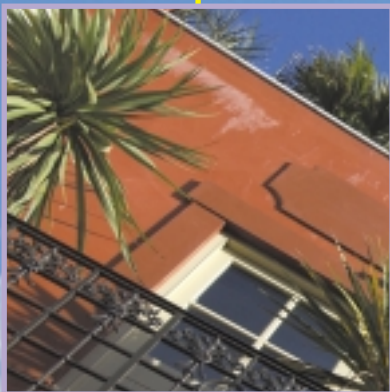


Regenerating Lewisham

Town Planning Service
Annual Monitoring Report 2004/05

Published November 2005



Foreword –

I am delighted to be able to introduce the first Annual Monitoring Report from the Town Planning Service. Lewisham is changing fast and the Planning Service is at the forefront of these changes.

The planning service together with the rest of the Council are seeking high design standards for new buildings. When the Laban Centre won the Sterling Prize for architecture recently, the world media focused on Deptford and the role of good design in urban regeneration. But it is not just the world famous architecture that is important. Other schemes such as the new residential community on the site of the former Hither Green Hospital and the extension of the Horniman Museum in Forest Hill are exceptional local buildings enhancing the environment and hence the quality of life. The future will bring redevelopment of Convoys Wharf and Lewisham Town Centre and these will again enhance our reputation as a place to live, work and learn.

The new planning system is known as the Local Development Framework. This will eventually replace the Unitary Development Plan for Lewisham and will set out the planning vision and the policies to guide development over the next ten years. This is another challenging programme set by central government but delivered locally. The timetable for adoption is tight but I am pleased to say all key milestones have been met in the first year.

The last financial year (April 2004–March 2005) has been a challenging one for the Planning Service. This Annual Monitoring Report shows how the service rose to that challenge and helped improve the Lewisham environment. The report presents a great many facts and figures about Lewisham but what we must remember is that behind these graphs and statistics lie tangible improvements in the quality of life for many Lewisham residents. I commend this report to you.

Councillor Gavin Moore
Deputy Mayor



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1.0 Introduction -

The Council, as a local planning authority, is now required to prepare a portfolio of new development plan documents and supplementary planning documents which will constitute Lewisham's 'Local Development Framework' (LDF).



- 1.1 In September 2004 the government introduced new legislation, the Planning and Compulsory Purchase Act 2004 ('the Act'). This new legislation introduces a new development plan system into the English planning system. The Council, as a local planning authority, is now required to prepare a portfolio of new development plan documents and supplementary planning documents which will constitute Lewisham's 'Local Development Framework' (LDF). This will set out the vision, strategy and policies that will guide development in the borough over the next ten years.
- 1.2 The first document produced as part of this new process was the Local Development Scheme (LDS), which was approved by the Secretary of State and the Mayor for Lewisham in 2005 and came into effect on 19 May 2005. It outlines the various documents the Council will produce and the timetable for their production. The document can be reviewed on the Council's website at:
<http://www.lewisham.gov.uk/Environment/Planning/-PlanningPolicy/LocalDevelopmentFramework/> -

- 1.3 The new Planning Act also requires local planning authorities to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State by the end of December of each year. The AMR must set out information on the implementation of the Local Development Scheme and the extent to which the policies set out in Local Development Documents are being achieved.
- 1.4 This AMR has been prepared following statutory requirements and with regard to:
 - the Town and Country Planning (Local Development) Regulations 2004 -
 - Planning Policy Statement 12: Local Development Frameworks (September 2004)
 - Local Development Framework Monitoring: A Good Practice Guide (March 2005).
- 1.5 This is the first AMR produced by Lewisham. It will cover the period from 1 April 2004 until 31 March 2005 and will act as a benchmark for future AMRs. As a new statutory requirement, some of the information which is to be monitored was not available to the Council's Town Planning Service for inclusion in this year's AMR. Information about improvements to the monitoring system is set out in Chapter 7.
- 1.6 Although the legal requirement is to report on progress from the previous financial year, this is not possible for the first AMR. As stated above, the LDS was only brought into effect in May 2005 and this is technically outside the AMR reporting period. However, in order to provide useful information this AMR will report on progress on implementing the LDS from its start up to the present (November 2005). Similarly, as no document in the LDF has yet been adopted, it is not possible to report any success or failure of the policies that will be part of the LDF. For this reason, the first AMR will report progress on the implementation of the 'saved' policies in the Adopted Unitary Development Plan.
- 1.7 The format of this AMR is as follows:
 - Chapter 2 will set out the statistical context for monitoring in Lewisham
 - Chapter 3 will provide a brief summary of recent planning successes
 - Chapter 4 will provide information about planning appeals and enforcement
 - Chapter 5 will provide monitoring on the saved UDP policies
 - Chapter 6 will set out progress on implementing the LDS
 - Chapter 7 will set out how we intend to improve monitoring for next year.

2.0 Lewisham context and character -

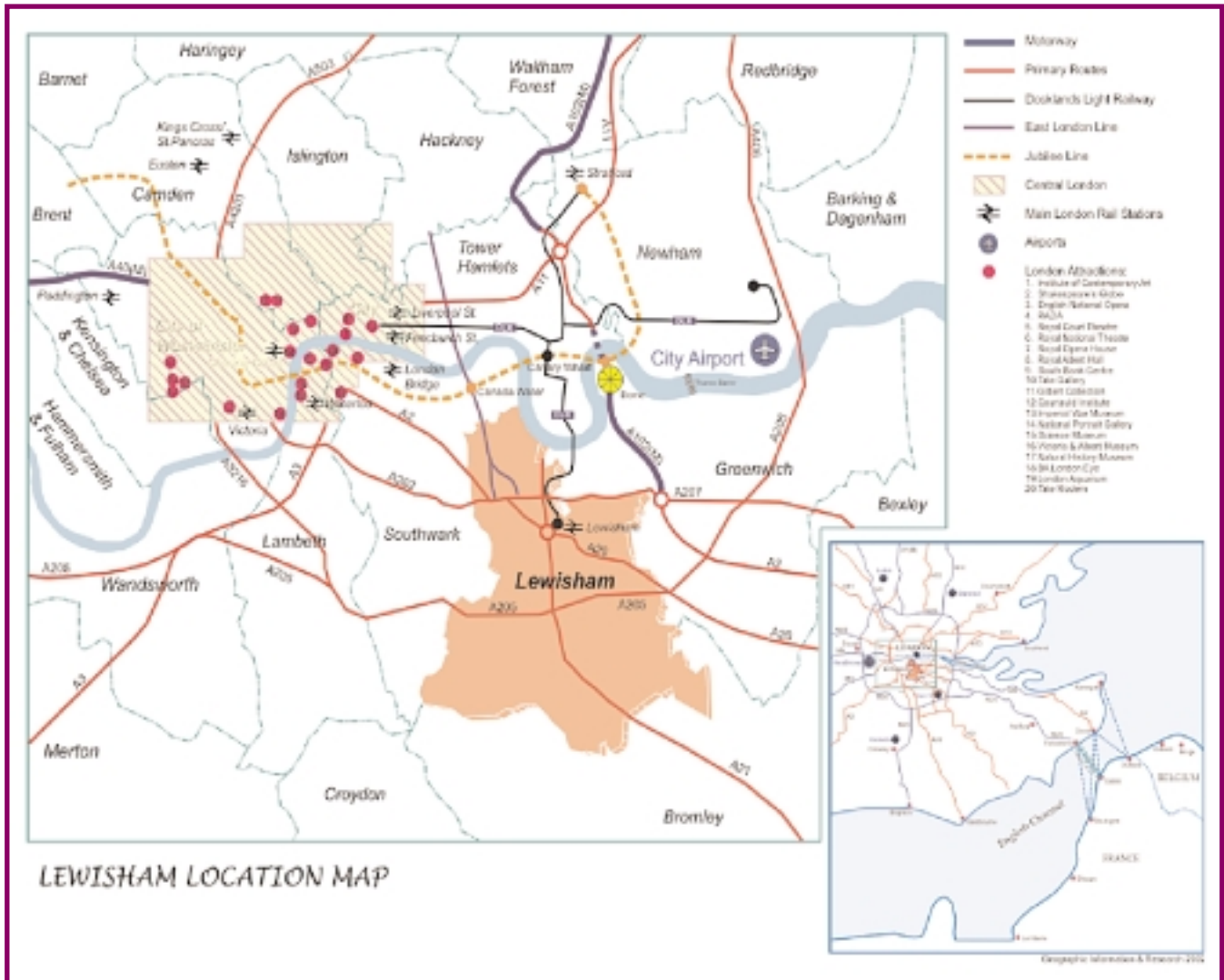
Lewisham Council is the largest employer in the Borough. The Council is pivotal in many activities that fundamentally affect the lives of Lewisham's residents, including the quality of the environment, life long learning, community care and housing.



2.1 Regional context

- 2.1.1 The London Plan divides London into 5 sub-regions and Lewisham is located in the east sub-region, which is London's largest. It covers 10 boroughs on both sides of the Thames (Lewisham, the City of London, Hackney, Tower Hamlets, Newham, Barking and Dagenham, Havering, Redbridge, Greenwich and Bexley) and is home to 2 million people. Lewisham occupies a key strategic position in south-east London on the old pilgrim's route from central London to Canterbury (A2) and the Kent ports. It stretches from the River Thames at Deptford to the Downham and Grove Park suburbs in the south.
- 2.1.2 The London Plan expects the east sub-region to be a major growth area in the next ten years with the need to plan for a minimum 104,000 additional homes and 249,000 jobs.
- 2.1.3 Lewisham is also an integral part of the Thames Gateway and a member of the Thames Gateway London Partnership (TGLP), which was set up to achieve social, cultural, economic and physical regeneration in this part of London and beyond. The winning of the Olympic bid on 6 July 2005 has been a major boost to east London, with plans for a 500 acre Olympic Park, focusing on the Lea Valley, set to accelerate the sub-region's major regeneration plans.

Figure 1: Lewisham Location Map -



2.2 Local geography

2.2.1 Lewisham is an inner London borough covering an area of approximately 14 square miles of South-East London, and shares borders with Greenwich, Bromley, Southwark and Tower Hamlets, across the River Thames. Lewisham has two major town centres, Lewisham and Catford, and seven district town centres comprising Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and Sydenham. Open space is one of the borough's greatest assets and takes up nearly 14% of the borough's land area, from the large expanses of Blackheath in the north and Beckenham Place Park in the south, to the many medium and smaller spaces between. There are nearly 300 hectares of Metropolitan Open Land and 300 hectares of land designated as 'Sites of Natural Conservation Importance'.

Lewisham has the highest number of awards for its public parks in London, with six awards, including that for Horniman Gardens, which is managed by the Museum trust.

2.2.2 Much of the borough was developed as part of the great suburban expansion of London between 1850 and 1930 and was mostly developed as middle-class suburbs. The borough today presents great contrasts in terms of the character of development. There are relatively low density areas, with houses and gardens, and high density residential neighbourhoods, some comprising small Victorian and Edwardian terraces and others with high-rise flats mostly developed in the latter part of the twentieth century. Main roads and railways intersect the borough – a result of its geographical position on the ancient routes between London and the Kent and Sussex coast.

2.3 Economy

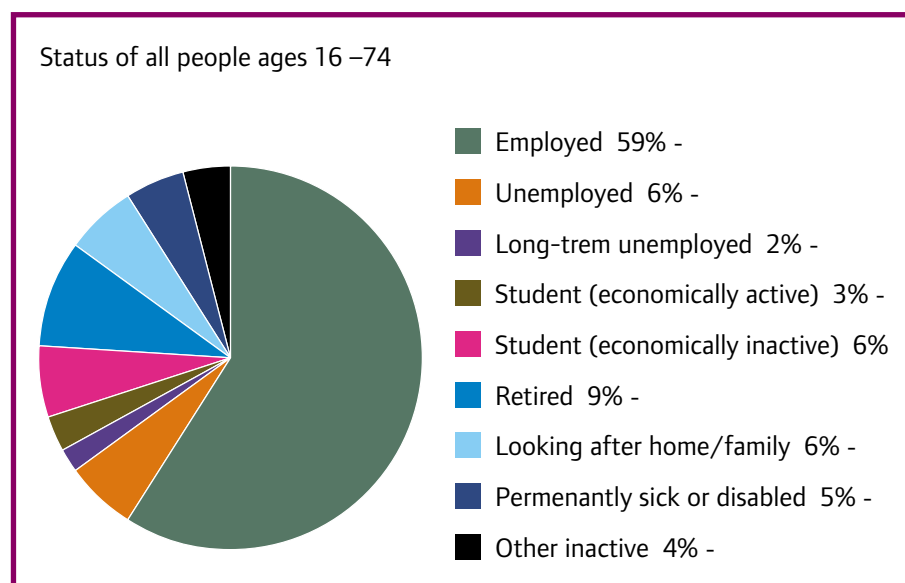
2.3.1 Lewisham is portrayed in many ways. What everyone knows is that the borough has opportunity in abundance, and a rich source of community action and enterprise to improve the lives of its residents. Strong and diverse communities thrive in the borough, and there are good transport links, strong primary health services, low crime and improving educational attainment.

2.3.2 The Lewisham economy is a relatively small economy by London standards. In the 2001 Competitiveness Audit it ranked 30 out of 33 in terms of the size of its economy amongst the London boroughs and was the smallest when measured against its immediate inner London and south London neighbours. However, significant growth occurred in the 1990s when measured by the increase in the number of businesses, with many of the new additions coming in the business services sector.

2.3.3 The borough's economy has undergone substantial change over the past 20 years and in the process has lost the majority of its major private sector companies. Retail chains, smaller retailers and a range of businesses in the business services sector have largely taken over as the source of private sector employment operating within the borough. Also important when looking to the future, but as yet relatively small, is the growing cluster of creative sector enterprises mainly centered in the Deptford and New Cross area, but also present in other parts of the borough such as Forest Hill. The public sector is playing an important part as the dominant employer, accounting for approximately 40% of employment within the borough.

- 2.3.4 In terms of the borough's employment structure and trends, there were just over 61,000 jobs in 2002, with the number of jobs having grown by 5.5% since 1998. This compares with a growth level of 4.2% in London as a whole over the same period.
- 2.3.5 Unemployment in Lewisham is consistently above the Greater London and the national rate. The latest figures for September 2005 show a Lewisham rate of 6.5%, a Greater London rate of 4.6%, and a national rate of 3.1%. The worst ward was Evelyn with a rate of 9.4% for September 2005.
- 2.3.6 Figure 2 shows the employment and unemployment status of Lewisham residents at the time of the 2001 census. Compared to the England and Wales average, Lewisham has a similar proportion of its residents economically active (59% compared to 61%) and also a higher proportion of unemployed compared to the England and Wales average (5.62% compared to 3.35%).

Figure 2: Work



Source: National Statistics – Lewisham 2001 (ONS) Crown Copyright -

2.4 The population

2.4.1 The 2001 census shows that around 250,000 people live in Lewisham. The borough has a younger age structure than the 'norm', that is compared to the national average, with a higher proportion of residents in the 0–4 and 15–44 age groups.

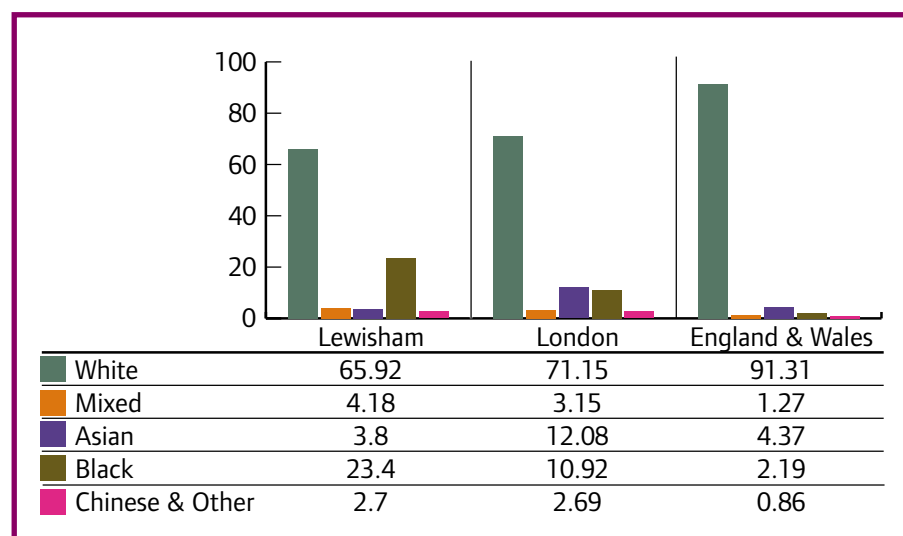
Table 1: Population

Total number of people	Value
Aged 0-15	52,589
Aged 16-74	183,135
Aged 75 +	13,198
Total	248,922

Source: National Statistics – Lewisham 2001 (ONS) Crown Copyright

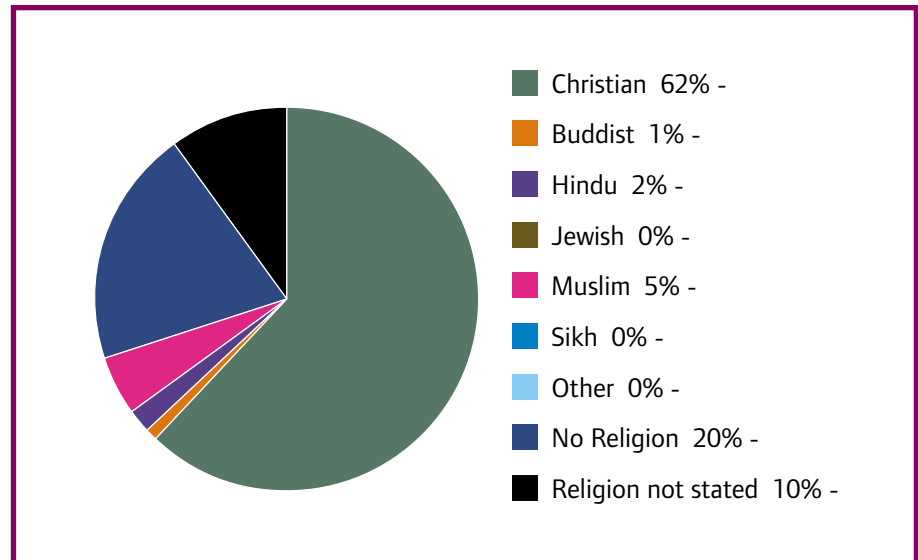
2.4.2 The borough benefits from a highly diverse population, both ethnically, culturally and religiously. Approximately one third of the total population and 50% of pupils in Lewisham schools are from black and minority ethnic communities. The largest proportion of these are of Caribbean and African origin, but the borough is also home to sizeable Asian, Chinese and Turkish/Turkish Cypriot communities.

Figure 3: Ethnicity



Source: National Statistics – Lewisham 2001 (ONS) Crown Copyright

Figure 4: Religion -

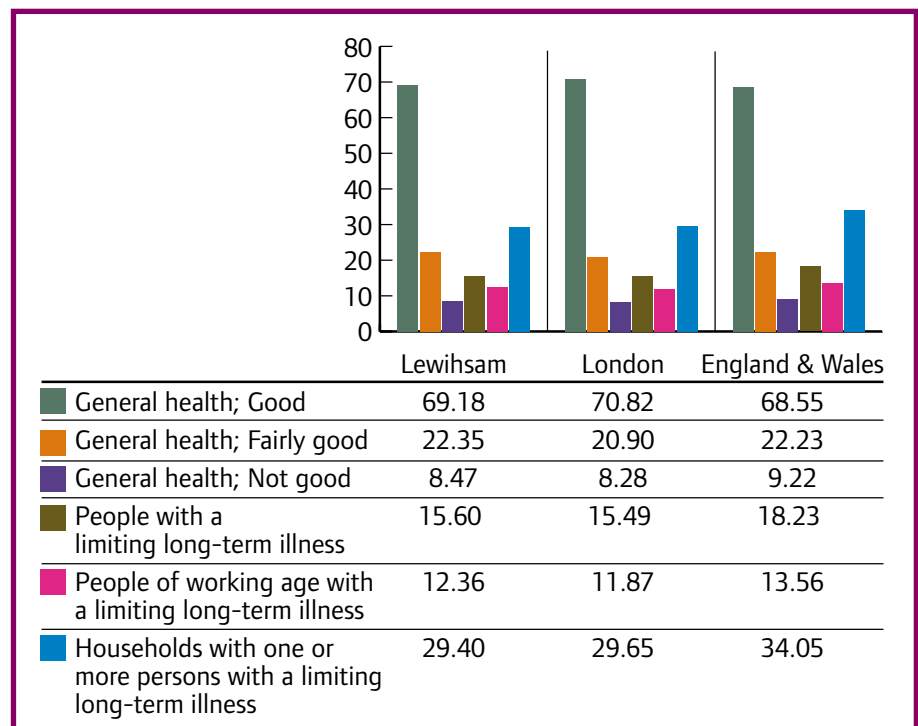


Source: National Statistics – Lewisham 2001 (ONS) Crown Copyright

2.5 Health

2.5.1 Lewisham has a slightly higher proportion of its population who enjoy good health compared to the national average, but slightly lower when compared to the London average.

Figure 5: Health



Source: National Statistics – Lewisham 2001 (ONS) Crown Copyright

2.6 Housing

2.6.1 Table 2 shows the housing tenure for the borough. This shows that 48.5% of households are in the owner-occupied sector and 35.6% rent from the Council or some other Registered Social Landlord. This compares to a higher level of 68% owner occupied in England and 19% rented from social landlords (a Council, Housing Association or Registered Social Landlord). However, there are big differences in tenure by ward in Lewisham. For example, Evelyn Ward has the highest proportion of social renting at 70.2% and Catford South the lowest at 13.1%.

Table 2: Household tenure Lewisham (by ward)

	Owner Occupied (including mortgage)	Owner Occupied shared ownership	Social landlord (Council, housing Association or RSL)	Private Rented
Bellingham	44.0%	1.9%	46.3%	7.9%
Blackheath	47.4%	0.8%	31.3%	20.4%
Brockley	35.4%	1.9%	42.8%	19.9%
Catford South	74.3%	0.8%	13.1%	11.7%
Crofton Park	60.7%	2.9%	18.2%	18.2%
Downham	49.3%	1.7%	43.6%	5.5%
Evelyn	17.5%	2.1%	70.2%	10.1%
Forest Hill	51.9%	1.1%	31.5%	15.6%
Grove Park	61.4%	2.2%	26.0%	10.4%
Ladywell	54.7%	1.8%	25.8%	17.7%
Lee Green	61.9%	1.4%	23.6%	13.0%
Lewisham Central	45.4%	1.3%	32.9%	20.4%
New Cross	27.1%	2.2%	52.9%	17.8%
Perry Vale	54.9%	1.5%	30.3%	13.3%
Rushey Green	51.5%	1.0%	27.5%	20.1%
Sydenham	47.9%	0.9%	38.0%	12.4%
Telegraph Hill	37.4%	1.9%	44.2%	16.4%
Whitefoot	57.2%	1.3%	35.2%	6.4%
Lewisham (LA)	48.5%	1.6%	35.6%	14.3%

Source: Census 2001, ONS

2.6.2 Table 3 shows Lewisham is a relatively affordable borough compared to the rest of London. As can be seen, the average price of residential property in Lewisham is lower than the London average for all types of property.

Table 3: Average price of residential property sales completed – all dwellings – Lewisham and Greater London

	Lewisham	Greater London
Detached		
Oct–Dec 2003	375,652	520,023
Jan–Mar 2004	376,028	515,266
Jul–Sep 2004	410,000	569,564
Oct–Dec 2004	398,177	569,338
Semi-detached		
Oct–Dec 2003	257,882	278,070
Jan–Mar 2004	249,442	320,512
Jul–Sep 2004	300,678	324,059
Oct–Dec 2004	296,144	322,487
Terraced		
Oct–Dec 2003	211,597	271,187
Jan–Mar 2004	228,933	305,872
Jul–Sep 2004	231,578	298,258
Oct–Dec 2004	222,693	278,094
Flat/Maisonette		
Oct–Dec 2003	152,977	222,148
Jan–Mar 2004	158,023	239,694
Jul–Sep 2004	162,193	241,739
Oct–Dec 2004	161,459	239,316
Average Price		
Oct–Dec 2003	186,884	260,659
Jan–Mar 2004	194,675	288,507
Jul–Sep 2004	204,735	284,633
Oct–Dec 2004	202,988	276,698

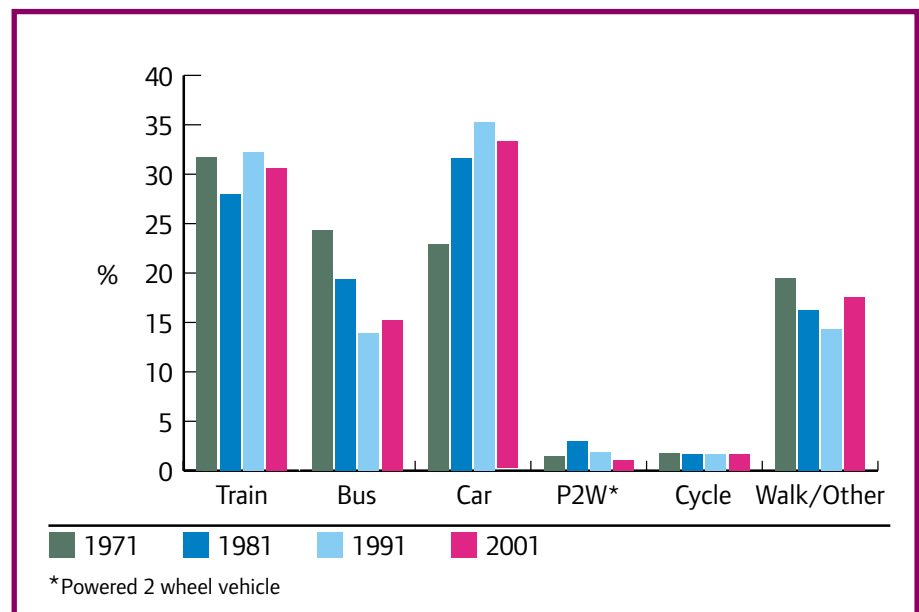
Source: Land Registry – Residential Property Price Report – October 2003–December 2004

2.7 Transport

2.7.1 Lewisham has excellent transport links to central London and is just 12 miles from the M25 motorway. It is criss-crossed by the London strategic road network (A2, A20, A21 and A205) which, as a whole, carries a third of London's traffic. During the week, approximately 250,000 vehicles within the borough travel to and from central London. Within Lewisham there are 20 mainline stations, 3 DLR stations, 2 underground stations and 42 bus routes. Every day our transport links take thousands of people around Lewisham and into the world beyond.

2.7.2 The 2001 census shows approximately 33% of the Lewisham population travel to work by car and 55% of the population travel by public transport, whilst 9% either walk or cycle. 42.8% of Lewisham households have no car, while 57.2% have one car or more.

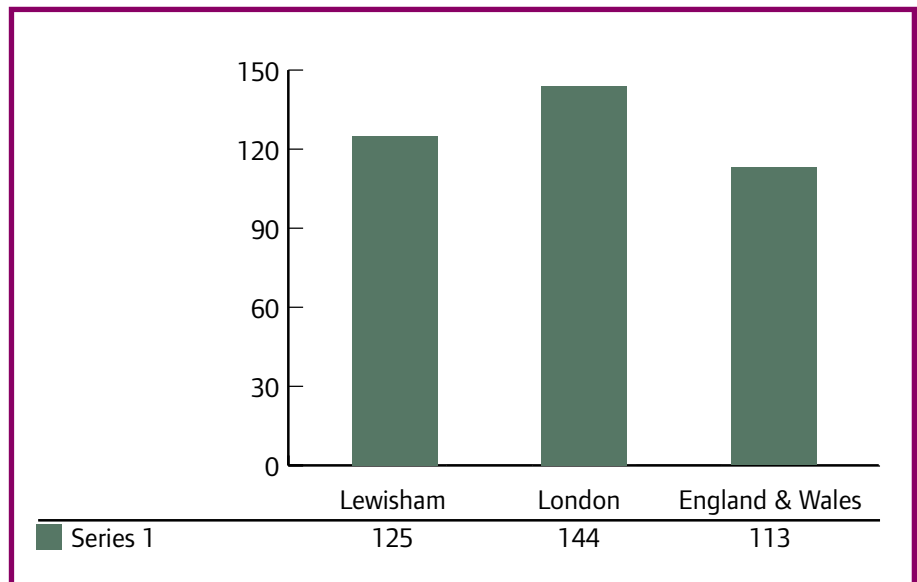
Figure 6: Home to work trips by mode



Source: National Statistics – Lewisham 2001 (ONS) Crown Copyright -

2.8 Crime

Figure 7: Crime based on population 2003/04



Source: Home Office

2.8.1 The above table identifies the number of offences in 2003/04 based on the population for Lewisham in comparison with London and the nation. The results illustrate that Lewisham recorded 125 offences per 1,000 people in comparison to 144 offences per 1,000 people for London, indicating that on average the borough has less recorded crime than London as a whole. However, when compared with the national statistics, the results show that the borough has a greater number of offences per 1,000 people, the national average being 113 offences per 1,000 people.

3.0 Regenerating Lewisham -

Lewisham Council's focus on the importance of the design of buildings and spaces in urban regeneration is bringing significant results. The Council promotes design-led regeneration as a catalyst for change through the preparation of area masterplans and close partnership working with private and public bodies on key schemes.



Deptford Station (artists impression) -

3.1 The Council's approach

3.1.1 The Borough of Lewisham derives its identity from a series of villages and communities which have developed over time. In line with the government's Sustainable Communities Plan, the Council is seeking to maintain the strengths of these localities and develop them into places where people want to live, work and learn. These communities need to be prosperous, have decent homes for sale or rent at a price people can afford, safeguard their green and open spaces and enjoy a well-designed, accessible and pleasant living and working environment.

3.1.2 The Council's approach, whether it be to the preparation of policy guidance and area plans or the consideration of specific planning applications, is to have a positive 'feel' for local distinctiveness. New development needs to incorporate user-friendly public and green spaces with facilities for everyone; a sufficient range, diversity, affordability and accessibility of housing; an appropriate size, scale, density, design and layout, including mixed-use development, that complements the distinctive local character of the community; buildings and public spaces which promote health and are designed to reduce crime and make people feel safe; and accessibility to jobs, key services and facilities by public transport, walking and cycling.

3.1.3 Lewisham Council's focus on the importance of the design of buildings and spaces in urban regeneration is bringing significant results. The Council promotes design-led regeneration as a catalyst for change through the preparation of area masterplans and close partnership working with private and public bodies on key schemes. The Council is currently preparing Area Action



Ferranti Park



Plans for the two largest centres of Lewisham and Catford and has already completed supplementary planning guidance for Forest Hill and Deptford. The following sections highlight some of the recent work undertaken on area plans and provide examples of the range of developments proposed, recently completed or currently under way in the borough.

3.2 Local Area Plans



3.2.1 The Deptford and Creekside area has been undergoing change and development in recent years through investment by public and private sector agencies, facilitated in part by investment in transport infrastructure, in particular the Docklands Light Railway extension to Lewisham. It has a number of high-profile success stories and local projects, which include:

- the Stirling Prize-winning Laban Dance Centre by Herzog and De Meuron
- the successful One SE8 residential and live/work development by St James Homes
- the Sue Godfrey Nature Reserve and adjacent new Ferranti Park open space
- the Creekside Ecology Centre.

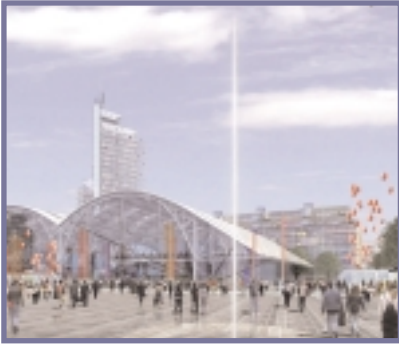


Creekside Ecology Centre

3.2.2 The Deptford Urban Design Framework and Development Strategy was adopted by the Council as Supplementary Planning Guidance in April 2004. The study provides guidance on street and landscape improvements, enhanced pedestrian routes in and around the High Street centre, the rejuvenation of sites adjacent to the railway station, including the listed structure, and improved linkages to Creekside to the east and Convoys Wharf to the north. By setting out some of the main development



The Deptford Urban Design Framework and Development Strategy -



Convoys Wharf (artists impression)

opportunities that exist in the High Street, the study will assist in attracting additional investment to the area.

3.2.3 Deptford and Creekside have a number of major regeneration sites that will make an important contribution to the delivery of new homes and jobs in the area, as well as improve the environment and promote the use of public transport. These include:

- Convoys Wharf – a private sector-led proposal for a 16-hectare site for 450,000m² of mixed-use development with up to 3,500 new homes and 70,000m² of employment space capable of accommodating 1,500–2,000 jobs
- Deptford Station and adjoining land – a public sector-led proposal to rebuild the station and provide refurbished commercial space and residential development.



Sainsbury's, Forest Hill -



Havelock Walk, Forest Hill -

3.2.4 The Forest Hill Urban Design Framework and Development Strategy was adopted by the Council as Supplementary Planning Guidance in 2003. It identifies both the existing strengths of the town centre and key locations for change. Significant progress has been achieved since its adoption, with the recent completion of the redevelopment of the Sainsbury's site and adjacent car park, the emergence of Havelock Walk as a live/work quarter for creative industries and the approval of mixed-use development at Clyde Terrace. The Council is using the forthcoming East London Line Extension through Forest Hill to focus public-sector agencies on the potential redevelopment of the station area. Excellent views to and from the station are currently diluted by the lack of 'place' at the heart of Forest Hill. The opportunity exists to rebuild the station as a landmark building addressed by a quality public space, reinforcing the station as the central focus of Forest Hill.



Laban Centre -



The Arts Building, Goldsmith's College -



Horniman Museum Extension



*Children and Young Peoples
Centre, Rushey Green*

3.3 Cultural and community developments

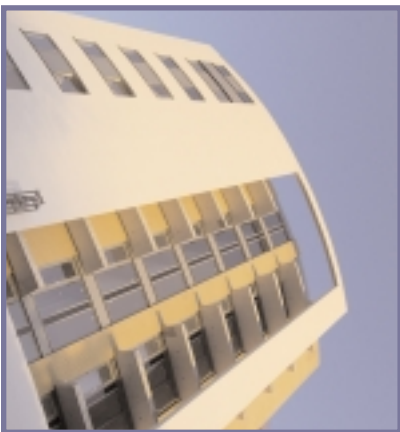
3.3.1 A significant range of new educational and health facilities have been recently constructed or are currently under way in the borough. The most recognisable are the Herzog and De Meuron Stirling Prize-winning Laban Dance Centre in Creekside, Allies and Morrison's extension of the Horniman Museum in Forest Hill, and Alsop's Goldsmiths College Arts Building in New Cross. Lewisham Hospital is currently undergoing a £67m building programme to provide new and expanded facilities at the rear of the site fronting Ladywell Fields. Replacement facilities have been designed by Bushchow Henley for the Waldron Health Centre in New Cross, Van Heyningen and Haward have designed the Children and Young People Centre being constructed in Catford and Jestico & Whiles the Knights Academy in Downham.



The Convoys Wharf masterplan

3.4 Residential and mixed-use schemes

- 3.4.1 The past year has seen significant progress on a range of residential schemes, both large and small, which provide a mix of affordability and accessibility of housing, including mixed-use development, and complement the distinctive local character of the community.
- 3.4.2 Regeneration schemes are providing a mix of housing of different tenures on former council estates at Sundermead, Kender, the Pepys Estate and Silwood.
- 3.4.3 In Lewisham Town Centre a partnership with the London Development Agency and Transport for London has now appointed Amec/Taylor Woodrow with Arup master planners to undertake a £250m mixed-use scheme, closely integrating the town centre with its transport interchange. The Richard Rogers Partnership has prepared a master plan for the 16-hectare Convoys Wharf site in Deptford, which proposes 450,000m² of mixed-use development with up to 3,500 new homes and 70,000m² of employment space. The development has the potential, for the first time in centuries, to open up a major part of Lewisham's riverfront to the public and provide a direct link between Deptford High Street and the Thames.



One SE8 -



Pepys Estate



Finch Street



Lucas Street



St Donatt's Road -



*The Amsterdam Project,
Harton Street*



Meridian South

3.4.4 The final stage of the redevelopment of the former Hither Green Hospital site, now known as Meridian South is currently under way, comprising some 500 residential units, a leisure/health club, retail and restaurant space. The scheme retains a group of buildings at the original main entrance to provide a doctor's surgery, crèche and live/work units and the water tower creates a focus for the new public piazza within the site.

3.4.5 St James Homes' One SE8 scheme at Deptford Bridge will span the boundary with the London Borough of Greenwich. The greater part of the development is within LB Lewisham and is nearing completion, comprising some 700 flats and live/work units, a pocket park, business space, a café and health club.

3.4.6 It is also important to acknowledge the role of smaller schemes in providing a significant contribution to the local character. Recently completed examples include new flats at 1A Harton Street (The Amsterdam Project), houses at 73A St Donatt's Road, 7 Lucas Street, 1A Finch and the conversion of a residential parade of former shops fronting the A205 in Forest Hill

4.0 Planning appeal and - enforcement performance -

Formalised Best Value monitoring is seen as a quality performance indicator (testing the quality and robustness of planning decisions made by local planning authorities across the country).



4.1 Planning appeal performance

- 4.1.1 Local planning authority performance on planning appeals is monitored by central government and is generally recognised as a measure of the quality and robustness of planning decisions made by local planning authorities. Formalised Best Value monitoring is seen as a quality performance indicator (testing the quality and robustness of planning decisions made by local planning authorities across the country).
- 4.1.2 Monitoring has taken place for some time, but only recently has appeal monitoring become part of the Best Value Performance (introduced in 2004).
- 4.1.3 During 2004–2005 a particularly high proportion of planning appeals were dismissed by the Planning Inspectorate. That is, the applicant's appeal was dismissed and the decision of the Council upheld. The Council fared very well compared to other London boroughs, and this trend appears to be continuing into 2005–2006. In all cases, the Council's planning policies were supported and only where there was room for policy interpretation (in areas of design, conservation area character and amenity impact) were policies scrutinised in detail. In a small number of instances, this led to an alternative view to that adopted by the Council.

Table 4: Comparative planning appeal performance

Borough	Ranking	No.appeals	No.dismissals	% dismissed
Merton	(1)	34	30	88%
Newham	(2)	43	28	82%
Lewisham	(3)	32	26	81%
Tower Hamlets	(4)	13	10	77%
Waltham Forest	(5)	66	49	74%
Bexley	(5)	74	47	74%
Southwark	(8)	35	25	71%
Bromley	(9)	253	178	70%
Croydon	(17)	149	97	65%
Greenwich	(27)	106	58	55%

Source: Lewisham Best Value Property Indicator 2004

4.1.4 As highlighted above, LB Lewisham is ranked third (out of the 32 London boroughs) in terms of the proportion of planning appeals dismissed by the Planning Inspectorate (81% of planning appeals dismissed). This recognises, to a certain extent, the high standard of development control decision-making. Whilst LB Lewisham's refusal rate has increased during 2004–2005, the appeal figures indicate that this has not led to a higher proportion of appeals being allowed on appeal.

4.2 Enforcement performance

4.2.1 In circumstances where it is considered necessary in the public interest, the Council will take enforcement action against those who undertake development or carry out works without the appropriate consent or permission under the Planning and related Acts, or where conditions attached to consents or permissions are not observed.

Table 5: Enforcement performance indicator

	2002/03	2003/04	2004/05
Enforcement Notices issued	17	21	27
Stop Notices served	0	0	0
Planning Contravention Notices served	117	109	70
Breach of Condition Notices served	1	4	7

Source: Development Control Database

5.0 Implementing the Unitary Development Plan

The UDP provides town planning guidance for the development and use of land and buildings throughout the borough. As such it seeks to promote Lewisham's economic health and to protect what is best in our built and open environment.



5.1 Introduction

5.1.1 The Lewisham Unitary Development Plan was adopted as the statutory planning framework for the borough in July 2004. As no development plan documents have yet been adopted, this AMR will provide monitoring on the policies in the UDP.

The UDP Strategic Objective for Housing is:

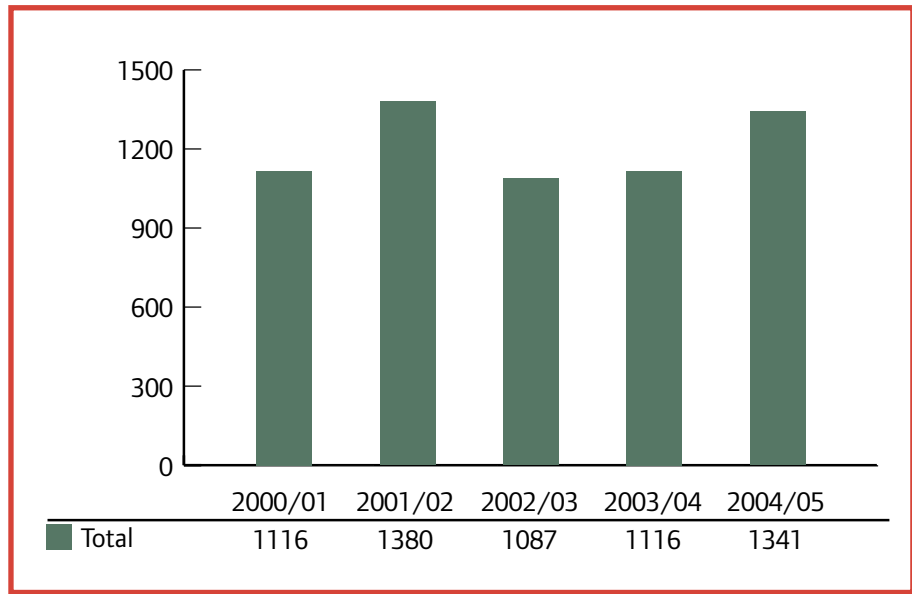
- to provide a decent and affordable home for all residents.

The Strategic Housing Policies are:

- to prevent the loss of viable residential property as a consequence of development
- to protect and enhance the character and amenity of residential areas
- to ensure a mix and balance of residential provision to meet the full range of identified housing need in the borough
- to make provision for at least an additional 11,178 dwellings in the borough for the period 1997 to 2016.

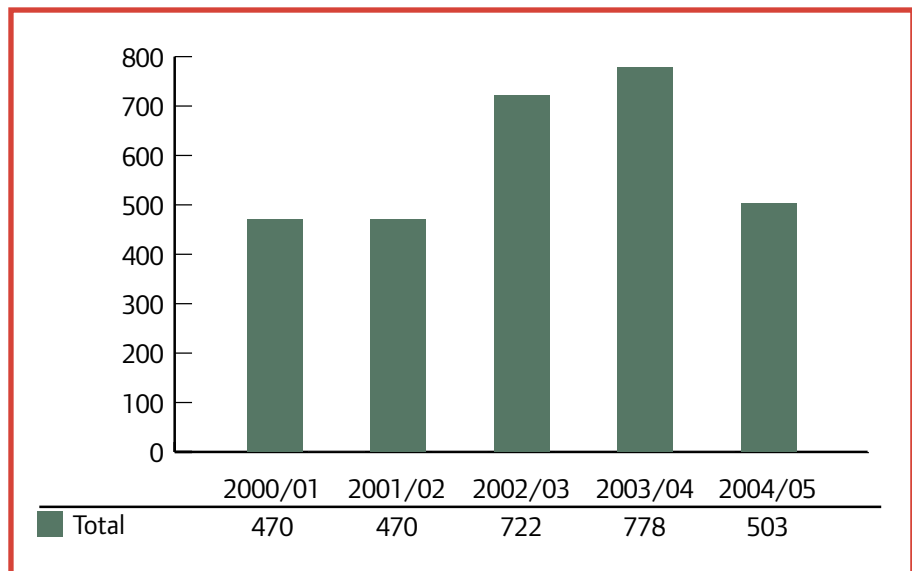
5.1.3 Housing trajectory for AMR

Figure 8: Net additional dwellings granted permission 2000–2005 (March–April)



Source: Lewisham Development Control Decisions Monitoring

Figure 9: Residential completions 2000–2005



Source: GLA Housing Provision Survey 2002 and 2003 (www.london.gov.uk); 2004 Lewisham Development Control.

Note: All figures are estimates only.

5.1.4 Figure 8 shows that the Council has granted permission for residential development in excess of all targets over the past five years. However, the completions evidence in Figure 9 shows actual implementation of permissions is at a considerably lower level. In 2000 the completions level was only 42% of permissions granted and in 2003 this had risen to 58%. It is important to appreciate that the completions data is an estimate due to a lack of data for all years.

Table 6: Additional ‘homes’ target 1997–2016

Source	Total target	Annual monitoring target
London Plan	17,350 (all sources)	870
UDP	11,178 (new build and conversions)	559
2004 Housing Capacity Study	10,830 (all sources 2006/07–2016/17)	1,080

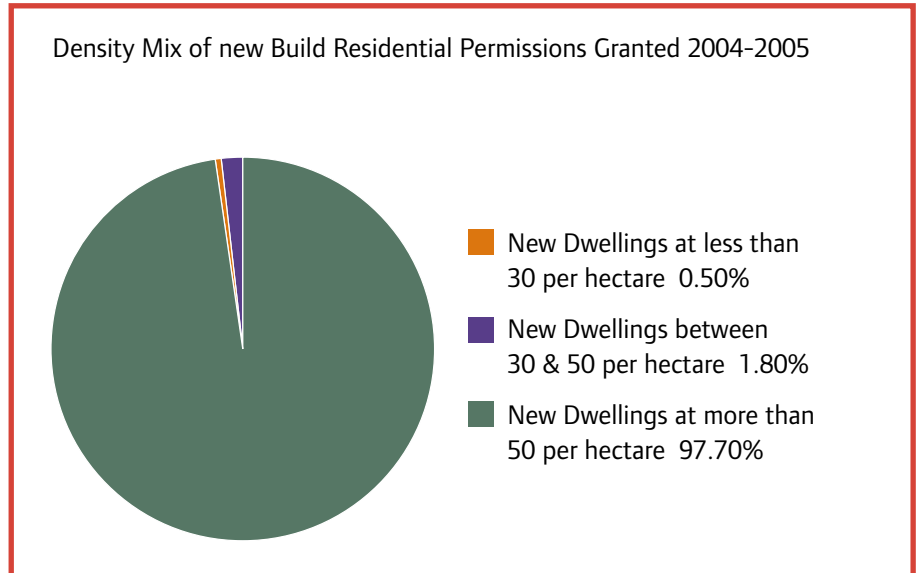
Table 7: 2004 Housing Capacity Study 2006/07–2016/17 -

Category	Capacity
Large sites above 0.5 hectare	5,437
Small sites below the large site threshold	3,150
Non self-contained household space	1,407
Long-term vacants returning to permanent use	839
Total capacity	10,830
Annual average	1,080

Source: GLA 2004 Housing Capacity Study (July 2005)

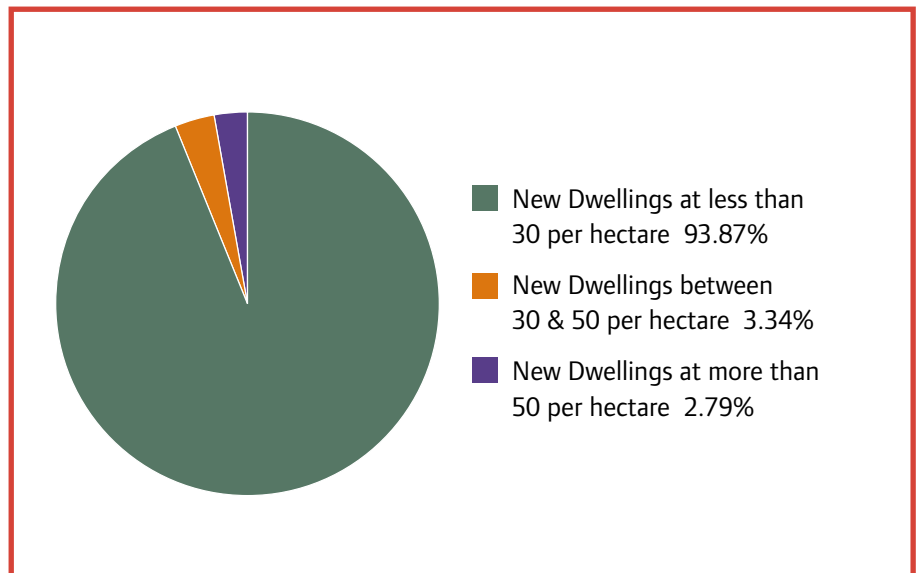
5.1.5 The additional ‘homes’ targets set out in Table 6 above need some explanation. The London Plan target and the UDP target use the same source, that is the GLA publication ‘London’s Housing Capacity’ (September 2000). However, they focus on different aspects of the target. The London Plan includes all sources, whereas the UDP target only refers to the new build and conversion aspects of the total. The 2004 Housing Capacity Study figures are again from all sources. The components of the 2004 HCS are set out in Table 7.

Figure 10: Density mix of new build residential granted permission 2004/05



Source: Lewisham Development Control database

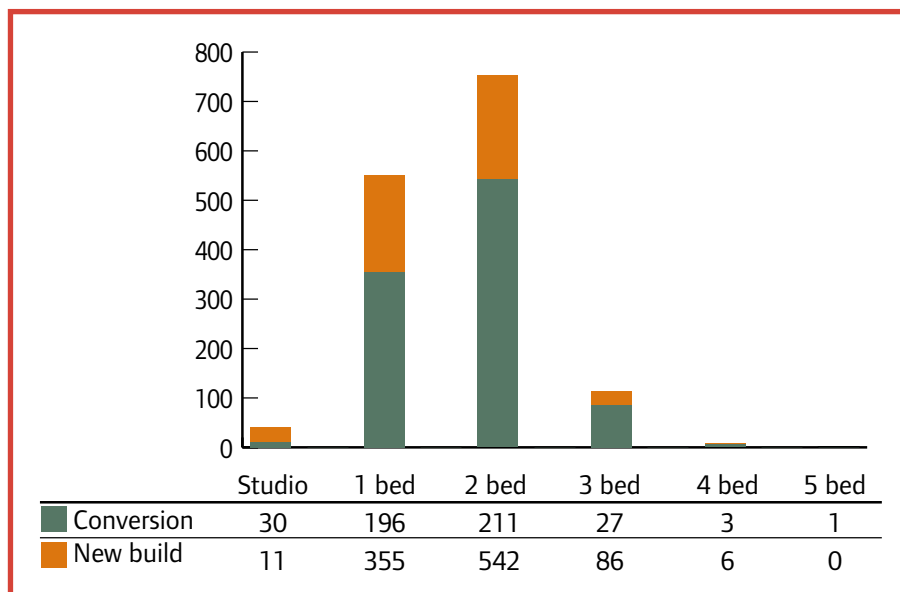
Figure 11: Density mix of all residential permissions granted 2004/05



Source: Lewisham Development Control

5.1.6 Figures 10 and 11 show the density of residential development granted planning permission. This shows 97.7% of residential permissions were at more than 50 dwellings per hectare for 2004/05 and 93.9% of all residential permissions, which would include conversions.

Figure 12: Residential permissions by bedroom size 2004/05



Source: Lewisham Development Control

5.1.7 Figure 12 shows the size of bedroom for all residential permissions. This illustrates that 91.6% of all residential permissions are for two bedrooms or less. This raises issues about the housing stock reflecting the housing need as few family dwellings are coming forward as planning applications. However, the UDP states that: 'Just over two thirds of Lewisham households consist of no more than 2 persons'. The number of single-person households in Lewisham is projected to grow to 42,000 by 2016, accounting for just over one in three households in the borough (source: GLA 2000).

5.2 Shopping and town centres

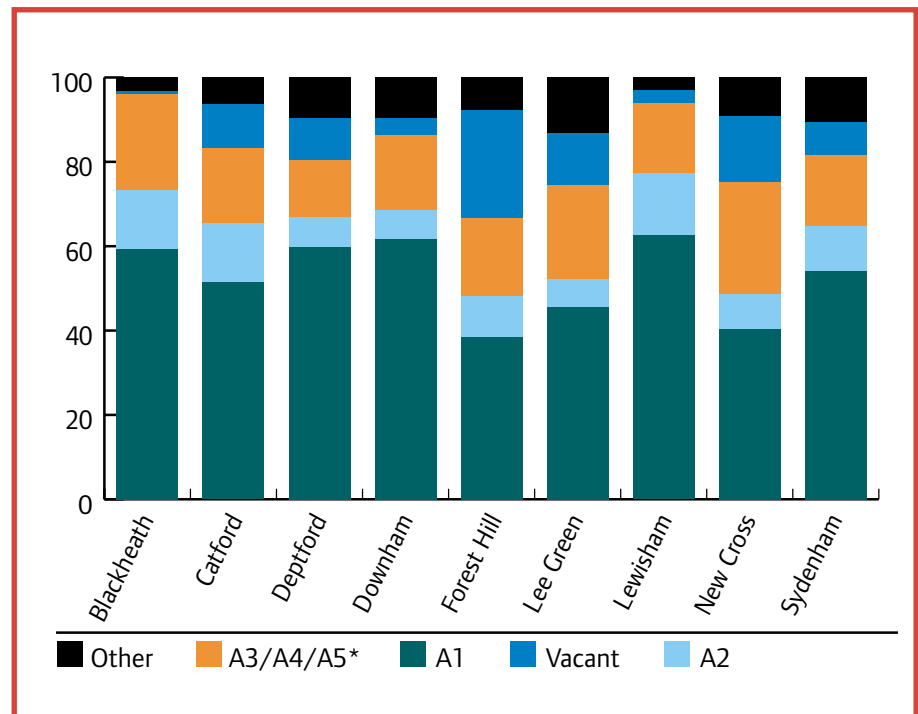
5.2.1 There has been no significant change in retail developments in the borough in the period April 2004–May 2005.

5.2.2 The UDP Strategic Policies for Shopping and Town Centres are:

- to sustain and promote the vitality and viability of the existing shopping centres in the borough
- to locate large scale retail development within existing town centres
- to seek improvements to the attractiveness, accessibility and environment of the shopping centres in the borough.

5.2.3 The Shopping Centre Survey has its origins in the need to monitor the changing circumstances with regard to the Major and District Shopping Centres as defined in the Lewisham UDP. The Planning Policy for these centres has involved the definition of core, non-core and other areas with the aim of trying to protect the retail function within the centres. The Lewisham Town Centre Health Check Survey aims to provide a profile of centres in the borough on a consistent and comparable basis.

Figure 13: Lewisham Shopping Centre Survey 2004



Source: Lewisham Town Centre Health Checks 2004

5.3 Open spaces

5.3.1 The Strategic Open Spaces Policies are:

- to protect all open spaces in the borough from inappropriate built development
- to seek to provide additional open space in the borough, particularly in areas identified as deficient in accessible land
- to protect and wherever possible enhance nature conservation and biodiversity in the borough.

5.3.2 Open space in Lewisham makes up nearly 14% of the borough's land area. There are nearly 300 hectares of Metropolitan Open Land and just over 300 hectares of land designated as Site of Nature Conservation Importance (SNCI).

5.3.3 The Green Flag Award is the national standard for parks and green spaces in England and Wales and is designed to recognise and reward standards of excellence. Lewisham has the highest number of awards for any one borough in London. The six parks with a Green Flag Award are listed in Table 8 below.

Table 8: Green Flag parks

Green Flag parks	Area by hectare
Brookmill Park	3.07
Chinbrook Meadows	11.09
Manor House Gardens	3.34
Sydenham Wells Park	8.14
Telegraph Hill Park	4.13
Horniman Gardens	8.00

Source: Lewisham Regeneration -

Figure 14: Open Space in Lewisham -



5.4 Environmental protection

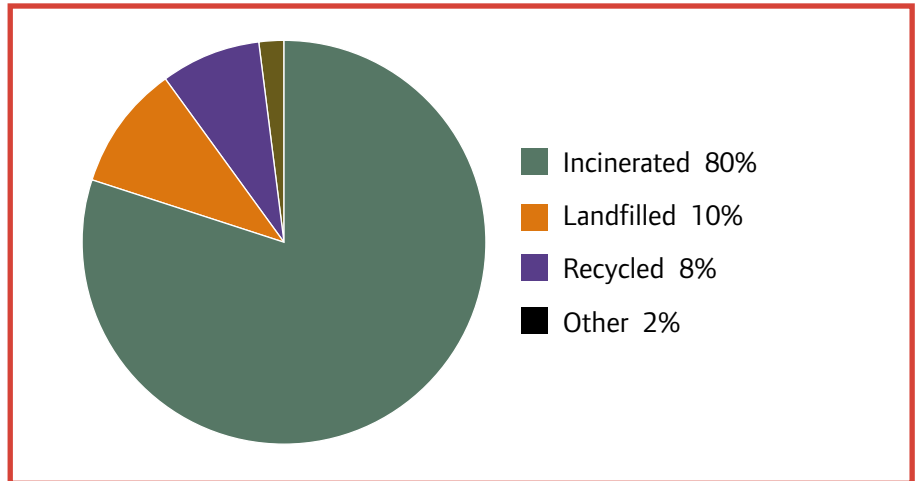
5.4.1 The Strategic Environmental Protection Policies are:

- to minimize the generation of waste and encourage greater reuse of materials and recycling of waste and to ensure that schemes for waste disposal are environmentally acceptable
- to reduce levels of environmental pollution and to improve air and water quality and locate activities with the potential to pollute so as to minimize any environmental impact
- to encourage energy and natural resource conservation and promote environmentally acceptable forms of energy generation, in particular renewable forms of energy and resource consumption
- to use the planning system, where appropriate, to facilitate improvement and decontamination of poor quality, degraded and contaminated land
- to protect areas liable to river or tidal flooding and to control surface water drainage.

5.4.2 The majority of Lewisham's waste (81%) is disposed of through the incineration process via the SELCHP (South East London Combined Heat and Power) plant. The Council holds a contract with SELCHP to supply a minimum 100,000 tonnes of waste each year until 2023. The graphs below highlight the quantity of waste produced and the way in which it is managed and disposed of.

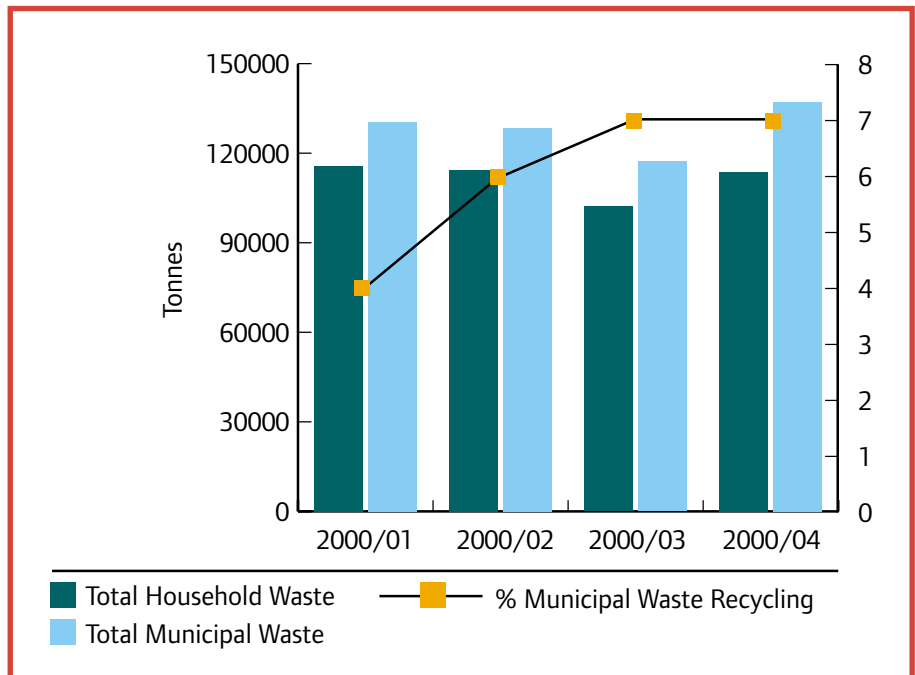
5.4.3 In 2004 Lewisham produced 137,040 tonnes of municipal waste. With waste growth projected at 3% per annum, the tonnage of waste in Lewisham could be around 161,000 by 2010. Disposing of this amount of waste is likely to become more difficult and expensive so suitable waste management alternatives need to be identified.

Figure 15: Lewisham waste management 2003/04 -



Source: Capital Waste Facts (GLA website capitalwastefacts.com)

Figure 16: Lewisham waste streams 2000–2004



Source: Capital Waste Facts (GLA website capitalwastefacts.com) -

6.0 Implementing the Local Development Scheme

The Lewisham Local Development Scheme was adopted by the Council and brought into effect on 19 May 2005 following the decision by the Secretary of State not to request changes to it.



6.1 Introduction

6.1.1 The Lewisham Local Development Scheme is the Council's project plan for preparing documents for inclusion in the Local Development Framework. It identifies the documents, provides a short description of the planning matters each document is to address, and sets out a detailed timetable for its preparation. The Lewisham Local Development Scheme was adopted by the Council and brought into effect on 19 May 2005 following the decision by the Secretary of State not to request changes to it. The Lewisham Local Development Scheme timetable is shown opposite.

Table 9: Local Development Framework -

Documents	2005		2006		2007		2008																																									
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A								
Statement of community involvement	<				O	O			S				E								A																											
Spatial (core) Strategy	<												O	O							S								P				E								A							
Development Policies and Site Allocations	<												O	O							S								P				E								A							
Catford Town Centre Area Action Plan					<												O	O							S								P				E								A			
Lewisham Town Centre Area Action Plan	<												O	O							S								P				E								A							
Proposals Map													<								S	S							S												A	A			A			
Brockley Conservation Area SPD	<				O	O			A																																							
Shop Front SPD	<				O	O			A																																							
Hatcham Conservation Area SPD	<								O	O			A																																			
Belmont Park Appraisal and Design Guidance	<								O	O			A																																			
Residential Development Standards SPD					<				O	O							A																															
Section 106 (Inc. affordable housing SPD)													<								O	O															A											

Key: < Commencement of Preparation
 O Public Participation on Preferred Options
 S Submission of Development
 P Pre-Examination Meeting
 E Commencement of Examination
 A Adoption

6.1.2 In accordance with the Lewisham Local Development Scheme, the Council was actively preparing 10 different planning documents for inclusion in the Lewisham Local Development Framework up until 31 October 2005. The table below identifies the key milestones for the preparation of these documents and whether the Council has achieved the milestones.

Table 10: Review of compliance with key milestones established in the Local Development Scheme.

Local Development Document	Milestone	Target date	Actual	Target met
Statement of Community Involvement	Commencement of document preparation	Feb 2005	Officer work on the document commenced in December 2004.	√
	Early (Regulation 25)	n/a	Consultation commenced on 16 May 2005.	n/a
	Consultation on the draft Statement of Community Involvement (Regulation 26)	Jul/Aug 2005	Consultation commenced on 20 July 2005.	√
Spatial (Core) Strategy (DPD)	Commencement of document preparation	Jan 2005	Officer work on the document commenced in January 2005.	√
	Consultation on the Scoping Report	n/a	Consultation commenced on 16 May 2005.	n/a
	Consultation on the Issues and Options (Regulation 25)	n/a	Four rounds of issues and options papers were prepared and consulted on between July 2005 and October 2005.	n/a

Local Development Document	Milestone	Target date	Actual	Target met
Development Policies and Site Allocations	Commencement of document preparation	Jan 2005	Officer work on the document commenced in January 2005.	✓
	Consultation on the Scoping Report	n/a	Consultation commenced on 16 May 2005.	n/a
	Consultation on the Issues and Options (Regulation 25)	n/a	Four rounds of issues and options papers were prepared and consulted on between July 2005 and October 2005.	n/a
Lewisham Town Centre Area Action Plan (DPD)	Commencement of document preparation	Jan 2005	Officer and consultant work on the document commenced in December 2004.	✓
	Consultation on the Scoping Report	n/a	Consultation commenced on 16 May 2005.	n/a
	Consultation on the Issues and Options (Regulation 25)	n/a	Consultation commenced on 31 August 2005.	n/a
Catford Town Centre Area Action Plan (DPD)	Commencement of document preparation	Jul 2005	Officer work on the document commenced in June 2005.	✓
	Consultation on the Scoping Report	n/a	Consultation commenced on 30 August 2005.	n/a
Brockley Conservation Area (SPD)	Consultation on the Scoping Report	n/a	Consultation commenced on 8 April 2005.	n/a
	Consultation on the draft document	Jun/ Jul 2005	Consultation commenced on 27 July 2005.	✓

Local Development Document	Milestone	Target date	Actual	Target met
Shop Front Design Guide (SPD)	Consultation on the Scoping Report	n/a	Consultation commenced on 15 May 2005.	n/a
	Consultation on the draft document	Jun/ Jul 2005	Consultation not yet started.	X
Hatcham Conservation Area (SPD)	Consultation on the Scoping Report	n/a	Consultation commenced on 10 June 2005.	n/a
	Consultation on the draft document	Sep/ Oct 2005	Consultation commenced on 19 October 2005.	✓
Belmont Park Appraisal and Design Guidance (SPD)	Consultation on the Scoping Report	n/a	Consultation commenced on 26 October 2005.	n/a
	Consultation on the draft document	Oct/ Nov 2005	Consultation commenced on 26 October 2005.	✓
Residential Development Standards (SPD)	Consultation on the Scoping Report	n/a	Consultation commenced on 15 June 2005.	n/a
	Consultation on the draft document	Oct/ Nov 2005	Consultation due to start in November 2005.	✓

DPD – Development Plan Document. SPD – Supplementary Planning Document
n/a – no target date set in Local Development Framework for these milestones

6.2 Description of Local Development Documents

6.2.1 Statement of Community Involvement

The Statement of Community Involvement will be the single document which determines the type, extent and timing of consultation in relation to planning matters in the borough.

6.2.2 More specifically, the Statement of Community Involvement will set out the standards which the Council intends to achieve, and how it will achieve them, in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and Supplementary Planning Documents and in development control decisions.

6.2.3 Spatial (Core) Strategy

This document will set out the long-term spatial vision for the borough, covering a 10-year period from the date of adoption. The Spatial (Core) Strategy will include the strategic objectives and a number of core policies for considering applications for planning permission. It will also include a monitoring and implementation framework. It is intended that the Spatial (Core) Strategy reflects the spatial aspirations of the Lewisham Community Strategy.

6.2.4 Development Policies and Site Allocations

The Development Policies and Site Allocations document will set out the main policies, and reasons for those policies, that will be used to consider planning applications for development or change of use.

6.2.5 The policies will generally be criteria based and will focus on issues such as protecting residential amenity; protection of the landscape and natural resources; nature conservation; addressing highway and transport issues; protecting the viability and vitality of town centres and addressing visual impact issues.

6.2.6 All site-specific allocations will be set out in this document, except for those set out in Area Action Plans.

6.2.7 Lewisham Town Centre Area Action Plan

The Lewisham Town Centre Area Action Plan will set out a comprehensive set of policies and proposals for development in Lewisham Town Centre. It will include major redevelopment opportunities and major traffic and transport infrastructure changes. It will set out the planning framework for significant change and conservation, including detailed development control policies.

6.2.8 Catford Town Centre Area Action Plan

The Catford Town Centre Area Action Plan will set out a comprehensive set of policies and proposals for the ongoing redevelopment and regeneration of Catford Town Centre. It will provide for major redevelopment opportunities, including significant housing development and traffic/transport infrastructure changes.

6.2.9 **Brockley Conservation Area Supplementary Planning Document**

The Brockley Conservation Area Supplementary Planning Document will set out the historic character of the subject area (designated in 1973) and the elements of the buildings within it that contribute to its special character.

6.2.10 The document will also set out the Council's proposals for preservation and enhancement of the conservation area's special character. This will include serving an Article 4 Direction to withdraw inappropriate permitted development rights from single-family dwelling houses and providing guidance to home owners on suitable alterations.

6.2.11 **Shop Front Design Guide Supplementary Planning Document**

The Shop Front Supplementary Planning Document will seek to promote good design in order to assist in the conservation and enhancement of the character and appearance of the borough's commercial areas and streetscapes.

6.2.12 It will provide practical advice, using illustrative materials, on the various elements of shop-front design and outline the Council's preferred outcomes in support of policies relating to good urban design and presentation of streetscapes.

6.2.13 **Hatcham Conservation Area Supplementary Planning Document**

The Hatcham Conservation Area Supplementary Planning Document will set out the historic character of the subject area (designated in 1990) and the elements of the buildings within it that contribute to its special character.

6.2.14 The document will also set out the Council's proposals for preservation and enhancement of the conservation area's special character. This will include serving an Article 4 Direction to withdraw inappropriate permitted development rights from single-family dwelling houses and providing guidance to home owners on suitable alterations.

6.2.15 **Belmont Park Appraisal and Design Guidance**

The Belmont Park Appraisal and Design Guidance Supplementary Planning Document will describe the character of the houses in Belmont Park and explain what works require planning permission. It will also offer guidance on the type of alterations which will be granted permission.

6.2.16 -Residential Development Standards Supplementary Planning Document

The Residential Development Standards Supplementary Planning Document will set out guidance for the detailed implementation of policies relating to residential development.

6.2.17 -Local Development Framework health-check

Following the above assessment of the key milestones, each document is reviewed below to assess its progress, expected future success in meeting targets, and the reasons why previous milestones may not have been met.

Table 11: Local Development Document preparation health-check

Local Development Document	Progress status	Comments
Statement of Community Involvement	On-track	All milestones have been met up until 31 October 2005 and it is anticipated that all future milestones will be achieved.
Spatial (Core) Strategy (DPD)	On-track/ close monitoring	All milestones have been met up until 31 October 2005. As part of the Issues and Options phase, the Council undertook extensive consultation through 10 separate issues and options papers. The focus given to the issues and options, the excellent response from the community, and the need for the Council to carefully and fully identify the draft preferred options mean that consultation on the preferred options (scheduled for Feb/March 2006) may be delayed. The Council will closely monitor the next phase of preparing the Spatial (Core) Strategy and take the necessary steps if the next milestone isn't to be met.

Local Development Document	Progress status	Comments
Development Policies and Site Allocations (DPD)	On-track/ close monitoring	All milestones have been met up until 31 October 2005. This document is being prepared alongside the Spatial (Core) Strategy and therefore consultation on the preferred options may be delayed as outlined above.
Lewisham Town Centre Area Action Plan (DPD)	On-track/ close monitoring	All milestones have been met up until 31 October 2005. It is anticipated that future milestones will be achieved but there is a need to consider and closely monitor the progress of the Spatial (Core) Strategy, which must be considered at an inquiry prior to, or alongside, the Lewisham Town Centre Area Action Plan. The Council will liaise closely with the Planning Inspectorate and the Government Office for London on the progress on this document and the timing of the inquiry.
Catford Town Centre Area Action Plan (DPD)	On-track	All milestones have been met up until 31 October 2005 and it is anticipated that all future milestones will be achieved.
Brockley Conservation Area (SPD)	On-track	All milestones have been met up until 31 October 2005 and it is anticipated that all future milestones will be achieved.
Shop Front Design Guide (SPD)	DELAY	Delay in undertaking formal public consultation as document is being amended.
Hatcham Conservation Area (SPD)	On-track	All milestones have been met up until 31 October 2005 and it is anticipated that all future milestones will be achieved.
Belmont Park Appraisal and Design Guidance (SPD)	On-track	All milestones have been met up until 31 October 2005 and it is anticipated that all future milestones will be achieved.
Residential Development Standards (SPD)	On-track	All milestones have been met up until 31 October 2005 and it is anticipated that all future milestones will be achieved.

7.0 Proposals to improve - monitoring in the future -

The Council recognises that monitoring of planning decisions and policy implementation needs to improve so that future AMRs will provide a more comprehensive set of data monitoring.



- 7.1 This is the first annual monitoring report required by the 2004 Planning and Compulsory Purchase Act. The Council recognises that monitoring of planning decisions and policy implementation needs to improve so that future AMRs will provide a more comprehensive set of data monitoring.
- 7.2 The management of development control planning decisions in Lewisham is based on the Acolaid computer system. This provides a powerful administrative tool which allows monitoring of planning decisions if adapted and used correctly. Management changes will be introduced to ensure that much more accurate monitoring data is available for the 2005/06 AMR.
- 7.3 The Council provides monitoring data to the Mayor of London as part of the borough and GLA scheme known as the London Development Data Monitoring. Much of this information was not available for this AMR but will be for next year and will thus improve our reporting system.

- 7.4 The completions information records have been found to be inadequate. There are a number of reasons, including internal administration and external factors such as Building Control not being responsible for all building control schemes in the borough. With regard to residential completions, the Planning Service intends to introduce a monitoring process that will provide better data for next year.
- 7.5 Monitoring is an important part of the planning process. It is essential to provide the feedback loop information that allows decisions to be made about the success or otherwise of implementing planning policy and corrective action to be taken. Similarly, this is the case for monitoring the timetable of the LDS. The Council sees the development of monitoring as part of a process and will make efforts to improve the systems for monitoring in future years.



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**Directorate for Regeneration
020 8314 3127**

E-mail: planning@lewisham.gov.uk