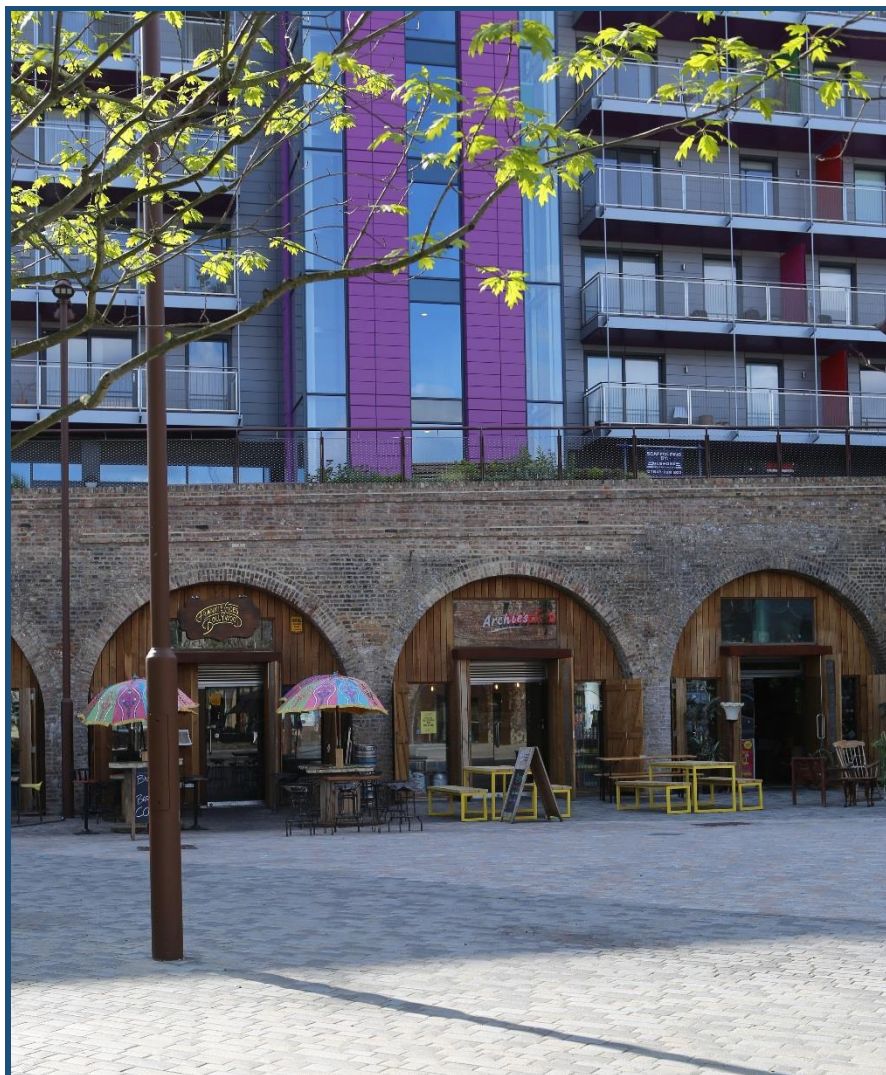




Lewisham Planning Service Annual Monitoring Report 2016-17

December 2017





Lewisham Planning Service Annual Monitoring Report

For 1st April 2016 – 31st March 2017

December 2017

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EXECUTIVE SUMMARY

This is the thirteenth Annual Monitoring Report (AMR). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1st April 2016 to 31st March 2017.

The main points of each chapter of the AMR are summarised below.

1. Introduction

Overview of the AMR

The AMR is no longer submitted to the Secretary of State, but is made available to the public on the Council's website, in line with the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

The AMR assesses whether development, both completed and approved, implements Local Plan policies, contributes to achieving the spatial strategy for the borough and meets the housing targets set out in the Core Strategy and the London Plan. It anticipates future development through a housing trajectory. It also reports on the progress of Local Plan preparation against the Local Development Scheme (LDS) and monitors actions relating to Section 106 Agreements, Community Infrastructure Levy (CIL), investment in the borough, Neighbourhood Planning and the Duty to Co-operate, the performance of the Planning Service and heritage and design initiatives.

The national policy framework, the local context and a number of parameters govern the content of the AMR. This monitoring year has seen significant changes to planning legislation, including the Housing and Planning Act 2016, Self-build and Custom Housebuilding Act (as amended 2016), Brownfield Land Register Regulations 2017 and Permission in Principle Order 2017, the Neighbourhood Planning Act 2017 and the Housing White Paper: Fixing our Broken Housing Market.

A variety of sources of data have been used including internal records and GLA data such as the Local Development Database and London Borough Profiles. The 2011 Census and the 2015 Index of Multiple Deprivation for England remain relevant.

The AMR provides a borough profile, looking at geography, characteristics, demography, diversity, housing, economy, children and young people, transport, environment, community safety and deprivation. It shows the need for continued residential and non-residential development and accompanying infrastructure, to contribute to the regeneration and growth of the borough and to help overcome issues prevalent in the borough including largescale population growth, housing affordability, youth unemployment, educational attainment and deprivation.

2. Development in 2015-16

Housing completions

With net 1,604 net dwellings completed during 2016-17, completions were the second highest in the last 13 years. Together, with an additional 177 long term vacants brought back into use, the London Plan target of 1,385 dwellings per year has been exceeded by 29%. 70% of the completions were concentrated on seven major (50+ units) and strategic (100+ units) sites at Greenland Place on Plough Way, Heathside and Lethbridge, Lewisham Gateway, Catford Green, SR House at Childers Street, 120 Tanners Hill and land north west of Sherwood Court.

66% of the housing completions have been concentrated in the Regeneration and Growth Areas. They reflect the modern day housing market as the majority are flats (87%), purpose built new dwellings (83%) and smaller one and two bedroom units (79%). However, choice has been provided with some houses, conversions and larger 3+ bedroom properties completed too, meeting the Core Strategy policy. Furthermore, 49% of the completions have been built in tall buildings and housing has been provided at a range of densities, up to a maximum of 651 dwellings per hectare at land north west of Sherwood Court.

Affordable housing completions

327 new affordable homes were completed during 2016-17, representing 20% of the total net completions, which is below the 50% Core Strategy target. The Council will continue to negotiate for the highest amount of affordable housing possible on appropriate sites, taking account of development viability and the need to balance the provision of affordable housing with delivering a range of other on-site and off-site benefits for local communities, businesses and residents.

The social rent/affordable rent: intermediate ratio of 64:36 is similar to the Core Strategy 70:30 target. This ratio tends to fluctuate each year dependent upon the development viability of individual sites and the preferences of developers and affordable housing providers.

The Council remains committed to delivering a programme of affordable housing that will provide new affordable units and regenerate existing housing estates.

Non-residential completions

There has been an overall net loss of 23,802m² of non-residential floorspace during 2016-17, although A2, A3, A4, D1 and D2 experienced a gain in floorspace. The main floorspace changes are detailed below:

- There was a net loss of 23,284m² of business (B) floorspace.
- There was a net gain of 2,301m² of retail (A) floorspace.
- There was a net loss of 1,656m² of leisure and community (D) floorspace.
- There was a net loss of 3,842m² of sui generis floorspace.
- 14% of the loss relates to Prior Approvals and 10% of the loss was granted at Appeal.
- 39 out of 54 sites have been redeveloped solely for housing.

There has been a net loss of 23,802m² of non-residential floorspace from completions in 2016-17. In particular, there have been large scale losses of business floorspace (23,284m²). However, this loss of non-residential floorspace helps with the delivery of comprehensive regeneration schemes across the borough, which have provided much needed housing and other benefits for local communities. It helps to re-provide new business and retail floorspace that is more suited to the modern-day economy and a growing retail economy. It also helps in terms of job creation as most of the sites being developed for a mix of uses generate a significant uplift in the amount of jobs created compared to before.

3. Future Development

Housing approvals

The total dwellings approved during 2016-17 will create 1,202 net new units, of which 80% will be located on six major (50+ units) and strategic (100+ units) sites at Arklow Trading Estate, Catford Green, Bond House at Goodwood Road, 19 Yeoman Street, 43-49 Pomeroy Street and rear of Chiddingstone House. 64% will be located in the Regeneration and Growth Areas.

The approvals reflect the modern-day housing market, with the majority being new build units (84%), flats (92%) and small properties with one and two-bedroom units (85%).

Affordable housing approvals

235 net affordable housing units were approved by the Council in 2016-17, equating to 20% of the net housing approved. As mentioned above, this lower level of affordable housing is reflective of market conditions and development viability, with schemes delivering wider regeneration benefits and the provision of other on-site and off-site infrastructure and facilities for the benefit of local communities, businesses and residents. The social rent/affordable rent: intermediate ratio of 72:28 meets the 70:30 Core Strategy target.

Planning pipeline

Sites in the planning pipeline will provide an additional supply of homes that will come forward in the future, including 36 sites that were granted permission prior to April 2016 and are currently under construction and 10 sites that were granted permission prior to April 2016 and have not yet started to be built.

Non-residential development

Approvals during 2016-17 amounted to a net loss of 12,461m² of non-residential development. The main floorspace changes are detailed below:

- There will be a net loss of 6,071m² of business (B) floorspace.
- There will be a net loss of 2,933m² of retail (A) floorspace.
- There will be a net gain of 830m² of leisure and community (D) floorspace.
- There will be a net loss of 4,197m² of other floorspace.
- 22% relates to Prior Approvals.
- 23 out of 38 sites have been redeveloped solely for housing.

As mentioned above, the associated loss of non-residential floorspace will help with the continued delivery of comprehensive regeneration schemes alongside the re-provision of non-residential floorspace that meets the demands of a modern economy and an uplift in job creation.

Regeneration and Growth Areas

The majority of the borough's new development will be focused within the Regeneration and Growth Areas. Good progress is being made on the five strategic sites allocated in the Core Strategy:

- Convoys Wharf – has planning permission and the first reserved matters application is anticipated in Autumn 2017. Enabling works have commenced on site and pre-application discussions on the second development plot have begun.
- Surrey Canal Triangle – has planning permission.
- Oxestalls Road (now known as the Timber Yard) - the Council resolved to approve the application in October 2015 and signed the Decision Notice in March 2016. Construction of the site has started.
- Plough Way – consists of three main sites with planning permission: Marine Wharf West and Greenland Place (previously known as Cannon Wharf) have now been completed and Marine Wharf East is under construction. Permission for 19 Yeoman Way has also been granted and construction has commenced.
- Lewisham Gateway – has planning permission and the first phase consisting of two residential towers and road realignment has been completed. Two more residential towers will be completed in 2017-18 and further phases/amendments to the original permission are being negotiated.

Forecasting future housing supply

There is a resilient supply of housing land for the next 15 years, with a supply of 13,940 dwellings and 46% of the units being developed in the first five years. Only six out of 108 sites are identified as being at medium/high risk of not being implemented. Despite this, and reflective of the good housing performance in the past, the supply will fall short of the current cumulative London Plan target by 2029-30. The housing target will be significantly increased in the new London Plan, scheduled to be published in draft in November 2017. To help meet the anticipated increased target the Council has input into the London-wide Strategic Housing Land Availability Assessment (SHLAA) and has identified potential development sites that will significantly boost the 15 year housing supply in the future.

4. The Value of Planning

S106 and CIL

During 2016-17, £7.8 million was received from Section 106 Agreements (S106), £4.4 million was received in the form of CIL payments, and £2.9 million was collected on behalf of the London Mayor's CIL. £4.7 million and 382 affordable housing units have also been secured through newly agreed S106 during 2016-17.

The Council's latest 2017-18 allocation for the New Homes Bonus will be £10.1 million. This, together with the amount received by the Council since the initiative started in 2011, equates to £40.3 million.

Investment in the borough

Transport for London (TFL) have confirmed their commitment to Phase 1 of the Bakerloo Line Extension (BLE). This will help support the anticipated growth in South London by improving transport infrastructure, supporting regeneration in the Opportunity Areas including at New Cross Gate and Lewisham town centre and provide additional capacity on the underground line. The Council has started to prepare a number of studies including the Lewisham Interchange Study and the New Cross Masterplan and Station Study, to ensure the development opportunities associated with key transport improvements, including Phase 1 BLE, are captured and maximised.

Design Awards

The borough's high quality of design is being recognised. During 2016-17, a number of developments won a range of design awards, including: PLACE/Ladywell, Deptford Market Yard, Surrey Canal Linear Park and Millwall Quietway. This is helping to drive up quality of design in forthcoming developments.

5. Planning Service Performance

Plan preparation against the LDS

Prior to this monitoring year, a suite of Local Plans have been adopted by the Council including the Core Strategy (2011), Site Allocations (2013), Development Management Local Plan (2014) and the Lewisham Town Centre Local Plan (2014).

Both the Local Plan and the Gypsy and Traveller Site(s) Local Plan are underway but have experienced delays and being progressed at a slower pace than anticipated in the Local Development Scheme (LDS). However, these delays have provided the Council with a number of opportunities including:

- Revisiting the scope of the Local Plan, reconsidering the spatial strategy, progressing evidence base studies and aligning the Local Plan with the emerging policies from the London Plan,
- Close working with the GLA and inputting into the London-wide SHLAA,
- Preparation of a Direction of Travel document which sets out the Council's intentions for growth and ensures development opportunities are captured and maximised,
- Preparation of additional studies including the Lewisham Interchange Study, Lewisham Tall Buildings Study, New Cross Masterplan and Station Study and the A2 Corridor Study, and
- Providing time to ensure that the Council can make a fully informed decision in the future regarding the preferred gypsy and traveller site, taking account of the many complex issues raised during consultation, further discussions with key stakeholders and further site studies.

Neighbourhood Planning	<p>To date, the Council has received six formal applications:</p> <ul style="list-style-type: none"> • Five of these have now been formally designated by the Council as neighbourhood forums and areas: Crofton Park and Honor Oak Park (June 2014), Grove Park (September 2014), Corbett Estate (April 2015), Lee Community Group (January 2016) and Deptford Neighbourhood Action Community Group (February 2016). All have now started preparing their Neighbourhood Plans. • Upper Norwood and Crystal Palace submitted their application for a neighbourhood forum and area in March 2015 but have yet to be designated.
Duty to Cooperate	<p>The Council has been working proactively, meeting quarterly with the London Boroughs of Bexley, Bromley, Greenwich and Southwark to discuss duty to cooperate and strategic cross boundary issues. The Council has also participated in a range of sub-regional groups including ALBPO, London Waste Planning Forum and various GLA meetings.</p>
Self-build register	<p>Since it was implemented in April 2016, 98 people or organisations have registered their interest on the Self-build and Custom Housebuilding Register on the Council's website.</p>
Planning applications	<p>A total of 2,973 valid applications were lodged with the Council during 2016-17. The majority of applications received were planning applications (80%) and in terms of size of applications, the majority were minor applications (39%), followed by householder applications (33%). The performance for determining major, minor and other applications exceeded all target levels. The Council also dealt with 1,018 other types of applications including Prior Approvals, non-material amendments (NMA) and approval of details (AOD).</p>
Appeals	<p>194 appeals were in lodged in 2016-17. The majority (70%) were dismissed and only 25% were upheld, which is better than the national average.</p>
Enforcement	<p>466 enforcement cases were opened in 2016-17, and 23 enforcement notices were served.</p>
Heritage assets	<p>The borough has a rich heritage with 367 entries on the national list, 301 entries on the local list, 28 Conservation Areas, 21 Areas of Archaeological Priority and a World Heritage Site buffer zone. Two grade II buildings have been listed this monitoring year including Lewisham War Memorial at Memorial Gardens and St. Stephen's Church War Memorial. 18 buildings/structures and Deptford High Street Conservation Area currently remain on the Heritage at Risk Register, although future plans for restoration of ten tombs within St Margaret's Old Churchyard and Listed Building Consents at Beckenham Place Stable block, Riley's Temperance Hall and the Fellowship Inn Hall will allow their structures to be removed from the Register in the future. The Deptford ramp has been removed from the register this year, as it has been restored as part of the Deptford Market Yard development.</p>

Design Review Panel 28 schemes have been reviewed by the Design Review Panel during 2016-17, providing design advice on 3,421 dwellings and 13,256m² of non-residential floorspace at application and pre-application stage. This helps to address design concerns at an early stage in the planning process.

6. Conclusion

Main achievements In assessing the type and quantum of development that has taken place in 2016-17, and that which will take place in the future, the AMR has identified a number of achievements for the borough. It is evident that the majority of the development taking place aligns with the spatial strategy and policies set out in the Core Strategy, and that the Planning Service has maintained a high level of service and provided a proactive approach to development in the borough.

Main concerns No new concerns have arisen in this AMR, although a number of concerns raised in last year's AMR remain relevant:

- Affordable housing falls short of the 50% target. The Council will seek to maximise affordable housing, taking account of development viability and market conditions, and the need to balance this with regeneration ambitions, and other on-site and off-site benefits.
- Large scale losses of non-residential floorspace, (especially B class uses) to housing continues, although this does help with the continued delivery of comprehensive regeneration schemes alongside the re-provision of non-residential floorspace that meets the demands of a modern economy and an uplift in job creation. Some of this loss is due to Prior Approvals, a trend that continues from previous years. The Council will seek to ensure that the re-provision of non-residential floorspace meets the demands of a modern day and growing economy.
- Despite a resilient housing supply that meets the current London Plan cumulative target up till 2028-29, it is anticipated that the housing target will be significantly increased in the draft London Plan, to be published in November 2017. Additional housing sites have been identified through the London-wide SHLAA to significantly boost the 15 year supply.

Further monitoring is needed The concerns identified above will need to be further monitored in future AMRs, to determine:

- Any long term impacts.
- If any mitigation actions are needed.
- If current policies remain relevant for the new Local Plan, especially in relation to affordable housing and business floorspace.

1. INTRODUCTION AND CONTEXT

This is the thirteenth Lewisham Annual Monitoring Report (AMR). It sets out key information about the operation of the planning system in the London Borough of Lewisham during 1st April 2016 to 31st March 2017.

1.1 Content of the AMR

Table 1.1 shows how the AMR is structured into six main chapters.

Table 1.1: Structure of the AMR

Chapter	Summary of contents
Chapter 1	Explains the preparation of the AMR, relevant legislation and trends relating to population, housing, the economy and deprivation.
Chapter 2	Provides an overview of the type and amount of development that has been completed during 2016-17. It also assesses whether Core Strategy and London Plan housing targets have been met.
Chapter 3	Provides an overview of the type and amount of development approved for the future. It gives an overview of the Regeneration and Growth Areas and the progress made on strategic sites. It also considers the likely housing land supply for the future, based on a housing trajectory.
Chapter 4	Highlights the funding secured through Section 106 Agreements (S106), Community Infrastructure Levy (CIL) and the Government's New Homes Bonus. It also summarises the investment taking place in the borough and highlights the quality of design in new developments.
Chapter 5	Discusses development plan preparation, neighbourhood planning and duty to co-operate activities. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives.
Chapter 6	Provides a summary of the main achievements in 2016-17 and raises a number of concerns.

1.2 Parameters

A number of parameters govern the content of this AMR and they are discussed below.

- The data contained in this AMR has been taken from two main sources. The first is from the Lewisham Council Planning Service and specifically internal records relating to planning applications.
- The second is from the Greater London Authority (GLA), including data retrieved from the London Development Database (LDD) and the GLA London Borough Profiles.
- Other sources of data have also been used and are acknowledged beneath figures and tables, within text and at the end of chapters.
- In some instances, data from last year's AMR remains relevant, such as the 2015 Index of Multiple Deprivation, and they have been reiterated in this AMR.
- Where possible the AMR incorporates time series data, drawing on data from previous AMR, in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.

- Chapters 2 and 3 do 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.
- Chapters 2 and 3 is not capable of capturing all development that takes place in the borough, especially small scale alterations, extensions, and development to dwellings that have permitted development rights and changes between some use classes.
- Chapters 2 and 3 do not assess developments for compliance with the “nationally described space standard” which came into effect on 1st October 2015.
- Chapters 2 and 3 considers whether the Core Strategy policies are being delivered (especially CS1-6, CS19 and SSA2-6), whether the spatial strategy for the borough (Core Strategy policies SP1 and SP2) is being achieved and whether the local/regional housing targets are being met.
- There may be some duplication between Chapters 2 and 3 as some sites that have been approved during 2016-17 may also have been completed within the same monitoring year.
- The AMR only looks at development from 1st April 2016 to 31st March 2017. This creates a time-lag, where development that has taken place in the interim up to the present date, is not acknowledged in this AMR.
- The housing land supply mentioned in Chapter 3 and Appendices 4 and 5 provide an indication of the likely amount of development that will come forward in the next 15 years. However, given that development relies on many external factors including the private sector for implementation, the actual supply of housing cannot be guaranteed.
- The AMR makes references throughout to different Use Classes, as listed in Table 1.2. However, the Use Classes Order and the General Permitted Development Order are frequently updated, (and recently to take account of changes to Prior Approvals which allow changes/redevelopment from office and retail to residential). The following weblink should be used for definitive use class information.

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Table 1.2:
Use Classes

Use class category	Types of development within use class
A Retail	<ul style="list-style-type: none"> • A1 shops • A2 financial and professional services • A3 food and drink • A4 drinking establishments • A5 hot food takeaways
B Business	<ul style="list-style-type: none"> • B1 business • B2 general industrial • B8 storage or distribution
C Dwellings	<ul style="list-style-type: none"> • C1 hotels • C2 residential institutions • C3 dwelling houses • C4 house of multiple occupation
D Community and Leisure	<ul style="list-style-type: none"> • D1 non-residential institutions • D2 assembly and leisure
Sui generis	<ul style="list-style-type: none"> • Uses which do not fall within above uses

1.3 Planning Framework

1.3.1 Requirement for a Monitoring Report

Local Authorities are required to prepare a monitoring report every 12 months

The content and preparation of the AMR is governed by a range of national legislation.

Under the Planning and Compulsory Purchase Act 2004 (as amended), local planning authorities are required to monitor and review:

- The extent current policies are being achieved (e.g. planning policies adopted in the council's Core Strategy).
- The progress made towards the key milestones in the latest Local Development Scheme (the timetable for the preparation of new Local Plan documents and Supplementary Planning Documents).

Changes brought in by the Localism Act 2011 means there is no longer a requirement for the Council to submit this information to the Secretary of State or the Mayor of London, or publish the information in an annual monitoring report at the end of each year. Instead, local planning authorities are encouraged to provide this information to their communities at the earliest opportunity and to put in place arrangements to review the information at least once every 12 months to ensure it remains up-to-date.

Regulation 34 (Part 8) of the Local Planning Regulations 2012 specifies the information a local planning authority's monitoring report must contain:

- Progress made towards planning policies that specifies an annual number – see Chapters 2 and 3.
- Information on the amount of CIL receipts collected and any expenditure in the reporting period – see section 4.3 and Appendix 6.
- Timetable and progress of any Local Plan documents and Supplementary Planning Documents outlined within the council's latest Local Development Scheme (including reasons for any delay and the date of any approved or adopted document) – see section 5.1.
- Details of any made neighbourhood development order or neighbourhood development plan – see section 5.2.
- Details of any duty to co-operate actions taken (prescribed under section 33A of 2004 Act) – see section 5.3.

1.3.2 Key Changes to Planning Legislation

A range of new planning legislation has been introduced within the last monitoring year and these are set out in Table 1.3.

Table 1.3:
New
planning
legislation

Legislation	Description
The Housing and Planning Act 2016	This Act received Royal Assent on 12 May 2016. The Act contains provisions on new homes (including starter homes), landlords and property agents, abandoned premises, social housing (including extending the Right to Buy to housing association tenants; sale of local authority assets; pay-to-stay; secure tenancies), planning, compulsory purchase, and public land (duty to dispose).
Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)	This Act requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding.
Brownfield Land Register Regulations 2017 and Permission in Principle Order 2017	These place a duty on the Council to prepare, maintain and publish registers of brownfield land that is suitable for residential development, split into two parts. Part 1 includes a list of all previously developed sites that are assessed as being suitable for housing. Part 2 includes a list of sites that have been granted Permission in Principle (PIP) by the Council, although this is not mandatory.
Neighbourhood Planning Act 2017	<p>This Act received Royal Assent on 27 April 2017. It strengthens neighbourhood planning by ensuring that planning decisions take into account well advanced neighbourhood development plans by giving these plans full legal effect before they have been through the referendum and introduces a process for modifying neighbourhood development orders and plans. The Act also requires planning authorities to identify the strategic priorities for development in their local areas in up-to-date development plan (taken as a whole).</p> <p>The legislation also makes changes to how pre-commencement conditions can be used and gives the Secretary of State power to make regulations prescribing their use in certain circumstances. Local authorities will be required to record specified prior approvals for permitted development rights on the planning register. The Act also makes further changes to the law on compulsory purchase, following reforms introduced by the Housing and Planning Act 2016.</p>

In addition to the changes to national legislation specified above, the Government has also continued to implement it's planning reform.

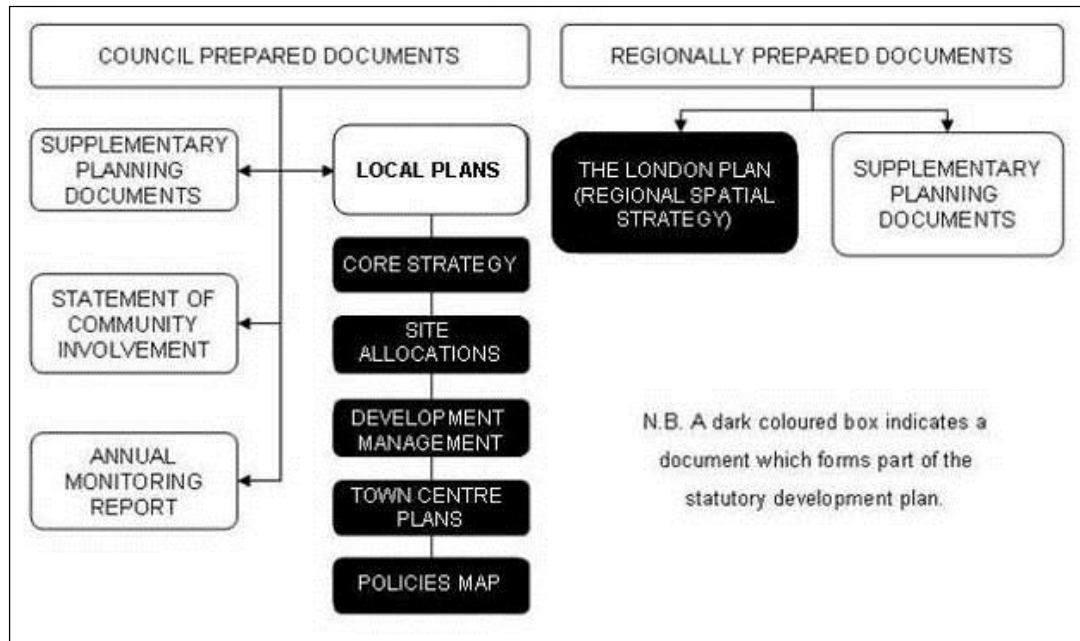
In February 2017 the *Housing White Paper: Fixing Our Broken Housing Market* put forward the government's pledge on planning reform to help diversify the housing market, speed up housing delivery and helping people to afford a home. In particular, the White Paper put forward changes to amend the national policy to simplify the plan-making process, making it more transparent and easier for local communities to produce plans and for developers to follow them. At the time of writing, the government indicated they intend to publish a revised National Planning Policy Framework (national planning policies) in spring 2018.

Most recently in September 2017, the Government started consultation on *Planning for the right homes in the right places*. It seeks views on changes to national policy and legislation in order to help planning authorities and communities plan and deliver the homes they need, specifically in relation to calculating housing need, statements of common ground, planning for a mix of housing needs, neighbourhood planning, viability assessments and planning fees.

1.3.3 Local Policy Framework and the AMR

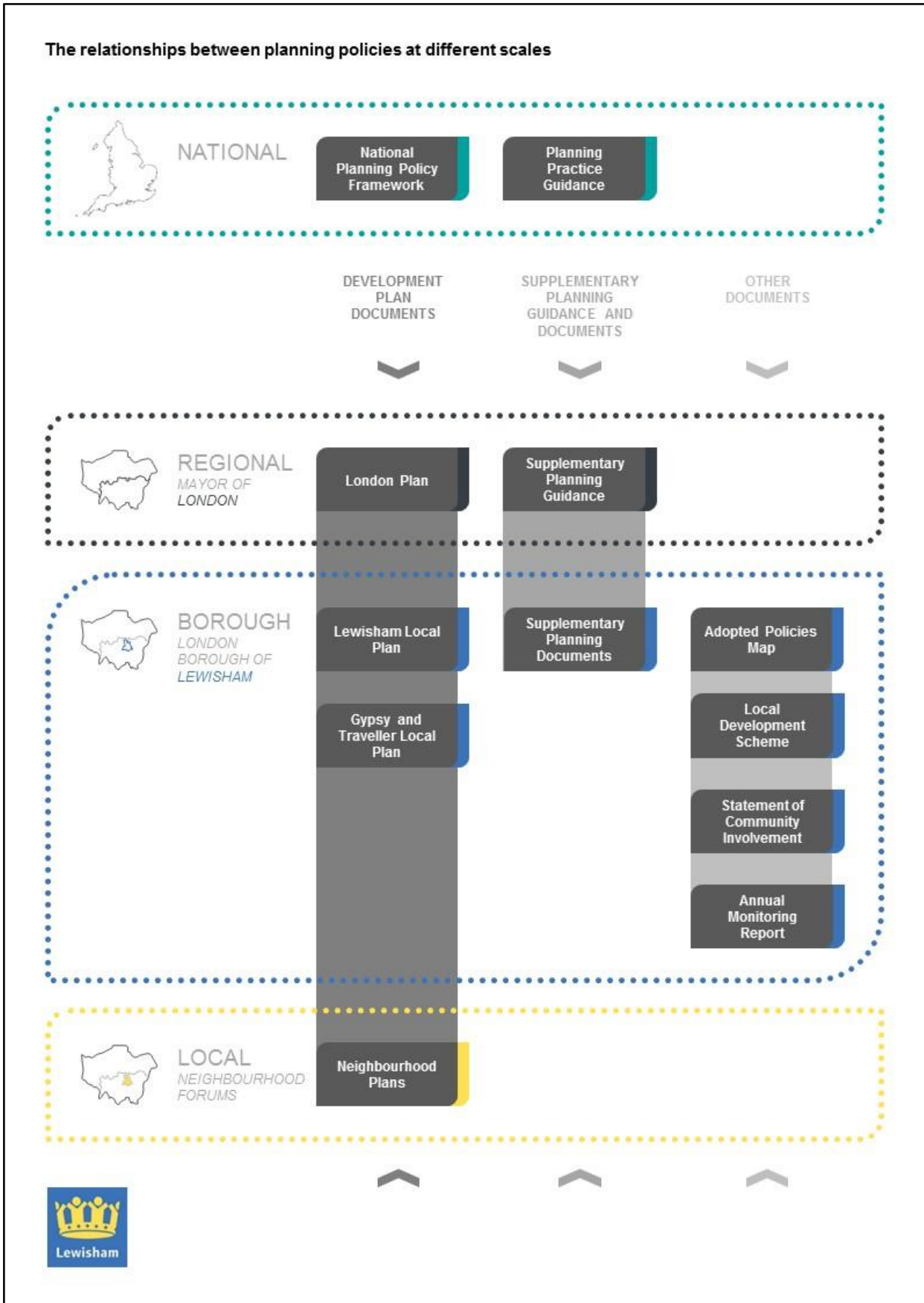
At the local level, the borough's current planning policies are organised into a Local Development Framework (LDF), the components of which are shown in Figure 1.1. They replaced the Unitary Development Plan (UDP) adopted in July 2004. Work has now started on the preparation of a new integrated Local Plan for Lewisham, which in time will replace the adopted Core Strategy, Development Management Policies, Site Allocations and Lewisham Town Centre Local Plan. The new structure is shown in Figure 1.2. In both instances the AMR is one of three procedural documents that form part of the local policy framework.

Figure 1.1: Relationship between the documents making up Lewisham's current Local Development Framework



Source: Lewisham Planning Policy Team

Figure 1.2: Relationship between the documents that make up the forthcoming Lewisham Planning Framework



Source: Lewisham Planning Policy Team

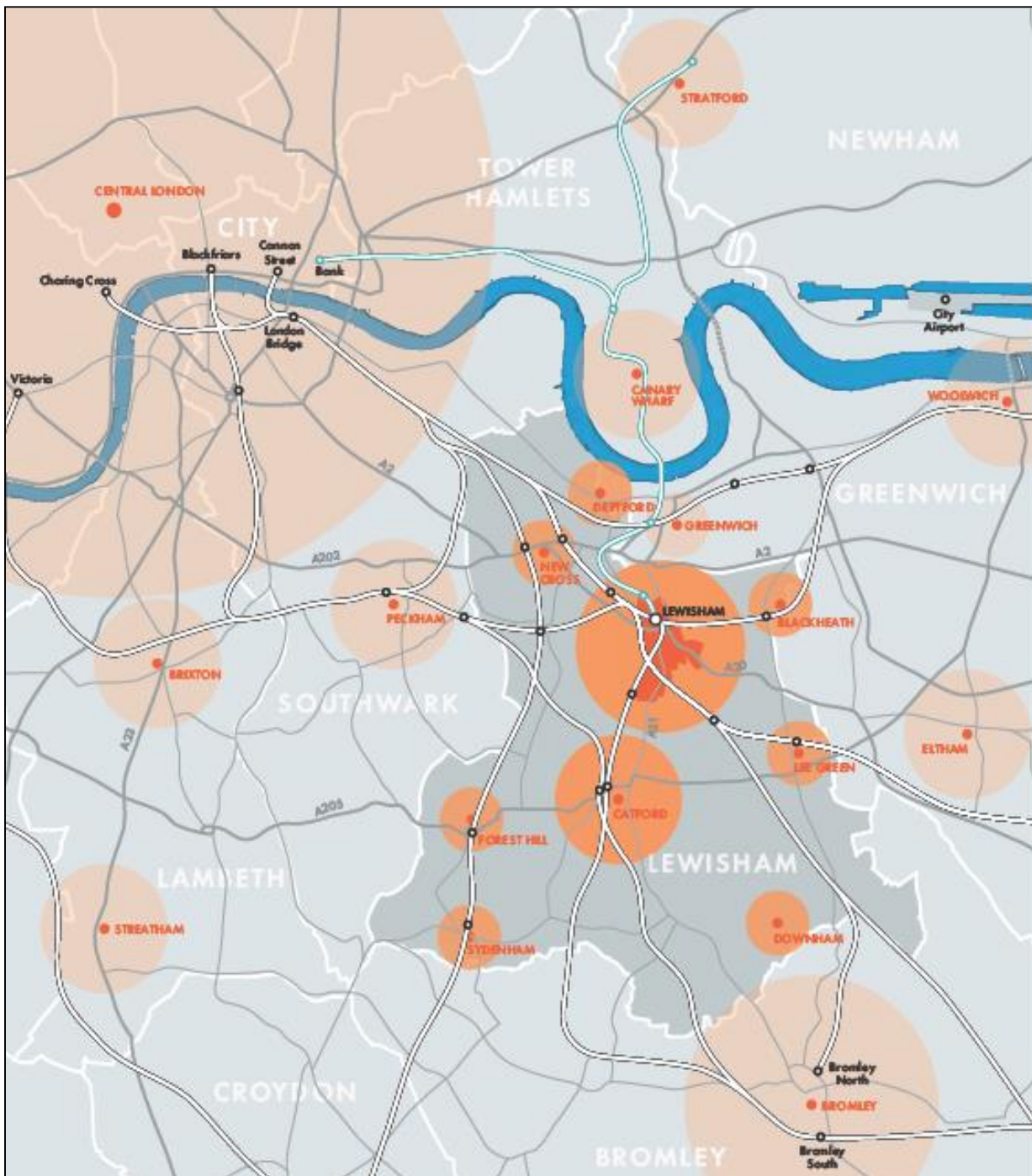
1.4 A Borough Profile

1.4.1 Geography

Lewisham is located south east of central London

Figure 1.3 shows that 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. Lewisham and Catford are the major service centres in the borough, although there are a number of district centres and local centres too.

Figure 1.3: Map of South East London, showing the location of Lewisham borough



1.4.2 Characteristics

Table 1.4 shows that Lewisham is a diverse borough and has various characteristics that make it a unique place.

Table 1.4: Lewisham: a unique place

Characteristic	Examples
A large, growing and diverse population	<ul style="list-style-type: none"> Including over 303,400 people who speak 170 languages, it is the 15th most ethnically diverse borough in England.
Diverse neighbourhoods	<ul style="list-style-type: none"> Including strong communities with unique identities at Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham.
Extensive housing areas	<ul style="list-style-type: none"> Including approximately 131,076 households, living in mainly older Victorian neighbourhoods in the north of the borough and in 20th century suburbs in the south. Lewisham is experiencing a change in housing with a decline in terrace houses, an increase in purpose built flats and changing housing tenure with proportionately more social rent in Lewisham than London, but slightly less private rent and less home ownership.
Key regeneration sites	<ul style="list-style-type: none"> Including Opportunity Areas at Lewisham, Catford, New Cross and Deptford that will accommodate substantial new jobs and/or homes in the future and the nationally significant Thames Gateway in the north of the borough.
A hierarchy of retail centres	<ul style="list-style-type: none"> Including the two major town centres of Lewisham and Catford, seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades.
A range of employment	<ul style="list-style-type: none"> Including two Strategic Industrial Locations at Bromley Road and Surrey Canal Road, and other employment areas across the borough.
Good transport links	<ul style="list-style-type: none"> Including important road and rail transport routes (radial and orbital routes and 21 railway stations) connecting within London and between London, Kent and Sussex.
A rich heritage	<ul style="list-style-type: none"> Including 28 conservation areas, 364 nationally listed entries, 301 locally listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and, at Blackheath, part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site.
Extensive green and blue networks	<ul style="list-style-type: none"> Including greenspace that encompasses over one fifth of the borough and a 8km long network along the Rivers Thames, Ravensbourne, Quaggy and Deptford Creek. Lewisham parks are among the best in the United Kingdom as fifteen green spaces have been recognised by the Green Flag Award Scheme in July 2017: Bellingham Green, Blackheath, Brookmill Park, Chinbrook Meadows, Cornmill Gardens, Deptford Park, Hilly Fields, Ladywell Fields, Manor Park, Manor House Gardens, Mayow Park, Mountsfield Park, Northbrook Park, Sydenham Wells and Telegraph Hill.

The remainder of this chapter sets out a profile of the borough, using data from:

- DCLG, 2015, English Index of Multiple Deprivation (part of English Indices of Deprivation).
- GLA, London Borough Profiles and Atlas (accessed Oct 2017).
- Nomis, local authority profile (accessed Oct 2017).
- ONS, 2017, Ratio of house price to workplace-based earnings.
- ONS, 2011 Census.

1.4.3 Demography

The population continues to grow Table 1.5 shows that in 2017, the borough has an estimate population of around 303,400 people and around 131,100 households. Compared to a population of 275,900 and 116,091 households in the 2011 Census, this represents a population growth of 10% and household growth of 13% in the last six years.

The population has a lower average age Similar to other London areas, the borough has lower average age when compared to the rest of UK and a slightly higher proportion of the population at 0-15 years and at working age. There is 6.7% more 0-15 year olds in Lewisham compared to London.

Table 1.5: Lewisham's population

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
GLA Population Estimate (2017)	303,400	3,535,700	8,835,500	55,609,600	England
GLA Household Estimate (2017)	131,076	1,522,541	3,601,963	.	England
Inland Area (hectares)	3,515	31,929	157,215	13,025,967	England
Population density (per hectare) (2017)	86.3	110.7	56.2	.	England
Average Age (2017)	35.0	34.7	36.0	40.1	UK
Proportion of population aged 0-15 (2015)	20.6%	38.5%	13.9%	19.0%	England
Proportion of population of working-age (2015)	70.1%	54.7%	73.6%	63.3%	England
Proportion of population aged 65 and over (2015)	9.3%	6.8%	12.5%	17.7%	England

1.4.4 Diversity

Lewisham is an ethnically diverse borough Table 1.6 shows that the borough is one of the most ethnically diverse boroughs in London, with communities from Black, Asian & Minority Ethnic (BAME) groups making up nearly half of the total population. The borough also has a higher proportion of its population born from abroad when compared to the rest of UK.

Table 1.6: Lewisham's diversity

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% of population born abroad (2015)	34.9%	40.1%	36.6%	13.3%	UK
% of population from BAME groups (2013)	47.4%	43.1%	42.5%	.	England
% aged 3+ whose main language is not English (2011)	16.5%	25.2%	22.1%	8.0%	England

1.4.5 Housing

Table 1.7 shows that housing prices in the borough are on average lower than other areas in London, but remains much higher than England's average. The borough also has a higher proportion of homes bought with a mortgage or loan when compared to the rest of London and a higher proportion of social housing.

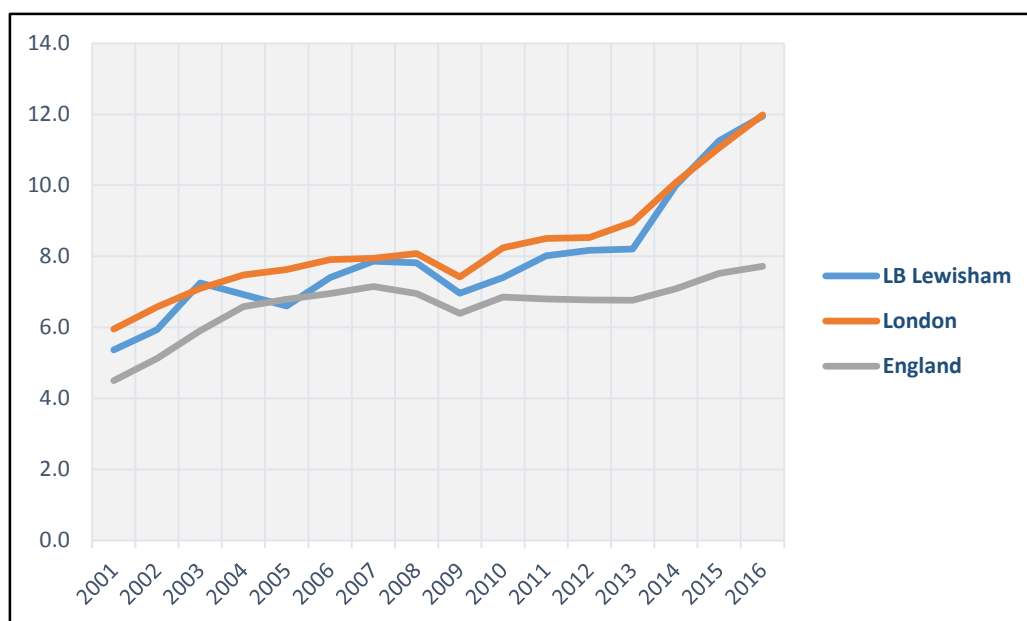
Table 1.7: Lewisham's housing

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Median House Price (Q3 2016)	£385,000		£435,000	£220,000	England
% Homes owned outright (2014)	16.5%	14.6%	22.0%	32.3%	UK
% Homes bought with mortgage or loan (2014)	31.7%	22.2%	27.9%	31.8%	UK
% Rented Local Authority or Housing Assoc. (2014)	28.1%	32.1%	23.1%	17.9%	UK
% Rented from private landlord (2014)	23.6%	30.9%	26.8%	17.9%	UK

Housing affordability is an issue

However, figure 1.4 shows that affordability remains a key issue, with median house prices nearly 12 times the workplace earnings in the borough (average ratio of 7.7 in England).

Figure 1.4: Ratio of median house price to median gross annual workspace-based earnings (2001-16)



1.4.6 Economy

Lewisham has a small but growing economy

Table 1.8 considers Lewisham's economy. The borough supports around 90,000 jobs and is home to around 10,400 active businesses. Compared to the rest of London, the borough has a much lower job density (reflecting higher levels of out-commuting) and a higher proportion of jobs in the public sector. The borough also has a much higher proportion of employee jobs that are part-time (around 39%) when compared to rest of London or the UK.

Table 1.8: Lewisham's economy

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Number of jobs by workplace (2014)	90,000	3,442,500	5,633,400	28,556,100	England
Employee jobs (2016) *	66,000	3,142,000	5,023,000	25,530,000	n/a
% Employment in public sector (2014)	24.8%	14.3%	15.3%	16.8%	England
Jobs density per 1,000 people of working age (2015)	0.4	1.4	1.0	0.8	England
% Full-Time Employee Jobs (2016)	60.6%	77.1%	73.8%	67.8%	UK
% Part-Time Employee Jobs (2016)	39.4%	22.8%	26.2%	32.2%	UK
Number of active businesses (2015)	10,405	287,585	541,310	2,348,065	England
Two year business survival rates (started in 2013)	73%	71%	73%	75%	England

(*Note: employee jobs excludes self-employed, government-supported trainees and HM forces)

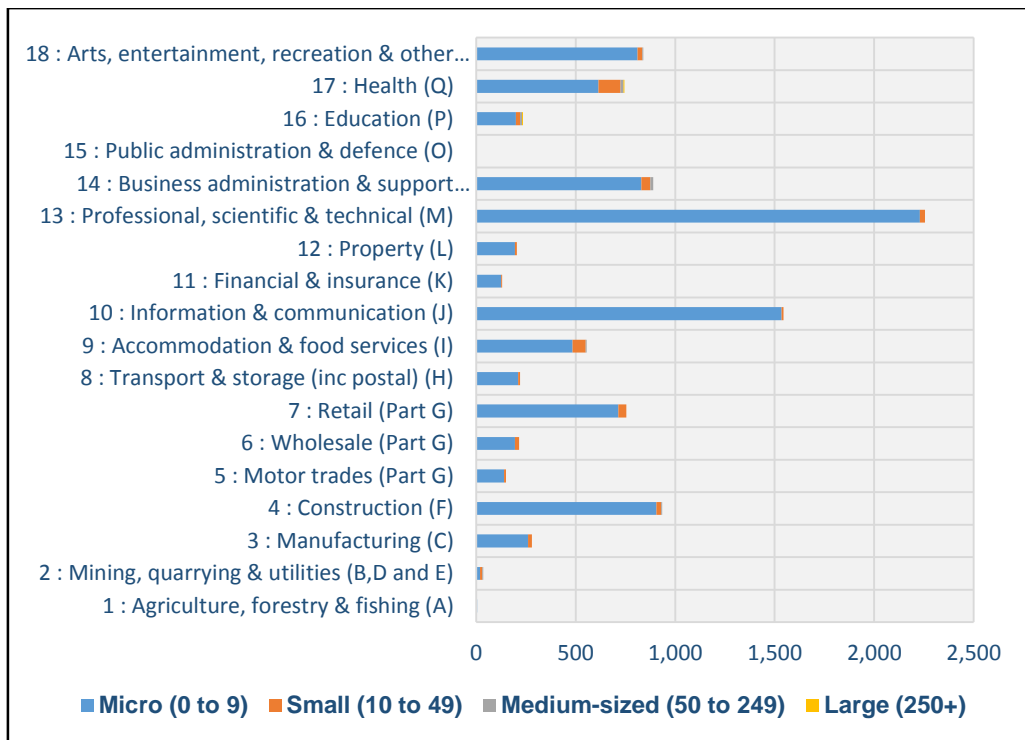
Small scale businesses are prevalent in Lewisham

Around 95% of the businesses in the borough are micro enterprises (with 1-9 people), a further 4% are small businesses (with 10 -49 people) and less than 1% of the businesses are medium sized businesses (with 50-249 people) or large sized businesses (with 250+ people).

A wide range of business sectors are present in the borough

Figure 1.5 shows that there is a wide range of sectors present in the borough, but that most of the businesses in the borough are focused in the professional, scientific & technical sector (around 23%), followed by the information and communication sector (around 16%), however, businesses in construction, business administration & support services, arts, entertainment, recreation, retail, health, and accommodation & food services are also common in the borough. Large businesses (with 205+ people) are limited to the education and health sectors. Short-term (two year) survival rates for businesses are similar to those in other London boroughs.

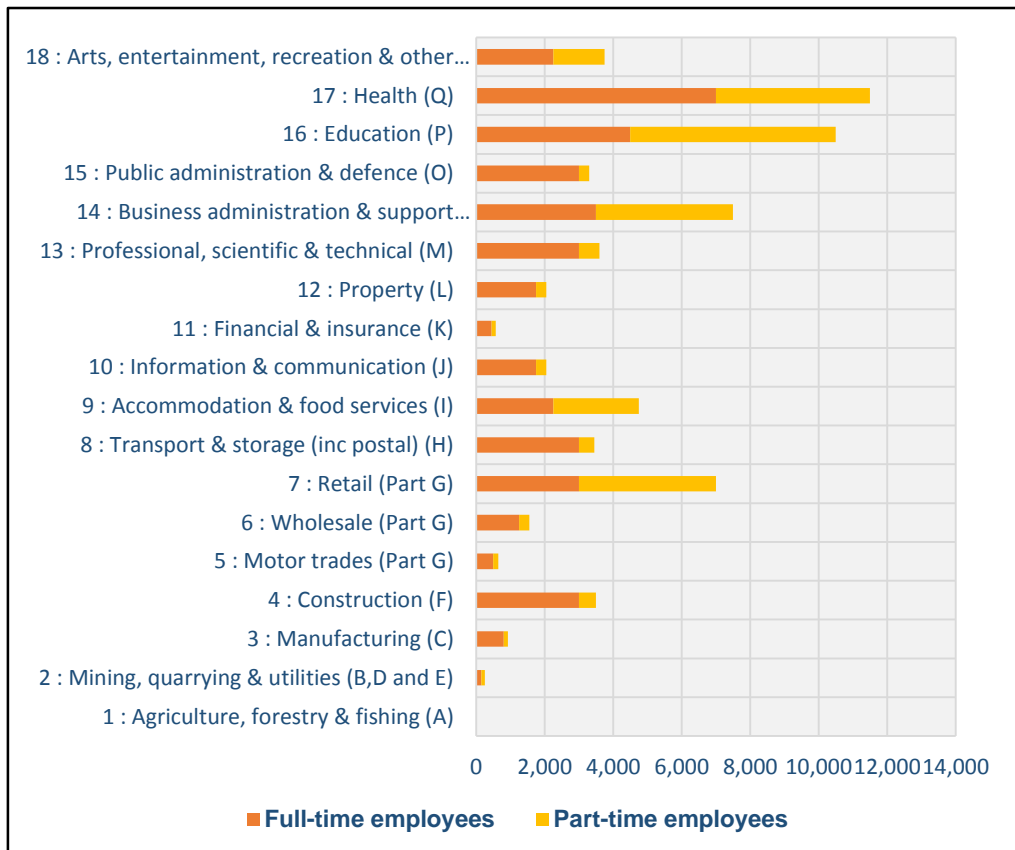
Figure 1.5:
Business counts by industry and employment size band (2015)



Education and health sectors are the two main employers

Figure 1.6 shows that the health sector accounts for around 17% of all employee jobs in the borough. This is followed by the education sector providing around 15% of the jobs, the retail sector and business administration and support services sector makes up around 11% each. It is worth noting that a high proportion of employment in these key industries are part-time jobs.

Figure 1.6:
Employee jobs by industry and employment status (2016)



The borough's town and district centres contribute to the borough's economy. They are frequently surveyed to determine how well they are performing by looking at the proportion of primary frontage used as shops, vacancy rates and the presence of betting shops, take-aways and public houses. The most recent survey results can be found at:

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Pages/LDF-evidence-base-employment-and-retail.aspx>

1.4.7 Labour Market

Youth unemployment remains high

Table 1.9 shows that employment and unemployment rates are in line with national averages, however youth unemployment amongst 18-24 year olds is notably higher when compared to the rest of London. The borough also has a slightly higher proportion of people claiming out-of-work benefits. Over half of those at working age are educated to degree level or equivalent.

Table 1.9: Lewisham's labour market

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% Employment rate (2015)	75.9%	72.3%	72.9%	73.9%	England
% Unemployment rate (2015)	5.7%	6.4%	6.1%	5.1%	England
% Youth unemployment claimant rate 18-24 (Dec-15)	6.0%	4.1%	3.6%	5.1%	England & Wales
% 16-18 who are NEET (2014)	3.5%	3.3%	3.4%	4.7%	England
% Working age with a disability (2015)	16.5%	15.6%	16.1%	19.2%	England
% Working age claim out-of-work benefits (May-16)	9.8%	8.6%	7.7%	8.7%	UK
% Working age with no qualifications (2015)	5.8%	7.2%	7.3%	8.8%	UK
% Working age with degree or above (2015)	53.3%	57.0%	49.9%	36.9%	UK
Median gross annual workplace earnings (2016)	£32,219	.	£36,302	£28,500	UK

1.4.8 Children

Children in Lewisham fare worse than London and England

Table 1.10 shows the proportion children achieving 5 or more GCSE at grade A* to C in the borough. It is slightly lower than those achieved in other London authorities, but in line with the national average.

The borough has a much higher rate of children that is either looked after by the council and in care or living in out-of-work households when compared with the rest of London.

Table 1.10: Lewisham's children

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% Achieving 5/+ A* to C grades at GCSE (2013/14)	56.3%	.	61.8%	56.8%	England
% of pupils whose first language is not English (2015)	40.9%	49.6%	29.3%	15.7%	England
% children living in out-of-work households (2015)	17.9%	0.8%	14.4%	14.0%	England
Rates of Children Looked After (2016)	69.0	56.0	51.0	60.0	England

1.4.9 Transport

Transport generally reflects London as a whole

Table 1.11 shows that similar to the rest of London, there are fewer cars per household than the rest of England, the borough also has a slightly higher rate of adults that cycle regularly. However, accessibility by public transport is slightly poorer than other inner London areas.

Table 1.11: Lewisham's transport

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Number of cars (2011 Census)	76,507	725,356	2,664,414	25,696,833	England
Number of cars per household (2011 Census)	0.7	0.5	0.8	1.1	England
% of adults who cycle at least once per month (14/15)	16.1%	.	14.7%	14.7%	England
Average public transport accessibility score (2014)	4.1	4.9	3.8	.	n/a

1.4.10 Environment

The borough is performing well in terms of greenspace and recycling

Table 1.12 shows that around one fifth of the borough encompasses green open space. The proportion of collected household waste which is recycled or composted is significantly lower than other London authorities, achieving just over half the rate other London authorities managed in 2014/15.

Table 1.12: Lewisham's environment

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% of area that is Greenspace (2005)	22.5%	21.7%	38.3%	87.5%	England
Total carbon emissions (kt CO2) (2014)	825	.	35,817	403,797	UK
% Household waste recycling rate (2014/15)	17.1%	.	33.1%	43.7%	England

1.4.11 Community Safety

Crime rates are much lower than Inner London Table 1.13 considers Lewisham’s community safety. In general, incidents of crime reported per population are lower than the rest of London, however, rates are still above national averages for England and Wales. The number of incidents involving an ambulance and the number of fires reported are also in line with rates for the rest of London.

Table 1.13: Lewisham’s community safety

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Crime rates per thousand population (2014/15)	77.0	106.4	84.0	65.7	England & Wales
Fires per thousand population (2014)	2.2	2.6	2.3	n/a	n/a
Ambulance incidents per hundred population (2014)	12.0	13.1	12.3	n/a	n/a

1.4.12 Deprivation

The borough is the 26th most deprived in England The Index of Multiple Deprivation (IMD) is the government’s primary measure of relative deprivation in England. The IMD, alongside other information, are often use by organisations as evidence in the development of strategies to target resources and interventions to the most deprived areas in England.

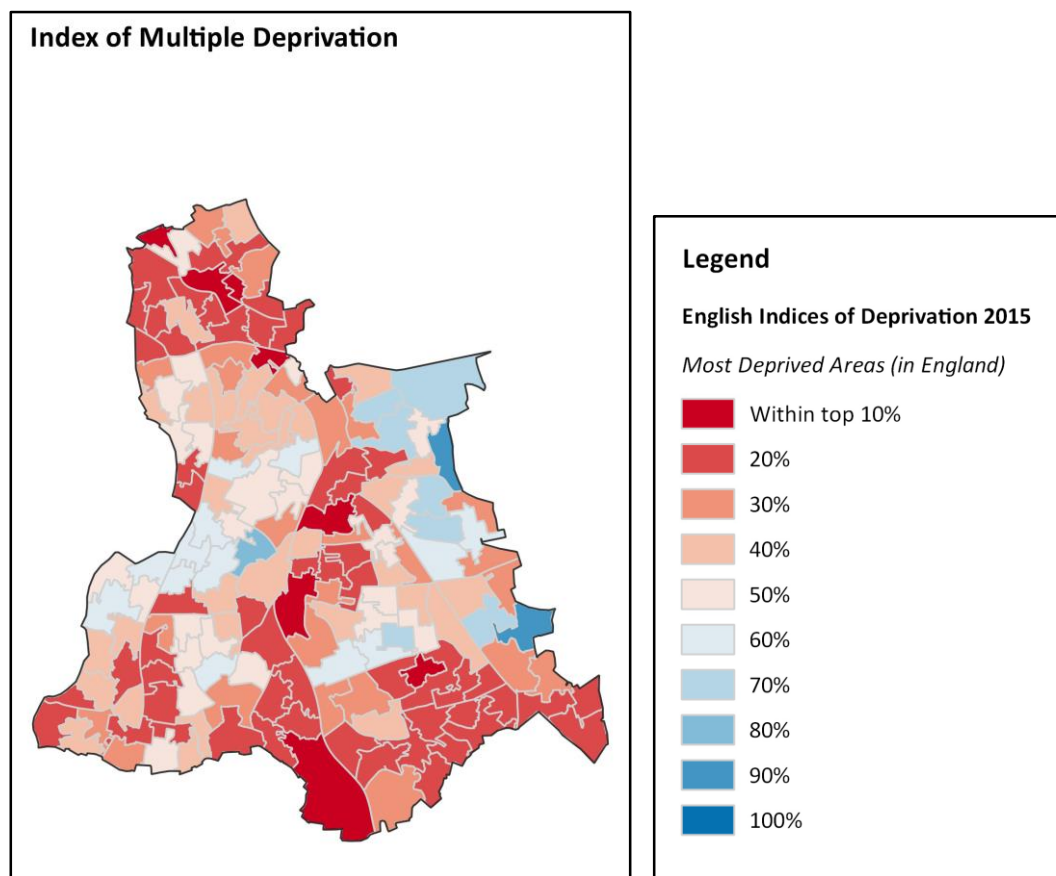
Table 1.14 and Figure 1.7 shows the IMD for Lewisham. The borough is ranked 26 (out of 326) in the 2015 IMD (with a rank of 1 being the most deprived local authority area in England). This means that in 2015, the borough is amongst the top 10% most deprived local authority areas in England. The borough is also within the top 10% most deprived areas on crime, living environment, income and barriers to housing & services. Employment deprivation is also ranked within the top 20% most deprived areas.

Deprivation varies across the borough It is important to note that patterns of deprivation within the borough is complex and varies for each domain. While deprivation relating to income and employment are focused in particular parts of the borough (southern parts of the borough and around the centres of Lewisham, Catford, Deptford and New Cross), deprivation relating to crime, living environment, and barriers to housing & services, are prevalent across the borough.

Table 1.14:
Lewisham's
ranking
against the
domains in the
Index of
Multiple
Deprivation for
England 2015

Domains	Rank of Average Rank	Rank of Proportion of LOSAs in Most Deprived 10% nationally
Index of Multiple Deprivation	26	136
Income Deprivation	18	104
Employment Deprivation	58	155
Health Deprivation & Disability	98	160
Education, Skills & Training Deprivation	211	257
Barriers to Housing & Services	21	47
Living Environment Deprivation	17	67

Figure 1.7:
Map showing
Lewisham's
ranking for the
Index of
Multiple
Deprivation for
England in
2015



2. DEVELOPMENT IN 2016-17

This chapter reviews planning performance in relation to the amount and type of development that has taken place during 2016-17, including completions for different types of housing, business, retail, community/leisure and other floorspace.

2.1 Residential Completions

2.1.1 Amount of New Housing

Net new dwellings in 2015-16 remains high

An additional 1,668 new dwellings were completed in the borough during 2016-17. Together with the loss of 64 existing dwellings, there has been a net increase of 1,604 dwellings.

In addition, completed schemes relating to non-conventional dwellings, include:

- 611 student bedspaces (391 units) at Sherwood Court, Thurston Road,
- a care home for seven residents at 10 Dowanhill Road,
- the change of use over a five year period, with the loss of 21 bedrooms from a vacant care home to temporary accommodation for 7 bedrooms for homeless households at 118 Canonbie Road,
- the change of use of The Red House to residential units, resulting in the loss of nine bedrooms in the vacant care home at 9 Gaynesford Road.

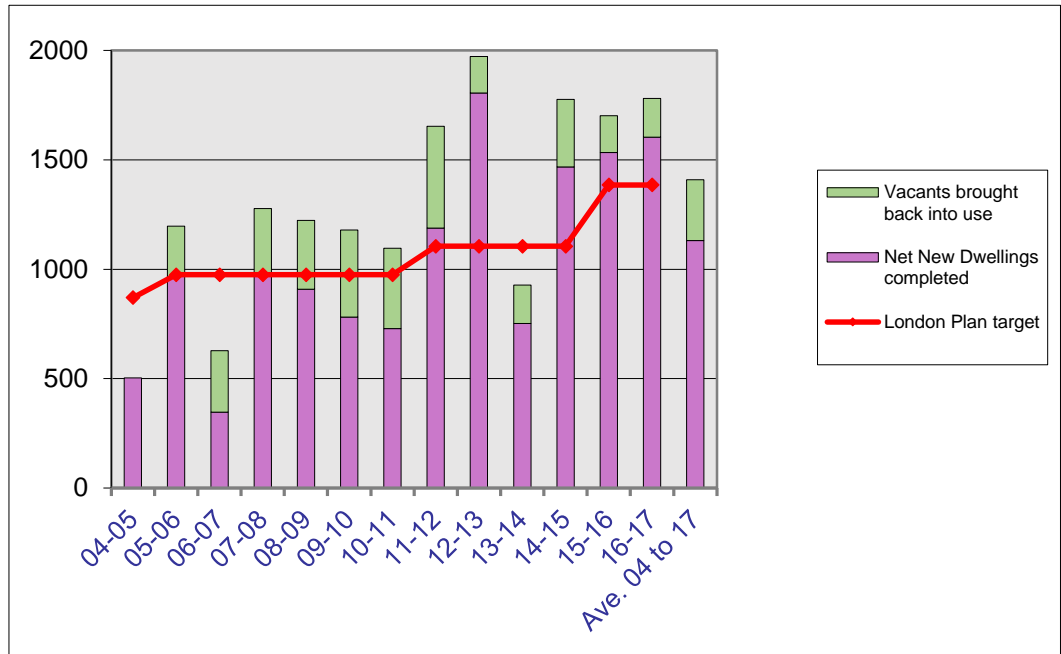
An additional 177 long term vacant units have also been brought back into use.

The London Plan target has been exceeded by 29%

Figure 2.1 shows the housing completions in the borough and the London Plan targets over the last 12 years. The 1,604 net completions during 2016-17 remains high. It is the second highest amount of annual net completions experienced in the last 13 years. Together with the 177 long term vacant units brought back into use, the London Plan's housing target is exceeded by 396 dwellings (29%).

Figure 2.1: New housing and vacant dwellings brought back into use 2004-05 to 2016-17

Source: LDD



2.1.2 Type of Sites with New Housing

The completed dwellings have been divided into four different categories:



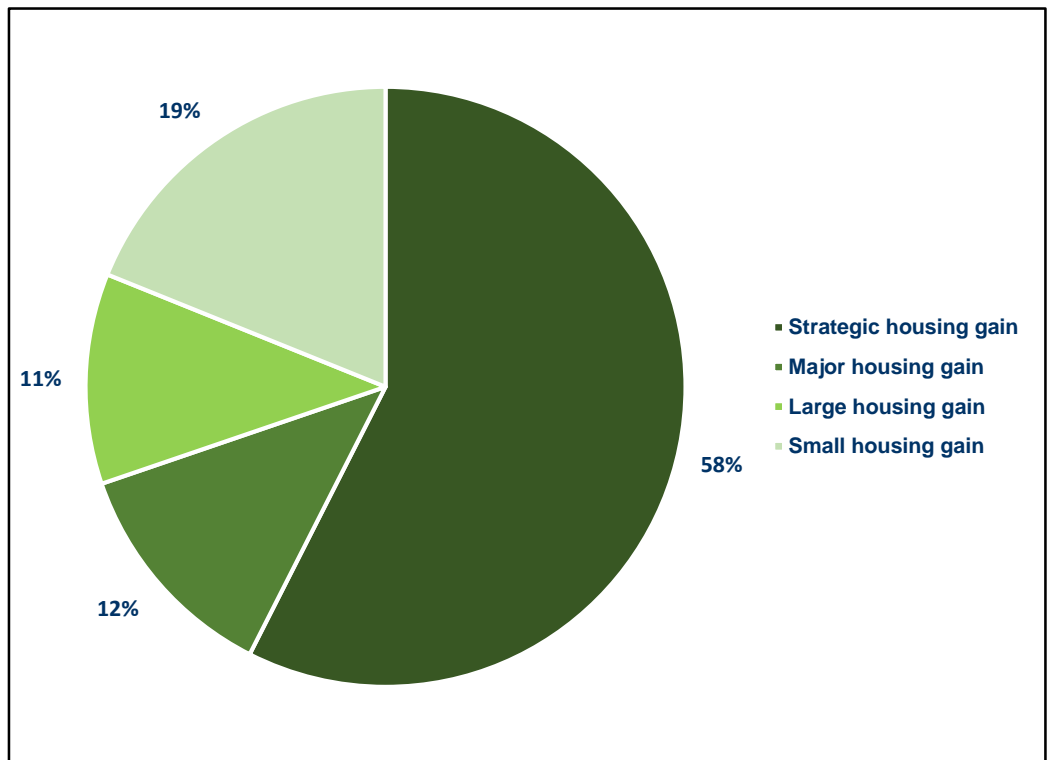
Strategic gains of more than 100 net dwellings.

Major gains of more than 50 dwellings.

Large gains of 10 dwellings or more.

Small gains of less than 10 dwellings.

Figure 2.2: Housing completions by size of site 2016-17



Source: LDD

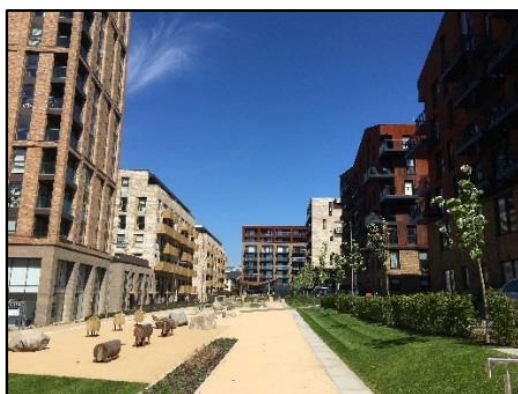
Figure 2.2 shows that 58% (922 units) of the net dwellings completed were concentrated on four sites that experienced strategic gains. 12% (197 units) were completed on three sites with major gains. 11% (182 units) were developed on six sites with large gains. Sites that experienced small gains were the most numerous type of site and provided 19% of the net new homes.

There has also been a reduction in the number of completed dwellings relating to Prior Approvals, with 4% (60 units) compared to last year's 14% (216 units). As mentioned previously this allows the conversion of office or retail floorspace to residential use, with the Council having limited powers to resist such development. This is a reduction compared to last year's 216 units.

Table 2.1 provides further details of the sites that have experienced strategic (100+), major (50+) and large (10+) gains in conventional dwellings during 2016-17:

- A net total of 1,301 dwellings on strategic, major and large sites represents 81% of the total net completions. 19% of the completions were provided on sites with less than 10 dwellings.
- The scheme with the most completions, with 332 net dwellings is at Greenland Place on the Plough Way strategic site.
- 91% have been provided as part of mixed use schemes, not just housing.
- 63% have been located on either sites that are Strategic Site Allocations or Site Allocations.
- 37% have been located within town centres at Lewisham, New Cross and Deptford.
- None were Prior Approvals.
- One scheme has been provided temporary accommodation for homeless families.
- Ten out of 13 sites have already been fully completed whilst three schemes have further phases yet to be completed at Heathside and Lethbridge, Lewisham Gateway and Catford Green.

*Photo 2.1 (left):
Completed
housing and
Surrey canal
Linear Park at
Greenland
Place, on
Plough Way*



*Photo 2.2 (right):
Flats at Catford
Green, former
Greyhound
Stadium.*



Table 2.1: Summary of sites that experienced housing gains above 10 dwellings in 2016-17

Site name	Ward	Site description	Net units completed	Has the site been completed?
Strategic gains: Greenland Place on Plough Way (see photo 2.1)	Evelyn	Strategic Site Allocation. Mixed use scheme.	332	Yes
Heathside and Lethbridge	Blackheath	Mixed use scheme. Estate regeneration scheme.	218	No
Lewisham Gateway (see photo 3.9)	Lewisham Central	Strategic site allocation. In town centre. Mixed use scheme.	193	No
Catford Green, former Greyhound Stadium (see photo 2.2)	Rushey Green	In town centre. Mixed use scheme.	179	No
Major gains: S R House, Childers Street	Evelyn	Site allocation. Mixed use scheme.	83	Yes
120, 122A and 136 Tanners Hill	Brockley	Site allocation. Mixed use scheme.	58	Yes
Land to NW of Sherwood Court	Lewisham Central	Site allocation. In town centre. Residential scheme.	56	Yes
Large gains: 483-485 New Cross Road	New Cross	Mixed use scheme.	44	Yes
78-82 Nightingale Grove	Lewisham Central	Site allocation. Residential scheme.	43	Yes
Former Rising Sun PH, 88 Rushey Green	Rushey Green	In town centre. Mixed use scheme.	29	Yes
180 Brockley Road	Brockley	Site allocation. Mixed use scheme.	25	Yes
Place Ladywell, 261 Lewisham High Street (see photo 4.1)	Lewisham Central	Site allocation. In town centre. Local Authority mixed use scheme. Temporary accommodation for homeless families	24	Yes
288 Wood Vale	Forest Hill	Residential scheme.	17	Yes
TOTAL:			1,301	

Source: LDD

2.1.3 Distribution of New Housing

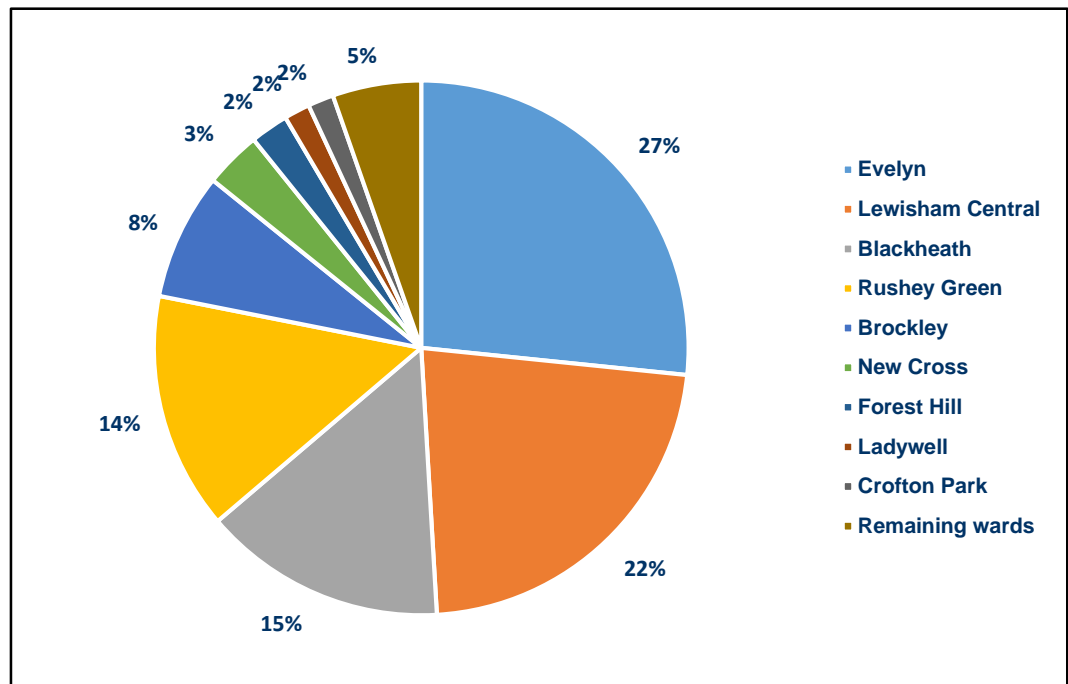
New housing continues to be concentrated in the Regeneration and Growth Areas

Figure 2.3 shows that 66% of the total net dwellings were built in the four wards located in the Regeneration and Growth Areas designated by the Core Strategy – Evelyn (27%), Lewisham Central (22%), Rushey Green (14%) and New Cross (3%). The map at Appendix 2 shows the locations of the wards. This is concentrating the growth in the north of the borough and in the two main town centres.

For the remainder of the Borough, each ward has delivered 8% or less of the net dwellings built. The exception to this is Blackheath, and this is primarily due to the 218 units being completed as part of the planned estate regeneration programme at Heathside and Lethbridge.

This geographical distribution is different to that in the previous year, where new housing was mostly concentrated (85%) in the Regeneration and Growth Areas but with different proportions for each ward: Lewisham Central (51%), New Cross (19%), Evelyn (13%) and Rushey Green (2%).

Figure 2.3:
Distribution of housing completions by ward 2016-17



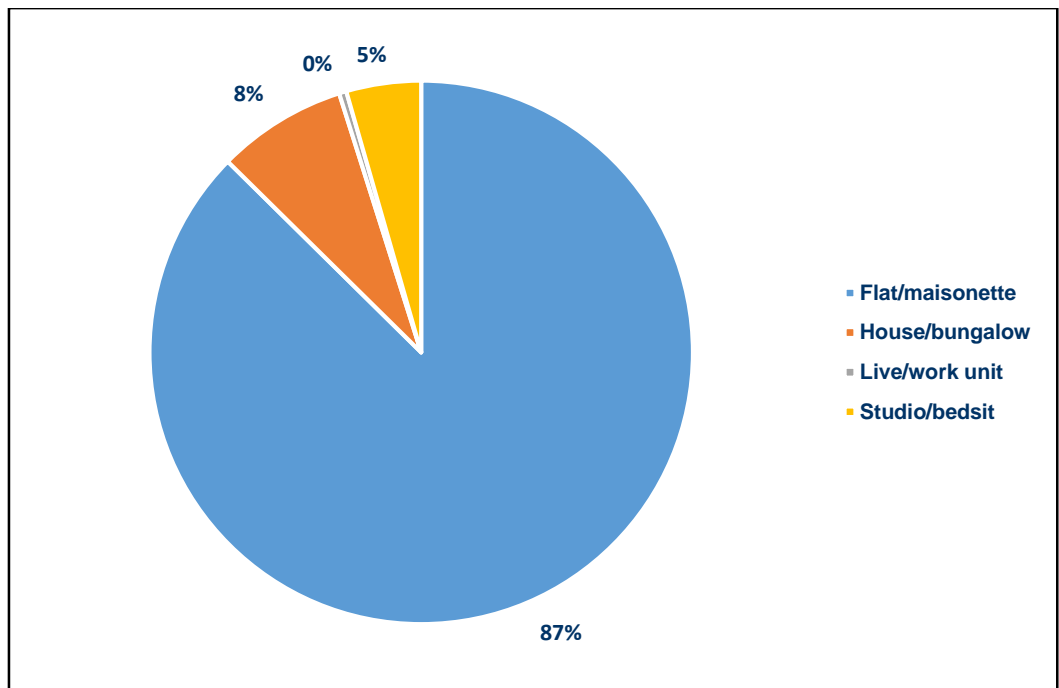
Source: LDD

2.1.4 Types of New Housing

Most new dwellings are flats

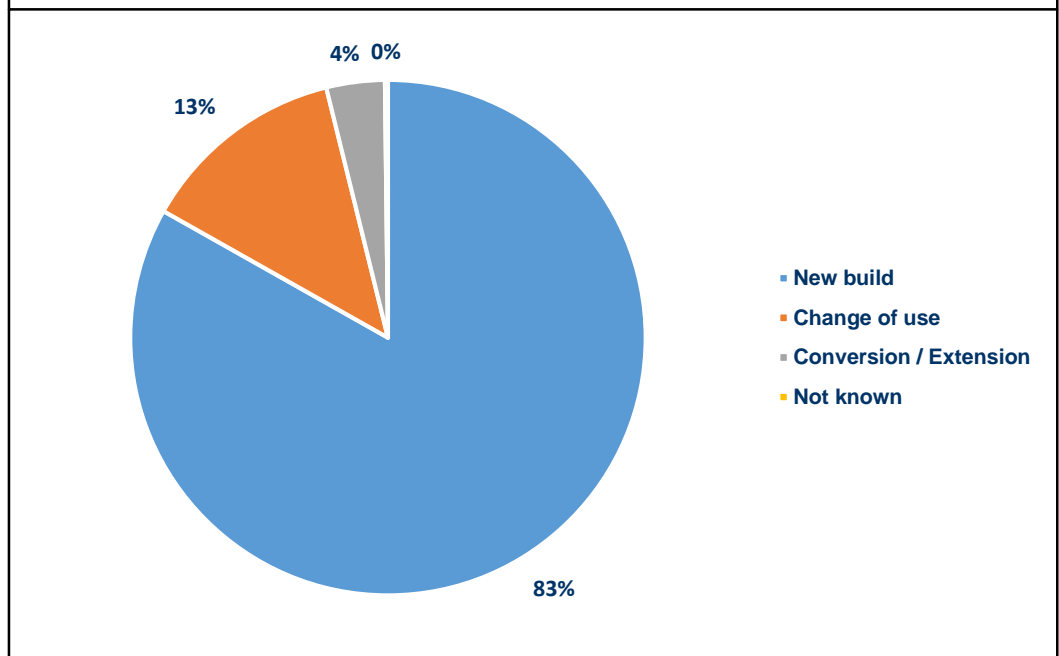
An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Figure 2.4 shows that the net dwellings completed in 2016-17 were overwhelmingly (87%) in the form of flats and with only 8% houses/bungalows and 5% studios/bedsits. Live/work units represent only a small proportion (less than 1%) of the overall supply of completed dwellings. The dominance of flats continues the trend from previous years. However there has been a reduction in studio/bedsits compared to last year's 12% and an increase in houses/bungalows compared to last year's 2%.

Figure 2.4:
Housing completions by type of dwelling 2016-17



Source: LDD

Figure 2.5:
Sources of new housing 2016-17



Source: LDD

Most new dwellings are purpose-built

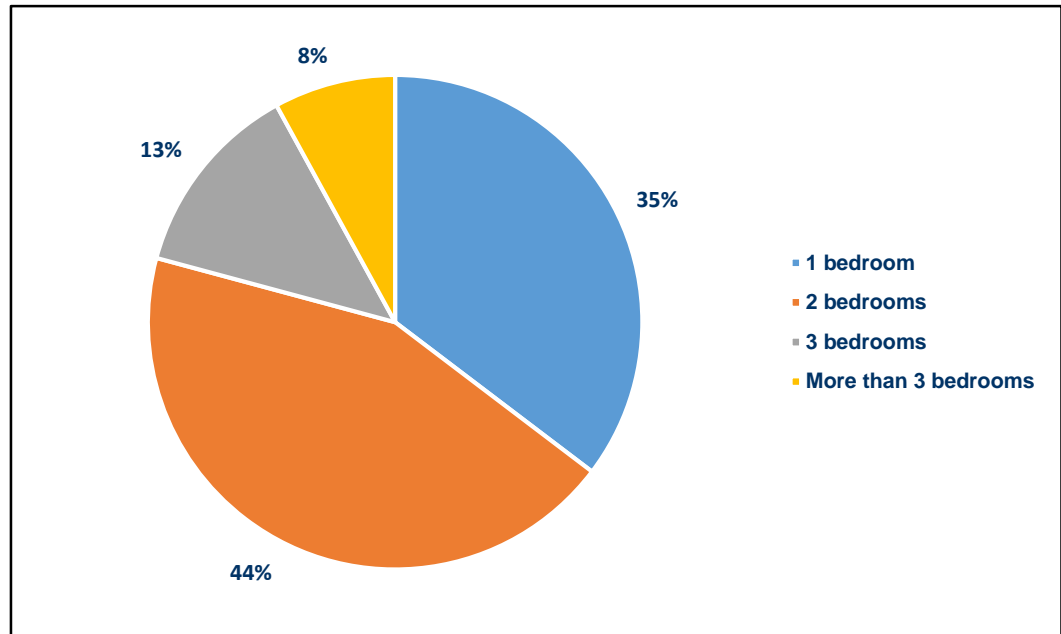
Figure 2.5 shows that 83% of the completed net dwellings were in new, purpose built developments, higher than last year's 77%. Housing has also been created through existing buildings being converted and extended (4%). At 13% there has been proportionally less new dwellings arising from a change of use, compare to last year's 19%, due to less Prior Approvals being completed this year.

79% of the new dwellings are one or two bedrooms

Figure 2.6 shows the number of dwellings completed by number of bedrooms in 2016-17. It shows that a variety of dwelling sizes have been built. 79% of the dwellings are made up of one or two bedroom units. The proportion of two-bedroom units has risen to 44%, compared to last year's 54% whilst the

proportion of one-bedroom units (35%) has remained similar to last year's 36%. Larger properties containing three or more bedrooms has significantly increased from 10% last year to 21% this year. This meets the Core Strategy policy that seeks the provision of family housing (3+ bedrooms) as part of any new development with 10 or more dwellings.

Figure 2.6:
Housing completions by number of bedrooms 2016-17



Source: LDD

Some of the completed housing has been built in tall buildings

There has also been a variety in the height of developments completed during 2016-17, with only 36% built at less than 10 storeys. 49% of the completed net dwellings have been built in schemes that contain tall buildings:

- Lewisham Gateway, Seager, and Greenland Place, Cannon Wharf have between 20-27 storeys,
- Heathside and Lethbridge, North West of Sherwood Court and Deals Gateway have between 11-19 storeys.

This is a similar amount to last year's 48%.

Some of the completed housing has been built at high densities

Furthermore, schemes are being built at a range of densities, with predominantly high densities for the sites that have experienced strategic, major and large scale gains in residential completions (in Figure 2.1) and have been fully built out:

- 651 dph (dwellings per hectare) at land north west of Sherwood Court,
- 497 dph at SR House, Childers Street,
- 294 dph at 180 Brockley Road,
- 267 dph at 483-485 New Cross Road,
- 260 dph at Greenland Place, Cannon Wharf,
- 179 dph at 78-82 Nightingale Grove,
- 153 dph at former Rising Sun PH,
- 149 dph at 288 Wood Vale,
- 131 dph at 120, 122A and 136 Tanners Hill,
- 115 dph at PLACE/Ladywell.

2.1.5 Amount of New Affordable Housing

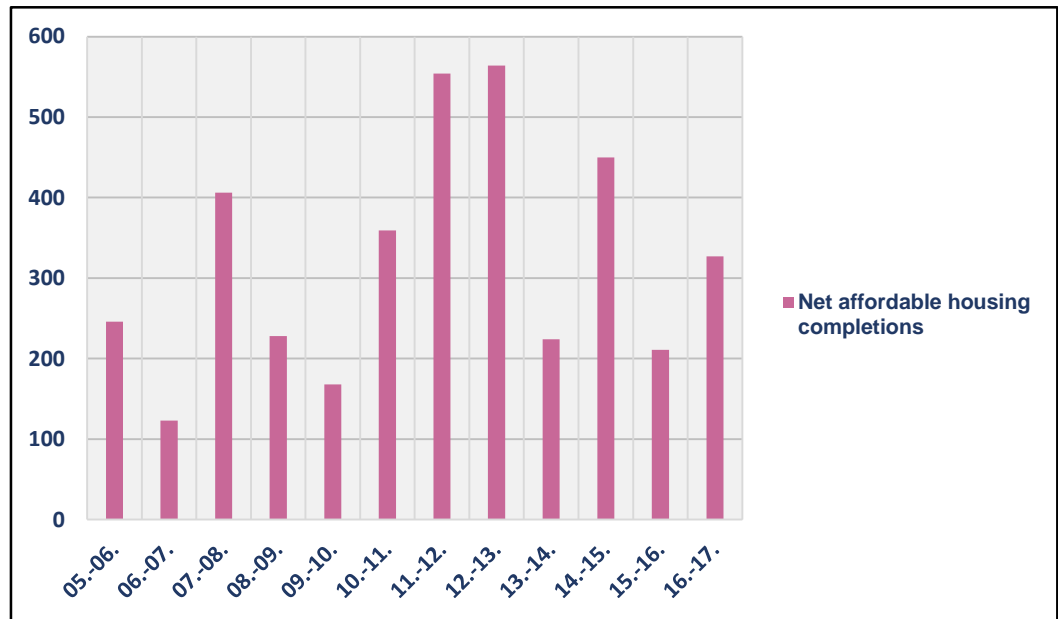
Housing that is affordable, so that it can be bought/rented by local residents in housing need, is one of the most important elements of the housing supply.

Affordable housing represents 20% of the total net dwellings completed

327 net new affordable dwellings were completed in 2016-17. This is considerably higher than the previous year, as shown in Figure 2.7. Note that the amount and type of affordable housing actually delivered on-site may differ from the number approved through Section 106 Agreements and S73 or other changes to the original permission.

Affordable housing represents 20% of the net dwellings that were completed during 2016-17, so it is below the Core Strategy's target of 50%. The Council will continue to negotiate the highest amount of affordable housing possible on appropriate sites, taking into account development viability and the need to balance the provision of affordable housing with delivering a range of other on-site and off-site benefits, for instance, new open space or transport improvements. This can impact on the borough wide affordable housing target.

Figure 2.7: Affordable housing completions 2004-05 to 2016-17



Source: LDD

Table 2.2 provides an overview of the affordable housing completions since 2005-06, which now totals 3,860 affordable units.

Table 2.2: Affordable housing completions 2005-06 to 2016-17

Category	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Social rented	242	107	278	69	87	259	357	229	45	273	157	110
Affordable rent	NA	NA	NA	NA	NA	NA	NA	70	119	13	5	98
Intermediate	4	16	128	159	81	100	197	265	60	164	49	119
Social/ affordable rent: Intermediate Ratio	98: 2	87: 13	68: 32	30: 70	52: 48	72: 28	64: 36	53: 47	73: 27	64: 36	77: 23	64: 36
Total affordable	246	123	406	228	168	359	554	564	224	450	211	327
Cumulative affordable housing	246	369	775	1003	1171	1530	2084	2648	2872	3322	3,533	3,860

Source: LDD and GLA Affordable Housing database

2.1.6 Type of Sites with New Affordable Housing

Affordable housing has been provided on 12 sites

Of the 12 sites completed during the year which contained an element of affordable housing, three sites provided solely affordable housing and accounts for 9% of affordable dwellings – one from the Council, one from a Housing Association and one from a private developer. The remaining 91% of affordable dwellings were built as part of a mix of tenures on eight private development sites and one Housing Association site.

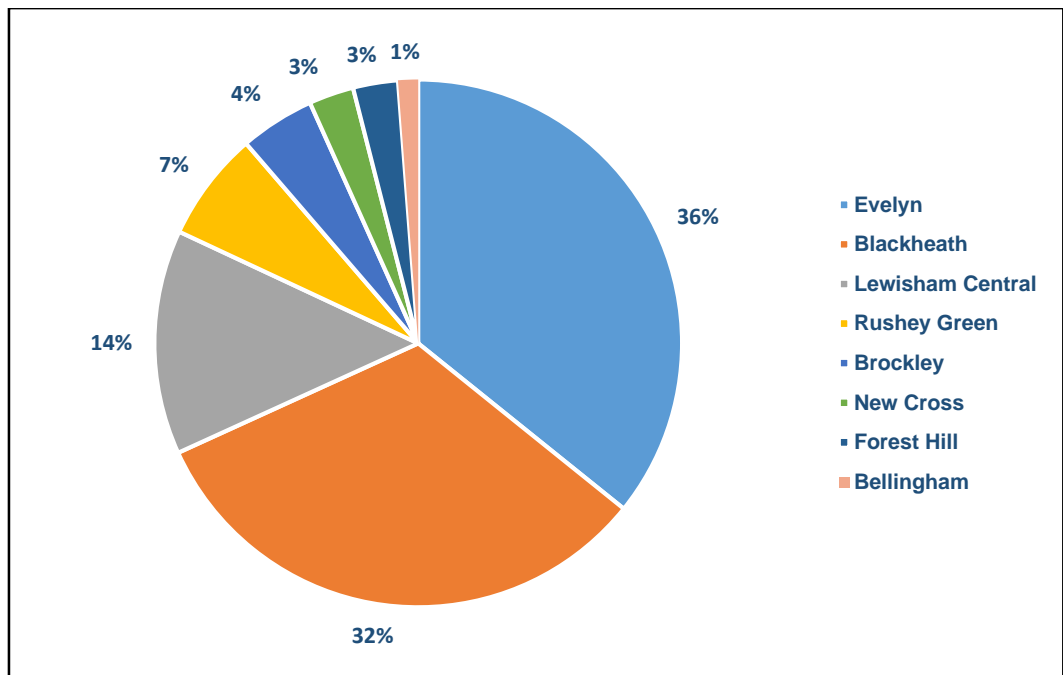
The Council remains committed to delivering a programme that will provide new affordable units and regenerate existing housing estates, including at Heathside and Lethbridge and Excalibur. One of the solely affordable housing schemes completed during 1016-17 is at PLACE/Ladywell, where the Council has built 24 dwellings to be used on a temporary basis to house homeless families. By 2018 we will have started building 500 new council homes in Lewisham. Nearly 200 council homes are either complete or under construction already and plans are in place to deliver the remaining units at speed.

2.1.7 Distribution of New Affordable Housing

Affordable housing is concentrated in the north of the borough

Figure 2.8 shows that the affordable housing completed in 2016-17 was concentrated in a number of wards where key sites came forward for development during the year. This was spread across eight wards, twice as many as the previous year. 60% were provided in the Regeneration and Growth Areas, in the wards of Evelyn (36%), Lewisham Central (14%), Rushey Green (7%) and New Cross (3%). A significant amount (32%) was completed in the ward of Blackheath, as part of the planned estate regeneration at Heathside and Lethbridge. The remaining 8% is located in the wards of Brockley, Forest Hill and Bellingham.

Figure 2.8:
Distribution of
affordable
housing by ward
2016-17



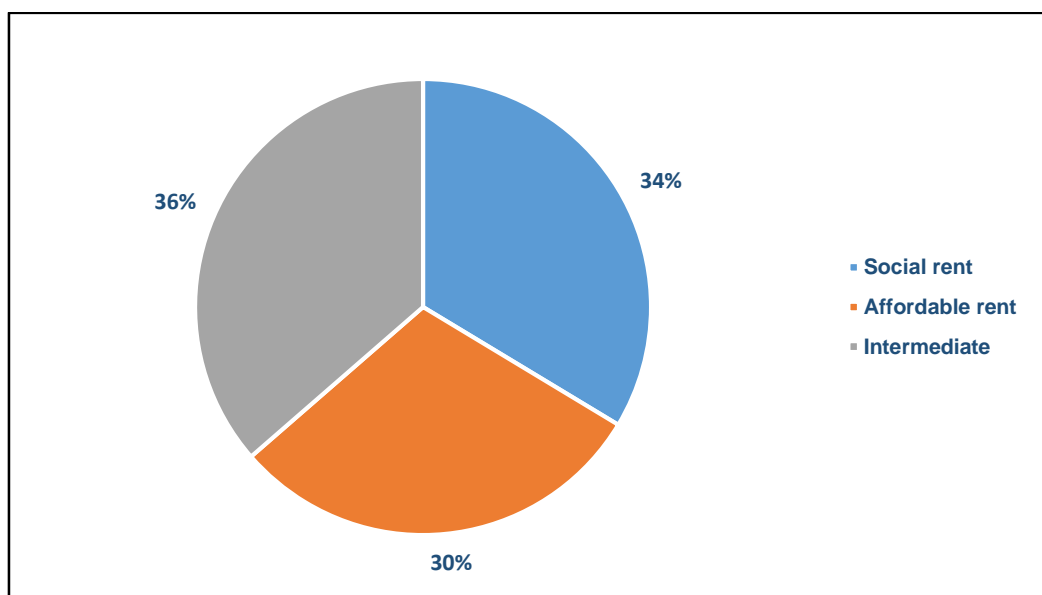
Source: LDD

2.1.8 Types of New Affordable Housing

Affordable housing completions have provided an equal split of tenures

Figure 2.9 shows that the completions in affordable housing provide an almost equal spread between the different types of tenure. The most popular form of affordable housing is intermediate, with 36% of the completions, and is higher than last year's 23%. 34% of the completions is for social rent, and is lower than last year's 75%. Affordable rent has greatly increased from 2% last year to 30% this year. Fluctuations in tenure type are experienced each year to reflect the particular sites being developed and the viability associated with different tenures as well as the individual preferences of developers and the demand from affordable housing providers.

Figure 2.9:
Tenures of new
affordable
housing 2016-17



Source: LDD

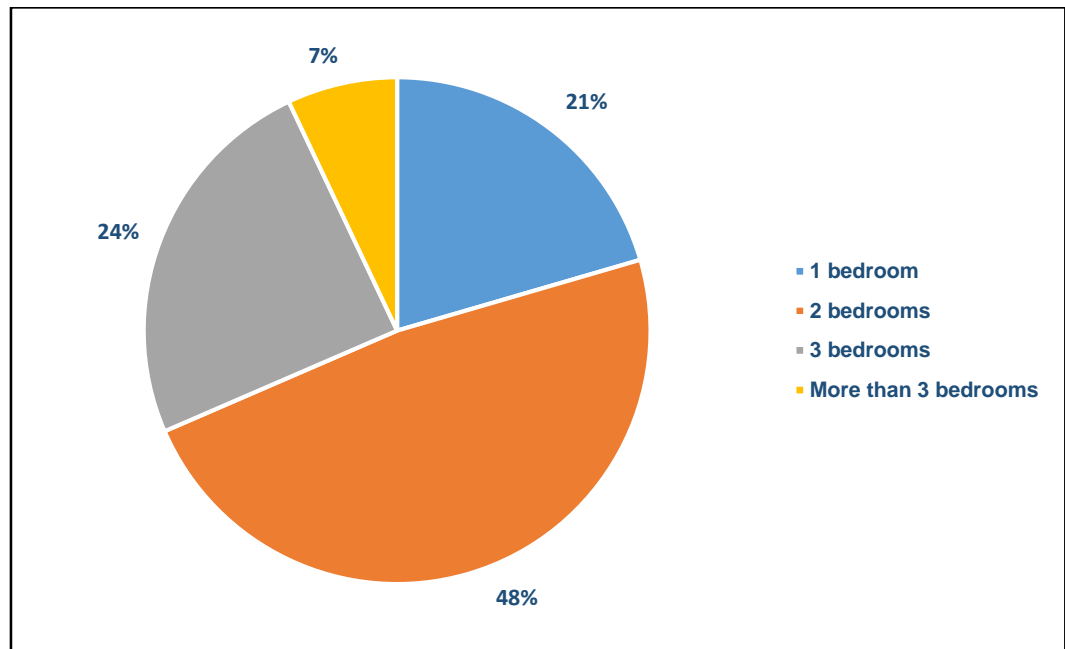
The social/affordable rent:intermediate ratio of the completed dwellings equates to 64:36, which is similar to the target ratio of 70:30 in the Core Strategy. However, the ratio has fluctuated over the years since 2005-06, reflecting site viability and developer/affordable housing provider preferences. – see Table 2.2.

There is a variety of sizes of affordable housing

Figure 2.10 shows that there is a variety in the size of affordable housing units, with 21% of the affordable units completed as 1-bedroom units and 48% as 2-bedroom units, while 31% are larger affordable properties with 3 beds or more. This is less than the Core Strategy policy that seeks 42% family affordable housing (3+ bedrooms) but results from development viability on individual sites.

Proportionally, this is significantly less one-bedroom units than last year’s 40%, more 2-bedroom units than last year’s 36% and more 3-bedroom or more units than last year’s 24%. Again, this reflects changing developer/affordable housing provider preferences.

Figure 2.10: Affordable housing by bedroom size 2016-17



Source: LDD

New affordable housing is mostly flatted

77% of the affordable housing completed during 2016-17 were built as flats and 9% as studios/bedsits. With the remaining 14% built as houses, this is a significant increase compared to last year’s 5% and is providing differing types of affordable housing to meet a range of local demands.

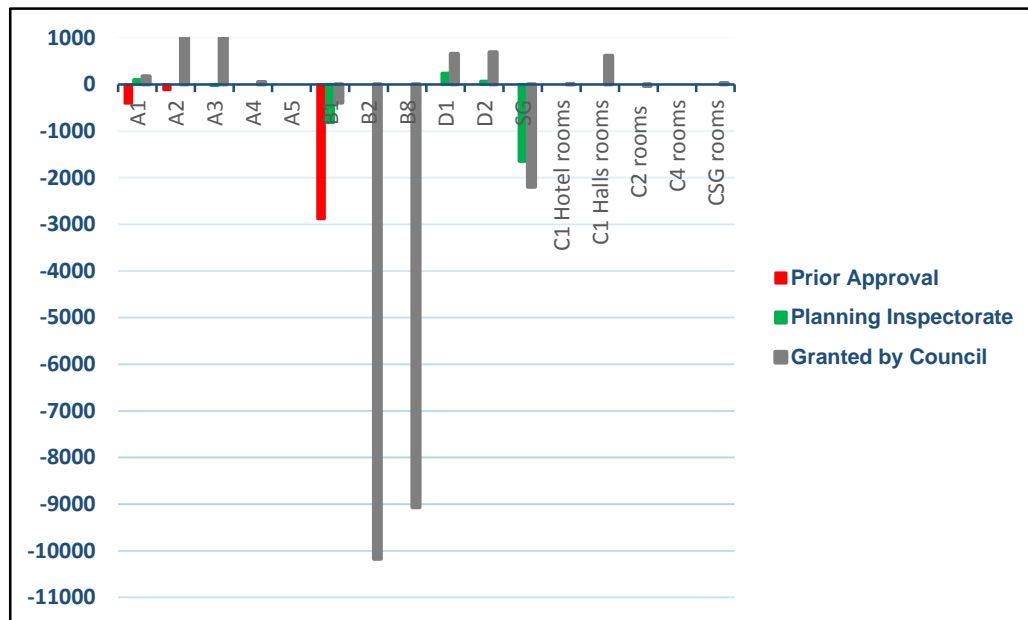
Future AMRs will need to consider the significant changes that will be made to affordable housing in the future, including the introduction of Starter Homes, to reflect the 2016 Housing and Planning Act.

2.2 Non-residential Completions

There has been an overall net loss in non-residential floorspace

There has been an overall net loss of 23,802m² of non-residential floorspace during 2016-17. 27,859m² has been completed, but 51,661m² has been lost. Figure 2.11 shows overall net gains in A2, A3, A4, D1 and D2.

Figure 2.11 Net completions of non-residential floorspace in 2016-17



Source: LDD

There are a number of important points to note about Figure 2.11:

- 14% (3,408m²) of the non-residential floorspace losses relate to Prior Approvals. This is much less than the previous year's 49% (9,698m²) but nevertheless has resulted in a significant loss of B1 floorspace in particular.
- 2,483m² of non-residential floorspace, mostly sui generis uses, have been lost as a result of decisions made at Appeal by Planning Inspectors.
- Whilst the Council has granted the loss of 21,422m² of business and sui generis uses, 55% is a result of the redevelopment of Greenland Place on Plough Way. This mixed use scheme includes the re-provision of approximately 6,500m² of high quality commercial floorspace and the wider regeneration benefits that this development will bring will partially offset the loss of business floorspace.
- With the exception of the 611 student bedspaces at Sherwood Court, the remainder of non self-contained housing stock has remained static.

This section considers the significant changes that have taken place in non-residential floorspace due to completions made during 2016-17. Tables A3.1 – A3.4 in Appendix 3 list all sites where change to non-residential floorspace has been experienced (except those sites with less than net 100m²). The non-residential completions have been categorised as follows:

	Strategic gains of more than 2,800m ² .
	Major gains of more than 1,000m ² .
	Large gains of more than 100m ² .
	Small gains of less than 100m ² .
	Small losses of less than 100m ² .
	Large losses of more than 100m ² .
	Major losses of more than 1,000m ² .
	Strategic losses of more than 2,800m ² .

2.2.1 New Business Floorspace

There has been a net loss in business floorspace Table 2.3 shows the net changes resulting from completions in business (B) floorspace during 2016-17, with a net loss of 23,284m².

Table 2.3:
Change in
business
floorspace during
2016-17

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
B1 (business)	-11,686	-4,261	7,425
B2 (general industrial)	-25,034	-18,131	6,903
B8 (storage / distribution)	-892	-892	0
TOTAL:	-37,612	-23,284	14,328

Source: LDD

The sites that have experienced strategic and major net changes in business floorspace are listed below whilst large and small net changes are summarised.

Major net gains at: <ul style="list-style-type: none"> Railway Land at Landmann Way (1,559m²) Large net gain of 210m ² on one site.
Small net gains of less than 100m ² on one site.
Small net losses of less than 100m ² on 18 sites.
Large net losses of between 108m ² and 815m ² on 24 sites.
Major net losses at: <ul style="list-style-type: none"> 78 Nightingale Grove (1,632m²). Strategic net losses at: <ul style="list-style-type: none"> Elizabeth Industrial Estate, Juno Way (2,829m²). SR House, Childers Street (4,297m²). Greenland Place on Plough Way, (7,676m²).

Three sites have experienced small, large and major net gains. A total of 14,328m² of new business floorspace has been created, with 52% B1 offices and 42% B2 general industrial uses.

Of the 28 sites with large, major and strategic net losses:

- 23 sites have been redeveloped solely for housing, of which nine sites are Prior Approvals. The trend of demolishing business floorspace to build new dwellings has therefore continued.
- Four sites have been redeveloped for mixed uses encompassing both non-residential, residential and/or live/work units and the majority of these will provide significantly more jobs than before.
- Only one site has been redeveloped solely for non-residential development.

The overall net loss of business floorspace helps with the delivery of comprehensive regeneration schemes across the borough which have provided much needed housing and other benefits to local communities. A significant portion of lost business floorspace has been offset by the re-provision of new business floorspace that is modern and more suited to the modern-day economy. It also helps in terms of job creation as most of the sites developed for a mix of uses generate a significant uplift in the amount of jobs created compared to before.

2.2.2 New Retail Floorspace

There has been a net gain in retail floorspace Table 2.4 shows the net changes resulting from completions in retail (A) floorspace during 2016-17, with a net gain of 2,301m².

Table 2.4:
Change in retail
floorspace during
2016-17

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
A1 (shops)	6,090	-127	5,963
A2 (services)	248	887	1,135
A3 (restaurants)	400	1,489	1,889
A4 (pubs & bars)	500	52	552
A5 (takeaways)	0	0	0
TOTAL:	7,238	2,301	9,539

Source: LDD

The sites that have experienced major net changes in retail floorspace are listed below whilst large and small net changes are summarised.

Major net gains at: <ul style="list-style-type: none"> Greenland Place on Plough Way (1,504m²) Bestwood Street (1,200m²)
Large net gains of 107m ² and 590m ² on 9 sites.
Small net gains of less than 100m ² on 4 sites.
Small net losses of less than 100m ² on 19 sites.
Large net losses of between 100m ² and 540m ² on 11 sites.
Major net losses at: <ul style="list-style-type: none"> Unit 8 Thurston Road (1,539m²).

15 sites have experienced small, large and major gains. A total of 9,539m² of retail floorspace has been created, with 63% A1 shops, followed by 20% A3 restaurants and 12% A2 services.

Of the 12 sites with large and major net losses:

- Nine sites have been redeveloped solely for housing, of which one is Prior Approval.
- One site has been redeveloped for mixed uses encompassing both non-residential and residential.
- Two sites have been redeveloped solely for non-residential development.

2.2.3 New Leisure and Community Floorspace

There has been a net gain in leisure and community floorspace

Table 2.5 shows the net changes resulting from completions in leisure and community (D) floorspace during 2016-17, with a net loss of 1,656m².

Table 2.5: Changes in leisure and community floorspace in 2016-17

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
D1 (non-residential institutions)	-1,614	897	2,511
D2 (assembly and leisure)	-969	759	1,728
TOTAL:	-2,583	1,656	4,239

Source: LDD

The sites that have experienced strategic and major net changes in leisure and community floorspace are listed below whilst large net changes are summarised.

Major net gains at:
<ul style="list-style-type: none"> Unit 8 Thurston Road (1,539m²).
Large net gains of 120m ² and 768m ² on 7 sites.
Small net gains of less than 100m ² on 3 sites.
Small net losses of less than 100m ² on 2 sites.
Large net losses of between 100m ² and 900m ² on 5 sites.

11 sites have experienced small, large and major gains. A total of 4,239m² of leisure and community floorspace has been created, with 59% D1 non residential institutions and 41% D2 assembly and leisure uses.

Of the five sites with large net losses:

- Two sites have been redeveloped solely for housing.
- Three site has been redeveloped for mixed uses encompassing both non-residential and residential.

2.2.4 New Other Floorspace

There has been a net gain in other floorspace

Table 2.6 shows the net changes resulting from completions in other (Sui generis) floorspace during 2016-17, with a net gain of 3,842m².

Table 2.6:
Change in other floorspace in 2016-17

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
Sui generis	-4,150	-3,842	308

Source: LDD

The sites that have experienced major net changes in other floorspace are listed below whilst large and small net changes are summarised.

Small net gains of less than 100m ² on one site.
Small net losses of less than 100m ² on one site.
Large net losses of between 140m ² and 482m ² on 8 sites.
Major net losses at:
<ul style="list-style-type: none"> 483-485 New Cross Road (1,560m²).

One site has experienced a small net gain and a total of 308m² of sui generis floorspace has been created.

Of the 9 sites with large and major net losses:

- Five sites have been redeveloped solely for housing.
- Four sites have been redeveloped for mixed uses encompassing both non-residential and residential.

The trend of losing non-residential floorspace as part of regeneration and housing delivery continues

As a result of a number of factors discussed previously, during 2016-17 there has been a net loss of 23,802m² of non-residential floorspace. Much of this has been a result of the delivery of a number of key regeneration sites which have provided benefits such as more affordable housing, more new homes, and other benefits for local communities. In addition, a significant portion of the loss has been offset by the re-provision of new modern high quality business floorspace that is better suited to the current market and modern business needs, as well as a growth in retailing floorspace.

3. FUTURE DEVELOPMENT

This chapter considers future development and growth across the borough. It summarises the amount and type of development approved for the future, provides an overview of the development expected in the Regeneration and Growth Areas and highlights the progress made towards developing the sites in the housing trajectory.

3.1 Residential Approvals

3.1.1 Amount of Newly Approved Housing

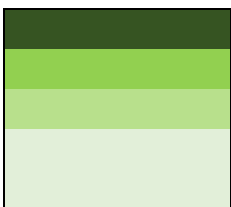
1,202 net new dwellings were approved in 2016-17

In total 1,202 net dwellings have been approved during 2016-17. 114 existing dwellings will be lost whilst 1,316 new dwellings will be built in the future. Of the 1,202 net dwellings:

- Less than 1% (8 units) have been approved at Appeal by the Planning Inspectorate.
- 4% (50 units) have been approved as Prior Approvals.
- 95% (1,144 units) have been granted planning permission by the Council through a variety of application types.

In addition, 46 net non self-contained hostel bedrooms have been approved on one site at the rear of Garden House at Spring Gardens, Arlington Close.

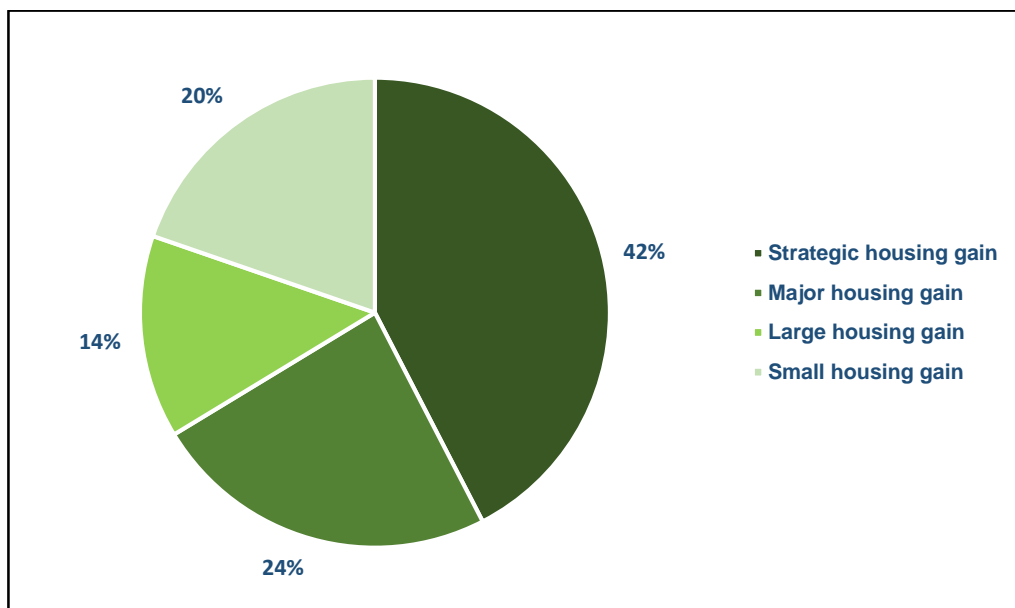
3.1.2 Type of Sites with Newly Approved Housing



The approved dwellings have been categorised as follows:

- Strategic gains of more than 100 net dwellings.
- Major gains of more than 50 dwellings.
- Large gains of 10 dwellings or more.
- Small gains of less than 10 dwellings.

Figure 3.1: Housing completions by size of site 2016-17



Source: LDD

73% of the approved housing will be developed on four strategic scale sites.

Figure 3.1 shows that 495 net dwellings (42%) will be developed on two sites that will experience strategic gains. 279 net dwellings (24%) will be built on four sites that will experience large gains. The most numerous sites are those that will experience small gains but will only provide 20% of the net new dwellings.

Table 3.1: Summary of sites that will experience housing gains above 10 net dwellings in the future

Site name	Ward	Site description	Net units approved	Site has started construction as at 31 st March 2017 (~ started construction after 1 st April 2017)
Strategic gains: Deptford Foundry, Arklow Trading Estate	Evelyn	Site allocation. Hybrid application. Mixed use scheme.	316	Yes
Catford Green, former Greyhound Stadium, Adenmore Road	Rushey Green	In town centre. Residential scheme.	179	Yes
Major gains: Bond House, Goodwood Road	New Cross	Mixed use scheme.	89	Yes
19 Yeoman Street	Evelyn	Mixed use scheme.	72	No ~
43-49 Pomeroy Street	Telegraph Hill	Mixed use scheme.	65	No ~
Rear of Chiddingstone House	Lewisham Central	Residential scheme.	53	No
Large gains: 87 Loampit Vale	Ladywell	In town centre. Residential scheme.	44	Yes
Former Sydenham Police Station, 179 Dartmouth Road	Forest Hill	Residential scheme.	33	No
BMW Garage, Lee Terrace	Blackheath	Mixed use scheme.	30	No ~
Former Downham Fire Station, 260 Reigate Road	Whitefoot	Residential scheme.	30	Yes
Regent Business Centre, 291-307 Kirkdale	Sydenham	Prior Approval. Residential scheme.	23	No
Forster House, Whitefoot Lane	Whitefoot	Residential scheme.	21	No
1 Myron Place	Blackheath	Prior Approval. Residential scheme.	12	No
TOTAL:			967	

Source: LDD

Table 3.1 provides further details of the large, major and strategic sites that have been approved during 2016-17:

- The largest scheme, with 316 net dwellings will provide 26% of the total net dwellings at one site at Arklow Trading Estate.
- 48% will be provided as part of mixed use schemes, not just housing.
- 26% will be located on sites that are Strategic Site Allocations or Site Allocations.
- 19% will be located within town centres at Lewisham or Catford.
- 3% are Prior Approvals.
- Five out of 13 sites had already started construction by the end of the monitoring year in which they had been approved, i.e. 31st March 2016.

3.1.3 Distribution of Newly Approved Housing

64% of the approved housing will be located within the Growth and Regeneration Areas.

64% of the newly approved dwellings will be located within four wards: 33% in Evelyn, 16% in Rushey Green, 8% in New Cross and 7% in Lewisham Central, reflecting the Growth and Regeneration Areas. The remaining 36% of the approved dwellings will be spread throughout the rest of the borough, with less than 6% in each ward.

3.1.4 Type of Newly Approved Housing

The majority of the approved dwellings will be new builds, flats, one and two bedroom units.

84% of the dwellings are new build units, whilst change of use represents 9% of the approvals. Extensions and conversions will provide 7% of the approved dwellings.

92% of the approved housing will be in the form of flats, whilst 5% will be houses, 3% be bedsits/studios and less than 1% will be live/work units. The majority of the approved housing will be one bedroom units (45%) and two bedroom units (40%), but there will also be larger properties with three or more bedrooms (15%).

Approvals will lead to a variety in the height of developments coming forward for development. Tall buildings between 10 and 22 storeys have been approved at three sites:

- Deptford Foundry, Arklow Trading Estate.
- Bond House, Goodwood Road.
- Deals Gateway.

Furthermore, 96% of the dwellings within approved schemes will be built at densities above 50 dwellings per hectare (dph).

3.1.5 Newly Approved Affordable Housing

235 of the approved dwellings will be affordable units.

235 of the dwellings approved will be affordable units, equating to 20% of the supply. Note that the amount and type of affordable housing actually delivered on-site may differ from the number approved through Section 106 Agreements and S73 or other changes to the original permission.

In terms of tenure, 45% will be social rent, 28% will be intermediate and 27% will be affordable rent - a ratio of 72:28. There will also be a good mix with 47% one bedroom units, 36% two bedroom units and 17% three or more bedroom units.

10 of the sites with affordable housing will be provided on privately owned sites whilst 5 sites will be provided by Housing Associations. Likewise, 10 sites will provide a mix of both market and affordable housing, whilst 5 sites will provide solely affordable housing.

The affordable housing that has been approved is mainly concentrated in the Regeneration and Growth Areas which will accommodate 57% of the newly approved units: Lewisham Central (24%), Evelyn (22%), Rushey Green (6%) and New Cross (5%). Elsewhere in the borough, Whitefoot will experience 18% of the newly approved units whilst the remaining wards will each receive 7% or less.

3.1.6 Planning Pipeline

When considering the supply of housing, there is an additional supply of homes that will come forward in the future, that have not been accounted for in the approvals above. This includes the sites shown in Table 3.2.

Table 3.2: Sites in the Planning Pipeline

Were granted permission prior to April 2016 and have started to be built but have not resulted in the site being completed as at 31 st March 2017, e.g.	Were granted permission prior to April 2016 but have not yet started to be built as at 31 st March 2017, e.g.
<ul style="list-style-type: none"> • Heathside & Lethbridge Estate, • 23 Boone Street, Dacre Park Estate (south), • Tower House, 65-71 Lewisham High Street, • Independents Day Centre, • Garages at 49-71 Dacre Park, • 246 Brownhill Road, • 33-39 Beadnell Road, • 437-439 Brockley Road, • Timber Yard, Deptford Wharves, Oxestalls, • Plough Way, Marine Wharf East, • Neptune Works, Grinstead Road, • Roof extension: Astra House, Arklow Road, • Rear of 15-17a Tyson Road, • Fairway House, rear of 53 Dartmouth Road, • Garages north of Longfield Crescent Estate, • 36 Old Road, • 87 Old Road, • Lewisham Gateway, • Boones Almshouses, Belmont Park, • Riverdale House, 68 Molesworth Street, 	<ul style="list-style-type: none"> • Our Lady of Lourdes School Belmont Hill, • 302-308, 310/312 New Cross Road, • 154-158 Sydenham Road, • 223-225 Lewisham High Street, • Lewisham House 25 Molesworth Street, • 35 Nightingale Grove, • New Cross Gate station sites, • 110-114 Deptford High Street, • 70 Rushey Green, • Convoys Wharf (started enabling works),

- 323 Lewisham High St, Ravensbourne Arms,
- Rear of 101-103 Springbank Road,
- Faircharm Trading Estate, Creekside,
- Kent Wharf, Creekside,
- 1-3 Comet Street, scaffolding yard,
- 465 New Cross Road,
- Catford Green, former Greyhound Stadium,
- Land adj. to railway, Doggett Road,
- St Clements Heights, 165 Wells Park Road,
- 22A-24 Sydenham Road,
- Laurel Grove, Rear of 215-217 Sydenham Rd,
- Workshop at rear of 171 Kirkdale,
- 29 Pomeroy Street,
- Excalibur Estate, Baudwin Road,
- Former petrol station, 167 Lewisham High St,
- 16-22 Brownhill Road.

3.2 Non-residential Approvals

This section considers the significant changes that will take place in non-residential floorspace due to approvals made during 2016-17.

Figure 3.2 shows the net losses and gains of non-residential development that will arise from the approvals made during 2016-17. In total a net loss of 12,461m² of non-residential floorspace has been approved.

Approvals in 2016-17 will result in a net loss of non-residential floorspace

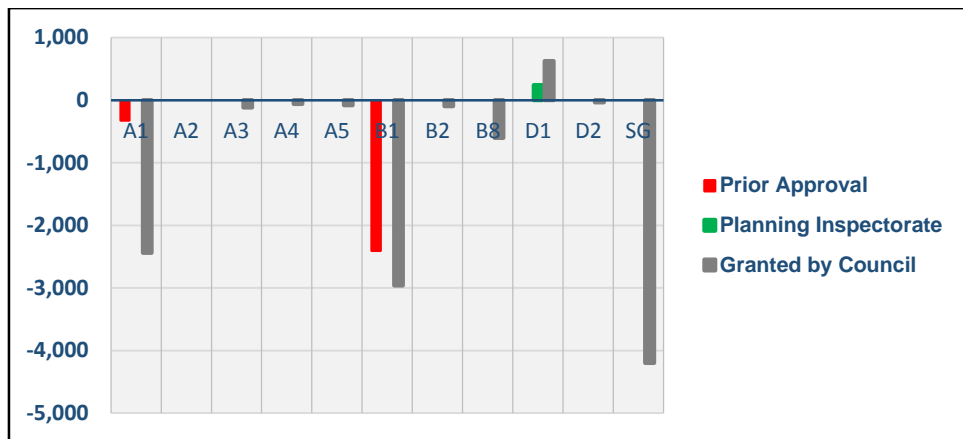
It shows that there will be an overall net gain of 867m² of non-residential floorspace in D1 but a loss in all other uses including a loss of:

- 5,371m² of B1,
- 4,197m² of SG,
- 2,764m² of A1,
- 604m² of B8,
- 177m² of A3,
- 96m² of B2,
- 82m² of A5,
- 06m² of A4,
- 37m² of D2.

This reflects the continued delivery of comprehensive regeneration of key sites that are securing new homes, more affordable housing and wider benefits to local communities. As part of many of these approvals, the loss of business floorspace is being partially offset by the re-provision of new floorspace that is better suited to modern business needs and the emerging economic markets in Lewisham.

In addition to the above considerations, it is important to note that 22% (2,732m²) of the non-residential floorspace losses relate to Prior Approvals, for which the Council has limited ability to resist.

Figure 3.2:
Changes in non-residential floorspace approvals by use class 2016-17



Source: LDD

The non-residential approvals have been categorised as follows:

	Strategic gains of more than 2,800m ² .
	Major gains of more than 1,000m ² .
	Large gains of more than 100m ² .
	Small gains of less than 100m ² .
	Small losses of less than 100m ² .
	Large losses of more than 100m ² .
	Major losses of more than 100m ² .
	Strategic losses of more than 2,800m ² .

3.2.1 Newly Approved Business Floorspace

Table 3.3 shows the net changes that were approved in business (B) floorspace during 2016-17, with a net loss of 6,071m².

Table 3.3:
Changes in business floorspace approved in 2016-17

Use Class	Existing floorspace lost in 2015 -16 (m ²)	Net change during 2015-16 (m ²)	Resulting proposed floorspace gained in 2015-16 (m ²)
B1 (business)	12,260	-5,371	6,889
B2 (general industrial)	96	-96	0
B8 (storage/distribution)	7,932	-604	7,328
TOTAL:	20,288	-6,071	14,217

Source: LDD

The sites which will experience strategic and major net changes in business floorspace are listed below whilst large and small net changes are summarised:

Strategic net gains at:
<ul style="list-style-type: none"> • Trophy House, Blackhorse Road (2,837m²)
Major net gains at:
<ul style="list-style-type: none"> • 65-71 Lewisham High Street (1,258m²) • 3 Stanton Way (1,098m²)
Large net gains of 221m ² on one site.
Small net gains of less than 100m ² on one site.
Small net losses of less than 100m ² on 14 sites.
Large net losses of between 103m ² and 773m ² on 15 sites.
Major net losses at:
<ul style="list-style-type: none"> • Regent Business Centre, 291-307 Kirkdale (1,513m²) • 19 Yeoman Street (1,644m²)
Strategic net losses at:
<ul style="list-style-type: none"> • Arklow Trading Estate (3,792m²)

Five sites will experience small, large, major and strategic net gains. A total of 14,217m² of business floorspace will be created, with 52% B8 storage and distribution and 48% B1 business uses.

Of the 18 sites with large, major and strategic net losses:

- 12 sites will be redeveloped solely for housing. The trend of demolishing business floorspace to build new dwellings will therefore continue in the future.
- Five sites will be redeveloped for mixed uses encompassing both non-residential, residential, student units and/or live/work units and will provide more jobs than before.
- One site will be redeveloped solely for non-residential development.

This future loss of non-residential floorspace will help with the continued delivery of comprehensive regeneration schemes alongside the re-provision of non-residential floorspace that meets the demands of a modern economy and an uplift in job creation.

In total 10 of the sites that will experience net losses in business floorspace are Prior Approvals. This trend continues from previous years. Office floorspace will continue to be lost through the Prior Approval process and the borough could experience a weakened local economy as a result of this. Further monitoring of Prior Approvals will be necessary to determine long term impacts.

3.2.2 Newly Approved Retail Floorspace

Table 3.4 shows the net changes that were approved in retail (A) floorspace during 2016-17, with a net loss of 2,933m².

Table 3.4:
Changes in retail
floorspace
approved in
2016-17

Use Class	Existing floorspace lost in 2015 -16 (m ²)	Net change during 2015-16 (m ²)	Resulting proposed floorspace gained in 2015-16 (m ²)
A1 (shops)	3,833	-2,764	1,069
A2 (services)	0	90	90
A3 (restaurants)	117	-117	0
A4 (pubs & bars)	200	-60	140
A5 (takeaways)	82	-82	0
TOTAL:	4,232	-2,933	1,299

Source: LDD

The sites which will experience strategic and major net changes in retail floorspace are listed below whilst large and small net changes are summarised

Large net gains of 152m ² and 285m ² on 3 sites.
Small net gains of less than 100m ² on one site.
Small net losses of less than 100m ² on 16 sites.
Large net losses of between 117m ² and 299m ² on 8 sites.
Major net losses at: <ul style="list-style-type: none"> 65 - 71 Lewisham High Street (1,314m²)

Four sites will experience small and large net gains. A total of 1,299m² of retail floorspace will be created, with 82% A1 shops, followed by 11% A4 pubs and bars and then 7% A2 services.

Of the nine sites with large and major net losses:

- Four sites will be redeveloped solely for housing.
- Five sites will be redeveloped for mixed uses.
- No sites will be redeveloped solely for non-residential development.

In total five of the sites that will experience net losses in retail floorspace are Prior Approvals.

3.2.3 Newly Approved Leisure and Community Floorspace

Table 3.5 shows the net changes that were approved in leisure and community (D) floorspace during 2016-17, with a net gain of 830m².

Table 3.5:
Changes in
leisure and
community
floorspace
approved in
2016-17

Use Class	Existing floorspace lost in 2015 -16 (m ²)	Net change during 2015-16 (m ²)	Resulting proposed floorspace gained in 2015-16 (m ²)
D1 (non-residential institutions)	2,223	867	3,090
D2 (assembly and leisure)	1,497	-37	1,460
TOTAL:	3,720	830	4,550

Source: LDD

The sites which will experience major net changes in leisure and community floorspace are listed below whilst large and small net changes are summarised.

Major net gains at: <ul style="list-style-type: none"> • Our Lady And St Philip Neri Rc Primary School, 208 Sydenham Road (1,390m²) • 65-71 Lewisham High Street (1,342m²)
Large net gains of 143m ² and 246m ² on 3 sites.
Small net gains of less than 100m ² on one site.
Small net losses of less than 100m ² on one site.
Large net losses of between 268m ² and 500m ² on 4 sites.
Major net losses at: <ul style="list-style-type: none"> • 65-71 Lewisham High Street (1,199m²).

Six sites will experience small, large and major net gains. A total of 4,550m² of community and leisure floorspace will be created, with 68% D1 non-residential floorspace and 32% D2 assembly and leisure uses.

Of the five sites with large and major net losses:

- Three sites will be redeveloped solely for housing.
- Two sites will be redeveloped for mixed uses.

3.2.4 Newly Approved Other Floorspace

Table 3.6 shows the net changes that were approved in other (Sui generis) floorspace during 2016-17, with a net loss of 4,197m².

Table 3.6:
Changes in
other floorspace
approved in
2016-17

Use Class	Existing floorspace lost in 2015 -16 (m ²)	Net change during 2015-16 (m ²)	Resulting proposed floorspace gained in 2015-16 (m ²)
Sui generis	5,825	-4,197	1,628

Source: LDD

The sites which will experience major net changes in other floorspace are listed below whilst large and small net changes are summarised.

Large net gains of 302m ² and 400m ² on 2 sites.
Small net losses of less than 100m ² on three sites.
Large net losses of between 200m ² and 913m ² on four sites.
Major net losses at: <ul style="list-style-type: none"> • BMW Garage, Lee Terrace (1,052m²). • 87 Loampit Vale (1,590m²).

Two sites will experience large net gains and a total of 1,628m² of sui generis floorspace will be created.

Of the six sites with large and major net losses:

- Four sites will be redeveloped solely for housing.
- Two sites will be redeveloped for mixed uses encompassing both non-residential, residential and units for older people.

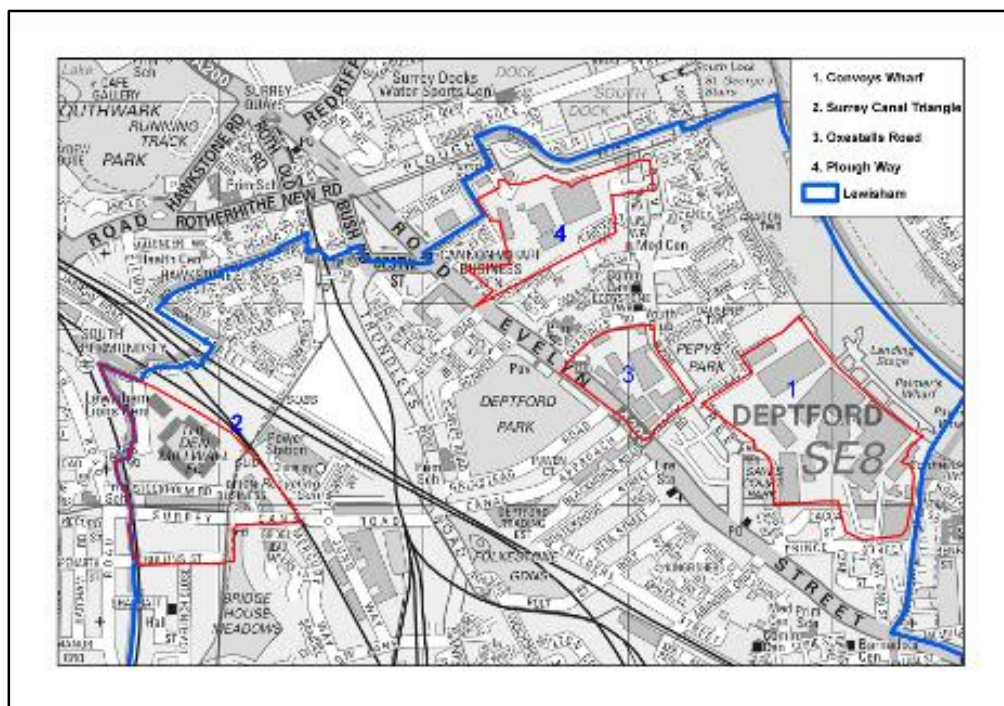
3.3 Regeneration and Growth Areas

The five strategic sites allocations are progressing well

Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas. 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 and are crucial for the regeneration of the borough.

Four of the five sites are located in Deptford and New Cross (see Figure 3.3) and the other in Lewisham Town Centre. Updates on each are provided below.

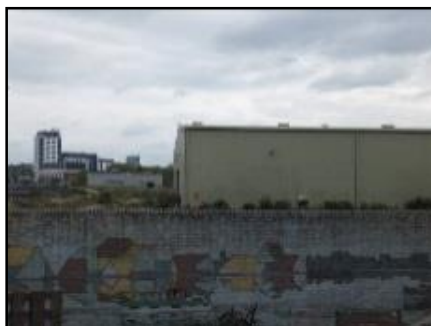
Figure 3.3:
Locations of
strategic sites in
Deptford & New
Cross



3.3.1 Convoys Wharf

This site covers 16.6 hectares fronting the River Thames in Deptford and is the largest redevelopment site in the borough. It is intended that redevelopment of the site will restore public access to a major part of the borough's riverfront for the first time in centuries.

Photo 3.1:
Convoys Wharf
development site



3,514 new dwellings, a mix of non-residential development and access to the riverfront

An outline planning application was submitted in spring 2013 for the comprehensive redevelopment of the site to include:

- Up to 321,000m² residential floorspace (3,514 dwellings).
- Up to 15,500m² of B1/live/work employment floorspace (including up to 2,200m² for three potential energy centres).
- Up to 32,200m² of B2/Sui generis employment floorspace (associated with wharf).
- Up to 5,810m² of retail and financial and professional services (A1 & A2).
- Up to 4,520m² of restaurant/cafe and drinking establishment (A3 & A4).
- Up to 13,000m² of community/non-residential institution (D1) and assembly and leisure (D2).
- Up to 27,070m² of hotel floorspace (C1).

- River bus jetty and associated structures, 1,840 car parking spaces together with vehicular access from New King Street and Grove Street.
- Retention and refurbishment of the Olympia Building and demolition of all remaining non-listed structures on site.

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 conditions and the completion of a Section 106 Agreement. That agreement was signed and planning permission was granted in March 2015. The first reserved matters application is expected in Autumn 2017. Enabling works have commenced on site. The haul road has been constructed and pre-application discussions regarding the second development plot have commenced.

3.3.2 Surrey Canal Triangle

2,400 dwellings, a centre of sporting excellence, a mix of non-residential development, a rail station and open space

This is the second largest strategic site at 10.7 hectares. Plans for this site, which is now known as New Bermondsey, will create:

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

Photo 3.2: New rail station at Surrey Canal Triangle



The Council approved an outline planning permission for the scheme in March 2012 with a revision to the outline parameters in December 2015.

3.3.3 Oxestalls Road

1,132 dwellings, a mix of non-residential development and a linear park

This site covers an urban block of 4.6 hectares defined by four streets. The Council approved an application for the redevelopment of the site, also known as 'The Wharves' in March 2012. The approved scheme allows for 905 dwellings and 14,000m² of mixed employment, retail and community space.

Photo 3.3:
Oxestalls Road
development site



The site was subsequently sold and the new owners submitted a new planning application in May 2015 which proposes:

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

In October 2015 the Council resolved to approve the application, which was confirmed with the signing of the Section 106 Agreement and issuing of the Decision Notice in March 2016. Construction has started on site.

Photo 3.4: How
Oxestalls Road
will look when
developed



3.3.4 Plough Way

1,503 dwellings, a mix of non-residential development and a linear park

The Plough Way strategic site is made up of three large land parcels in different ownerships as well as some smaller plots on Yeoman Street.

Marine Wharf West

This scheme provides for buildings ranging in height from one to eight storeys, consisting of:

- 566 dwellings including sheltered housing in an 'extra care' facility.
- Space for shops and businesses.
- A landscaped linear park along the route of the former Surrey Canal.

All seven phases are now complete and the linear park including Pepys section was opened in July 2016.

*Photo 3.5:
The café at
Marine Wharf
West, now open*



Marine Wharf East

The redevelopment of this site, which has planning permission for two buildings of up to 10 storeys and adjoins Marine Wharf West, will create:

- 225 dwellings.
- Commercial floorspace.

Construction is due to complete on the first block in 2017 and the second in 2018.

*Photo 3.6:
The start of
construction at
Marine Wharf
East.*



Greenland Place, (previously known as Cannon Wharf)

This scheme, which has planning permission for nine blocks, of which two of which are buildings of 20 and 23 storeys. It is now known as Greenland Place, and provides:

- 697 dwellings, following amendments to the original consent granted in April 2016 to increase unit numbers.
- A business centre provided as part of approximately 6,500m² of commercial space that also includes shops, restaurants and gym uses.

The Business Centre opened in early 2016 and has created at least 80 new jobs on the site. Blocks now front onto the linear park at the adjacent Marine Wharf West scheme.

Photo 3.7:
Park adjoining
Cannon Wharf
and Marine
Wharf West



7-17 Yeoman Street

In March 2012 planning permission was granted, for a 5 storey building which has now been constructed and consists of:

- 33 dwellings.

19 Yeoman Street

Permission was granted at the end of 2016 for a building of between 5 to 8 storeys comprising:

- 72 residential dwellings.
- 371m² of commercial floorspace.
- An energy centre.

Construction on this development commenced in Summer 2017.

3.3.5 Lewisham Gateway

800 dwellings, a mix of non-residential development, road re-alignment, a park and a town square

Lewisham Gateway is a highly prominent site within the borough's largest and most important town centre. The large roundabout in this location previously acted as a significant barrier to physical and commercial linkages between the interchange of trains, the Docklands Light Railway and buses to the north and Lewisham Shopping Centre and the main retail area to the south. The scheme amends the road layout to create an improved pedestrian route, a new public space, which incorporates the confluence of the two realigned rivers, and development opportunities for a substantial amount of new commercial, retail and residential accommodation.

The scheme will include:

- Shops, restaurants, bars and cafes.
- Up to 800 dwellings.
- Leisure facilities.
- A new park – Confluence Place – where the Quaggy River meets the Ravensbourne.
- A town square opposite St Stephen's Church.

Photo 3.8:
Construction at
Lewisham
Gateway



The first phase, which involves the realignment of the road layout and the construction of two buildings constructed (15 storey and 25 storey) which provide 193 dwellings with a ground-floor shop and restaurant/café, has been completed. Two further buildings of 15 storeys and 22 storeys respectively to provide a total of 169 residential units and additional shops or restaurants are to be completed in 2017. The new public space at Confluence Place is currently anticipated to be completed in late 2018. The developers are currently working on an application to amend the original permission.

Figure 3.4: Lewisham Gateway regeneration site



3.4 Forecasting the Future Housing Supply

3.4.1 15-Year Housing Land Supply

This section is a more in-depth look at the amount of housing that is likely to come forward as part of the housing land supply for the next 15 years (as shown in the housing trajectory in Appendix 4); and assesses whether the amount of housing will be sufficient to meet the London Plan housing target, which currently stands at 1,385 for the borough.

To inform and underpin Lewisham's 15 year supply the Council has undertaken the following tasks for sites that contain either 5 or more units or are larger than 0.25 hectares:

- Identified those sites already under construction that are expected to be implemented.
- Identified the likely level of housing that could be provided if permissions that have been granted but have not yet started construction and Prior Approvals are implemented.
- Identified those sites allocated through the Core Strategy, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, which are expected to come forward in the 15 year period.

Note that the housing trajectory has been prepared on the basis of the best available information. Most of the identified development sites rely on the private sector for implementation, so the housing trajectory is not a guarantee that the projected housing shown will occur at all or at the time indicated. There will also be changing economic and market conditions over the trajectory period as well as other factors (including changes in national planning policy and development activity in surrounding areas) that will have an impact on the delivery of housing. Nevertheless, the following analysis provides an estimate of the housing supply coming forward in the future.

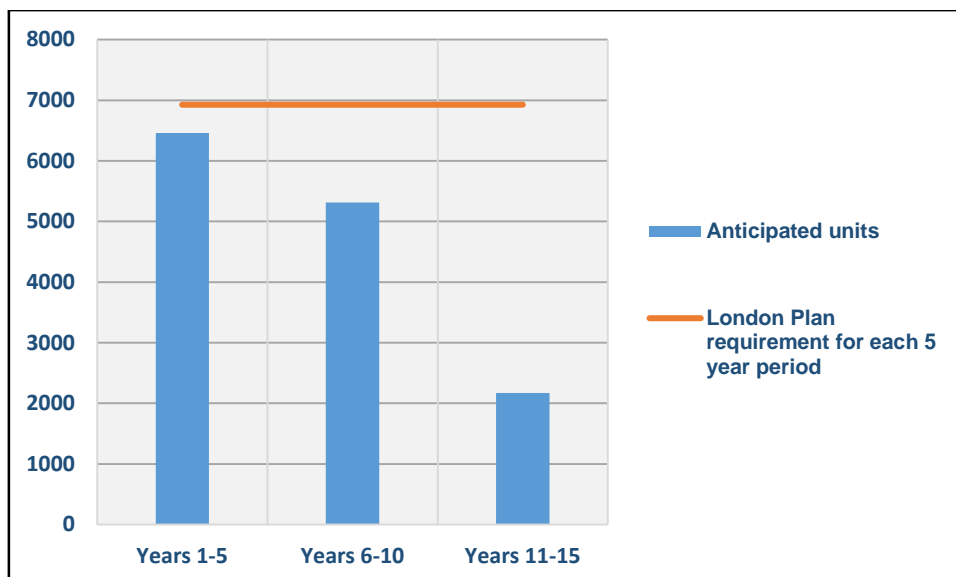
Appendix 4, Tables 3.7-3.8 and Figures 3.5 -3.8 show Lewisham's housing trajectory. They summarise the projected annual total of additional housing capable of being delivered each year to 2032-33 (a 15-year period). They also show the supply compared to the current London Plan housing target.

The 15 year supply amounts to 13,940 dwellings, of which 46% will be delivered in the first five years

Figure 3.5 provides an overview of the anticipated amount of residential development in each of the five year land supply periods. It shows:

- During years 1-5 6,457 dwellings are anticipated to be delivered, equating to an average of 1,309 dwellings per year. This will create 46% of the 15 year supply – see Table 3.8 for the list of sites that form the 5 year supply.
- During years 6-10 5,311 dwellings are anticipated to be delivered, equating to an average of 1,062 dwellings per year. This will create 38% of the 15 year supply.
- During years 11-15 2,172 dwellings are anticipated to be delivered, equating to an average of 434 dwellings per year. This will create 16% of the 15 year supply.
- During the full 15 years 13,940 dwellings are anticipated to be delivered, equating to an average of 929 dwellings per year.

Figure 3.5:
Overview of 15-
year housing
land supply



Source: Lewisham Council Planning Policy

There is a resilient supply of housing land throughout the 15 year period

Throughout the coming year and years 1-15 there will be a strong housing supply on 108 sites, as shown on the housing trajectory in Appendix 5:

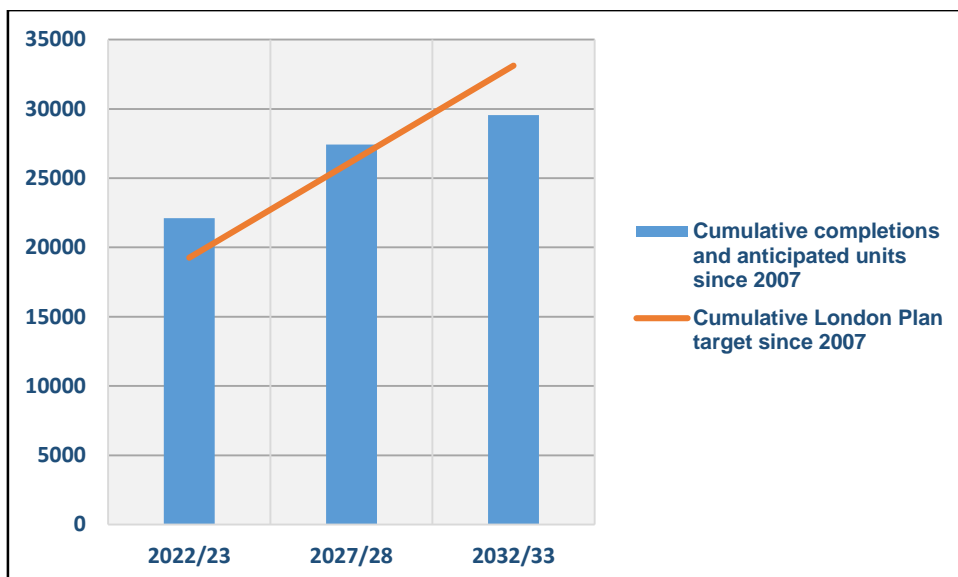
- Note that prior to the start of the 15 year supply, it is anticipated that 30 sites will be completed in the next monitoring year (2017-18), creating a large supply of 1,060 units.
- Five sites relate to the five strategic site allocations in the Core Strategy. All have planning permission and only two sites have yet to start construction, one of which has started enabling works.
- Out of the remaining 73 sites, 21 sites are already under construction, 26 sites already have planning permission, 20 sites have reached pre-application stage or have submitted planning applications and only six sites have made no progress at all.

This provides a varied and probable supply of housing land that will provide resilience and flexibility in delivering housing even if some sites are stalled or are unimplemented in the future.

Figure 3.5 highlights that the supply of housing will fluctuate, with shortfalls each of the five year periods compared to the London Plan target for their respective periods (6,925).

Figure 3.6 shows the cumulative supply against the London Plan target for each five year period, taking into account past performance. It shows an over-supply during years 1-5 and 6-10 but an under-supply during years 11-15.

Figure 3.6:
Cumulative land supply since 2007-08 compared to the cumulative London Plan requirement



Source: Lewisham Council Planning Policy

There has been good housing performance in the past, with a cumulative over supply of 33% as at 2016-17.

There has also been good performance in the past, with nine out of the 10 years since 2007-08 exceeding their London Plan annual target, and a cumulative oversupply of 33% as at 2016-17. The orange line on Figure 3.7 shows the cumulative London Plan requirement, based on annual past completions and projected future completions. It shows that the annual cumulative requirement falls between 2014-15 to 2026-27, due to past oversupply against the targets and the frontloading of housing sites. However, the annual requirement shown by the orange trend line steadily increases once again during the last six years. This long-term supply will be secured during subsequent years as new sites are identified and come forward, planning permissions are granted, and more complex sites are unlocked in a timely manner. The delivery of small sites, windfall development, and the long term vacants brought back into use will assist supply, but are not considered in current projections.

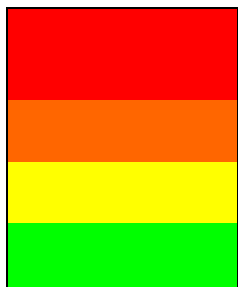
By 2029-30 the housing supply will fall short of the cumulative London Plan target

Figure 3.8 shows that the number of units do not fall below the cumulative London Plan requirement until 2029-30, which will then result in an under-supply of 3,532 units by 2032-33.

The housing trajectory does not include small sites below 5 units, some sites that have submitted applications and some sites that are at pre-application stage. The anticipated dwellings from development on these sites will significantly boost the overall 15 year housing supply and there is confidence that an adequate supply of 5-year housing land can be maintained. For more details see Lewisham Housing Implementation Strategy 2017 at <http://www.lewisham.gov.uk/myserives/planning/policy/LDF/evidence-base/Pages/housing.aspx>.

3.4.2 Summary of Progress of Housing Trajectory Sites

Appendix 3 summarises the development progress made on the sites identified in the housing trajectory. The sites have been categorised and colour coded, dependent upon the risk of not being implemented, and the results can be seen below. Table 3.7 also shows the sites that make up the five year housing land supply.



6 sites – **medium to high** risk of not being implemented when planned as site is suitable for residential development but are unlikely to be granted planning permission in the next few years.
 15 sites – **medium** risk of not being implemented when planned as site is making slower than expected progress but which continue to be implemented.
 11 sites – **low to medium** risk of not being implemented when planned as site is at an early stage but are not currently stalled.
 76 sites – **low** risk of not being implemented when planned as site is progressing well.

Development sites are progressing well

Overall the sites are progressing well and that there are no significant barriers or blockages to delay the development of these sites. Only 6 out of 108 sites are identified as being at medium-high risk of not being implemented. They relate to sites which have had planning permission for a number of years without it being implemented or sites where no development discussions have yet taken place. However, these sites are generally phased towards the end of the first five year period and beyond, which is sufficient time to allow site and application issues to be resolved and enable the sites to progress in the future.

3.4.3 Meeting the Housing Target in the Future

To summarise the analysis above, the borough has a 15 year housing supply which is reliable, flexible, has no significant blockages and can meet the cumulative London Plan housing target up until 2029-30, but will then experience a shortfall in supply of 3,532 units by 2032-33.

The target will need to be increased, in line with the London Plan

The housing target will be significantly increased in the new London Plan with a draft to be published in November 2017. In the future, the annual supply will need to increase significantly to meet this higher housing target.

The London-wide SHLAA has identified additional housing land supply for the future

With an increased housing target, it is likely that the point at which the anticipated completions fall below the cumulative London Plan requirement will occur earlier on in the 15 year period. This means that further housing sites will need to be identified, to increase the housing supply for the future. The Council has input into the London-wide Strategic Housing Land Availability Assessment (SHLAA) and in doing so has found additional potential development sites that are considered to be suitable, developable and deliverable for housing within the 15 year land supply. This is estimated to boost the future housing land supply by approximately 5,000 units.

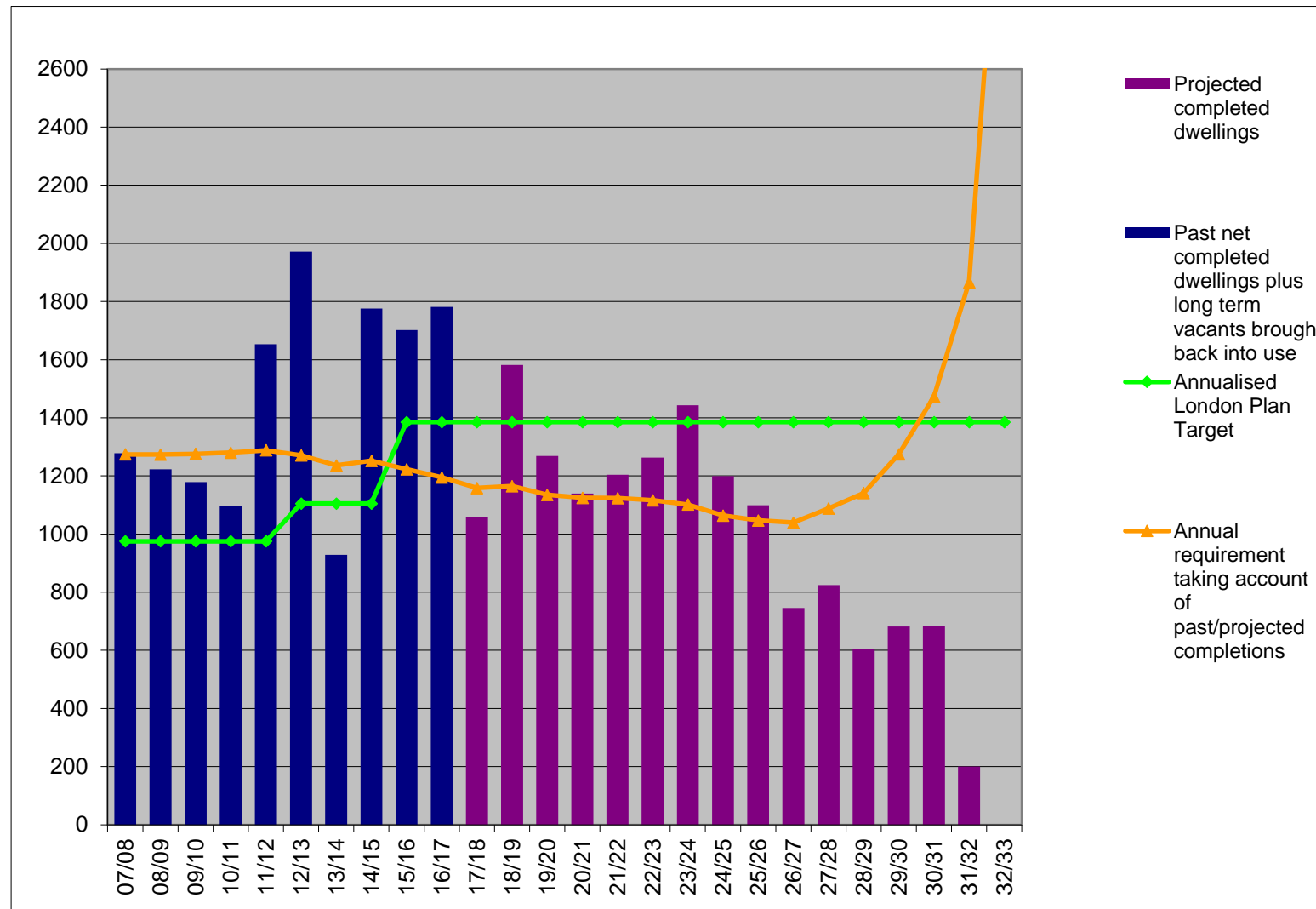
Monitoring of the 15-year housing supply will continue on an annual basis, with actions taken in instances where completions are shown to be significantly less than those anticipated in the housing trajectory and where the supply significantly falls short of the London Plan housing target.

Table 3.7: Lewisham housing trajectory 17/18 -32/33 input data

Year of Plan	-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Monitoring Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Past net completed dwellings plus long term vacants brought back into use	1278	1223	1179	1096	1653	1972	928	1776	1702	1781																
Projected completed dwellings											1,060	1,582	1,269	1,139	1,204	1,263	1,443	1,199	1,099	746	824	605	682	685	200	0
Cumulative Completions	1278	2501	3680	4776	6429	8401	9329	11105	12807	14588	15648	17230	18499	19638	20842	22105	23548	24747	25846	26592	27416	28021	28703	29388	29588	29588
Annualised London Plan Target	975	975	975	975	975	1105	1105	1105	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385
Cumulative London Plan Target	975	1950	2925	3900	4875	5980	7085	8190	9575	10960	12345	13730	15115	16500	17885	19270	20655	22040	23425	24810	26195	27580	28965	30350	31735	33120
No. dwellings above or below cumulative allocation	303	551	755	876	1554	2421	2244	2915	3232	3628	3303	3500	3384	3138	2957	2835	2893	2707	2421	1782	1221	441	-262	-962	-2147	-3532
Annual requirement taking account of past/projected completions	1274	1274	1276	1280	1288	1271	1236	1252	1223	1195	1158	1165	1135	1125	1124	1116	1102	1064	1047	1039	1088	1141	1275	1472	1866	3532

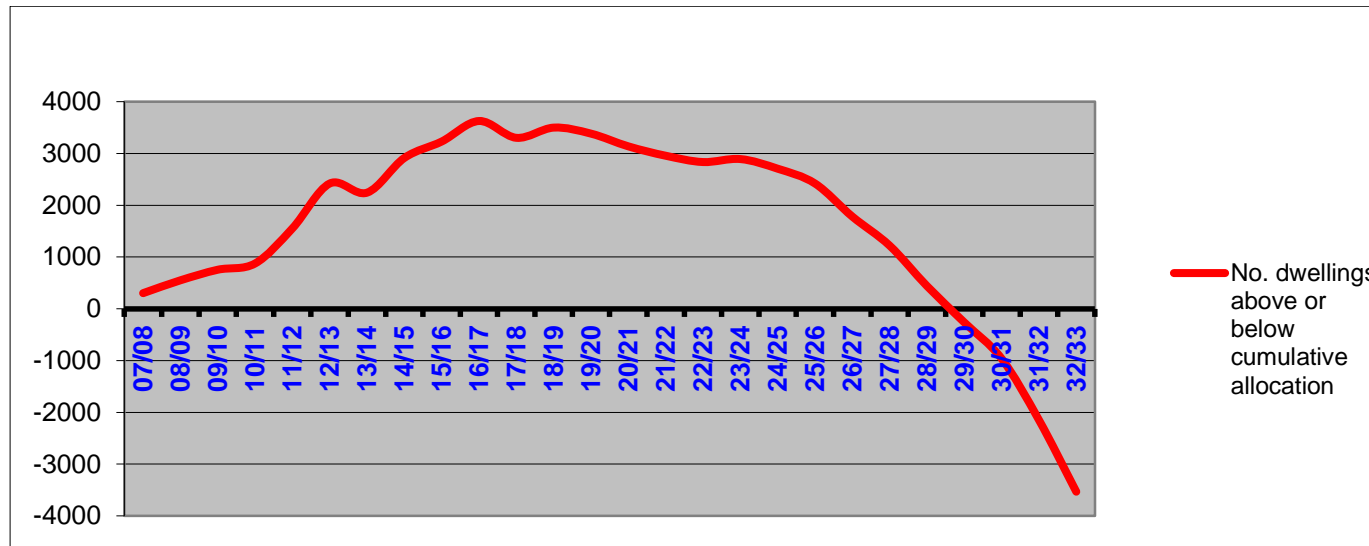
Source: Lewisham Council Planning Policy

Figure 3.7: Lewisham housing trajectory against the London Plan target



Source: Lewisham Council Planning Policy

Figure 3.8: Number of dwellings above or below the cumulative London Plan target



Source: Lewisham Council Planning Policy

Table 3.8: Five year housing supply 2018/19 to 2022/23

Source: Lewisham Council Planning Policy

		FIVE YEAR SUPPLY YEARS 1-5					Total
		1	2	3	4	5	
Ward	Site address	18/19	19/20	20/21	21/22	22/23	18/23
Bellingham	117 Dunfield Road	0	7	0	0	0	7
	WARD TOTAL:	0	7	0	0	0	7
Blackheath	Heathside & Lethbridge Estate	0	118	111	0	104	333
	BMW site, Lee Terrace	30	0	0	0	0	30
	23 Boone Street, Dacre Park Estate (south)	0	25	0	0	0	25
	1 Myron Place	12	0	0	0	0	12
	Our Lady of Lourdes School, Belmont Hill	0	9	0	0	0	9
	Garages at 49-71 Dacre Park	5	0	0	0	0	5
	WARD TOTAL:	47	152	111	0	104	414
Brockley	302-308, 310/312 New Cross Road	0	11	0	0	0	11
	1 Brockley Cross	0	5	0	0	0	5
	WARD TOTAL:	0	16	0	0	0	16
Crofton Park	219 Stanstead Road	0	5	0	0	0	5
	113 Bovill Road	5	0	0	0	0	5
	WARD TOTAL:	5	5	0	0	0	10
Evelyn	Convoys Wharf	0	193	189	189	189	760
	Timber Yard, Deptford Wharves, Oxestalls Road	175	100	120	120	120	635
	Arklow Road Trading Estate MEL	0	100	100	116	0	316
	Plough Way, Marine Wharf East	100	0	0	0	0	100
	Neptune Works, Parkside House, Grinstead Road	149	0	0	0	0	149
	19 Yeoman Street	72	0	0	0	0	72
	Evelyn Court, Grinstead Road	0	18	0	0	0	18
	Thanet Wharf	0	0	0	126	100	226
	WARD TOTAL:	496	411	409	551	409	2,276
Forest Hill	Older people housing: Featherstone Lodge, Eliot Bank	33	0	0	0	0	33
	Former Sydenham Police Station, 179 Dartmouth Road	0	33	0	0	0	33
	14 Westwood Park	0	6	0	0	0	6
	29 Ewelme Road	0	5	0	0	0	5
	WARD TOTAL:	33	44	0	0	0	77
Grove Park	329 Baring Road and Haywood House	0	6	0	0	0	6
	Garages at 55-88 Castleton Road	0	5	0	0	0	5
	WARD TOTAL:	0	11	0	0	0	11
Ladywell	87-89 Loampit Vale	49	0	0	0	0	49
	WARD TOTAL:	49	0	0	0	0	49
Lee Green	Garages at Woodstock Court, Burnt Ash Hill	0	8	0	0	0	8
	Mayfields Hostel, Burnt Ash Road	0	0	21	0	0	21
	Leegate Shopping Centre	0	0	0	100	93	193
	WARD TOTAL:	0	8	21	100	93	222
Lewisham Central	Lewisham Gateway	319	0	144	144	0	607
	Lewisham House, 25 Molesworth Street (Citibank Tower)	0	157	80	0	0	237
	Boones Almshouses, Belmont Park	38	0	0	0	0	38
	Rear Chiddingstone House, Lewisham Park	0	53	0	0	0	53
	223-229 Lewisham High Street	22	0	0	0	0	22
	37-43 Nightingale Grove	0	0	0	30	0	30
	Roof extension: Riverdale House, 68 Molesworth Street	25	0	0	0	0	25
	35 Nightingale Grove	0	8	0	0	0	8
	Rear of 101-103 Springbank Road	6	0	0	0	0	6
	Lewisham Retail Park, east of Jerrard Street	0	0	0	0	168	168
	Tesco, Conington Road	0	0	0	117	100	217
	WARD TOTAL:	410	218	224	291	268	1,411
New Cross	New Bermondsey, Surrey Canal Triangle	0	190	189	189	189	757
	Faircharm Trading Estate, Creekside	98	0	0	0	0	98
	Kent Wharf, Creekside	50	0	0	0	0	50
	Bond House, Goodwood Road	89	0	0	0	0	89
	1-3 Comet Street, scaffolding yard	9	0	0	0	0	9
	Roof extension at 110-114 Deptford High Street	0	5	0	0	0	5
	465 New Cross Road	5	0	0	0	0	5
	Giffin St Masterplan Area, Former Tidemill School	0	0	0	0	100	100
	Former Deptford Green Secondary School, Amersham Road	0	0	0	0	100	100
	WARD TOTAL:	251	195	189	189	389	1213
Perry Vale	31 Dacres Road	0	7	0	0	0	7
	WARD TOTAL:	0	7	0	0	0	7
Rushey Green	Catford Green, former Catford Greyhound Stadium	60	100	80	0	0	240
	16-22 Brownhill Road	0	19	0	0	0	19
	70 Rushey Green	0	7	0	0	0	7
	26-32 George Lane	6	0	0	0	0	6
	Roof extension to Catford Tavern, Station Approach	6	0	0	0	0	6
	WARD TOTAL:	72	126	80	0	0	278
Sydenham	Regent Business Centre, 291-307 Kirkdale	0	23	0	0	0	23
	154-158 Sydenham Road	0	15	0	0	0	15
	Roof extension at 96a Sydenham Road	5	0	0	0	0	5
	42 Sydenham Road	0	5	0	0	0	5
	169-171 Sydenham Road	0	0	5	0	0	5
	WARD TOTAL:	5	43	5	0	0	53
Telegraph Hill	43-49 Pomeroy Street	65	0	0	0	0	65
	Spalding House, Turnham Road	0	5	0	0	0	5
	New Cross Gate NDC scheme, Besson Street	0	0	100	73	0	173
	WARD TOTAL:	65	5	100	73	0	243
Whitefoot	Excalibur Estate, Baudwin Road	119	0	0	0	0	119
	Adj. to Foster House, Whitefoot Lane	0	21	0	0	0	21
	Former Downham Fire Station, 260 Reigate Road	30	0	0	0	0	30
	WARD TOTAL:	149	21	0	0	0	170
CONVENTIONAL SUPPLY ALL WARDS TOTAL:		1,582	1,269	1,139	1,204	1,263	6,457

4. THE VALUE OF PLANNING

This chapter discusses the Council's planning functions which generate income for the Council and the benefits arising from new development in the borough.

4.1 The Benefits of Enhanced Infrastructure

The planning systems has mechanisms for securing infrastructure

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 in its area, and to ensure delivery of the adopted Local Plan. The planning for and delivery of this supporting infrastructure is happening in the context of changing population and demographic projections, plans to promote increased business and economic development in the borough, and a focus on good growth. As such, the Council has an ambitious programme of infrastructure investments, and is working to continue delivering these key projects.

In the face of continued financial austerity from central government, the challenges of meeting Local Plan and corporate objectives has meant that the Council has had to look to diverse funding sources to provide the infrastructure necessary to support development and its communities. The Council has been successfully operating a local Lewisham Community Infrastructure Levy (CIL) since 1 April 2015, whilst continuing to negotiate S106 agreements on developments to secure that financial and non-financial contributions towards infrastructure are provided by developers where appropriate.

4.2 Section 106 Agreements

£7.8 million of S106 contributions were received in 2016-17

In line with changes brought in with the CIL Regulations (2010) (as amended), the Council has continued to negotiate S106 contributions where appropriate. The Council has secured approximately £7.8 million in S106 contributions during 2016-17, up from the £5.2 million received in 2016-17. This is the result of a number of strategic sites being granted planning permission and starting on site over this period.

As part of these planning approvals, and in addition to the onsite benefits secured by the Council on these strategic sites, the Council received financial contributions towards; employment & training, education, affordable and wheelchair housing, sustainable transport and cycling, town centre management, health, environmental improvements and public realm, open space, and community and leisure facilities, amongst others. These contributions will ensure that the developments that are delivered in Lewisham provide the infrastructure necessary to support communities.

Table 4.1: S106 agreements secured 2006-07 to 2016-17

Type of obligation	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Total agreements signed	20	25	28	23	31	42	9	22	27	34	25
Total contribution (£ million)	3.1	1.7	3.5	3.9	2.8	39.7	1.2	3	7.6	5.2	4.7
On-site affordable housing provision (number of dwellings):											
Social and affordable rent	195	148	303	777	6	560	120	164	205	180	254
Intermediate (shared ownership)	149	125	199	381	148	579	30	60	418	375	128
Total on site	343	273	502	1,158	154	1,139	150	224	623	555	382

Source: Lewisham Council Development Management databases

Table 4.1 shows that 382 on-site affordable housing units that have been secured through S106 during 2016-17. This is less than last year's figure of 555. The level of financial S106 obligations secured during 2016-17 reflects the continuing increase in regeneration activity through new planning consents being granted on large strategic sites, and the reconfiguration of existing consents to increase their development potential further. A number of strategic sites that were previously granted planning permission have also started on site, and many of the larger sites continue to be developed in a phased manner, providing the Council with S106 contributions to use to deliver infrastructure over a number of years.

The balance of S106 funds held by the Council at the end of 2016-17 was approximately £30.4 million. Over the next few years it is expected that the balance will continue to vary significantly as major schemes make large payments, often over many phases. In addition, there is often a delay between the granting of planning permission and the starting of works on site, which means that there can often be significant delays while the associated infrastructure projects are implemented alongside the building out of the subsequent phases of these larger sites.

The Council's requirements regarding the submission of financial viability assessments are outlined in Core Strategy Policy 1. In reviewing the effectiveness of this policy and to analyse how this process is working, the Council is drafting a report which will summarise the key assumptions of each viability report, and compare this to what has actually occurred. This will cover 13 major development schemes in the borough approved since 2009. It is anticipated that this report will be finalised in early 2018. In subsequent years this information will be reported annually in the AMR.

4.3 Community Infrastructure Levy

CIL will collect financial contributions for infrastructure in the future

The Council continued to operate a local Lewisham CIL during the period 2016-17, which in line with the CIL regulations (2010) (as amended) is levied as a non-negotiable charge made on most new development, and which is calculated on a per square meter basis. The adopted CIL Charging Schedule (2015), which passed through Examination in Public in 2014, outlines the levy amounts, calculation methodology, and lists the types of infrastructure projects that the levy will be spent on. Broadly the CIL collected by Lewisham must be used to fund the infrastructure needed to support development in its area, with a percentage retained (in line with the Regulations), for administration purposes.

The adopted CIL rates are shown in Table 4.2.

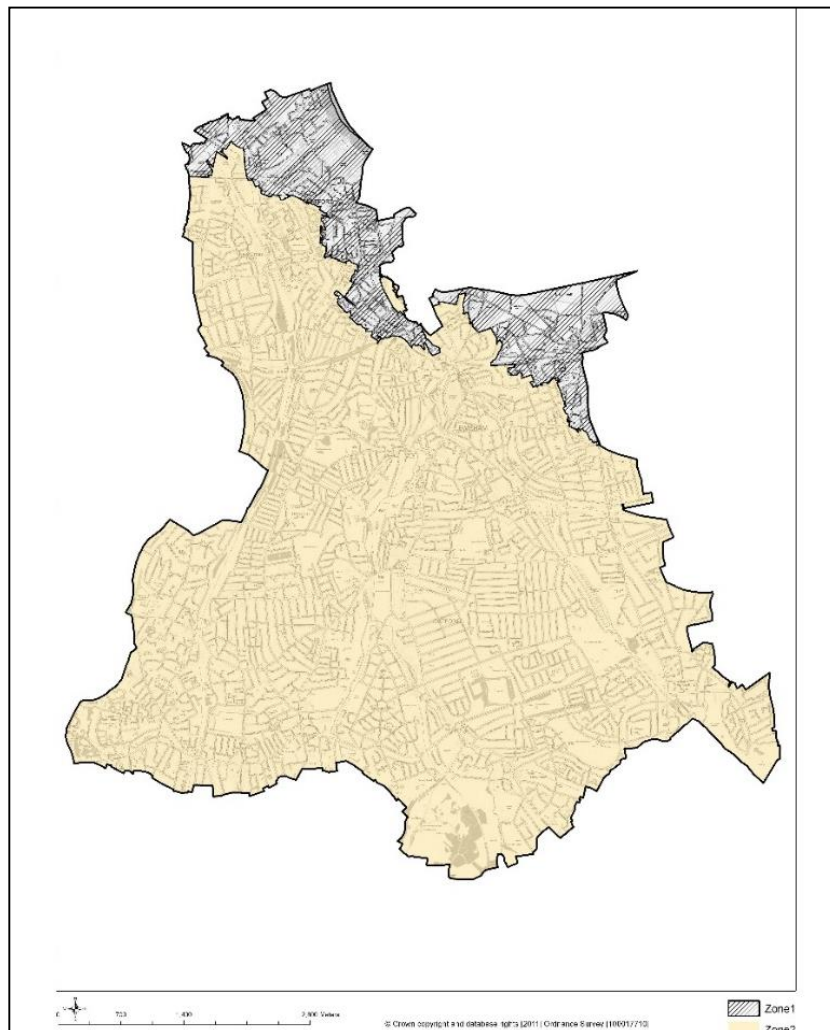
Table 4.2:
Proposed CIL rates

Source:
Lewisham Council
Development
Management

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

Fig 4.1: CIL charging zones map

Source:
Lewisham Council
Development
Management



In general terms zone 1 covers the Deptford regeneration sites, St Johns and Blackheath (the area shown as grey in Figure 4.1) and zone 2 covers the rest of the borough (the area shown as cream in Figure 4.1).

£4.4m was collected for the Lewisham CIL in 2016-17

The Council began to charge CIL from 1st April 2015 and has continued to do so through 2016-17. During 2016-17 £4.4m was paid to the Council by the end of the financial year. The balance of CIL funds held by the Council at the end of 2016-17 was approximately £5.9 million.

CIL will be used to fund the strategic infrastructure identified in the Regulation 123 list, whilst the obligations secured under S106 agreements are directly related to the infrastructure associated with a particular development site or planning application. The Council is permitted to spend 5% of the receipts on administration of CIL, which comes to £224,000.

Appendix 6 provides an overview of the CIL accounts. The second year of CIL operation has resulted in higher levels of liabilities as many development sites that have been granted planning permission have commenced on site, and the CIL liability has become due to be paid to the Council.

£2.9m was collected for the London Mayoral CIL during 2016-17

The Council is also a collecting authority on behalf of TfL for the Mayoral CIL, which has been in operation since 1st April 2012, collecting funds towards Crossrail. During 2016-17, over £2.9m of Mayoral CIL was received and paid over to TfL. The Council retained 4% of the fees for administration purposes, which amounted to £116,000.

4.4 New Homes Bonus

To date, Lewisham has been granted £40.3 million in New Homes Bonus

The New Homes Bonus (NHB) is a grant paid by Government to local councils for increasing the number of homes. The NHB is paid each year for 6 years. Under the scheme, the government match 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.

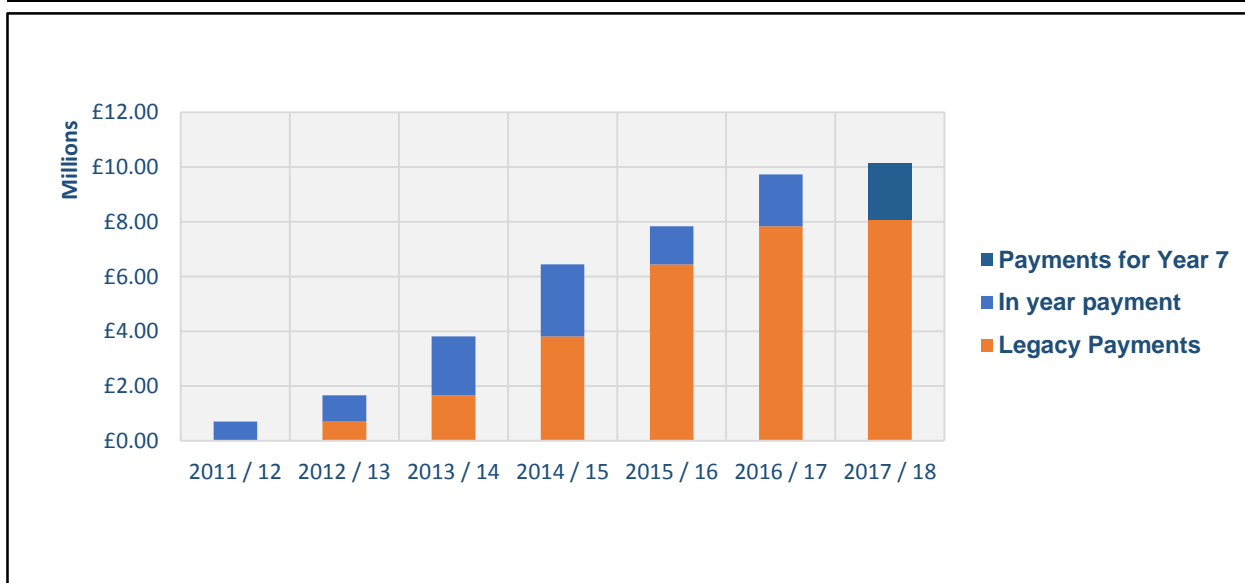
For 2016/17, the council received a NHB payment total of £9.7 million (around £1.9 million from in-year payment and around £7.8 million from legacy payments from the previous 5 years).

The Government recently confirmed that, as part of the provisional *Local Government Finance Settlement 2016*, for 2017/18, a national baseline for housing growth would be introduced of 0.4% and NHB payments would be made for 5 years, rather than 6 years, and that the payment period would be reduced again to 4 years from 2018/19.

Table 4.3 and Figure 4.2 show the amount of NHB received since it was introduced in 2011. Final allocations for 2017/18 were published on 20 February 2017 and the Council is expected to receive a NHB payment total of £10.1 million.

Table 4.3 and Figure 4.2: New Homes Bonus payments received 2011/12 to 2017/18

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Year 1	£705,698	£705,698	£705,698	£705,698	£705,698	£705,698	
Year 2		£958,188	£958,188	£958,188	£958,188	£958,188	
Year 3			£2,149,906	£2,149,906	£2,149,906	£2,149,906	£2,149,906
Year 4				£2,628,989	£2,628,989	£2,628,989	£2,628,898
Year 5					£1,399,473	£1,399,473	£1,399,473
Year 6						£1,889,351	£1,889,351
Year 7							£2,071,411
Total NHB	£705,698	£1,663,886	£3,813,791	£6,442,780	£7,842,253	£9,731,604	£10,139,129



Source: CLG, New Homes Bonus Calculator 2017 to 2018.

Note: These figures differ from previous years as they more accurately reflect the legacy payments being received.

4.5 Investment in the Borough

Investment is needed to act as important catalysts for development, deliver infrastructure benefits, speed up the delivery of homes and jobs and significantly boost regeneration.

In December 2015 TfL confirmed their commitment to the **Bakerloo Line Extension** (BLE) and in February 2017 the consultation commenced on the BLE stations and shafts for Phase 1 BLE. Phase 1 will come as far as Lewisham, with the creation of two interchange stations within the borough at New Cross Gate and Lewisham. Subject to a funding package being

secured, the scheme completion is planned for 2029, at which time the Bakerloo line upgrade will be complete also.

Phase 1 BLE will come to the borough, with two interchange stations at New Cross Gate and Lewisham

The BLE will be critical in providing a cross-London rail link from south-east to north-west, and will develop a strategic-hub and a major transport interchange for the South East at Lewisham town centre. This will help support the anticipated growth in south London by providing improved transport infrastructure, supporting regeneration in Opportunity Areas including New Cross Gate and Lewisham and providing much-needed new capacity on this key underground line.

The Council is progressing a number of studies, including the Lewisham Interchange Study and New Cross Masterplan and Station Study to ensure the development opportunities associated with key transport improvements, including the delivery of BLE Phase 1 are captured and maximised – see section 5.1 for more details.

4.6 Design Awards

The borough is becoming known for high quality design.

*Photo 4.1:
Award winning
development at
PLACE/Ladywell*



Multiple prizes for PLACE/Ladywell

One notable scheme, completed this monitoring year, is PLACE/Ladywell. This is a new type of temporary development intended to be in situ for four years before being moved elsewhere. It provides two-bedroom homes for 24 homeless families (who were previously housed in B&Bs) at Local Housing Allowance rent levels and provides a place for them to stay until permanent accommodation can be found. It also provides start-up space on the ground floor for local businesses, retailers, artists, small cinema space and a café. With a waiting list to use these commercial units, it is proving popular with the local business community. At the New London Awards in July 2016, it won the award for the best temporary scheme and also won the Mayors Prize. At the London Planning Awards 2017 it was highly commended as in the 'Best Place to Live' category.

Multiple awards for Deptford Market Yard

Other award winning schemes are The Deptford Project (marketed as Deptford Market Yard) has been awarded many accolades this year: Best use of publicly-owned land and/or property in place making at the London Planning Awards; Best Heritage Led Project at the London Planning Awards; Built winner for retail at the New London Awards and Placemaking award at the Property Awards and collaboration prize at the Estate Gazettes Awards.

*Photo 4.2:
Deptford Market
Yard*



Awards for two public spaces at Surrey Canal Linear Park and Millwall Quietway Link

The quality of new public spaces being created in the borough is also being recognised. Surrey Canal Linear Park which lies on part of the route of the former Surrey Canal (and sits within the Plough Way Strategic Site) was shortlisted in the Best New Public Space Best New Public Space category at the London Planning Awards 2017.

The Millwall Quietway Link was also commended for public space at the New London Awards (2016) and Best cycle network infrastructure project at the Cycle Planning Awards 2016.

Winning these awards reflects well on the Planning Service as they were all schemes which the service was involved in from an early pre-application stage, they highlight the importance of high quality design and in turn will help drive up design quality elsewhere. They also help to foster good working relationships with architects and set the tone for how the Council expects to engage with developers, architects and the public in future developments.

5. PLANNING SERVICE PERFORMANCE

This chapter considers the performance of Lewisham's Planning Service in terms of preparing local plans, assessing and determining planning applications, carrying out planning enforcement action, protecting heritage assets and enhancing the design quality of developments.

5.1 Progress in Plan Preparation

Four Local Plans are now adopted by the Council

Tables 5.1 and 5.2 provides a complete picture of Local Plan preparation. Table 5.1 lists four Local Plans that have already been adopted by the Council prior to this year's monitoring period. These adopted Local Plans ensure a range of up to date policies are being used by Development Management Officers and Councillors when determining planning applications.

Table 5.1: Plans adopted by the Council

Document	Key milestones	Milestone Met?	Comment
Core Strategy	Adopted June 2011	☺	Prior to this AMR's monitoring period.
Site Allocations	Adopted June 2013	☺	Prior to this AMR's monitoring period.
Lewisham Town Centre Local Plan	Adopted February 2014	☺	Prior to this AMR's monitoring period.
Development Management Local Plan	Adopted November 2014	☺	Prior to this AMR's monitoring period.

Source: Lewisham Council Planning Policy

Figure 5.2 considers the Local Plans that are currently being prepared. It shows the actions achieved during this AMR's monitoring year. It also acknowledges the most up-to-date plan preparation by showing the actions that have been carried out up to the present day, i.e. April 2016 – November 2017. Figure 5.2 measures progress against the targets in the latest version of the Local Development Scheme (LDS), adopted by the Council in June 2015.

Table 5.2: Progress in Local Plan preparation – measured against targets in the LDS

Document	Key milestone	Milestone met?	Comment
Local Plan for Lewisham	Regulation 18 Issues and Options Due September/ October 2018	⊗	Work temporarily stopped on the Local Plan, primarily due to the uncertainty arising from significant changes being proposed to both national planning policy (see section 1.3) and through the need to align local policies with the new London Plan. Consultation is likely to take place on another Regulation 18 Local Plan during Summer 2018.
Gypsy and Traveller Site(s) Local Plan	Publication Document due July/August 2016	☺	Mayor and Cabinet approved the site search parameters in July 2016 and consultation took place in October/ November 2016. Progress has slowed since then, mainly due to the volume of representations received and the complex range of issues that it generated. Mayor and Cabinet will be presented with an updated report regarding the current thinking on a preferred site in Winter 2017.

Source: Lewisham Council Planning Policy

Table 5.2 highlights that whilst both Local Plans are underway, they have experienced delays and are being progressed at a slower pace than expected in the LDS. However, the delays provide the Council with a number of opportunities and these are identified in Table 5.3.

Table 5.3: Advantages of delaying plan preparation

Document	Advantage	Description
Local Plan for Lewisham	Review of the Local Plan	The delay has provided an opportunity to revisit the scope and content of the Local Plan, it's policies and the associated evidence base studies, and it is likely that a more fundamental review of the Local Plan will result from this.
	London Plan	It has given time to gain an insight into how the policies in the London Plan will change when the draft plan is published in late November 2017, and thereby how the Local Plan policies can be aligned accordingly.
	Re-consider the growth strategy	It has enabled reconsideration of the growth strategy for the borough, given the need to cater for more population growth than previously expected.
	Consultants studies	The team has continued to work with consultants who are preparing a range of evidence base studies on topics such as retail, affordable housing and sites of importance for nature conservation.
	London-wide SHLAA	The team has worked closely with the GLA and input into the London-wide SHLAA process, to ensure that the housing target relating to the large sites above 0.25 hectares is achievable and reflects the growth strategy for the borough. This in turn, will allow housing numbers in the Local Plan to be aligned with the London Plan.
	Direction of Travel Document	With the BLE Phase 1 route now confirmed, this document clearly sets out the Council's intentions for enhanced growth within the Borough and seeks to ensure development opportunities associated with the delivery of BLE Phase 1 are captured and maximised.
	Lewisham Interchange Study	This study tests the feasibility of transforming Lewisham Station into a holistic transport hub providing interchange between the BLE, DLR and National Rail services and overcomes the severance issues of the existing station. It also proposes to better link the station (through improved cycling and walking routes) with existing and future communities and to create connections between existing areas of open space.
	New Cross Masterplan and Station Study	The Master Plan will cover an area of approximately 1km radius around New Cross Gate station and will look at the opportunities the BLE offers to New Cross as a place whilst looking to protect its existing character as well as exploring the benefits that the BLE can provide for existing and future residents.
	Lewisham Tall Buildings Study	This study provides a more granulated review focused on Lewisham Town Centre and provides a rationale and methodology for determining the appropriate scale of development within the town centre and also what constitutes as 'tall' within those contexts.
	A2 Corridor Study	This study stretches from the borough boundary with Southwark to Deptford High Street. It focuses on issues related to the roadway with particular focus around the stations of New Cross and New Cross Gate.
Further studies	It provides time to allow a range of further studies to be commissioned during the next monitoring year, so that they can inform policies being drafted in the Local Plan.	

Gypsy and Traveller Site(s) Local Plan	Consider a range of complex issues	Time has been taken to consider the many and complex issues raised during the consultation, so that concerns can be alleviated and mitigated as far as possible.
	Further discussions	A variety of further discussions with key stakeholders have been carried out including Network Rail who are landowners for parts of both proposed sites.
	Further studies	Further studies have been carried out, such as flood risk, to understand in more detail the risks involved in developing both sites for gypsy and traveller accommodation.
	Informed decision	The delay will enable the Council to make a fully informed decision in the future, with an update report to be presented to Mayor and Cabinet in Winter 2017.

Source: Lewisham Council Planning Policy

There is a need to prepare a revised LDS

Given the delays experienced, there is a need to revisit the timetable for plan making and to propose a new, ambitious yet achievable programme in a revised LDS. It is intended that the revised LDS will be presented to Mayor and Cabinet in early 2018.

5.2 Neighbourhood Planning

The Localism Act 2011 introduced permissive powers which allow local communities to influence the planning of their area by preparing Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO). The Neighbourhood Planning (General) Regulations 2012 came into force as of April 2012.

NDPs are led by local people who set out how they want their local area to develop. Once adopted, the NDP becomes part of the borough's development plan and will be used to consider relevant planning applications. In areas without parish or town councils, NDPs can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. Lewisham Council is responsible for designating neighbourhood forums and areas. An NDP is subject to an independent examination and referendum before the Council can consider adopting it. The Council will use a neighbourhood plan for making decisions on planning applications once the independent examiner has indicated that the plan can proceed to referendum.

Local communities can also draw up NDOs, which grant planning permission in relation to a particular neighbourhood area for development specified in the order. An NDO is also subject to an independent examination and a local referendum before they can come into force. The Act requires the Council to set out details of any NDP or NDO in the AMR.

Since the Act came into force the Council has received six formal applications for the designation of neighbourhood forums/areas, as can be seen from the overview in Table 5.4 and Figure 5.1.

Table 5.4: Progress of Neighbourhood Planning

Group	Submitted application for neighbourhood forum/area	Neighbourhood forum/area designated by the Council	Neighbourhood Plan prepared
Crofton Park/Honor Oak Park	January 2014	June 2014	Currently being prepared
Grove Park	June 2014	September 2014	Currently being prepared
Corbett Estate	December 2014	April 2015	Currently being prepared
Lee	August 2015	January 2016	Currently being prepared
Deptford Neighbourhood Action	August 2015	February 2016	Currently being prepared
Upper Norwood/Crystal Palace	March 2015	Not yet	

Source: Lewisham Council Planning Policy

Currently five neighbourhood forum/areas have been adopted by the Council and all are currently preparing neighbourhood plans

The **Crofton Park and Honor Oak Park** Neighbourhood Forum submitted an application seeking the designation as a forum and a neighbourhood area in January 2014. The Council consulted on these and designated the forum and area in June 2014. They are currently preparing their draft plan.

Grove Park Neighbourhood Forum submitted an application seeking designation as a forum and a neighbourhood area in February 2014. The application was withdrawn, but was resubmitted in June 2014 and the Council designated the forum and area in September 2014. They are currently preparing their draft plan.

The **Corbett Estate** Neighbourhood Forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in December 2014. The Council consulted on these and designated the forum and area in April 2015. They are currently preparing their draft plan.

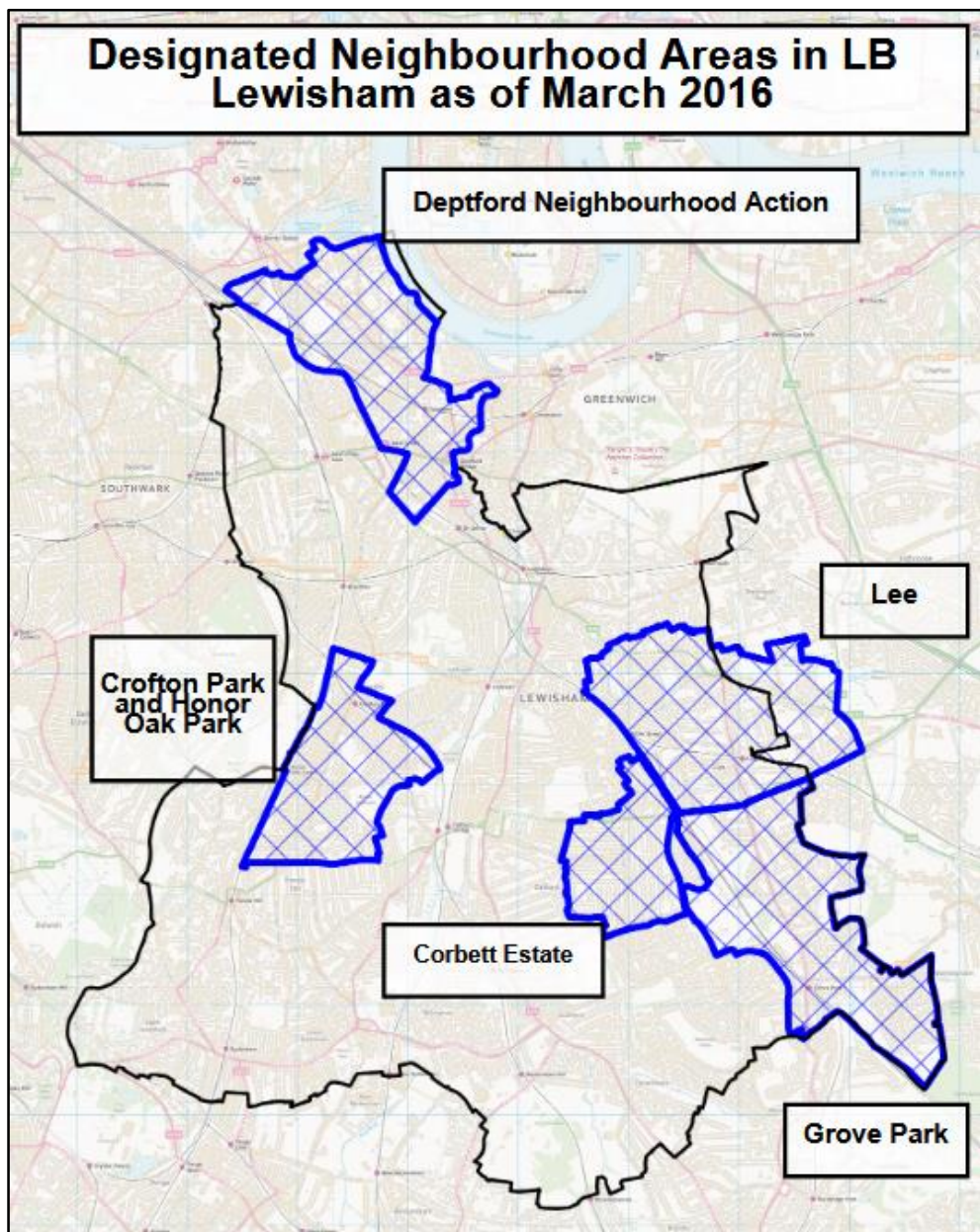
The **Lee** community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated the forum and area in January 2016, within this monitoring period. They are currently preparing their draft plan.

The **Deptford** Neighbourhood Action community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated the forum and area in February 2016. They are currently preparing their draft plan.

The **Upper Norwood and Crystal Palace** forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in March 2015. The proposed neighbourhood area boundary includes a small parcel of land in Lewisham but much larger parcels of land within the London Boroughs of Bromley, Croydon, Lambeth and Southwark. The application is still under consideration.

Since the production of last year's AMR, the Neighbourhood Planning Act (NPA) 2017 gained Royal Assent. The new legal provisions cement the status of Neighbourhood Planning in the planning system and set out new timescales for local planning authorities to meet their duties. The Council is working on a scheme of delegation to enable us to meet these timescales.

Figure 5.1: Map showing Neighbourhood Areas



5.3 Duty to Co-operate

5.3.1 Statutory Requirements

There is a statutory Duty to Co-operate

The Localism Act 2011 requires LPAs to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. Specifically, the Localism Act 2011 places a duty on boroughs to cooperate where:

'a sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas'.

The Localism Act requires LPAs to *'engage constructively, actively and on an ongoing basis'* to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15th November 2011.

Paragraphs 156, 178-181 of the NPPF provides details regarding the expectations of LPAs to cooperate on strategic issues, and highlights those policies that should be considered as strategic priorities.

The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the LPAs monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.

5.3.2 Actions to Meet the Duty to Co-operate

Consultation and co-operation with the GLA, south-east London Boroughs and stakeholders continues

The Council has undertaken a considerable amount of engagement activity and in 2016-17, as part of planning groups and forums on a sub-regional and London-wide basis, including attendance at:

- ALBPO meetings.
- GLA meetings on SHLAA, SHMA, Housing need, Statistics, GIS and LDD.
- London Waste Planning Forum.
- London Boroughs Neighbourhood Plans Group.

The Council has also engaged with other Government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage, Thames Water, the Marine Management Organisation and the GLA in relation to protected wharves.

The Council is proactively working with neighbouring LPAs to identify cross-boundary planning issues and to co-operatively work on solutions to these issues. The Council organises 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 topics discussed included:

- Gypsy and traveller sites,
- Housing numbers, objectively assessed need, SHLAA, SHMA, densities,
- waste,
- brownfield land register,
- self-build register,
- Government legislations (Local plan Expert Group, Housing White paper, Housing and Planning Act, Neighbourhood Planning Act,
- Section 106 and CIL, Brexit).

The Council has also communicated with neighbouring Local Authorities, either via meeting, letter or emails. Where relevant, the Council has submitted representations on neighbouring Local Plans, during public consultation.

5.4 Self-build and Custom Housebuilding Register

There are now 98 entries on the self-build and custom housebuilding register

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. It can be accessed via the Council's website. 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. To date, 98 people or organisations have registered their interest on the Council's on-line registration form.

5.5 Planning Applications

There were 3,991 applications in 2016-17

Table 5.5 and Figure 5.2 show that there was a total of 2,973 applications where decisions were made during 2016-17 (excluding applications that were dismissed or not validated). This equates to 261 less planning applications than the previous monitoring year. However, this intake of planning applications is higher than the preceding 12 years, except 2015-16. In addition, the Planning Service also dealt with 1,018 other types of applications including Prior Approvals, non-material amendments and approval of details, up from last year's 815.

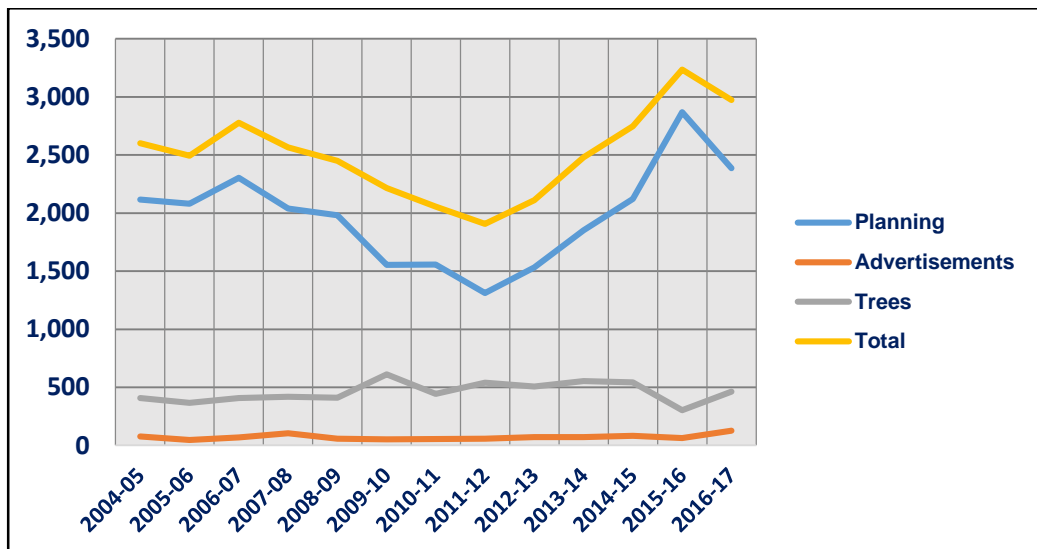
So, in total 3,991 applications reflects the continuing upturn in the economy and the strengthening of the house building and construction industry.

Table 5.5:
Development
management
applications by
type 2004-05 to
2016-17

Year	Planning	Advertise- ments	Trees	Total:	% change from previous year
04-05	2,115	78	409	2,602	NA
05-06	2,081	46	366	2,493	-4.2
06-07	2,303	68	407	2,778	11.4
07-08	2,040	106	419	2,565	-7.7
08-09	1,981	58	411	2,450	-4.5
09-10	1,553	52	611	2,216	-9.6
10-11	1,558	55	444	2,057	-7.2
11-12	1,311	57	539	1,907	-7.3
12-13	1,532	72	506	2,110	10.6
13-14	1,852	74	555	2,481	17.6
14-15	2,122	82	543	2,747	10.7
15-16	2,869	62	303	3,234	17.7
16-17	2,385	126	462	2,973	-1.1

Source: Lewisham Council Development Management databases

Figure 5.2:
Development
Control
applications
2004-05 to 2016-
17

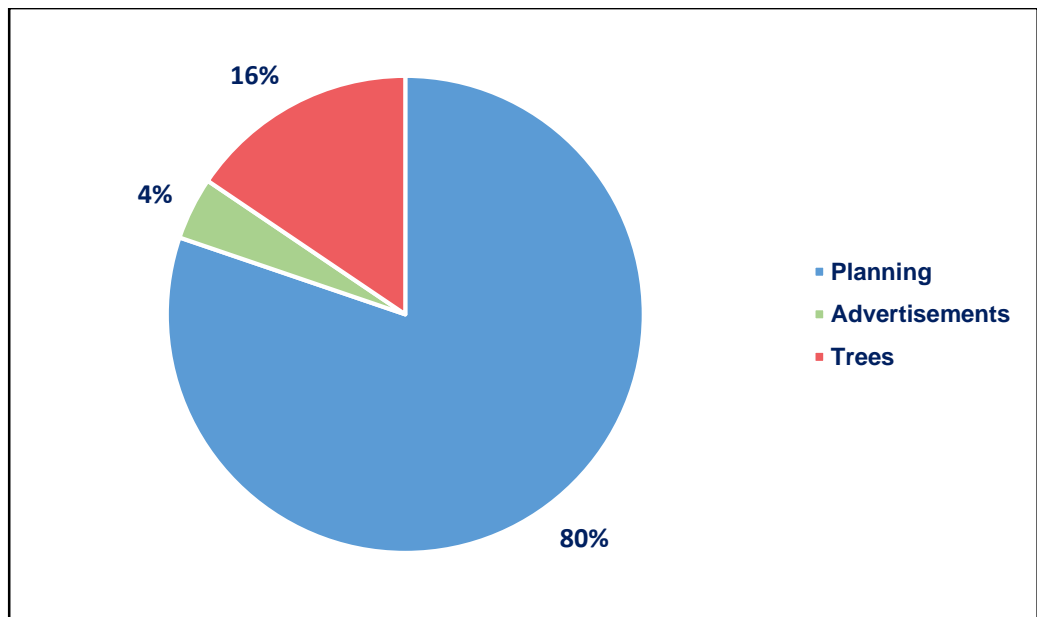


Source: Lewisham Council Development Management database

**80% of
applications
were for
planning**

Figure 5.3 shows that 80% of the applications related to planning, slightly less than last year's 89%. Tree applications are next, accounting for 16% of the total applications. Only a small number of advertisement applications were lodged (4%). These proportions remain similar to previous years.

Figure 5.3:
Applications by
type in 2016-17

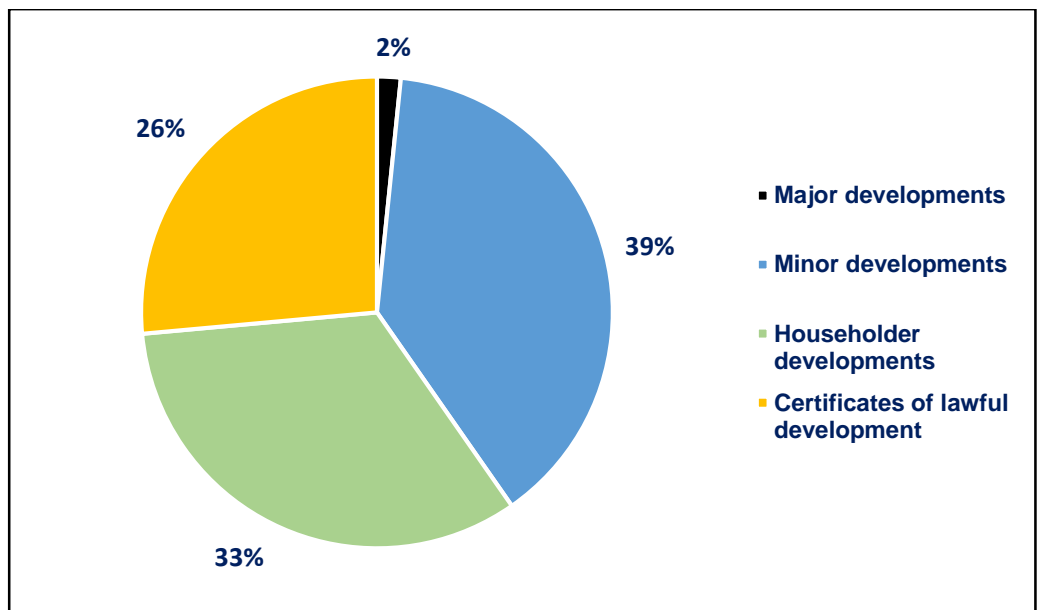


Source: Lewisham Council Development Management databases

Almost half of applications were minor applications

Figure 5.4 shows that for planning applications lodged during 2016-17, only 2% were major applications i.e. involving 10 dwellings or more (same as last year). Minor applications formed the largest category with 39% (slightly less than last year's 41%), followed by 33% householder applications (up slightly from 30% last year). Certificates of Lawful Development are now 26% of the intake (more than last year's 21%).

Figure 5.4:
Planning applications by
category, 2016-17



Source: Lewisham Council Development Management databases

Performance against targets is good

Table 5.6 compares the rate of delivery for different types of applications with the targets set by the Council. It shows that in 2016-17 the performance for determining all types of applications significantly exceeded the targets and has improved compared to last year's performance.

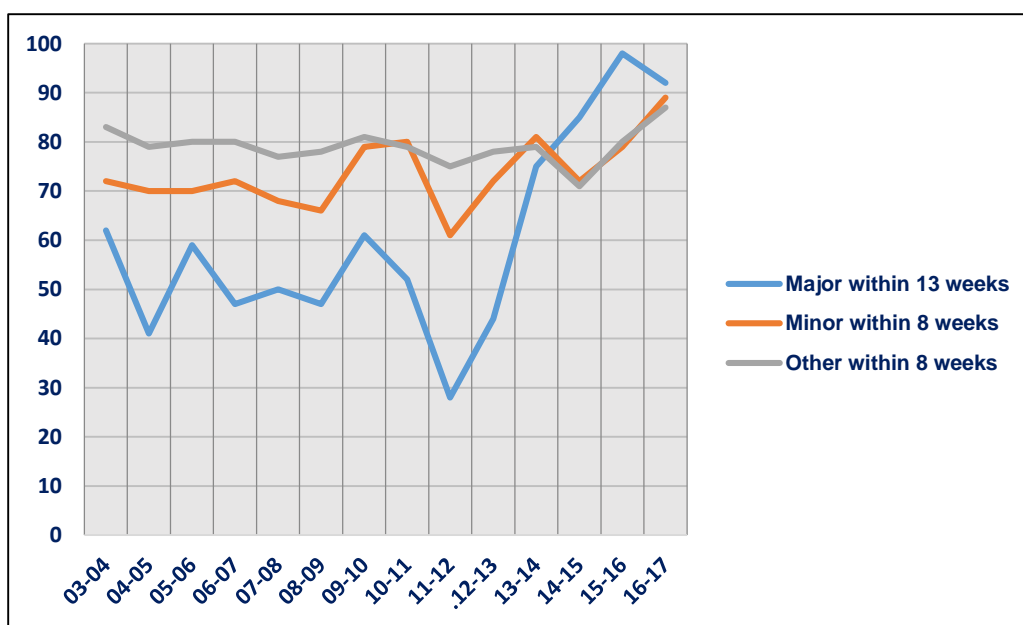
Table 5.6:
Development
Control
performance
during 2016-17

Type of application	Target	Actual
Major	60% within 13 weeks	92% within 13 weeks
Minor	70% within 8 weeks	89% within 8 weeks
Other	80% within 8 weeks	87% within 8 weeks

Source: Lewisham Council Development Management databases

Figure 5.5 shows how the percentage of applications determined within the 8 and 13 week target periods have fluctuated over the years. It also shows that the performance for this year has been better than previous years.

Figure 5.5:
Percentage of
applications
determined
within target
timescales,
2003-04 to 2016-
17



Source: Lewisham Council Development Management databases

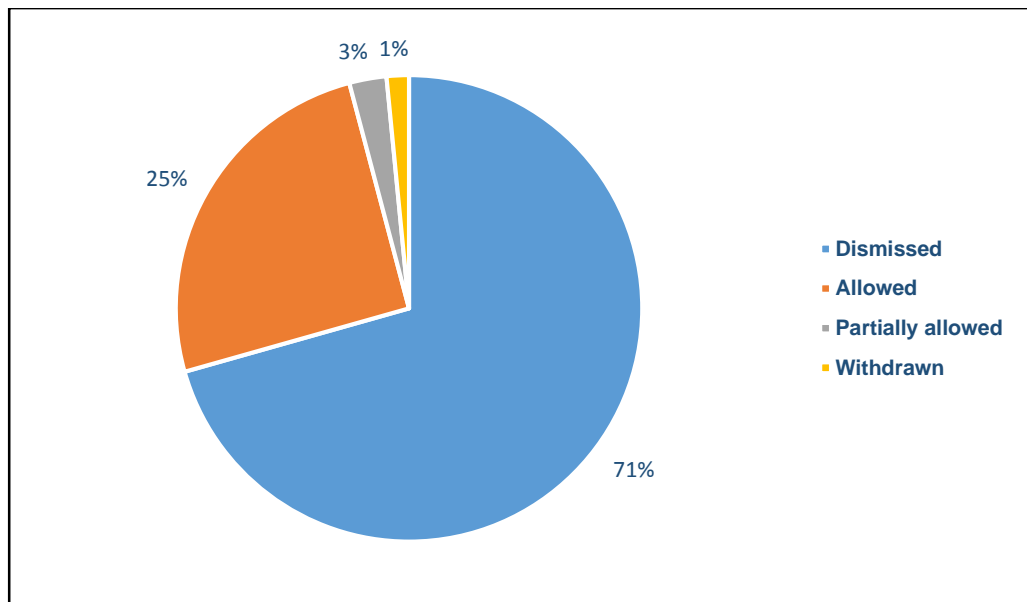
5.6 Appeals

Appeal decisions are a way of assessing the performance of policies in the LDF and provides a good indication of the quality and robustness of planning decisions made by the Council. If few appeals are allowed and policies are being upheld by planning inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed, revision of failing policies may be needed.

77% of appeals were dismissed

The number of appeals lodged has fluctuated from 72 in 2012-13 to 194 in 2016-17. Figure 5.6 shows the outcome of the appeals lodged in 2016-17, where the majority (70%) were dismissed whilst 25% were upheld. This is better than the national average, with a ratio of two thirds dismissed to one third upheld nationally.

Figure 5.6:
Success rates in
appeals
performance
2016-17



Source: Lewisham
Council
Development
Management
databases

5.7 Enforcement

**379
enforcement
cases
registered
during 2016-17**

The Council has powers under the Town and Country Planning Acts to take legal action when:

- Development occurs without planning permission and is unlikely to receive planning permission from the Local Planning Authority.
- Conditions attached to a permission are not complied with.
- Other breaches of planning control have been committed.

Enforcement cases are investigated on the basis of a priority system which first and foremost seeks to protect the Council's statutory heritage buildings (listed buildings) and trees protected by Tree Preservation Orders. The enforcement service also seeks to protect residential amenities from development which results in statutory nuisance, causes physical damage and insensitive alterations to the townscape, buildings and land forms as well as protecting its conservation areas.

In 2016-17 466 reports of alleged breaches of planning control were registered. This is more than previous years, with 379 cases received in 2015-16.

Many cases do not proceed to formal enforcement action and are closed down after initial investigations show no breach has taken place, e.g:

- Works that are classed as permitted development (planning permission is deemed to be granted for certain types of development);
- Planning permission has been granted for the works and the implementation of those works are within the start period (normally 3 years),
- The works do not amount to development (they may be works which affect only the interior of the property or are de minimis).
- It is not expedient to enforce the alleged breach (marginal or non-material breaches of planning control).
- The unauthorised development has subsequently stopped (stopping the

use causing harm to the property or reinstated the property to its original form).

- It is immune to enforcement action (the unauthorised development has been in place: for more than 4 years as a new or separate residential unit, or building works which have been substantially complete for 4 years or more, or 10 years for a change of use to a non-residential use).

23 enforcement notices issued during 2016-17

Government guidance advises Local Authorities to only serve enforcement notices in the most severe of planning circumstances having regard to the development plan and the public interest. The team issued 23 enforcement notices in 2016-17. This is lower than the previous year, with 33 in 2015-16.

5.8 Conservation and Urban Design

5.8.1 National and Local Conservation Listings

The borough has a rich heritage

The Council recognises the value of the historic environment and the contribution it makes to the local character of the borough, and considers it to be important to preserve and enhance its heritage assets for the future. The Council also supports the principles of heritage-led regeneration. This view is supported by local policies as well as national policies.

Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the borough's architectural, historic and townscape character. A heritage asset is a building, monument, or landscape identified as having significance meriting consideration in planning decisions, because of its valued heritage interest.

Heritage assets can be identified through statutory designation as heritage assets of national significance such as, Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. They can also be identified through designation by the Local Planning Authority, which includes Locally Listed Buildings and Areas of Special Local Character. Finally heritage assets can be identified through areas assessments, master planning or during the planning process itself.

Lewisham has a number of statutory designated heritage asset entries, each benefitting from the same level of protection despite their listing grade. There are a total of 367 nationally listed entries, which include buildings, structures and monuments:

- 332 Grade II listed buildings (or groups of buildings).
- 28 Grade II* listed buildings (or groups of buildings).
- Two Grade I listed buildings (Boone's Chapel in Lee High Road and St Paul's Church in Deptford).
- Three registered parks and gardens (all Grade II).
- One scheduled ancient monument.

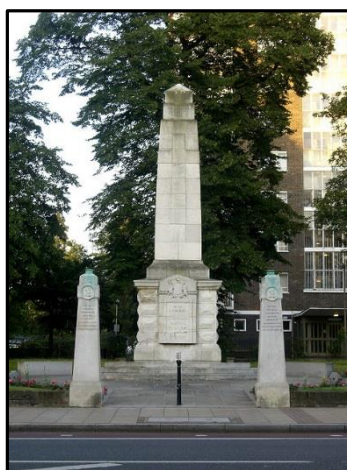
Two new nationally listed entries in 2016-17

During the period of this AMR there has been two new Grade II list entries: The Lewisham War Memorial, Memorial Gardens and the St Stephen's Church War Memorial.

Both were grade II listed as part of Historic England's War Memorials Project which endeavoured to list 2,500 First World War memorials throughout the country over a 5 year period to commemorate the role of communities across the country in the conflict. It is the hope that with listing, the memorials will continue be maintained and to provide us with an enduring link to those hundreds of thousands who gave their lives in the First World War.

Both memorials have been listed for their special design, architectural and historic interest. Both are historically significant as eloquent witnesses to the tragic impact of the world events on these communities, and the sacrifices they made in the conflicts of the 20th century. They are also significant for their architectural and design interest as a well-executed Portland stone Classical obelisk (Lewisham Memorial) and Calvary Cross (St Stephens Memorial). Lewisham memorial is also significant for its surrounding paved area with two smaller obelisks each inscribed to the fallen of the Lewisham Battalion.

Photo 5.1: Newly listed Grade II Lewisham Memorial, Memorial Gardens



Over 600 buildings, structures and places are listed nationally

The above numbers refer to list entries, rather than individual buildings and is by no means comprehensive. An entry might comprise a single house but can also relate to a whole terrace or groups of houses and their outbuildings. Therefore, the total number of buildings that enjoy statutory protection in Lewisham is much higher and can be estimated close to 600.

There are 301 buildings on the local list

In addition to statutory (nationally) listed buildings, Lewisham has a great number of buildings of local architectural and townscape merit. Whilst they do not meet the national criteria for statutory listing, they do add to the local distinctiveness of the borough, and so are acknowledged under a Local List. The borough currently contains 301 locally listed buildings (including structures and items).

The borough has 28 Conservation Areas. Conservation area status protects individual buildings as well as the spatial qualities of an area. The Conservation

Team has an ongoing programme of reviewing existing Conservation Areas and identifying new ones.

The borough contains 21 areas of archaeological priority and one area of special local character. However there are no registered wrecks or registered battlefields in the borough.

Part of the borough is in the Buffer Zone of the Maritime Greenwich World Heritage Site.

Improved circumstances of buildings at risk

18 buildings/structures (including ten graveyard monuments in one churchyard) and the Deptford High Street Conservation Area are currently on Historic England's 'at risk' register due to neglect and decay. The Council continues to work with Historic England and property owners to reduce the risk status and, although they remain at risk, the condition of all items classed as at risk is improving. Example of this work include:

- Recent negotiations for the full restoration of ten tombs which are on the Register, located within St Margaret's Old Churchyard in Blackheath, as part of Section 106 negotiations on the adjacent development site. This work will be carried out prior to occupation on the adjacent site.
- Beckenham Place Stable block, Riley's Temperance Hall, and the Fellowship Inn Hall, which have all received Planning and Listed Building Consent in this monitoring year for the refurbishment and re-use of the buildings. Following this work these buildings will also be removed from the Register.

Also in last year, the Grade II listed Deptford Ramp has been removed from the Heritage at Risk Register, after being on the Register for 14 years. The ramp and arches is the oldest surviving railway structure in London, and was restored as part of the Deptford Market Yard development, which accommodates 132 new homes, a new public space, and a new connection between Deptford Station and Deptford High Street.

Deptford Market Yard's success has been recognised in numerous housing, planning and architectural awards, including the Sunday Times Housing Project of the Year Award 2013, the Mayor's Prize at the 2017 New London Awards and the Best Heritage-Led Project at the 2017 London Planning Awards.

*Photo 5.2:
Deptford Ramp,
removed from
the Heritage at
Risk Register*



5.8.2 Design Review Panel

28 schemes have been reviewed during 2016-17

The Design Review Panel (DRP) is a group of professional design experts, who meet regularly to review development schemes. The panel assists and encourages developers and their design teams to achieve and deliver high quality design in their development proposals. While the panel does not have decision-making powers, it serves as an advisory body. Comments from the panel are fed into the assessment of pre-application schemes, planning applications and appeals. Bringing a scheme to DRP as early as possible can ensure a productive and beneficial outcome for all parties. By doing this, design teams have an appropriate time to respond to panel advice and have a better chance to address design concerns prior to application.

During 2016-17 DRP have reviewed some sites multiple times, creating a total of 28 assessed schemes and provided design advice on 3,421 dwellings and 13,256m² of non-residential floorspace. The totals include return reviews and provide totals only where statistics are available as part of the Design Review Panel process.

Table 5.7 provides further details of the residential and mixed use schemes that were reviewed at DRP during 2016-17:

- Four sites are at pre-application stage, of which three are site allocations. Given that they are not yet at formal application stage, they are deemed confidential and cannot be referenced in this report and are instead referred to as Site A, B and so on.
- Fourteen sites are in the planning pipeline (shown as named sites in Table 5.7). These sites have either been granted permission after having been to DRP but before the end of the monitoring period (31st March 2017), are already approved sites where DRP has assessed the design of specific phases of their development, are site allocations or have submitted planning applications.
- 11 sites are located within the Growth and Regeneration Area, thereby helping to enhance the design quality of the sites being regenerated. Four are at New Cross, four are at Lewisham Central, two are at Evelyn, and one is at Rushey Green.
- The remaining sites are located mostly in the south of the borough at Ladywell, Forest Hill and Sydenham.
- Eight sites will be developed with a mix of uses, not just housing. They will provide mixed use developments encompassing a range of uses such as commercial, hotel, retail, art studios, health centre, café, car sales and residential units.
- Ten sites will provide solely residential units.

Table 5.7: Residential and mixed use schemes reviewed at DRP during 2016-17

Source: Design Team database

Site name	Ward	Site description	Net units
Strategic gains Lewisham Retail Park	Lewisham Central	Mixed use scheme	500
Heathside and Lethbridge Phases 5+6	Ladywell	Residential scheme	409
Site A	New Cross	Residential scheme	400
Site B	Whitefoot	Residential scheme	371
Conington Road	Lewisham Central	Residential scheme	365
Sun Wharf	New Cross	Mixed use scheme	280
Carpetright	Lewisham Central	Mixed use scheme	260
Site C	New Cross	Mixed use scheme	216
Silver Road/Axion House	Ladywell	Mixed use scheme	157
High Level Drive	Sydenham	Residential scheme	100
Major gains 19 Yeoman Street	Evelyn	Mixed use scheme	72
Site D	New Cross	Mixed use scheme	60
9-19 Rushey Green	Rushey Green	Residential scheme	55
223-229 Lewisham High Road	Lewisham Central	Mixed-use scheme	52
Large gains Hereford Place	Evelyn	Residential scheme	35
Church Grove	Ladywell	Residential scheme	33
Eliot Bank	Forest Hill	Residential scheme	32
86-92 Bell Green Road	Sydenham	Residential scheme	24

The majority of the schemes identified in Table 5.7 have not yet been granted planning permission and the net units represent the amount of housing currently being proposed. This may differ from the final amount of housing granted, once the application has been determined.

Further information about the DRP can be found here:

<http://www.lewisham.gov.uk/myservices/planning/conservation/Pages/Design-Review-Panel.aspx>

6. CONCLUSION

6.1 Main Achievements

In assessing the type and quantum of development that has taken place in 2016-17, and will take place in the future, the AMR has identified a number of achievements for the borough. Table 6.1 highlights some of the key facts relating to these achievements.

Table 6.1: Main achievements

Category	Main achievements
Housing completions	With 1,604 net housing completions, it is the second highest in the last 12 years and exceeds the London Plan target of 1,385. The completions are focussed in the Regeneration and Growth Areas (66%). Affordable housing is being provided - with 327 net affordable housing completions. A social rent/affordable rent: intermediate ratio of 64:36 is similar from the Core Strategy 70:30 target.
Housing approvals	1,202 net dwellings were approved in 2016-17, of which 57% will be focussed in the Regeneration and Growth Areas. 235 of the approved dwellings will be affordable housing units.
Strategic sites	Progress has been made on the five strategic sites – parts of Plough Way and Lewisham Gateway have already been completed, Oxestalls Road and Convoys Wharf are currently under construction and Surrey Canal Triangle has planning permission.
Future housing supply	There is a resilient supply of housing land for the next 15 years – with 1,060 dwellings in the forthcoming year and 13,940 dwellings in years 1-15. Development sites are progressing well, with only 6 out of 108 sites of the units at medium/high risk of not being implemented.
Section 106 funds / CIL	Significant funds have been generated in 2016-17 – with £7.8 million received from S106, £4.4 million collected for the Lewisham CIL and £2.9 million collected for the London Mayor's CIL. A total of £40.3 million has also been granted through the New Homes Bonus since 2011, including the 2017-18 allocation.
Investment in the borough	Discussions with key stakeholders regarding BLE Phase 1 have continued this year and on the Council is preparing a number of studies to ensure that the development opportunities arising from the delivery of key transport improvements, including the BLE, are captured and maximised.
High quality design	A number of awards recognise the high quality of design in the borough, including PLACE/Ladywell, Deptford Market Yard, Surrey Canal Linear Park, Millwall Quietway.
Neighbourhood planning	Neighbourhood planning is gathering pace, with five formally designated neighbourhood forums and areas, all of which have started to prepare neighbourhood plans.
Co-operative working	The Council has continued to work co-operatively with neighbouring local authorities and participates in a variety of sub-regional groups including the South East London Duty to Cooperate Group, ALBPO, London Waste Planning Forum and GLA meetings.
Planning applications/enforcement	2,973 applications were decided in 2016-17, in addition to 1,018 other types of applications including Prior Approvals, non-material amendments and approval of details. The performance for determining major, minor and other applications exceeded target levels. 70% of appeals were dismissed. 466 enforcement cases were opened in 2016-17 and 23 enforcement notices were served.
Heritage assets	There are 367 national listed entries, 301 on the local list, 28 Conservation Areas, 21 Areas of Archaeological Priority and a World Heritage Site buffer zone. Two new monuments have been listed during 2016-17: Lewisham War Memorial at Memorial Gardens and St. Stephen's Church War Memorial. 18 entries remain on the Heritage at Risk Register, although the Deptford Ramp has recently been removed, having been restored as part of the Deptford Market Yard development. Plans for restoration of ten tombs within St Margaret's Old Churchyard and Listed Building Consents at Beckenham Place Stable block, Riley's Temperance Hall and the Fellowship Inn Hall will allow their structures to be removed from the Register in the future.
Design Review Panel	28 schemes have been reviewed by the Design Review Panel at application and pre-application stage, enabling design issues to be addressed at an early stage.

**2016-17:
another
successful
year for
planning in the
borough.**

Overall, it is evident that much of the development taking place across the borough reflects the spatial strategy set out in the Core Strategy and that the Planning Service has maintained a high level of service. This is recognised in the design awards that have been won and is reflected in the pro-active approach the Council takes to developing the borough.

6.2 Concerns

No new concerns have been raised in this AMR. However, there are a number of concerns raised in last year's AMR that remain relevant.

**Affordable
housing that
falls short of
the target**

Only 20% of the completions and 20% of the approvals are affordable housing. This falls short of the 50% target in the Core Strategy. The Council will continue to negotiate for the highest amount of affordable housing possible on appropriate sites, taking account of development viability and the need to balance the provision of affordable housing with delivering a range of other on-site and off-site benefits.

**Losing non-
residential
floorspace to
housing**

Many of the large office buildings have already been granted permission for conversion to residential in the last few monitoring years. However, with 271 Prior Approval applications received during 2016-17, this trend has continued this monitoring year and will continue in the future too. The Council has limited ability to refuse these applications. They are detrimental to local economic diversity and could undermine the protection of scarce employment land in the future. In addition the dwellings created from prior approvals consist mostly of small properties which do not cater for the needs of local families.

**Large scale
loss of
business
floorspace**

There has been a net loss of 23,802m² of non-residential floorspace from completions in 2016-17, whilst planning approvals granted in the monitoring period will result in a net loss of 12,461m² if implemented. In particular, there have been large scale losses of business floorspace (23,284m² for completions and 6,071m² for approvals). However, this loss of non-residential floorspace helps with the delivery of comprehensive regeneration schemes across the borough, which have provided much needed housing and other benefits for local communities. It helps to re-provide new business and retail floorspace that is more suited to the modern-day economy and a growing retail economy. It also helps in terms of job creation as most of the sites being developed for a mix of uses generate a significant uplift in the amount of jobs created compared to before.

**Future housing
supply**

Despite 13,940 new homes within the 15 year housing supply, the London Plan's housing target will be significantly increased when the draft plan is published in November 2017. To help meet the increased target the Council has worked alongside the GLA and input into the London SHLAA, identifying additional potential development sites. This will significantly boost the 15 year supply in the future.

Further monitoring is needed

The concerns identified above will need to be further monitored in future AMRs, to determine:

- Any long-term impacts.
- If any mitigating actions need to be carried out.
- Which policies need to be updated, changed or strengthened in the new integrated Local Plan, especially in relation to affordable housing and business floorspace.

APPENDICES

APPENDIX 1: ABBREVIATIONS





AMR	Annual Monitoring Report
BLE	Bakerloo Line Extension
CIL	Community Infrastructure Levy
DCLG	Department of Communities and Local Government
DMLP	Development Management Local Plan
Dph	Dwellings per hectare
DRP	Design Review Panel
GLA	Greater London Authority
GPDO	General Permitted Development Order
HMO	House of Multiple Occupation
IDP	Infrastructure Delivery Plan
IMD	Index of Multiple Deprivation
km²	Square kilometres
LDD	London Development Database
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
LSOA	Lower Super Output Areas
LTCLP	Lewisham Town Centre Local Plan
m²	Square metres
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PCN	Planning Contravention Notices
S106	Section 106 Agreement
SALP	Site Allocations Local Plan
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SRQ	Sustainable Residential Quality Matrix
TFL	Transport for London
UDP	Unitary Development Plan

APPENDIX 2: WARD BOUNDARIES MAP



APPENDIX 3: PROGRESS OF HOUSING TRAJECTORY SITES

The table below lists the sites shown on the Housing Trajectory in Appendix 4. It assesses the progress made on each site using a colour code in the last column, as follows:

	Medium to high risk of not being implemented when planned as site is suitable for residential development but unlikely to be granted planning permission in the next few years
	Medium risk of not being implemented when planned as site is making slower than expected progress but will continue to be implemented
	Low to medium risk of not being implemented when planned as site is at an early stage but is not currently stalled
	Low risk of not being implemented when planned as site is progressing well

Sites are ordered by location: Deptford/New Cross, Lewisham Town Centre, Catford Town Centre, District Hubs, Local Hubs, Central, Urban and Suburban. The table below does not include sites protected for current use such as Local Employment Locations (SA13-SA15, SA24–SA25, SA37, SA45-SA50), schools (SA16-SA17, SA51), nature conservation sites (Sinc1-18) and waste sites (1-3). Some Site Allocations have already been completed and are therefore not included in this Appendix.

For schemes that have not yet been granted planning permission, the net units represent the amount of housing currently being proposed. This may differ from the final amount of housing granted, once the application has been determined.

Some sites have progressed since the end of 2016-17:

- Site has started construction since 1 April 2017
- ~ Sites has been completed since 1 April 2017
- # Site has been granted permission since 1 April 2017
- * Site has started enabling works
- ^ Site has a resolution to approve, subject to a Section 106 Agreement being secured.

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction , as at 31 March 2017	Rating
1. DEPTFORD – NEW CROSS									
Convoys Wharf	SSA2	3,514	19/20-30/31			13/83358 Approved by Mayor of London	Y	*	
New Bermondsey, Surrey Canal Triangle	SSA3	2,365	19/20-30/31			11/76357 13/85143	Y		
Timber Yard, Deptford Wharves, Oxestalls Road	SSA4	1,132 -1 (1,131 net)	17/18-26/27			09/73189 15/92295	Y	➤	
New Cross Gate Retail Park/Sainsbury, New Cross Road	SA6	602	29/30-31/32		Y				
Arklow Road Trading Estate	SA9	316	19/20-21/22			15/93100 15/93101		Y	
Sun Wharf, Cockpit Arts	SA11	250	23/24-25/26		Y				
Thanet Wharf	SA12	226	21/22-22/23		15/90768				
Plough Way, Marine Wharf East	SSA5	225	17/18-18/19			13/85917 14/89436 15/91087 16/97829		Y	
Neptune Works, Parkside House, Grinstead Road	SA10	199	17/18-18/19			10/75331 14/89647		Y	
Giffin Street Masterplan Area	SA3	192	22/23-23/24		16/95039	^			
New Cross Gate NDC Scheme, Besson Street	SA7	173	20/21-21/22		Y	Previous application lapsed			
New Cross Gate Station sites (Goodwood Road)	SA5	148	27/28		Y	Previous application lapsed			
Faircharm Trading Estate, Creekside		148	17/18-18/19			12/82000		Y	
Kent Wharf, Creekside	SA11	143	17/18-18/19			14/89953		Y	
Former Deptford Green Secondary School, Amersham Vale	SA17	120	22/23-23/24		15/95027	^			

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction, as at 31 March 2017	Rating
Plough Way, Marine Wharf West	SSA5	^ 106	17/18			10/73437 13/84296 14/89436		Y ~	
Bond House, 20-32 Goodwood Rd		89	18/19			14/90267		Y	
Acme House, Childers Street	SA8	85	23/24	Y					
19 Yeoman Street	SSA5	72	18/19			16/98132	Y	➤	
43-49 Pomeroy Street		65	18/19			15/93731	Y	➤	
Astra House, Arklow Road	SA9	44	17/18			14/89678 15/93689		Y	
29 Pomeroy Street		37	17/18			15/91987		Y	
Evelyn Court, Grinstead Road		18	19/20			14/89442	Y		
302-308, 310/312 New Cross Road		18 -7 (11 net)	19/20			15/93085	Y		
Scaffolding Yard, 1-3 Comet Street		9	18/19			15/92227		Y	
9 Wotton Road, Lord Clyde PH		7	17/18			15/91454		Y	
465 New Cross Road		9 -4 (5 net)	18/19			11/78237		Y	
Roof extension: 110-114 Deptford High Street		5	19/20			14/88107	Y		
2. LEWISHAM TOWN CENTRE									
Lewisham Gateway	SSA6	^ 607	18/19-21/22			06/62375/ 13/82493/ 13/84296 14/89233		Y	
Lewisham Retail Park, east of Jerrard Street	LTC4	536	22/23-25/26		16/97629	^			
Tesco, Conington Road	LTC5	367	21/22-23/24		17/101621				

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction , as at 31 March 2017	Rating
Carpet Right, east of Thurston Road	LTC4	242	23/24-24/25		17/102049				
Lewisham House, 25 Molesworth Street		237	19/20-20/21			15/92471	Y		
Place Ladywell, former Ladywell Leisure Centre, 261 Lewisham High Street (remainder of site)	LTC7	84	26/27-27/28		Y				
223-225 Lewisham High Street		22	17/18			13/85398	Y		
87-89 Loampit Vale		49	18/19			15/93404		Y	
Former petrol station, 167 Lewisham High Street		28	17/18			15/91914		Y	
Roof extension at Riverdale House, 68 Molesworth Street		^25	18/19			15/91069		Y	
Tower House, 65-71 Lewisham High Street and roof extension		^ 20	17/18			15/94039		Y	
1 Myron Place		12	18/19			16/99036		Y	
Ravensbourne Arms, 323 Lewisham High Street		7	17/18			14/88176		Y	
Roof extension at 86-88 Lewisham High Street		6	17/18			12/81435		Y ~	
Roof extension at Robert Square, Bonfield Road		15 -12 (3 net)	17/18			16/97298		Y	
3. CATFORD TOWN CENTRE									
Catford Green, former Catford Greyhound Stadium		^ 240	18/19-20/21			07/67276 15/93128		Y	
16-22 Brownhill Road		19	19/20			14/89404	Y	➤	
Land adj. to railway, Doggett Road		9	17/18			12/79846		Y	
70 Rushey Green		7	19/20			15/92113	Y		
93-95 Rushey Green		7	17/18			11/76437		Y ~	

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Roof extension at Catford Tavern, Station Approach		6	18/19			15/90741	Y	➤	
26-32 George Lane		6	18/19			15/90510		Y	
4. DISTRICT HUBS									
Leegate Shopping Centre	SA23	229	21/22-22/23		14/90032	^			
113-153 Sydenham Road	SA22	98	24/25-25/26	Y					
Station forecourt, Dartmouth Road, west of the Railway Line	SA19	74	23/24	Y					
Waldram Place and Perry Vale, east of the Railway Line	SA18	33	27/28	Y					
Fairway House, rear of 53 Dartmouth Road	SA20	27	17/18			15/90942		Y	
Regent Business Centre, 291-307 Kirkdale		23	19/20			16/99465	Y		
22A-24 Sydenham Road		18	17/18			14/89339		Y	
Independents Day Centre, Independents Road		16	17/18			10/76229		Y	
Roof extension at 96a Sydenham Road		5	18/19			16/98075	Y	➤	
Former RH Adams Ltd, Hindsley's Place		7	17/18			13/85802		Y ~	
42 Sydenham Road		5	19/20			16/99221	Y		
169-171 Sydenham Road		5	20/21	Y					
5. LOCAL HUBS									
111-115 Endwell Road	SA30	40	23/24		Y				
Driving Test Centre, off Ennersdale Road	SA33	30	23/24	Y					
37-43 Nightingale Grove	SA35	30	21/22		Y				
6 Mantle Road	SA28	20	23/24		Y				

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction , as at 31 March 2017	Rating
35 Nightingale Grove	SA34	8	19/20			13/84806	Y		
Rear of 41-43 Springbank Road		6	17/18					Y~	
1 Brockley Cross		5	19/20		17/100503 #				
6. CENTRAL									
Boones Almshouses, Belmont Park		88 - 30 (58 net)	17/18-18/19			10/74143		Y	
Rear Chiddingstone House, Lewisham Park		53	19/20			14/89027 16/99284	Y		
BMW site, Lee Terrace		30	18/19			16/95488		Y	
23 Boone Street, Dacre Park Estate (south)		25	19/20			14/89902		Y	
37 Old Road		9	17/18			14/87793		Y	
87 Old Road		9	17/18			14/90064		Y	
Our Lady of Lourdes School, Belmont Hill		9	19/20			15/94157	Y		
12 Muirkirk Road		6	17/18			16/95538		Y~	
246 Brownhill Road		5	17/18			14/88055		Y	
Garages at 49-71 Dacre Park		5	18/19			14/89973		Y	
7. URBAN									
Heathside and Lethbridge Estate		645	19/20-25/26			12/81169 14/87333 17/99379		Y	
Excalibur Estate, Baudwin Road		219	17/18-18/19			10/75973		Y	
Rear of Christian Fellow Fellowship site, rear of 15-17a Tyson Road	SA40	71	17/18			09/71953		Y	

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction , as at 31 March 2017	Rating
St Clements Heights, 165 Wells Park Road		50	17/18			14/90031		Y	
Featherstone Lodge, Eliot Bank		33	18/19			14/86666	Y		
Former Sydenham Police Station, 179 Dartmouth Road		33	19/20			15/92758	Y		
Garages north of Longfield Crescent Estate		27	17/18			14/89888		Y	
Foster House, Whitefoot Lane		22 -1 (21 net)	19/20			15/91734	Y		
Mayfields Hostel, Burnt Ash Road		21	20/21		17/103886				
154-158 Sydenham Road	SA21	15	19/20			14/88852	Y		
33-39 Beadnell Road		9	17/18			15/91375	Y	➤	
452-458 New Cross Road		9	17/18			15/94342		Y ~	
14 Wastdale Road		9	17/18			16/96971		Y ~	
351-355 Sydenham Road		9	17/18			14/88927		Y	
Laurel Grove, rear of 215-217 Sydenham Road		9	17/18			12/82195		Y	
Garages at Woodstock Court, Burnt Ash Hill		8	19/20			15/94702	Y		
31 Dacres Road		9 -2 (7 net)	19/20			15/92092	Y		
117 Dunfield Road		8 -1 (7 net)	19/20		16/99506 #				
437-439 Brockley Road		7	17/18			14/88077		Y	
Rear of 101-103 Springbank Road		6	18/19			14/90373		Y	

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction , as at 31 March 2017	Rating
14 Westwood Park		7 -1 (6 net)	19/20			15/91285		Y ~	
113 Bovill Road		5	18/19			16/97411	Y	➤	
Spalding House, Turnham Road		5	19/20			15/94208	Y		
29 Ewelme Road		6 -1 (5 net)	19/20			16/96800	Y		
219 Standstead Road		5	19/20			16/97266	Y		
Workshop at rear of 171 Kirkdale		5	17/18			14/86283		Y	
8. SUBURBAN									
Former Downham Fire Station , 260 Reigate Road		30	18/19			15/92929		Y	
329 Baring Road and Haywood House		6	19/20		17/100225 #				
Garages at 55-88 Castleton Road		5	19/20		16/98887 #				

APPENDIX 5: CIL ACCOUNTS

Receipts		(£)
Total CIL receipts in the reported year (2016/17)		4,487,774.86
Expenditure		(£)
Total CIL Expenditure in the reported year		Nil
Summary details of expenditure during the reported year		(£)
The items of infrastructure to which CIL has been applied		N/A
The amount of CIL expenditure on each item		N/A
the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)		N/A
The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation		224,388.74 5%
The amount of CIL passed to		(£)
Any local council under regulation 59A or 59B		N/A
Any person under regulation 59(4)		N/A
Summary details of the neighbourhood proportion of CIL		(£)
Total amount of the neighbourhood proportion of CIL receipts in the reported year (15%)		673,166.23
The items to which the neighbourhood proportion of CIL receipts have been applied		N/A
The amount of expenditure on each item		N/A
Summary details of any notices served		(£)
The total value of CIL receipts requested from each local council		N/A
Any funds not yet recovered from each local council at the end of the reported year		N/A
Totals		(£)
CIL receipts for the reported year retained at the end of the reported year excluding the neighbourhood proportion		3,590,219.89
CIL receipts from previous years retained at the end of the reported year excluding the neighbourhood proportion		1,152,370.93
Total amount of neighbourhood proportion CIL receipts for the reported year retained at the end of the reported year		673,166.23
Total amount of neighbourhood proportion CIL receipts from previous years retained at the end of the reported year		216,069.55
Infrastructure payments accepted by the charging authority		(£)
The items of infrastructure to which the infrastructure payments relate		N/A
The amount of CIL to which each item of infrastructure relates		N/A

Prepared by
Strategic Planning Team
London Borough of Lewisham

Laurence House
1 Catford Road
Catford
SE6 4RU

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

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