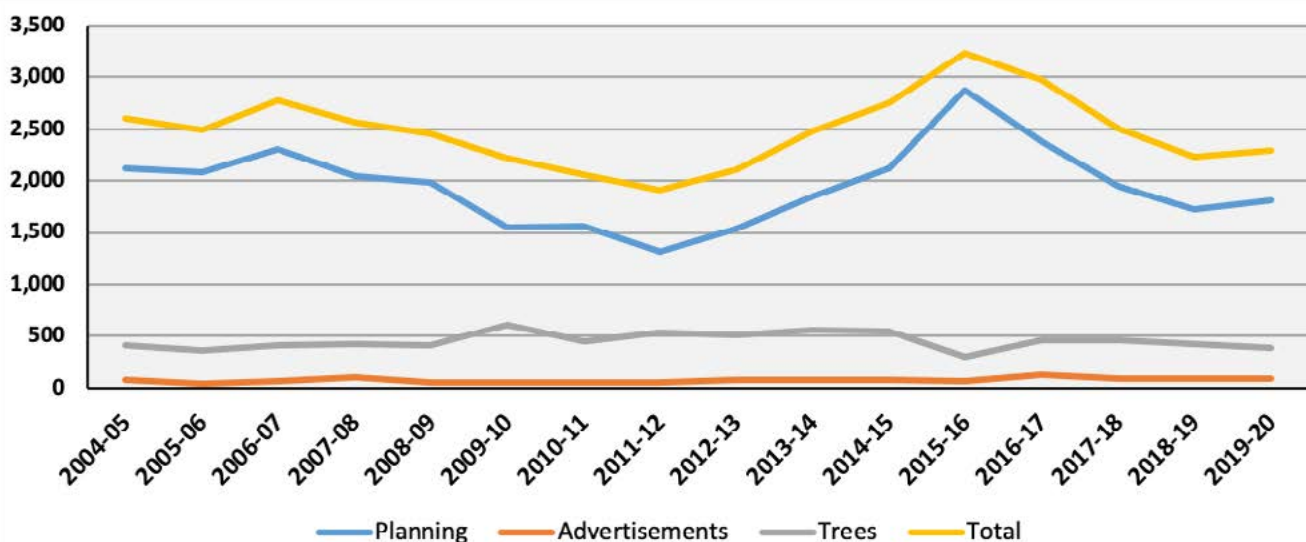


Chart 12: Applications Decisions Made Since 2004-05

Source: LB Lewisham

6.7.2 Of the planning applications determined during 2019-20, most were householder applications (36%), followed by minor applications (35%), Certificates of Lawful Development (19%) and other applications (9%). Major applications accounted for only 1% of the applications that were determined. To avoid double counting, applications that fit into multiple categories have only been counted once.

6.7.3 During 2019-20 the Planning Service also dealt with 1,168 other types of applications including prior approvals, non-material amendments (NMA), Lawful Development Certificates and approval of details (AOD), slightly down from last year's 1,319.

6.7.4 In addition, significant time and resources have been used dealing with the 893 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.

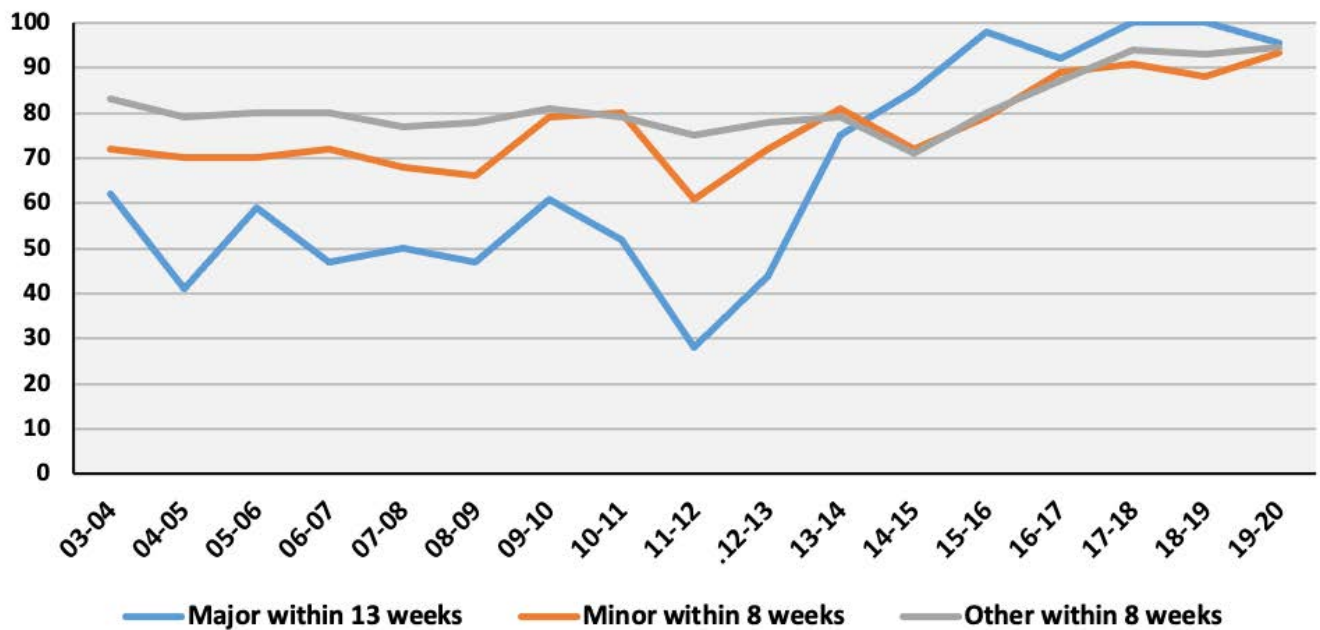


Chart 13: Percentage of Applications Determined Within Target Timescales Since 2003-04

Source: LB Lewisham

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

6.7.6 During 2019-20 all performance targets have been exceeded:

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

6.8 Appeals

6.8.1 Appeal decisions provide an indication of the quality and robustness of the planning policies and planning decisions made by the Council. If large numbers of appeals are being allowed, planning policies may need to be reviewed. The number of appeals determined during 2019-20 was 167, of which 65% were dismissed. **Chart 14** shows the outcome of the appeals each year, since 2016. It shows that Lewisham's current performance is consistent with previous years. It is also evident that the number of appeals that have been dismissed has been consistently higher than the number of appeals that have been allowed.

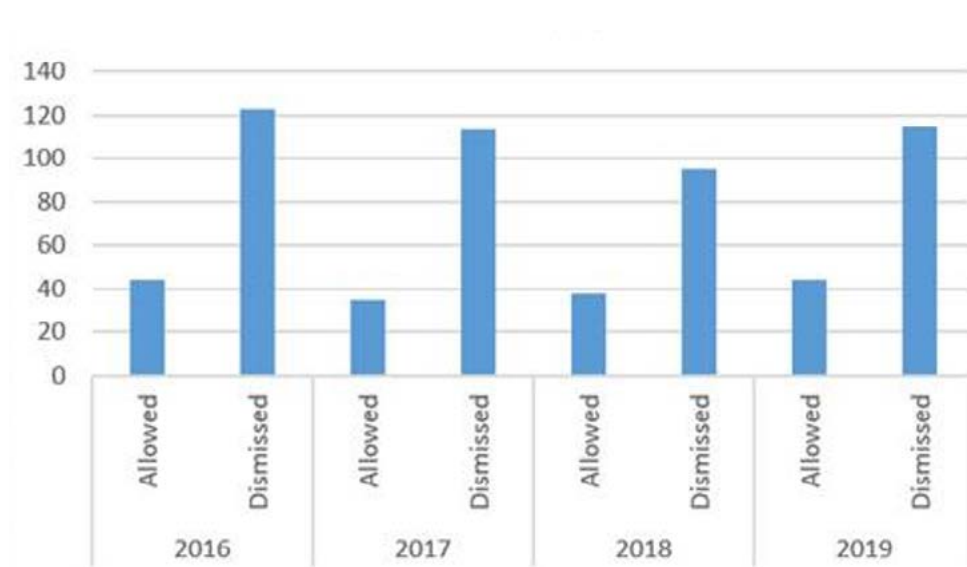


Chart 14: Appeals Performance Since 2016

Source: LB Lewisham

6.9 Enforcement

- 6.9.1 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.
- 6.9.2 Due to the Covid-19 pandemic, the Planning Enforcement team were unable to undertake site visits during March 2020. Since the end of the monitoring year, the exceptional circumstances of the Covid-19 pandemic has led to challenging times for the Planning Enforcement team. For a substantial amount of time from April to August 2020 the team was not able to make site inspection visits due to the safety risks involved in staff travelling and being on-site. This did reduce the effective capability of the team to process and investigate planning complaints and as a result led to a lowering of the number of enforcement notices issued by the team.
- 6.9.3 In 2019-20, 383 new enforcement cases were registered and 14 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 the Enforcement Team have been focusing on the resolution of breaches via negotiation and 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. The team also employed an officer to undertake focused enforcement activity work at Deptford.
- 6.9.4 There have been a number of successes for the team as 11 out of the 14 planning enforcement notice appeals made against the Council were upheld by the Planning Inspectorate, with only three notice appeals quashed.
- 6.9.5 Recent successes have included successful prosecution and POCA (proceeds of crime) cases taken as a result of non-compliance with enforcement notices where the owner failed to comply with the unauthorised change of use of an existing retail unit into an unauthorised residential flat and unauthorised basement and rear extensions. The subsequent prosecution led to a fine of £35,000 and/or 9 months imprisonment for non-payment of the fine and a confiscation order of £75,180 for the proceeds of crime as a result of the non-compliance with the enforcement notice.
- 6.9.6 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.

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