

# Annual monitoring report 2009-10



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# EXECUTIVE SUMMARY

By law, every year we must write a monitoring report on the Local Development Framework or LDF and the success or otherwise of implementing planning policy. We need to collect evidence to show how we compare against various targets set by the government. This is Lewisham's fifth Annual Monitoring Report or AMR and covers the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010. Key achievements include:

## Housing

- There are now 1,179 more new homes in Lewisham compared to the previous year. This is above the London Plan target of 975 a year.
- Of all the new homes built in the last year, 20% were built for people who earn less than the average wage. This is known as affordable housing. The ratio of affordable housing completions is approximately 52:48 (social rented to intermediate housing) against a target of 70:30.
- Over the last six years a total of 6,008 additional new homes were completed against a target of 5,745, an average of 1,001 a year. Over the next 15 years we predict that more than 17,300 extra new homes will be built in the borough.

## Environment

- Lewisham ranked second lowest for CO<sub>2</sub> emissions (per capita) out of all Greater London boroughs and the fourth lowest in the UK.
- The total waste collected in Lewisham was 131,952 tonnes. This is a reduction of over 5,000 tonnes, nearly 4% than the previous monitoring year.
- Five developments were built incorporating renewable energy.
- Eleven parks were awarded Green Flag status, and two received a Green Pennant Award, one of the highest in London.
- There was a planning permission granted on designated open space in Lewisham Gateway, but new open space will be provided on site.
- There were no planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

## Economic

- There was a net loss of 3,483 square metres of business space but this did not occur within any Defined Employment Areas.

## LB Lewisham Planning Service

- The Core Strategy proposed submission version was published for comment between February and April 2010.
- Preparation of the Local Development Framework continues to progress.
- A total of 2,216 applications for town planning, advertisement and tree related matters were lodged with the Council. This represents a 8.8% reduction from the previous year and is a response to the current economic recession.
- Through the signing of Section 106 legal agreements, nearly £4 million financial contributions have been secured and 1,158 affordable homes will be provided.

# 1. INTRODUCTION

The Planning and Compulsory Purchase Act 2004 introduced a new development plan system for the English planning system. Section 35 of this Act requires every local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31 December each year. The AMR must set out information on the progress in adopting new development plan documents as set out in the Local Development Scheme (LDS) and the extent to which policy objectives and indicators in the Unitary Development Plan (UDP) and where adopted Local Development Framework (LDF) development plan documents, are being achieved.

This is Lewisham's sixth AMR and sets out key information about the operation of the planning system in the borough for the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010 and the extent to which the Council's planning policies are being implemented.

Government good practice sets out a proposal for the use of monitoring indicators for the AMR and include the use of: <sup>1</sup>

- 'contextual indicators' to describe trends at the borough level and provide the context for understanding the borough. This is what is used in section 2 of this AMR.
- specific 'core output indicators' and 'local output indicators' to monitor aspects of the implementation of specific policies and objectives and those matters which the council considers important in a local setting respectively. These are reported in sections 4 to 6 of this AMR.

The AMR is structured as follows:

- Section 2 provides an overview of the borough and its key characteristics, including the latest facts and figures.
- Section 3 sets out how the Council has performed against its timetable for preparing new plans and strategies for inclusion into the Local Development Framework (LDF).
- Sections 4 to 6 set out the extent to which the Council's planning policies have been implemented over the year, including assessing performance against the most important national and local targets and indicators.
- Section 7 provides an overview of the activity of the Planning Service including its development control, enforcement and conservation functions.
- Appendices provide additional information.

Unless stated otherwise all data is sourced from the Planning Service, London Borough of Lewisham using the London Development Database.

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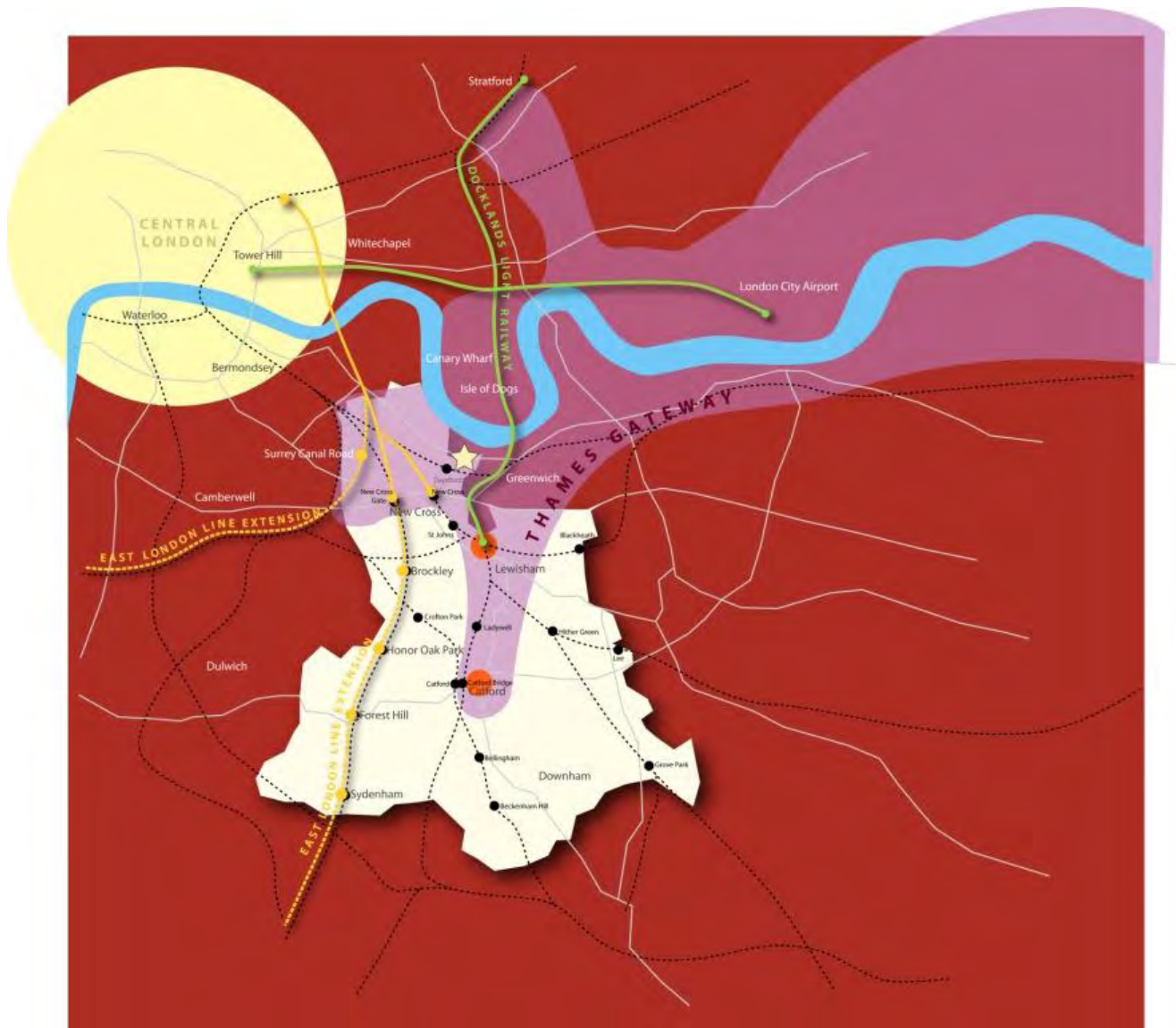
<sup>1</sup> Local Development Framework Monitoring: A Good Practice Guide (2005) and Regional Spatial Strategy and Local Development Framework: Core Output Indicators(Update July 2008)

## 2. LEWISHAM IN CONTEXT

### 2.1 INTRODUCTION

Section 2 uses the contextual indicators to provide an overview of the borough and its key characteristics, including the latest facts and figures.

Figure 2.1 London Borough of Lewisham in context



The London Borough of Lewisham comprises an area of approximately 14 square miles and is located south east of central London stretching in the north from the River Thames at Deptford to the southern suburban areas of Sydenham, Downham and Grove Park. Adjoined by four other London boroughs<sup>2</sup>, it occupies a key position on important transport routes (radial and orbital) within London and between London and Kent and Sussex. These transport routes connect the borough to the rest of London, including the significant

2. The London Borough's of Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

employment centres of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley, as well as the key sites for the 2012 Olympics. Proposals for new and upgraded transport infrastructure will further enhance these connections.

Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary.<sup>3</sup> Lewisham, Catford, New Cross and the Deptford Creek area are also identified as opportunity areas in the London Plan and are expected to be able to accommodate substantial new jobs and/or homes.<sup>4</sup> The borough also contains two strategic employment locations (Bromley Road and Surrey Canal Road) identified in the London Plan which also requires that the borough provide 975 new homes per year up to 2016 from all sources.<sup>5</sup>

Home to approximately 264,500<sup>6</sup> people and 115,000 dwellings<sup>7</sup>, the borough is primarily residential in nature, ranging from low density suburbs to high density neighbourhoods. These extensive areas of housing are punctuated with a network of activity centres, employment areas of varying quality and job density, green spaces, railway corridors and overlaid by a range of heritage assets.

The London Overground now provides a service from New Cross, New Cross Gate, Brockley, Honor Oak Park, Forest Hill, Sydenham to Dalston Junction in the north and Crystal Palace and West Croydon in the south. Phase 2 of this project will link with the line to the inner South London Line and is due to be completed in 2012.

There are 27 conservation areas covering over 654 ha and 516 listed buildings and 286 Tree Preservation Orders. The borough falls within the catchment of the River Ravensbourne and its tributaries, along which many of the significant areas of green space in the borough are located. The river environment has been greatly improved through recent restoration and naturalisation projects. Some parts of the borough fall within an area of flood risk although most of the borough is protected by flood defences, including the Thames Barrier.

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3. As designated in the Sustainable Communities Plan (Sustainable Communities: Building for the future 2003)

4. Deptford Creek and Lewisham, New Cross and Catford are identified as an Opportunity Areas in Policy 2A.5 of the London Plan Consolidated with Alterations since 2004, hereafter referred to as London Plan 2008

5. London Plan 2008 Policy 2A.10 and London Plan 2008 Policy 3A.2

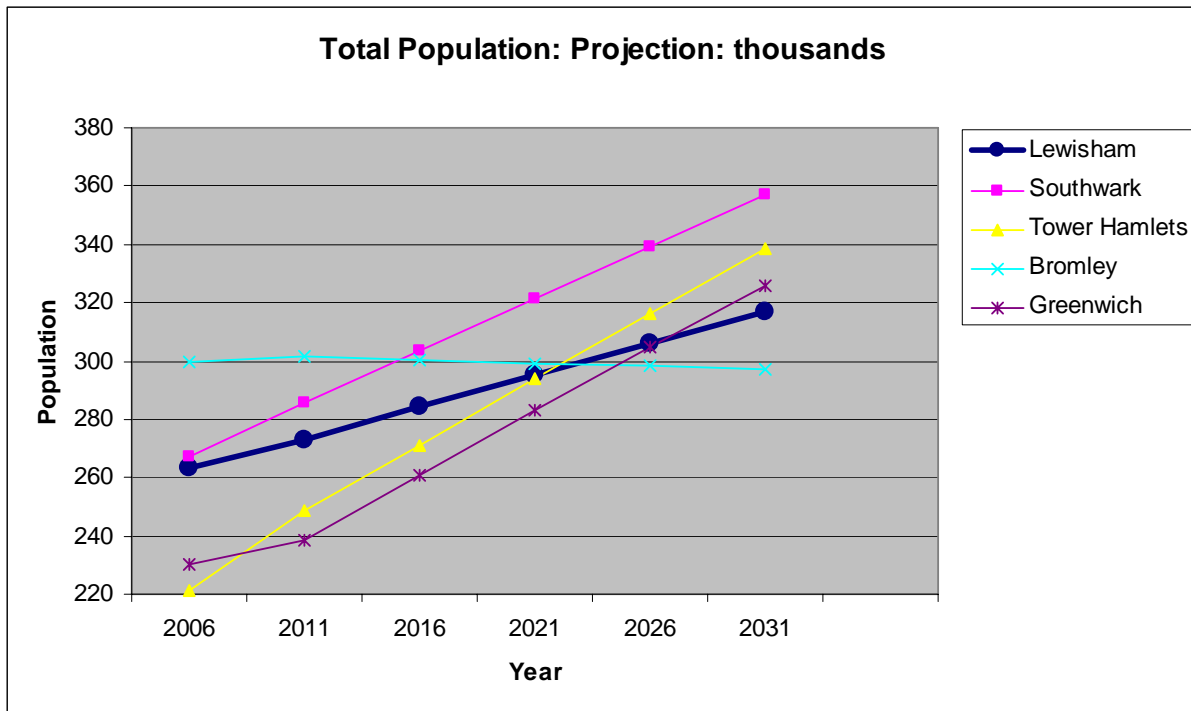
6. According to NOMIS official labour market statistics and ONS mid-year population estimates, 2009 NS 2009 8 Mid-Year Population Estimate published on 29 September 2009

<sup>7</sup> 114,999 dwelling stock by tenure condition, March 2008, Neighbourhood Statistics, ONS

## 2.2 POPULATION (CURRENT AND PROJECTED)

Lewisham is the third largest inner London borough in terms of both its population (264,500) and its area (3,516 ha). The Greater London Authority (GLA) predicts that the overall population of Lewisham is expected to increase by over 20% between 2006 and 2031, an additional 53,400 people.<sup>8</sup>

Figure 2.2 Projected population and population change in 2006 and 2031 (in thousands)



Source: GLA 2009 Round of Demographic Projections

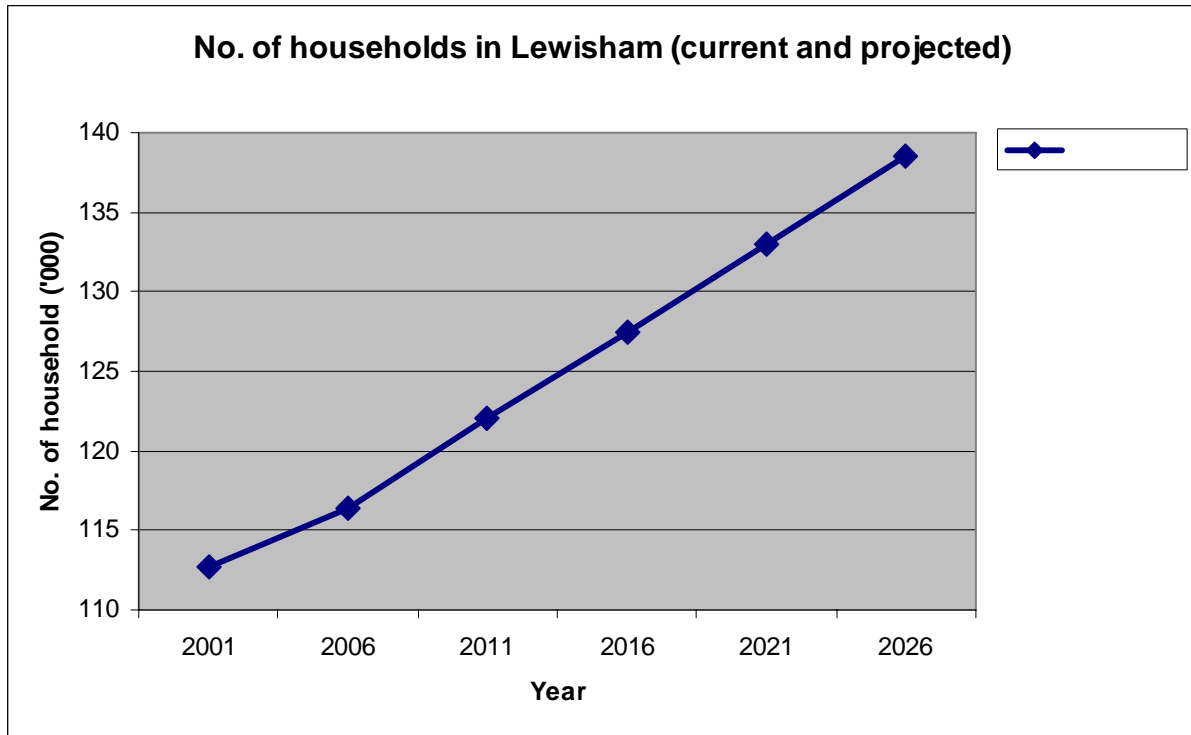
Borough	2006	2011	2016	2021	2026	2031	Change 2006-31	Change 2006-2031 (%)
Lewisham	263.5	272.9	284.1	295.0	306.3	316.9	53.4	20.3
Southwark	267.1	285.5	303.6	321.2	339.2	357.2	90.1	33.9
Tower Hamlets	221.0	248.4	271.0	293.7	316.3	338.6	117.6	53.2
Bromley	299.4	301.3	300.5	299.2	298.2	297.2	-2.2	-0.7
Greenwich	230.5	238.3	261.0	283.1	304.5	325.6	95.1	41.3
Greater London	7526.9	7798.0	8058.1	8316.2	8569.2	8818.0	1291.1	17.2

Source: GLA 2009 Round Demographic Projections

<sup>8</sup> GLA 2009 Round of Demographic Projections

Figure 2.3 shows the projected rise in the number of households over the period 2006-2031 from approximately 112,700 to 138,500 in 2031. This represents an increase of over 22.9% over the 2006 figure, less than the growth of Greater London at the rate of 25.7%. Growth will be concentrated within the north of the borough and the Lewisham and Catford Town Centres.

**Figure 2.3 Number of household in Lewisham and London (current and projected) ('000)**



Year	2006	2011	2016	2021	2026	2031
<b>Lewisham</b>	112.7	116.4	122.0	127.5	133.0	138.5
<b>Greater London</b>	3177.1	3326.1	3493.0	3659.9	3826.8	3993.6

Source: GLA 2009 Round Demographic Projections

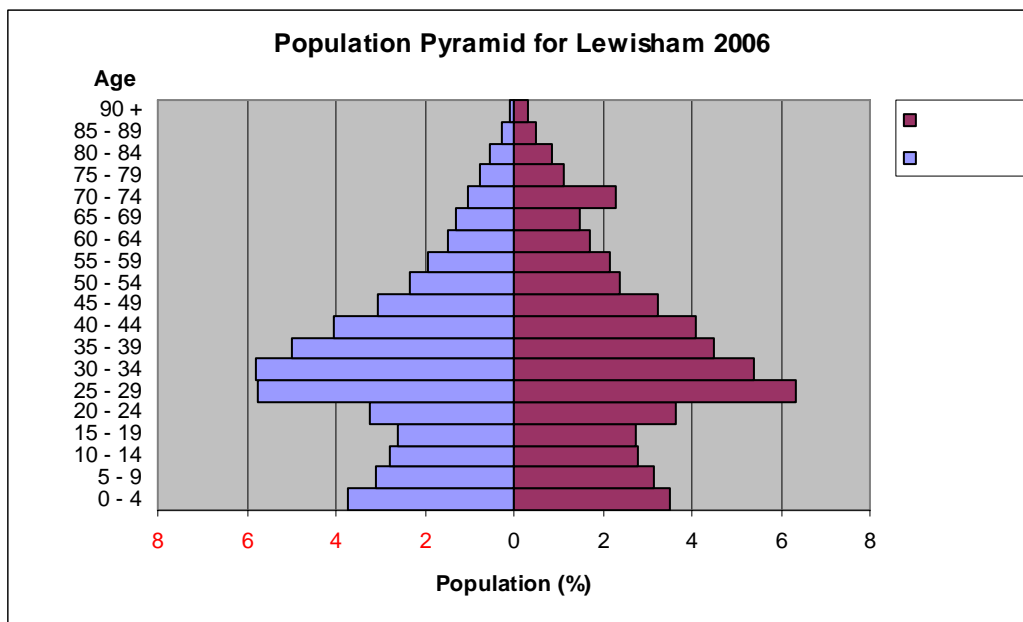


### 2.3 AGE AND SEX

Lewisham has a relatively young age structure when compared to the UK and Greater London. Figure 2.4 shows that in 2006 just under a fifth of the population was under 15 years (18.99% or 50,059) and nearly three quarters of the population was younger than 45 years (72.18% or 190,220). Just over one in ten of the population are above current retirement age (11.20% or 29,525, retirement age being 60 for women and 65 for men).

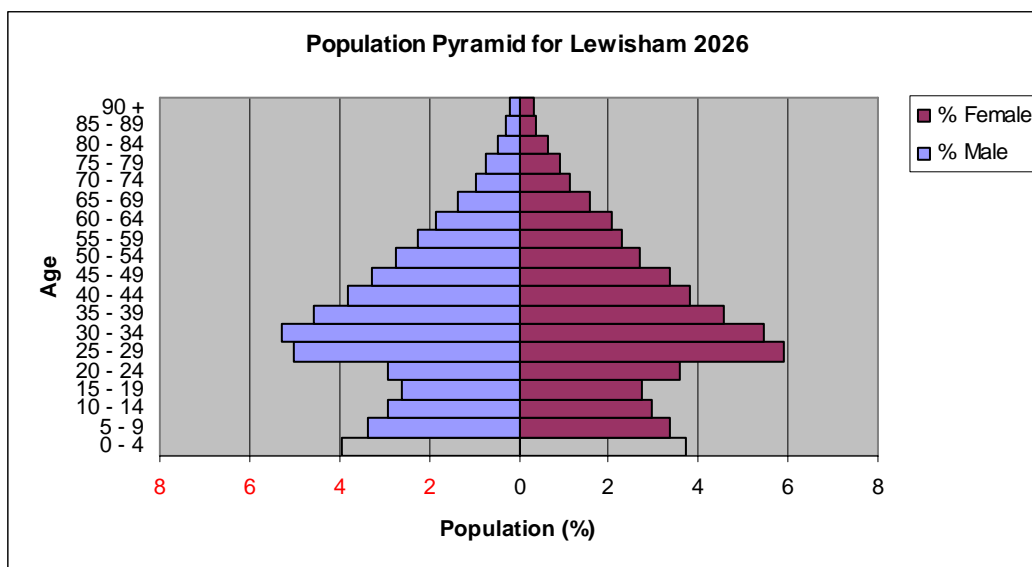
By 2026, the GLA projects that the total population in Lewisham will reach 306,275, and that a fifth of the population will be under 15 years (20.26% or 62,081 people) and 70% of the population will be younger than 45 years (70.50% or 215,955 people). Nearly one in ten of the population will be above current retirement age (9% or 27,612).

**Figure 2.4 Age and sex of population in Lewisham 2006 and 2026**



Age	Males	Females	Persons	Age	Males	Females	Persons
0 - 4	9,793	9,251	19,045	50 - 54	6,135	6,274	12,409
5 - 9	8,120	8,219	16,339	55 - 59	5,103	5,678	10,781
10 - 14	7,336	7,339	14,675	60 - 64	3,908	4,475	8,382
15 - 19	6,883	7,249	14,132	65 - 69	3,491	3,837	7,329
20 - 24	8,403	9,415	17,818	70 - 74	2,686	3,295	5,981
25 - 29	15,089	16,691	31,780	75 - 79	1,991	2,934	4,925
30 - 34	15,385	14,337	29,722	80 - 84	1,376	2,288	3,664
35 - 39	13,254	11,943	25,197	85 - 89	678	1,333	2,012
40 - 44	10,669	10,843	21,512	90 +	299	840	1,139
45 - 49	8,113	8,563	16,676	<b>Total</b>	<b>128,711</b>	<b>134,805</b>	<b>263,516</b>

Source: GLA Population Projection 2009



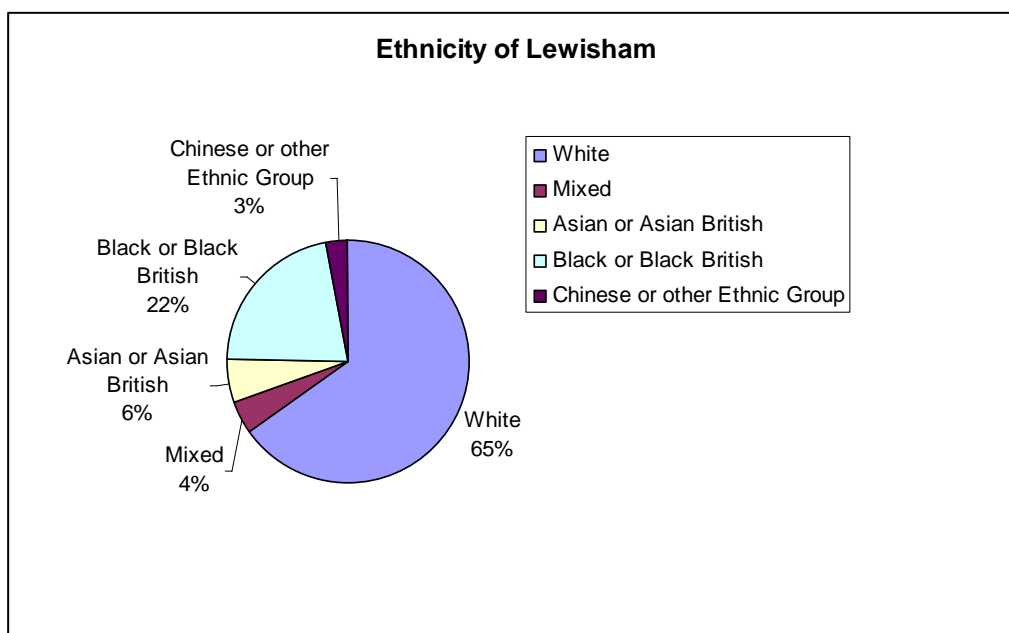
Age	Males	Females	Persons	Age	Males	Females	Persons
0 - 4	12,069	11,417	23,486	50 - 54	8,353	8,211	16,564
5 - 9	10,253	10,347	20,600	55 - 59	6,924	6,997	13,921
10 - 14	8,874	9,121	17,995	60 - 64	5,609	6,286	11,895
15 - 19	7,937	8,442	16,379	65 - 69	4,203	4,839	9,042
20 - 24	8,886	10,989	19,875	70 - 74	3,002	3,485	6,487
25 - 29	15,356	18,127	33,483	75 - 79	2,218	2,861	5,079
30 - 34	16,134	16,667	32,800	80 - 84	1,400	1,963	3,363
35 - 39	14,029	13,992	28,021	85 - 89	828	1,228	2,056
40 - 44	11,617	11,699	23,316	90 +	556	1,029	1,585
45 - 49	10,028	10,297	20,325	<b>Total</b>	<b>148,276</b>	<b>157,997</b>	<b>306,275</b>

Source: GLA Population Projection 2009

## 2.4 ETHNIC COMPOSITION

Lewisham is host to a population of very diverse origins. Figure 2.5 shows that in 2007 nearly two thirds (65%) of Lewisham's population is in the White category while the Black or Black British category is the second largest group (21.7%) in the borough. This is double the London average (10.6%) whilst the Asian or Asian British category in Lewisham (6%) is two times less than the London average (13.3%).

**Figure 2.5 Ethnicity of Lewisham in 2007**



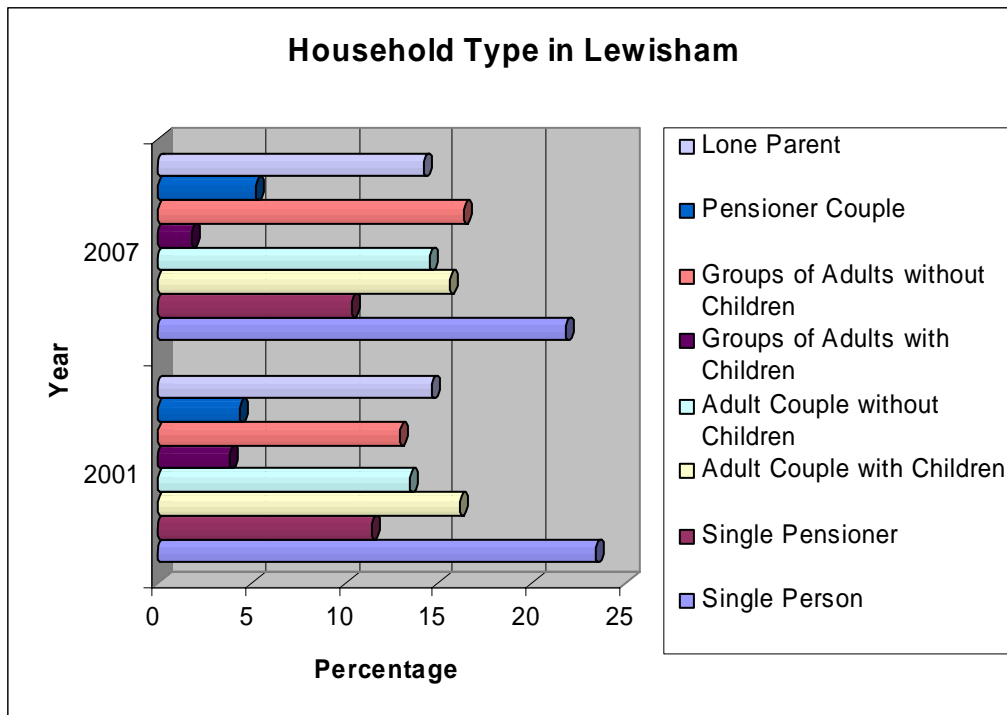
Ethnicity (2007)	Lewisham ('000)	London ('000)
White: British	142.7 (55.2%)	4,361.8 (57.7%)
White: Irish	5.7 (2.2%)	181.3 (2.4%)
White: Other White	19.9 (7.7%)	674.3 (8.9%)
<b>White: Total</b>	<b>168.3 (65.1%)</b>	<b>5,217.4 (69.0%)</b>
Mixed: White & Black Caribbean	4.4 (1.7%)	76.3 (1.0%)
Mixed: White & Black African	1.8 (0.7%)	41.1 (0.5%)
Mixed: White & Asian	2.0 (0.8%)	75.3 (1.0%)
Mixed: Other Mixed	2.9 (1.1%)	73.5
<b>Mixed in total</b>	<b>11.1 (4.3%)</b>	<b>266.2 (3.5%)</b>
Asian or Asian British: Indian	7.0 (2.7%)	501.6 (6.6%)
Asian or Asian British: Pakistani	2.1 (0.8%)	179.1 (2.4%)
Asian or Asian British: Bangladeshi	2.1 (0.8%)	174.9 (2.3%)
Asian or Asian British: Other Asian	4.3 (1.7%)	152.5 (2.0%)
<b>Asian or Asian British in total</b>	<b>15.5 (6.0%)</b>	<b>1,008.1 (13.3%)</b>
Black or Black British: Black Caribbean	28.4 (11.0%)	321.3 (4.3%)
Black or Black British: Black African	23.1 (8.9%)	417.7 (5.5%)
Black or Black British: Other Black	4.7 (1.8%)	63.3 (0.8%)
<b>Black or Black British in total</b>	<b>56.2 (21.7%)</b>	<b>802.3 (10.6%)</b>
Chinese or Other Ethnic Group: Chinese	3.6 (1.4%)	114.8 (1.5%)
Chinese or Other Ethnic Group: Other	3.8 (1.5%)	148.0 (2.0%)
Chinese or Other Ethnic Group in total	7.4 (2.9%)	262.8 (3.5%)
<b>All Groups</b>	<b>258.5</b>	<b>7,556.9</b>

Source: ONS Statistics , 2010

## 2.5 HOUSEHOLD TYPE

Figure 2.6 compares the household type in 2001 and 2007. This shows a slight decline in single people, single pensioners, and group of adults with children and a larger decline in adults with children. However, there was a corresponding increase of adult couples without children.

Figure 2.6 Household type in Lewisham



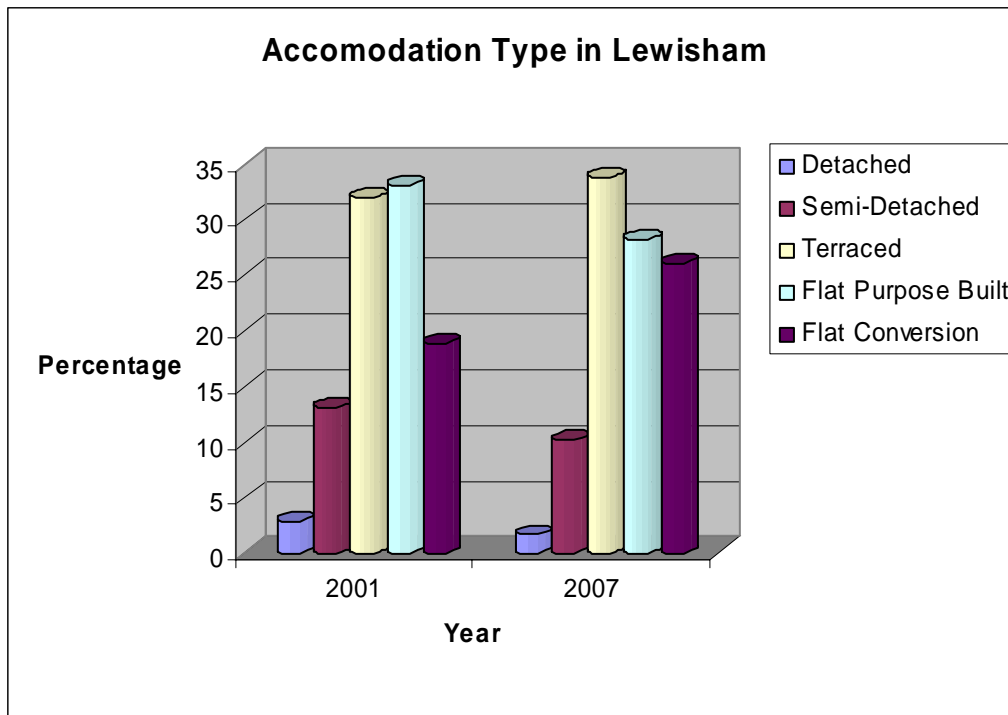
Household Type	2001	2007
Single person	23.4%	21.8%
Single pensioner	11.4%	10.4%
Adult couple with children	16.1%	15.6%
Adult couple without children	13.5%	14.5%
Groups of adults with children	3.8%	1.8%
Groups of adults without children	12.9%	16.4%
Pensioner couple	4.3%	5.2%
Lone parent	14.6%	14.2%

Source: 2001 Census and Lewisham Household Survey 2007, SHMA 2008

## 2.6 ACCOMODATION TYPE

Figure 2.7 compares the accommodation type from the 2001 Census with the results of the 2007 Lewisham Household Survey for the SHMA. This shows a decline in the proportion of the stock in detached and semi-detached property and a significant increase in the proportion in converted flats.

**Figure 2.7 Accommodation type in Lewisham**



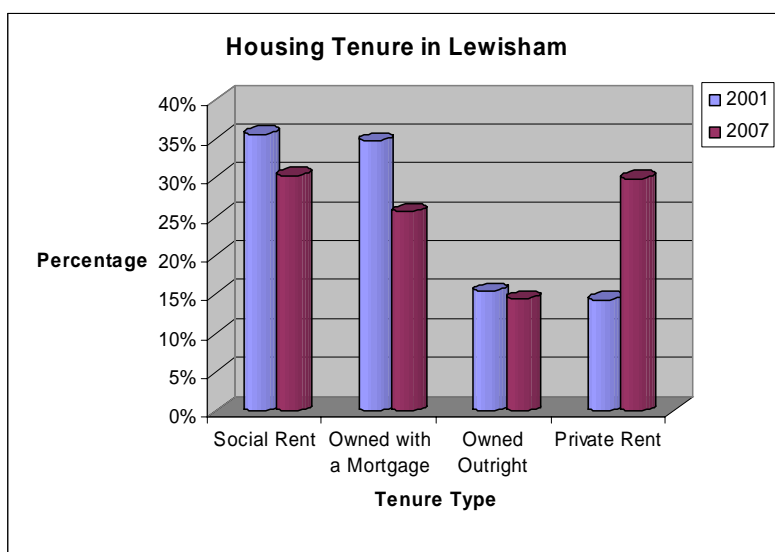
Accommodation Type	Detached	Semi-Detached	Terraced	Flat Purpose Built	Flat Conversion
<b>2001</b>	2.9%	13.1%	32.0%	33.1%	18.9%
<b>2007</b>	1.7%	10.2%	33.8%	28.2%	26.1%

Source: 2001 Census and Lewisham Household Survey 2007, SHMA 2008

## 2.7 HOUSING TENURE

The total number of households in Lewisham is 114,900<sup>9</sup>. The results of the 2007 Lewisham Household Survey for the SHMA (Figure 2.8) indicate the housing tenure structure has changed significantly since 2001. There was a dramatic increase in the private rented sector which has more than doubled in proportion. As a consequence there has been declines in all other sectors with a significant decline in owner occupation with a mortgage and in the social rented sector. It is considered that the increase in private rented sector was a result of the increase in the buy-to-let market in recent years.

**Figure 2.8 Housing tenure in Lewisham**



Housing Tenure	2008-09
<b>Total number of households</b>	113,308 (100%)
<b>Local authority</b>	18,555 (16.37%)
<b>Registered social landlord</b>	18,163 (16.03%)
<b>Other public sector</b>	795 (0.70%)
<b>Private sector</b>	75,795 (66.90%)

Source: Dwelling stock: Number of dwellings by tenure, 2008/09 (provisional), DCLG

Tenure type	2001	2007	Change
<b>Social rent</b>	35.6%	30.2%	- 5.4%
<b>Owned with a mortgage</b>	34.7%	25.6%	- 9.1%
<b>Owned outright</b>	15.4%	14.4%	- 1%
<b>Private rent</b>	14.3%	29.8%	+15.5%

Source: UK Census of Population 2001 and Lewisham Household Survey 2007, SHMA 2008

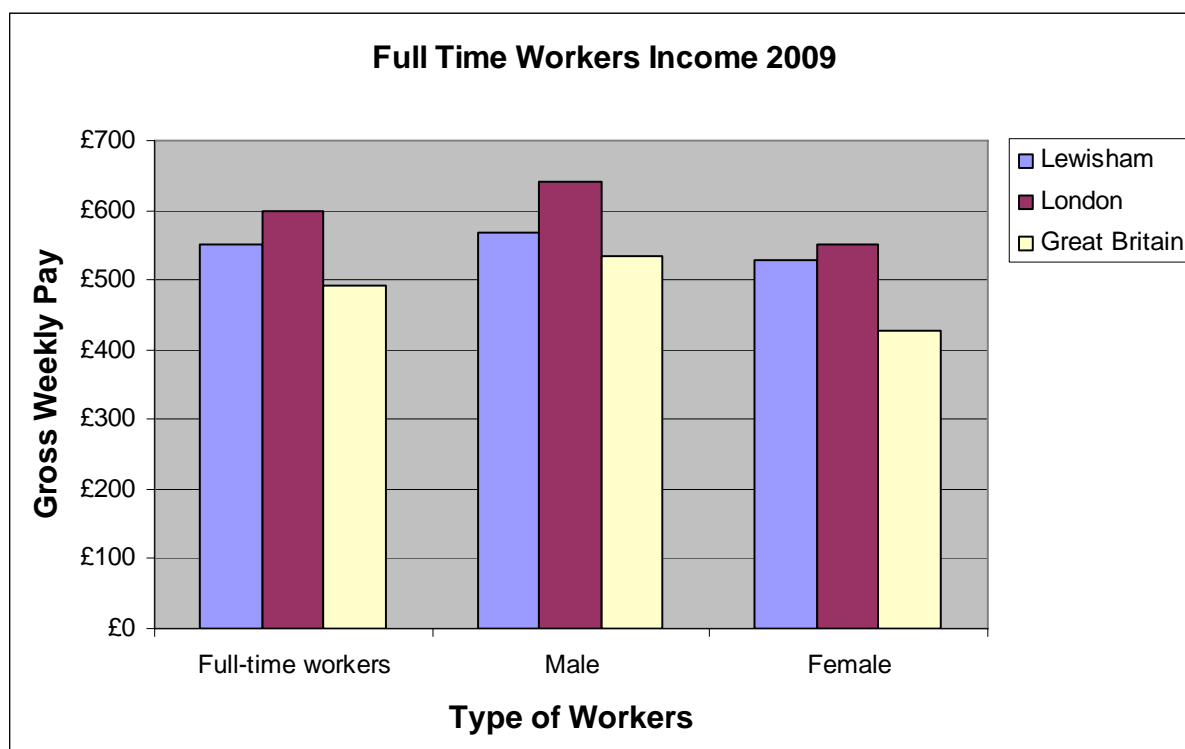
<sup>9</sup> 114,999 dwelling stock by tenure condition, March 2008, Neighbourhood Statistics, ONS

## 2.8 HOUSEHOLD INCOME

Figure 2.9 shows the average mean earnings in Lewisham for 2009 was £550.40 per week. This was lower than the London average of £598.60 per week, but higher than the Great Britain average of £491.00. Male workers in Lewisham earned just less than 13.2% of average male earnings in London while females earned 4% less of the female London average.

According to the Office of National Statistics in 2010, the median income of Lewisham (£25,170) was lower than Inner London (£30,000) by nearly a fifth. The mean income of Lewisham (£29,557) is also lower than Inner London (£46,138) by more than a half.

**Figure 2.9 Full time workers income in Lewisham 2009**



Gross weekly pay	Lewisham	London	Great Britain
<b>Full-time workers</b>	£550.4	£598.6	£491.0
Male	£567.1	£642.0	£534.4
Female	£529.3	£551.0	£426.6

Source: ONS Annual Survey of Hours and Earnings, Resident Analysis 2009

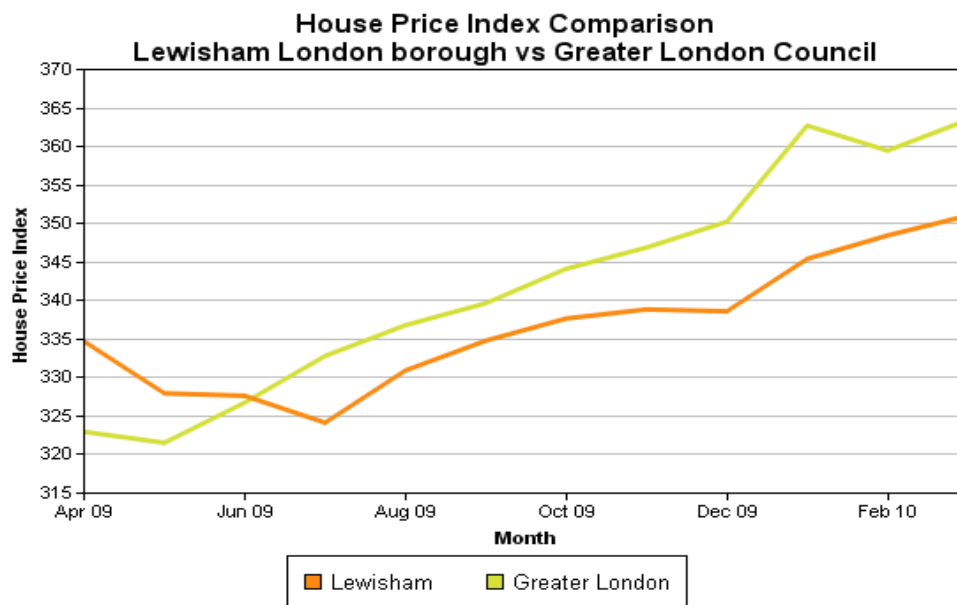
## 2.9 HOUSE PRICES

Based on the Land Registry the housing price in Lewisham has increased steadily between August 2009 and March 2010, except for the period April to July, and December 2009.

Figure 2.10 shows the housing price index of Lewisham is lower than the London average, and the average housing price in Lewisham is still lower than the Greater London region.

Figure 2.11 shows the average price of every household type in Lewisham in 2009-10. The current economic recession has meant a downturn in the housing market. Good value mortgages have become difficult to find as borrowing rates have soared and many lenders are demanding a larger deposit, impacting affordability.

**Figure 2.10 Housing price index comparison between Lewisham and London (March 2009)**

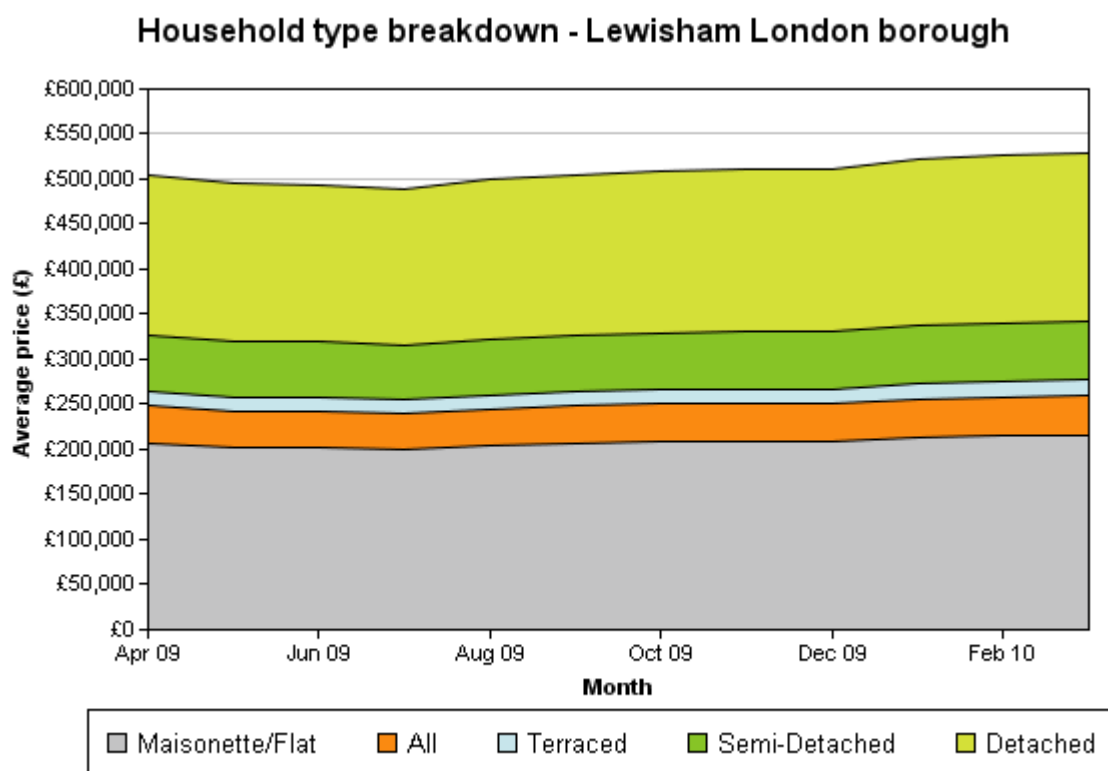


Month	Lewisham London borough		London Region	
	Index	Average	Index	Average
		Price (£)		Price (£)
<b>April 2009</b>	334.6	247,668	323	297,763
<b>May 2009</b>	328	242,751	321.6	296,418
<b>June 2009</b>	327.7	242,511	326.9	301,358
<b>July 2009</b>	324.2	239,921	332.8	306,794
<b>August 2009</b>	331.1	245,026	336.9	310,571
<b>September 2009</b>	334.9	247,879	339.6	313,066
<b>October 2009</b>	337.6	249,872	344.2	317,236
<b>November 2009</b>	338.8	250,779	347.1	319,924
<b>December 2009</b>	338.7	250,639	350.4	322,965
<b>January 2010</b>	345.4	255,667	363	334,591
<b>February 2010</b>	348.6	257,983	359.7	331,519
<b>March 2010</b>	351.1	259,820	363.5	335,014

Source: Land Registry, 2010



Figure 2.11 Average housing price (breakdown by household type) in Lewisham 2009-10

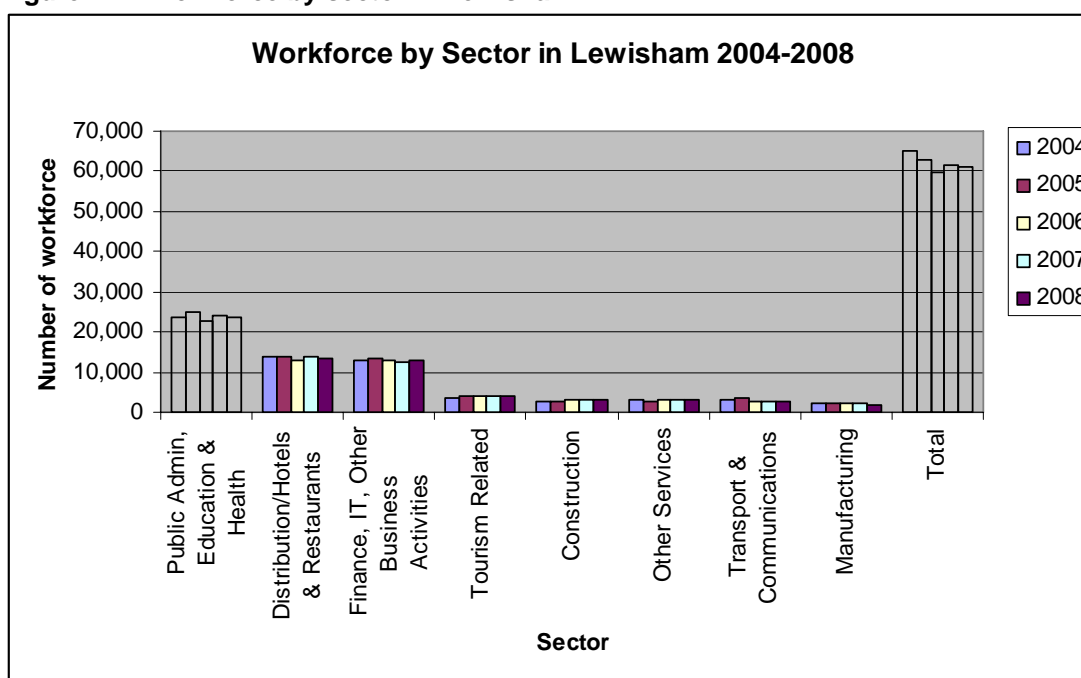


Source: Land Registry, 2010

## 2.10 EMPLOYMENT STRUCTURE OF THE BOROUGH

Figure 2.12 shows that the total employment in the borough has reduced by 0.65% between 2007 and 2008. The public sector makes up over 38.78% of the borough's employment (education and health being dominant) whilst the distribution/hotels and restaurants sector is the second largest at the rate of 22.09%. All sectors are experiencing some declines, except Finance, IT, other business activities, tourism related and other services. The main point to note is that total employment in the borough has been declining over the past six years with the loss of 7,687 jobs over the period 2003-2008. The borough is a major supplier of labour to neighbourhood areas with over half of employed people working outside the borough.

Figure 2.12 Workforce by sector in Lewisham



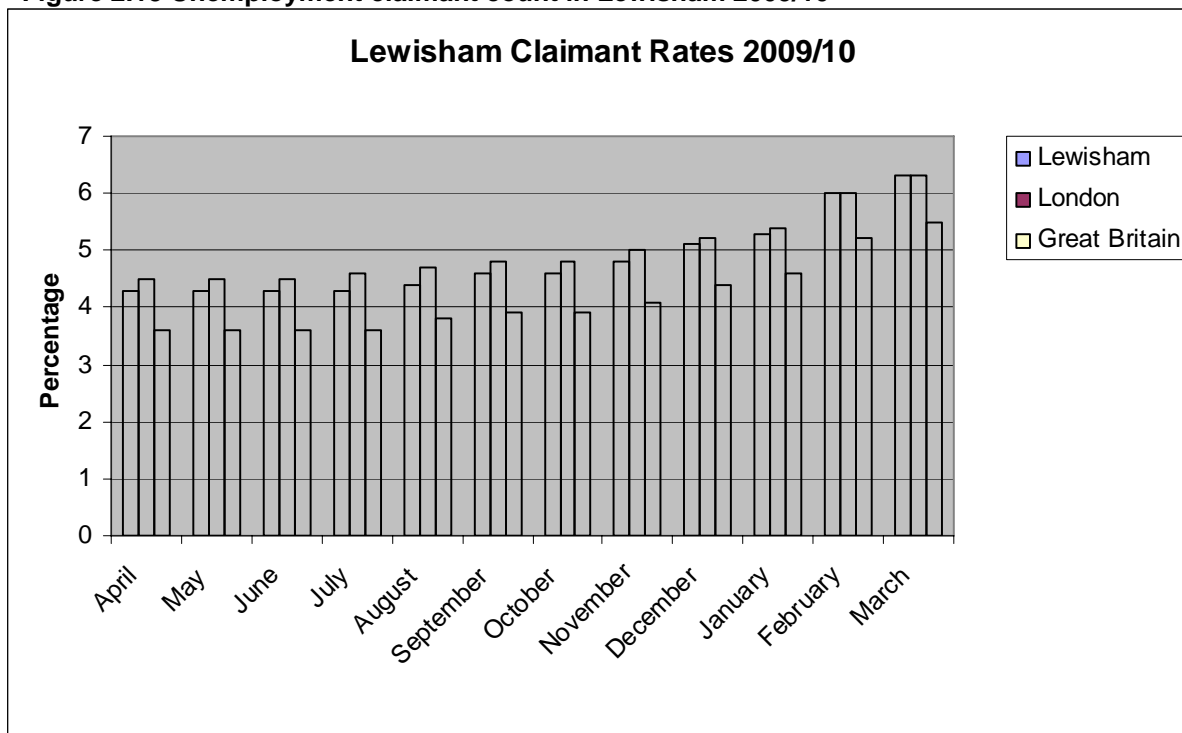
Sector	2003	2004	2005	2006	2007	2008
<b>Public admin, education and health</b>	23,791	23,762	24,800	22,800	23,900	23,700
<b>Distribution/hotels and restaurants</b>	14,106	13,679	13,600	13,000	13,600	13,500
<b>Finance, IT and other business activities</b>	13,906	12,822	13,200	12,900	12,700	13,100
<b>Tourism related</b>	4,105	3,665	4,100	3,900	4,000	4,100
<b>Construction</b>	2,790	2,618	2,700	3,100	3,300	3,100
<b>Other services</b>	2,917	2,985	2,600	3,000	3,000	3,100
<b>Transport and communications</b>	4,444	3,276	3,400	2,800	2,700	2,600
<b>Manufacturing</b>	2,729	2,452	2,400	2,100	2,200	1,700
<b>Total</b>	<b>68,787</b>	<b>65,259</b>	<b>62,800</b>	<b>59,700</b>	<b>61,500</b>	<b>61,100</b>

Source: Annual Business Inquiry Employment Analysis 2009

## 2.11 LEVEL OF UNEMPLOYMENT

The unemployment rate 2009/10 for Lewisham is based on the unemployment claimant rates published by NOMIS Official Labour Market Statistics. Figure 2.13 shows Lewisham had an average claimant rate of 4.9% for the monitoring period which is 0.8% higher than in London, and 0.9% higher than in Greater Britain.

Figure 2.13 Unemployment claimant count in Lewisham 2009/10



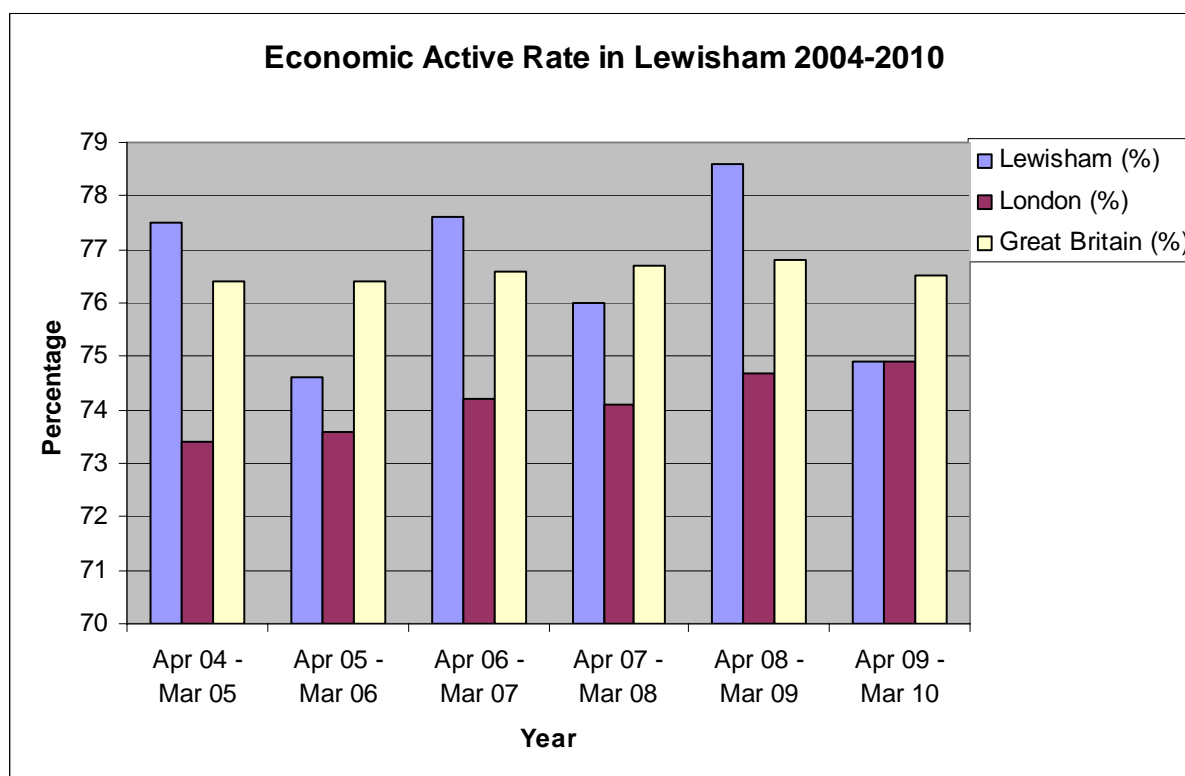
2009/10	Lewisham (%)	London (%)	Greater Britain (%)
April	8,762 (4.7%)	3.9%	3.9%
May	8,909 (4.8%)	4.0%	3.9%
June	8,948 (4.8%)	4.0%	3.9%
July	9,145 (4.9%)	4.1%	3.9%
August	9,588 (5.1%)	4.2%	4.0%
September	9,634 (5.1%)	4.2%	3.9%
October	9,584 (5.1%)	4.3%	3.9%
November	9,230 (4.9%)	4.2%	3.9%
December	9,066 (4.8%)	4.1%	3.9%
January	9,342 (5.0%)	4.2%	4.1%
February	9,337 (5.0%)	4.3%	4.1%
March	9,329 (5.0%)	4.2%	4.0%
<b>Average Rate</b>	<b>9,231 (4.9%)</b>	<b>4.1%</b>	<b>4.0%</b>

Source: NOMIS – ONS Claimant Count with Rates and Proportions 2010

## 2.12 ECONOMIC ACTIVITY OF RESIDENTS AGED 16-74

Figure 2.14 shows the overall employment figures in Lewisham for those working in and out of the borough for the period April 2004 to March 2010. The main point to note is the economic activity rate in Lewisham has fluctuated over the last six years, and in April 2009 and March 2010, the economic activity rate of Lewisham was in line with the London average, but lower than the rest of Great Britain.

Figure 2.14 Economic active rate in Lewisham 2004-2010



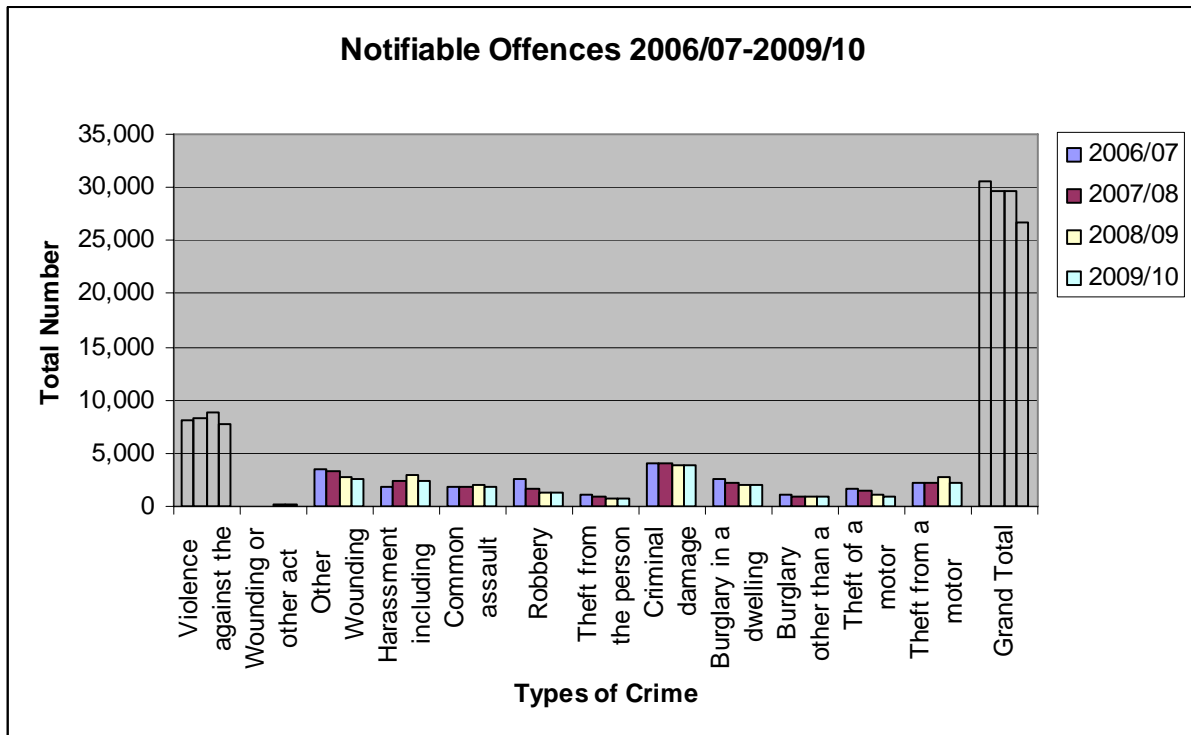
Year	Lewisham (%)	London	Great Britain
Apr 04 - Mar 05	77.5% (138,300)	73.4%	76.4%
Apr 05 - Mar 06	74.6% (134,000)	73.6%	76.4%
Apr 06 -Mar 07	77.6% (141,700)	74.2%	76.6%
Apr 07 - Mar 08	76.0% (140,000)	74.1%	76.7%
Apr 08 - Mar 09	78.6% (146,900)	74.7%	76.8%
Apr 09 - Mar 10	74.9% (143,400)	74.9%	76.5%

Source: NOMIS – ONS Annual Population Survey 2010

### 2.13 CRIME RATES

According to the Home Office there was a sharp decline of nearly 10% in notifiable offences recorded by the police between 2008-9 and 2009-10. However, there were increases in theft from the person (2%), burglary in a dwelling (2.7%) and burglary other than a dwelling (3.7%) over the last year as shown on Figure 2.15.

**Figure 2.15 Notifiable Offences Recorded by the Police, 2006/07 - 2009/2010**  
Reported crimes in 2006/07-2009/10



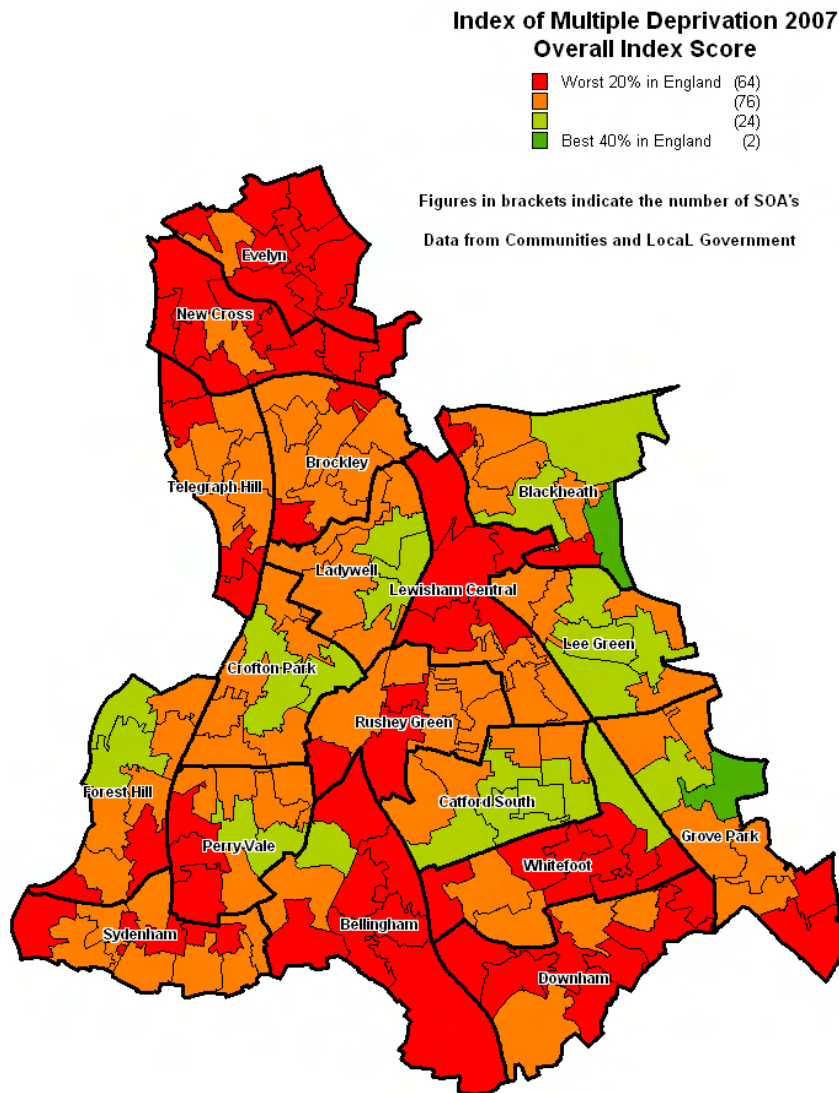
Reported Crimes	2006/07	2007/08	2008/09	2009/10	Change
<b>Violence against the person</b>	8,062	8,376	8,802	7,647	-13.1%
<b>Wounding or other act endangering life</b>	76	67	262	165	-37%
<b>Other Wounding</b>	3,533	3,230	2,791	2,548	-8.7%
<b>Harassment including penalty notices for disorder</b>	1,933	2,482	2,962	2,455	-17.1%
<b>Common assault</b>	1,832	1,910	2,076	1,879	-9.4%
<b>Robbery</b>	2,635	1,667	1,377	1,304	-5.3%
<b>Theft from the person</b>	1,096	931	761	776	2.0%
<b>Criminal damage including arson</b>	4,052	3,983	3,903	3,788	-2.9%
<b>Burglary in a dwelling</b>	2,492	2,211	1,976	2,029	2.7%
<b>Burglary other than a dwelling</b>	1,087	938	947	982	3.7%
<b>Theft of a motor vehicle</b>	1,686	1,545	1,135	946	-16.7%
<b>Theft from a motor vehicle</b>	2,171	2,301	2,706	2,265	-16.3%
<b>Grand Total</b>	<b>30,655</b>	<b>29,641</b>	<b>29,698</b>	<b>26,784</b>	<b>-9.8%</b>

Source: Home Office, ONS, 2010

## 2.14 INDICES OF MULTIPLE DEPRIVATION (IMD)

The Index of Multiple Deprivation (IMD 2007) saw Lewisham ranked as the 39<sup>th</sup> most deprived Local Authority in England, with a number of areas ranked in the 20% most deprived in England. The IMD looks at a range of indicators covering income, employment, health, education, training, skills, living conditions and access to services. Figure 2.16 shows the areas with the highest levels of deprivation within the borough. These areas are in the Evelyn and New Cross wards in the north, Lewisham Central and an extensive area to the south including Bellingham, Downham and Whitefoot wards.

Figure 2.16 Index of Multiple Deprivation in Lewisham 2007



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Source: DCLG, 2007

## **3. IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME**

### **3.1 INTRODUCTION**

The Local Development Scheme (LDS) is a statutory document that sets out the details of which development plan documents (DPDs) the council is preparing including the timetable for their production and key milestones within that timetable. The LDS is the project plan for the local development framework (LDF) which includes those DPDs that will eventually replace the Unitary Development Plan (UDP) as the statutory development plan for Lewisham. The AMR is the place where the council reports on the performance against the key milestones in the LDS.

The Town and Country Planning Act 2008 made some changes to the LDS process. This means that it is no longer a requirement to report supplementary planning documents (SPD) in the LDS. This introduces flexibility for councils to prepare SPD as and when they are needed without the formal need to include them in a revised LDS. However, this information is useful for the public and others interested in the planning process locally. As such the council will continue to report on progress on SPD within the AMR.

The Planning and Compulsory Purchase Act 2004 requires the council to prepare an LDS and submit it to the Mayor of London and the Secretary of State for Communities and Local Government for approval. Once adopted the Act requires the council to keep the LDS up to date. This means that if new documents are to be prepared or the timetable for production has significantly changes the council must revise the LDS and resubmit it to the Mayor of London and the Secretary of State for approval.

The AMR covers the reporting period of the last financial year, that is from 1 April 2009 up to 31 March 2010. During this period Version 4 of the LDS was in place. Version 4 of the LDS was approved by the Mayor of Lewisham for submission to the Government Office for London (GOL) on behalf of the Secretary of State in February 2008 and agreed by GOL in March 2008 and adopted by Lewisham Council in April 2008.

### **3.2 PROGRESS ON LDS TIMETABLE**

The LDS (version 4) was prepared and adopted during early 2008 and therefore reflects the key stages for preparing LDD that was in place at that time. With the publication of the new PPS 12 'Local Spatial Planning' in June 2008 the preferred option key stage was removed from the process and a new stage called the 'Published Plan' was introduced. This change could not be reflected in the LDS as it occurred after the LDS was adopted. It necessarily has implications for the timetable and key milestones that are reported in this AMR and the details are set out below.

The AMR is the place to assess progress on the production of DPD and state if a review of the LDS is needed. However, in last years AMR it was stated that due to government changes to the planning process, there was a need to update the LDS. As stated above this has now been done and the Council adopted a revised LDS (version 5) on 23<sup>rd</sup> September 2010. The progress on delivery against the new timetable will be reported in next years AMR.

### Core Strategy

As a result of the government changes in PPS 12 there was no relevant key milestone for the reporting year in the LDS (version 4). The key milestone introduced in PPS 12 was for the Council to consult on the 'published plan' or the 'proposed submission' version of the Core Strategy. At this consultation stage the Council was inviting comments on what it considered to be the final version of the document before it is submitted to the Secretary of State. Planning regulations for this stage mean that the council could only consider comments about the 'soundness' of the document.

The Core Strategy proposed submission version was approved by the Mayor and Cabinet on 18<sup>th</sup> November 2009 and as required by regulations referred to the next available full council meeting which approved the document for consultation on 18<sup>th</sup> January 2010. The formal consultation was undertaken between 17<sup>th</sup> February 2010 and 3<sup>rd</sup> April 2010.

The final stage for the Core Strategy is to submit the document to the Secretary of State for an independent examination. The regulation require this to be done by a resolution of the full council. Although outside the reporting period the revised LDS (version 5) sets out the new key milestones. This shows that the Core Strategy was due to be submitted in October 2010 and this key milestone was achieved. The remaining stages are for the examination to be held in January/February 2011 and adoption in July 2011. Progress against these milestones will be reported in next years AMR.

### Site Allocations DPD

Following government advise the Council gave priority to the production of the Core Strategy and all other DPDs were put on hold. As stated above the changes to the process of DPD production introduced by PPS 12 mean that the timetable and key milestones set out in the LDS (version 4) are no longer relevant.

Following the publication of the Core Strategy the second priority for the council is the Site Allocations DPD as it is within this document that the Council will identify sites to deliver the housing target for Lewisham and the other objectives identified in the Core Strategy. While no progress was made on this DPD during the monitoring year, the latest LDS (version 5) sets out the new timetable and key milestones for this DPD. While outside the monitoring period for this AMR the new timetable shows consultation on 'further options' starting in October 2010 and this key milestone was achieved. The next stage is to publish the proposed submission version and the key milestone is to achieve this by October 2011.

### Lewisham Town Centre Area Action Plan

Following government advise the Council gave priority to the production of the Core Strategy and all other DPDs were put on hold. As such no progress was made on this DPD during the monitoring year. The latest LDS (version 5) sets out the new timetable and key milestones for this DPD. This shows that the Lewisham AAP is the third priority for production and consultation on 'further options' is due to take place in spring 2011.



#### Development Management DPD

For the reasons stated above, no progress was made on this DPD during the monitoring year. The latest LDS (version 5) sets out the new timetable and key milestones for this DPD. Progress will be reported in next years AMR.

#### Catford Town Centre Area Action Plan

Again, as stated, following government advise the Council gave priority to the production of the Core Strategy and all other DPDs were put on hold. As such no progress was made on this DPD during the monitoring year. The latest LDS (version 5) sets out the new timetable and key milestones for this DPD.

#### **Supplementary Planning Documents**

The Town and Country Planning Act 2008 made some changes to the LDS process. This means that it is no longer a requirement to report SPG in the LDS. This introduces flexibility for councils to prepare SPD as and when they are needed without the formal need to include them in a revised LDS. However, this information is useful for the public and others interested in the planning process locally. As such the council will continue to report on progress on SPD within the AMR.

#### Planning Obligations SPD

A draft Planning Obligations SPD was subject to public consultation from February to April 2010. Following assessment of the comments made it is anticipated that the final version will be reported to Mayor and Cabinet with a recommendation for approval in January 2011.

## 4. IMPLEMENTING HOUSING POLICIES

### 4.1 INTRODUCTION

Housing is the most extensive use of land in Lewisham, providing homes and dominating the character of the local environment. There are approximately 115,000 dwellings, located in lower density suburbs across the borough to higher density neighbourhoods in Deptford and New Cross/New Cross Gate.<sup>10</sup>

Managing these existing dwellings and delivering additional housing is central to the Council's objective of seeking to meet the borough's housing needs and to do this in line with national and regional planning policies. Planning policies for housing reflect the Council's requirements for diversity (both in size and tenure to create mixed and balanced communities), design quality and innovation, as well as the need to identify suitable land for new residential development.

The relevant key policy directions are:

- To deliver at least **975 new homes per year** (London Plan Policy 3A.1)
- To provide a **mix of dwelling sizes** in developments of 10 dwellings or more (UDP Policy STR.HSG3, HSG6 and London Plan Policy 3A.11)
- To seek an **affordable housing** contribution on developments of 10 or more units or on sites of 0.5ha or more in size (UDP Policy HSG14 and London Plan Policy 3A.11) and
- To seek **mixed and balanced communities** (UDP Policy HSG15).

#### Relevant UDP policies

##### **STR.HSG 3 Residential mix**

To ensure a mix and balance of residential provision to meet the full range of identified housing need in the borough including single people, families of different size, persons with special needs and for affordable homes.

##### **HSG 2 Housing on previously developed land**

In the interests of achieving sustainable development the re-use of previously developed land will be promoted. Where a 'windfall' site is not otherwise protected by policies in the Plan the Council will normally consider housing as its preferred alternative land use.

##### **HSG 6 Dwelling mix**

The Council will seek a mixture of dwelling sizes in the case of residential developments of 15 units or more. The mix is determined by reference to the housing needs of the area, the nature of the development and its proposed relationship to the surrounding area.<sup>11</sup>

##### **HSG 14 Provision of affordable housing**

The Council will negotiate for an element of affordable housing to be provided in the case of any site of 0.5 hectares or more or capable of accommodating 15 dwellings or more that comes forward for housing development, including mixed use sites, over the period of this plan.<sup>12</sup>

<sup>10</sup> 114,999 dwelling stock by tenure condition, March 2008, Neighbourhood Statistics, ONS

<sup>11</sup> Amended to 10 units or more through the London Plan 2008 (Policy 3A.11)

<sup>12</sup> Amended to 10 units or more through the London Plan 2008 (Policy 3A.11)

### **HSG 15 Creating Viable and Balanced Communities**

Where affordable housing is considered appropriate as part of a residential development but where the site falls within an area which has existing high concentrations of social rented housing (as identified on [Map 5.1](#)), the Council will seek, in agreement with developers, for the affordable housing contribution to be provided in a way which assists in securing a more balanced social mix within that locality in order to establish and sustain 'viable balanced communities'. This may take the part of more flexible tenures including 'part ownership' and other shared equity schemes or other type of arrangement as considered appropriate.

### **HSG 20 Travellers site**

The Council will assess future applications for provision of travellers' sites against the following criteria:

- (a) site size and suitability, including noise and overlooking;
- (b) access to local shops, services and facilities;
- (c) the suitability of the site for a mix of uses;
- (d) highway considerations;
- (e) the need for travellers' sites.

## **4.2 HOUSING TARGETS, HOUSING PERFORMANCE AND HOUSNG TRAJECTORY**

### **Indicators and targets**

<b>Indicator 1</b>	<b>Plan period and housing targets</b>
Type	Core H1
Target	9,750 dwellings from all sources over the period 2007-8 to 2016-17 or 975 dwellings annually (rolled forward until 2025/26 <sup>13</sup> )
Target met	YES
Data	Table 4.1

<b>Indicator 2</b>	<b>Net additional dwellings – in previous years</b>
Type	Core H2(a)
Target	Trend
Target met	N/A
Data	Table 4.2, Figure 4.1

<b>Indicator 3</b>	<b>Net additional dwellings – for the reporting years</b>
Type	Core H2(b)
Target	9,750 dwellings from all sources over the period 2007-8 to 2016-17 or 975 dwellings annually (rolled forward until 2025/26 <sup>14</sup> )
Target met	YES
Data	Table 4.2, Figure 4.1

<sup>13</sup> In accordance with guidance issued by the Government Office for London, 2009

<sup>14</sup> In accordance with guidance issued by the Government Office for London, 2009

<b>Indicator 4</b>	<b>Net additional dwellings – in future years</b>
Type	Core H2(c)
Target	To illustrate the level of net additional housing expected to come forward over at least a 15 year period To identify the expected number of dwellings likely to be completed in the current year (2010/11) To show a five year supply of net additional dwellings from ready to develop sites
Target met	YES
Data	Tables 4.3, 4.4 and Figures 4.2, 4.3

<b>Indicator 5</b>	<b>Managed delivery target</b>
Type	Core H2(d)
Target	To illustrate the level of net additional housing expected to come forward over at least a 15 year period To identify the expected number of dwellings likely to be completed in the current year (2010/11) To show a five year supply of net additional dwellings from ready to develop sites
Target met	YES
Data	Tables 4.3, 4.4 and Figures 4.2, 4.3

### Data analysis

The London Plan requires a total of 9,750 additional new dwellings (net) from all sources to be completed between 2007/8 and 2016/17 or 975 annually.<sup>15</sup> This is made up of:

- 859 from conventional supply (self-contained dwellings)
- 43 non-self contained dwellings and
- 73 bringing vacant dwellings back into use.

In 2009, the Greater London Authority (GLA) and the Government Office for London (GOL) advised all London local authorities to carry their existing housing targets forward as indicative figures until such time as they were reviewed by the Mayor of London. Following this advice, Lewisham carried forward its housing target up to 2025/26, which brings it in line with Lewisham's emerging Core Strategy plan period (2011 to 2026).

In October 2009, the GLA published a consultation draft replacement London Plan. In the draft replacement London Plan Lewisham's proposed annual average housing provision monitoring target for the period 2011/26 is 1,105 additional net new dwellings. This draft target is made up of 1,088 conventional self-contained dwellings and 17 non self-contained dwellings. However, as 1,105 is a draft target it will not be taken on board until the draft replacement London Plan is adopted.<sup>16</sup>

<sup>15</sup> London Plan, February 2008 (consolidated with alterations since 2004)

<sup>16</sup> Adoption is expected in late winter 2010/11

The Lewisham housing trajectory relates to the creation of self-contained dwellings through the planning process. The annual target for 2007/08 to 2016/17 is 859. Lewisham recorded 782 self-contained dwellings completed in 2009/10 (77 below target) with over 2,279 dwellings under construction.

Table 4.1 shows the plan period housing capacity targets for Lewisham from The London Plan (Indicator Core H1).

**Table 4.1 Plan Period and housing targets**

Plan period and housing targets	Planned housing provision	Source	Target
	1/4/2007 to 31/3/2017	The London Plan	<b>9,750</b>
	1/4/2007 to 31/3/2026 <sup>17</sup>	The London Plan	<b>18,525</b>

Table 4.2 and Figure 4.1 shows the net additional dwellings over the previous five year period (Indicator Core H2a). In the years the Council has published an Annual Monitoring Report, a total of 6,008 dwellings were provided between 2004/05 and 2009/10, against a target of 5,745, an average of 1,001 a year.

**Table 4.2 Net additional dwellings between 2004/5 to 2009/10**

Year	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	TOTAL	Target <sup>18</sup>
<b>Conventional supply</b> <sup>19</sup>	503	967	347	978	909	782	4,486	859
<b>Vacancies brought back into use</b>	Unknown	230	281	300	314	397	1,522	73
<b>Non-self contained dwellings</b>	0	0	0	0	0	0	0	43
<b>Total</b>	<b>503</b>	<b>1,197</b>	<b>628</b>	<b>1,278</b>	<b>1,223</b>	<b>1,179</b>	<b>6,008</b>	<b>5,850</b>
<b>Target (total)</b>	<b>870</b>	<b>975</b>	<b>975</b>	<b>975</b>	<b>975</b>	<b>975</b>	<b>5,745</b>	

<sup>17</sup> Existing target rolled forward in accordance with the joint advice note from GOL and the GLA

<sup>18</sup> London Plan and applicable from 2005/06 onwards

<sup>19</sup> New dwellings (net supply)

Figure 4.1 New homes from all sources 2004/05 to 2009/10

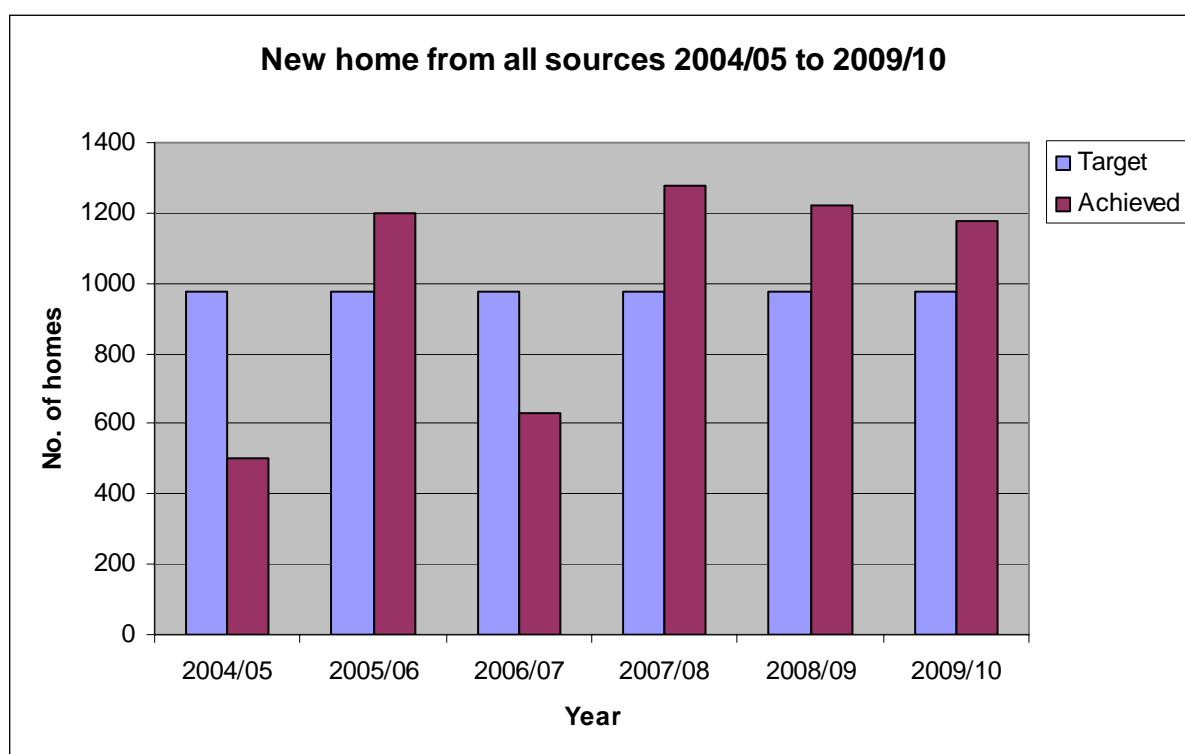


Table 4.3 and Figures 4.2 and 4.3 summarises the projected annual total of net additional dwellings capable of being delivered each year to 2025/26 through a housing trajectory (Core H2c). This is in accordance with the requirements outlined in Planning Policy Statement 3 Housing (PPS3).

- Lewisham's five year supply (2010/11 to 2015/16) of deliverable sites for housing amounts to 8,427 dwellings or an average of 1,648 dwellings per annum. This is against a five year target of 4,875 dwellings or 975 dwellings per annum (and exceeds the target of 859 dwellings from conventional supply)
- The five year supply of housing land equates to approximately 85.65 hectares.
- A total of 17,327 additional net dwellings are projected to be built over a 15 year period, an average of 1,155 a year.
- It is anticipated that 529 net new dwellings will be completed in the current monitoring year 2009/10 from sites with 10 or more dwellings.
- An annualised target for new dwellings is provided for the next five years.

To inform and underpin **Lewisham's five year housing land supply** the Council has undertaken the following tasks:

- identified those sites already under construction that are expected to be implemented within the five year period
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented within the five year period and

- identified those sites allocated through the Unitary Development Plan and the emerging LDF Core Strategy and Site Allocations DPDs, that are expected to come forward in the five year period <sup>20</sup>

In calculating how much land is required to meet Lewisham's housing target, it is also estimated that the total amount of windfall housing will remain relatively constant, although the housing trajectory will be reviewed annually. The proportion of dwellings being created on identified sites will, however, fluctuate. This is considered acceptable in terms of PPS3 and the approach taken to housing targets in the London Plan. <sup>21</sup>

Table 4.4 outlines those sites with ten or more dwellings that Lewisham expects to be developed in the identified five year period. This totals 8,242 additional dwellings and covers 57 sites, of which 22 are already under construction, accounting for 2,424 dwellings. Sites providing fewer than 10 dwellings already under construction represent 185 dwellings. The total five year supply is 8,427 additional net dwellings from conventional supply.

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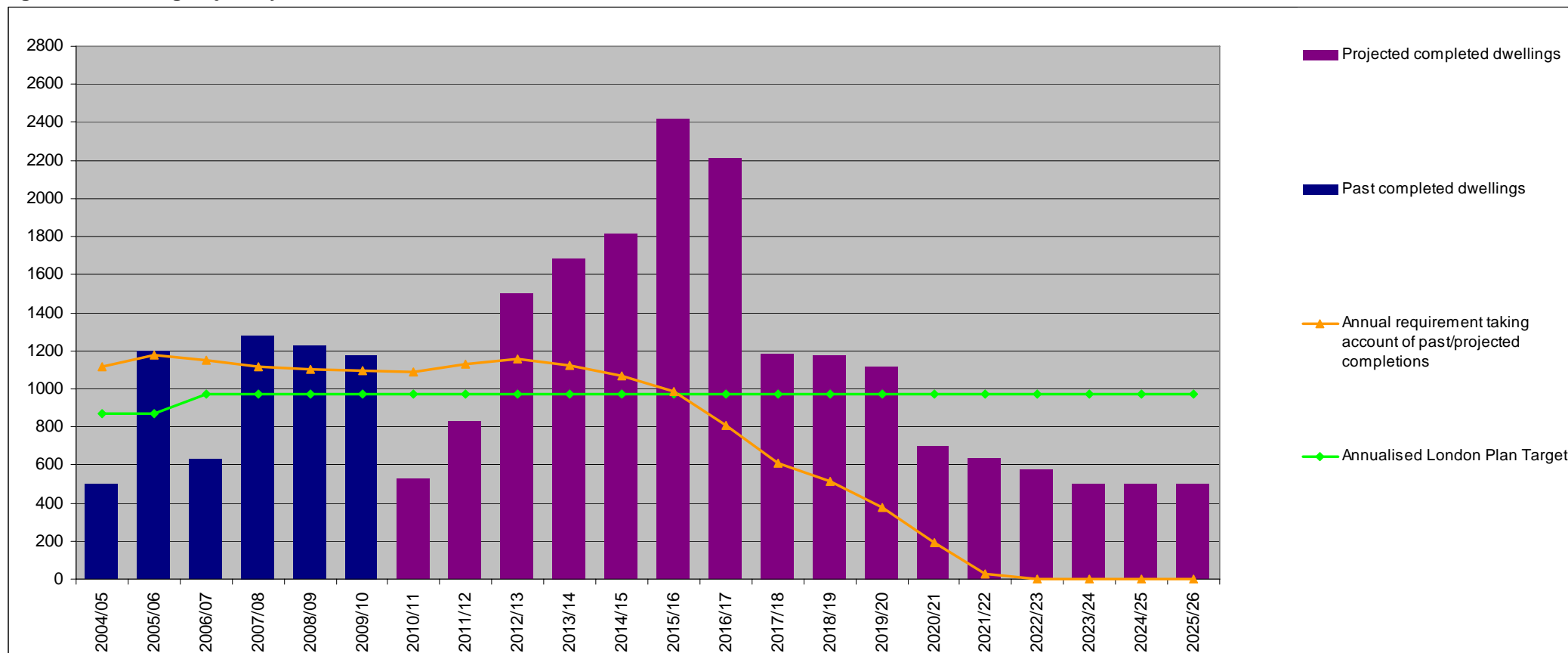
<sup>20</sup> These sites were also identified through The London Housing Capacity Study and Strategic Housing Land Availability Assessment, prepared by the Greater London Authority in consultation with the London boroughs'

<sup>21</sup> PPS3 paragraph 64

**Table 4.3 Housing trajectory**

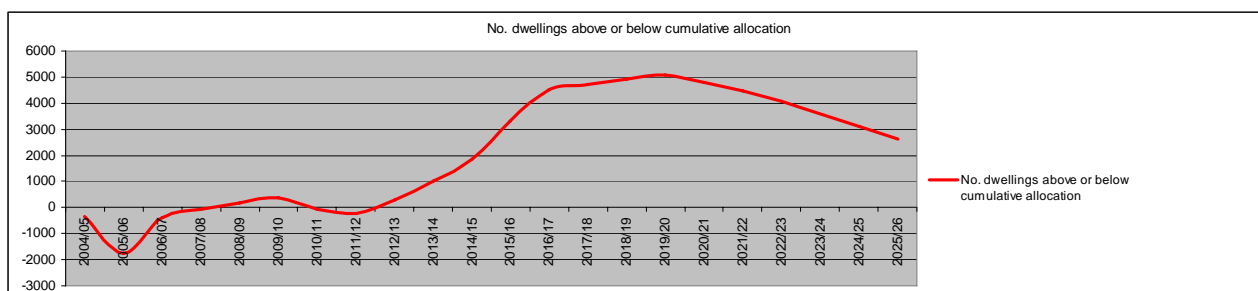
Indicator/Year	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Indicator/Year	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
<b>H2(a)</b> performance (Total/self-contained)	503	1,197 (967)	628 (347)	1,278 (978)	1,223 (909)																	
<b>H2(b)</b> performance						1,179 (782)																
<b>H2(c)</b> projections							529	826	1498	1682	1817	2419	2210	1182	1178	1115	695	637	577	497	497	497
(i) hectares							3.15	15.42	19.77	36.36	41.11	57.18										
(ii) annualised target							975	975	975	975	975	975										
<b>H2(d)</b> managed delivery							1082	1124	1149	1118	1061	977	797	595	497	361	173	0	0	0	0	0

**Figure 4.2 Housing trajectory**





**Figure 4.3 Number of dwellings above or below cumulative allocation**



The result of the above analysis is that over the next 5 to 10 year period it is forecast that the borough will be able to meet and exceed its housing delivery targets. Lewisham’s housing trajectory shows that both past performance and projected total supply of additional dwellings are ahead of target. However, based on the housing trajectory, the Council expects housing delivery to be below target for the next two years. However, it is expected that a strong supply of new housing will come on stream from 2012-13 onwards. The key reasons for this are:

- The recession has slowed the number of planning applications that have been lodged and therefore permissions granted for housing in the last financial year.
- Through the LDF Core Strategy and the Site Allocations DPDs the Council will provide an up-to-date supply of development sites for housing. <sup>22</sup> This will reflect a number of larger schemes, which are currently in the pre-application phase are expected to come forward within the next three to seven years.
- Estate renewal and development by Registered Social Landlords (RSLs) will continue with large schemes currently being built or planned for the Heathside and Lethbridge, Silwood, Kender and Excalibur estates.
- The approval of a number of schemes pre 2007-08 which are expected to be completed.

The housing trajectory has been prepared on the basis of the best available information. It must be recognised that most of the development sites identified rely on the private sector (e.g. land owners/developers) for implementation and the housing trajectory is not a guarantee that the housing shown will actually come forward 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 and progress in preparing the LDF that will have an impact on the delivery of housing.

<sup>22</sup> The DPDs are scheduled for approval from 2011 onwards

Table 4.4 Five year housing delivery 2011/12 to 2015/16 (large sites)

Five year supply - AMR 2009/10					FIVE YEAR SUPPLY 1-5						TOTAL
					1	2	3	4	5	1-5	
					11/12	12/13	13/14	14/15	15/16	Target 2011-2016	8242
London Plan Targets	2007 - 2017 annual target (rolled forward to 2025/26). All sources.				975	975	975	975	975	4875	
	Completions from small sites (across all wards)				316	316	316	316	316	2170	
	Completions from non-self contained (across all wards)				45	45	45	45	45		
	Vacant dwellings brought back into use (across all wards)				73	73	73	73	73		
Ward	Total	Name	Size (ha)	TOTAL							
Bellingham	179	Bell Green	1.1	156		78	78			156	179
		50-84 Bell Green	0.19	23	23					23	
Blackheath	183	Heathside and Lethbridge (Estate renewal)	0.67	183		83			100	183	183
Brockley	315	Seager (former distillery)	0.96	273	58	142	73			273	315
		Tanners Hill	0.54	42			42			42	
Evelyn	2148	Arklow Road and Childers Street	2.94	100				50	50	100	2148
		Oxestalls Road	4.6	695			59	337	299	695	
		Plough Way (incl. Marine Wharf)	8.22	450			150	150	150	450	
		Plough Way (incl. Cannon Wharf)		300				150	150	300	
		Convoys Wharf	16.96	364					364	364	
		130 Gosterwood Street	0.03	38	38					38	
		Trundleys Road (Rival Envelope Co.)	0.46	88		88				88	
Thanet Wharf (Creekside Village East)	0.61	113					113	113			
Forest Hill	100	Sites at Forest Hill (Phoenix Works, BIHP)	0.12	26	26					26	100
		Tyson Road (Rear Christain Fellowship site)	0.92	74		74				74	
Grove Park	75	Former United Dairies	0.6	75		75				75	75
Ladywell	34	16A Algernon Road	0.52	34	34					34	34
Lee Green	57	9 Staplehurst Road	0.35	57	57					57	57
Lewisham Central	2074	Nightingale Grove Hither Green (Nos. 72 to 78)	0.32	72	36	36				72	2074
		Nightingale Grove Hither Green (Mews Estate)	0.25	30			30			30	
		Nightingale Grove Hither Green (Driving Centre)	0.41	30				30		30	
		Nightingale Grove Hither Green (No. 35)	0.2	35			35			35	
		Nightingale Grove Hither Green (Nos. 37 to 43)	0.22	30					30	30	
		The Spotted Cow (PH), Hither Green	0.11	16		16				16	
		Lewisham Gateway	3.8	534				267	267	534	
		Loampit Vale (E&W of Elmira Street)	1.84	788	184	227		196	181	788	
		104-120 Lee High Road	0.63	57		57				57	
		36-56 Lee High Road	0.06	22	22					22	
		Loampit Vale (W of Jerrard Street, TRd Ind Area)	1.03	206				100	106	206	
		Loampit Vale Railway Strip	0.68	60			60			60	
		52-54 Thurston Road	0.12	62		62				62	
Connington Road (Northern link - Venson site)	0.29	132	44	44	44			132			
New Cross	1465	New Cross Hospital Site (Wardells Grove)	0.9	127			127			127	1465
		New Cross Gate Station Sites (nr Goodwood Rd)	0.67	149			149			149	
		Kent and Sun Wharf	1.4	100				100		100	
		Giffin Street (Masterplan area)	1.17	238	38	100	100			238	
		Octavius Street/Deptford Station	0.87	115		58	57			115	
		Grinstead Road	1	160		80	80			160	
		New Cross Gate Retail Park/Sainsbury's site	4.29	200			100	100		200	
		Kender Estate (Estate renewal Phase 4)	1.5	200			100	100		200	
		Silwood Estate (Estate renewal Phase 4C)	1.34	146		146				146	
The Albany Centre, Douglas Way, Deptford	0.27	30			30			30			
Rushey Green	895	Catford Shopping Centre	3.3	120				120	120	895	
		Plassy Road Island	1.9	100				100	100		
		Catford Greyhound Stadium	5.4	589			200	200	189		589
		Former George PH	0.13	33	33						33
		Rushey Green Primary School	1.66	24	24						24
		Former Rising Sun PH	0.25	29		29					29
Sydenham	56	Former Greyhound PH	0.31	40		40			40	56	
		Rotary Day Centre, 6-7 Addington Grove	0.14	16	16				16		
Telegraph Hill	265	111 and 115 Endwell Road, Brockley Cross	0.36	40			20	20	40	265	
		5 St Norbert Road (Brockely Cross)	0.29	32	32				32		
		New Cross Gate NDC Centre	1.07	173			173		173		
Whitefoot	396	Mantle Road, Brockley Cross	0.12	20			20		20	396	
		Courts (335-357 Bromley Road)	0.54	117	117				117		
		Former Tiger's Head PH	0.21	36	36				36		
		Former Green Man PH	0.21	36		36			36		
Excalibur (Estate renewal)	6.6	207	8	27	75	97		207			
Small sites	185	Under construction and less than 10 dwellings			185						185
<b>TOTAL (large sites)</b>	<b>8242</b>		<b>85.65</b>	<b>8427</b>	<b>826</b>	<b>1498</b>	<b>1682</b>	<b>1817</b>	<b>2419</b>	<b>8242</b>	<b>8427</b>

### 4.3 PREVIOUSLY DEVELOPED LAND

#### Indicators and target

<b>Indicator</b>	Core H3 – New and converted dwellings (gross) on previously developed land Local 4d – All applications recorded as on previously developed land or not
Target	To exceed 90% of dwellings provided on previously developed land
Target met	YES
Data	Table 4.5

#### Data analysis

Table 4.5 shows the number of gross completions on previously developed land (PDL). The gross total number of dwellings completed in 2009/10 was 867. The number of dwellings completed on previously developed land was 867. This represents 100% of dwellings.

**Table 4.5 New and converted dwellings (gross) on previously developed land**

Number of dwellings completed on PDL (gross)	<b>867</b>
Total number of dwellings completed (gross)	<b>867</b>

### 4.4 DEVELOPMENT DENSITY

#### Indicators and target

<b>Indicator</b>	Core 2c – Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare (ii) between 30 and 50 dwellings per hectare and (iii) above 50 dwellings per hectare.
Target	95% of new dwellings completed at above 50 dwellings per ha
Target met	YES
Data	Table 4.6, Figure 4.4

#### Data analysis

Table 4.6 shows that nearly 99% of dwellings were completed at a density above 50 dwellings or more in the last six monitoring years between 2004/05 and 2009/10. This reflects the urban character of the borough.

**Table 4.6 Development density**

Development density (Dwelling per hectare)	2004/05	2005/06	2006/7	2007/8	2008/9	2009/10
Less than 30	2 (0.50%)	2 (0.28%)	4 (0.51%)	4 (0.37%)	2 (0.2%)	4 (0.46%)
30 – 50	9 (1.80%)	7 (0.97%)	14 (1.85%)	11 (1.01%)	12 (1.1%)	6 (0.70%)
Greater than 50	492 (97.70%)	714 (98.76%)	757 (97.6%)	1,067 (98.6%)	1,070 (98.7%)	857 (98.84%)
<b>Total</b>	<b>503</b>	<b>723</b>	<b>775</b>	<b>1,082</b>	<b>1,084</b>	<b>867</b>

#### 4.5 AFFORDABLE HOUSING

##### Indicators and target

<b>Indicators</b>	Core H5 – Gross affordable housing completions Local 4e – Number of affordable units provided annually
Target	The UDP seeks to provide 35% affordable housing on sites 0.5ha or larger or capable of providing 15 dwellings or more. The dwellings threshold was reduced to 10 dwellings or more through the alterations made to the London Plan published in February 2008.
Target met	NO
Data	Table 4.7

##### Data analysis

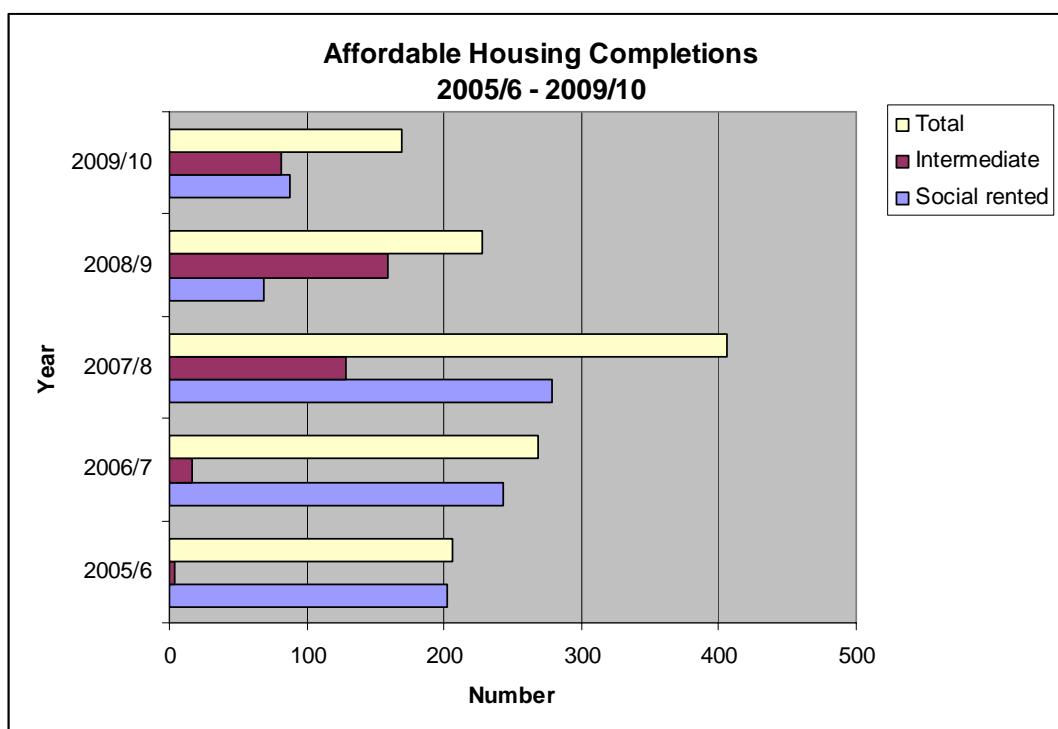
The indicator measures the number of affordable homes, including social rented and intermediate housing, completed through new build, acquisitions and conversions.

Table 4.7 shows that a total of 168 (gross) and 169 (net) affordable dwellings were provided in 2009/10. This represents 20% of total housing completed against an affordable housing target of 35%. In the five years since 2005/06 a total of 31% of the housing provided was affordable. The ratio of affordable housing completions when comparing social rented to intermediate housing is 52:48 against a target of 70:30.

**Table 4.7 Affordable housing completions between 2005/6 to 2009/10**

Year	2005/6	2006/7	2007/8	2008/9	2009/10	TOTAL
<b>Social rented</b>	202	243	278	69	87	<b>879</b>
<b>Intermediate</b>	4	16	128	159	81	<b>388</b>
<b>Total</b>	<b>206</b>	<b>259</b>	<b>406</b>	<b>228</b>	<b>168</b>	<b>1,267</b>

**Figure 4.5 Affordable housing completions 2005/6 – 2009/10**



#### 4.6 DWELLING MIX

##### Indicator and target

Indicator	Local 4a – Number and percentage of dwellings by bedroom size
Target	To provide a mix of dwellings by size
Target met	YES

##### Data analysis

Figure 4.6 and Table 4.8 shows the net additional dwellings breakdown by tenure and dwelling type for 2009/10. Nearly 90% of the net additional dwelling type is flat, and studio is the second largest dwelling type at the rate of 7.8%.

Figure 4.6 Net gain by housing type 2009/10

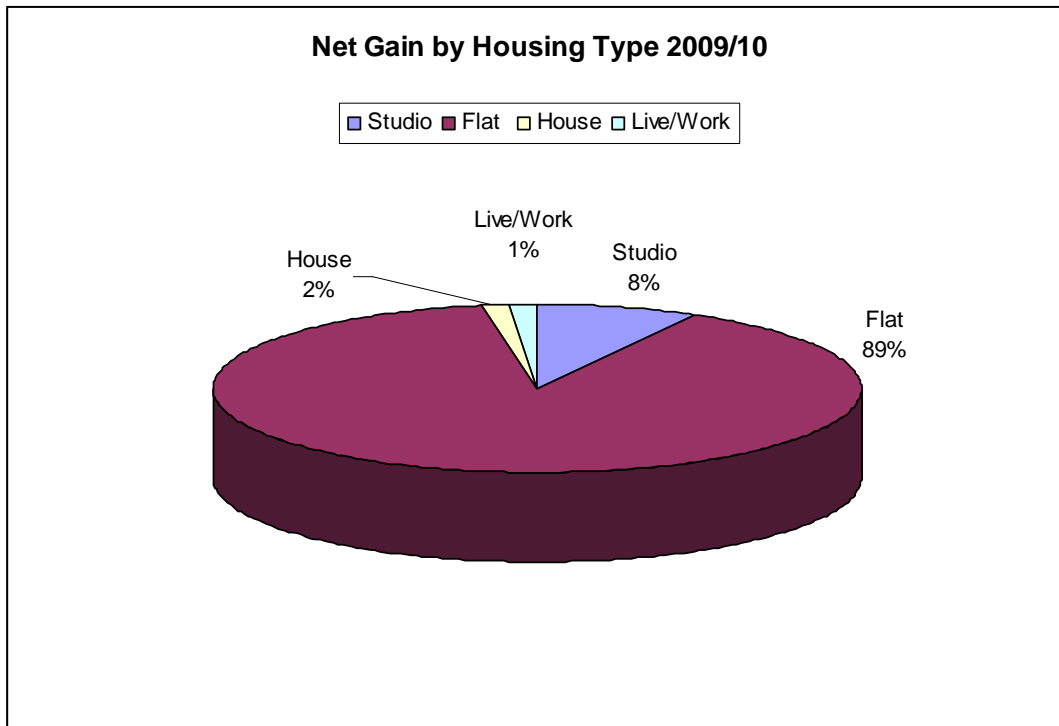
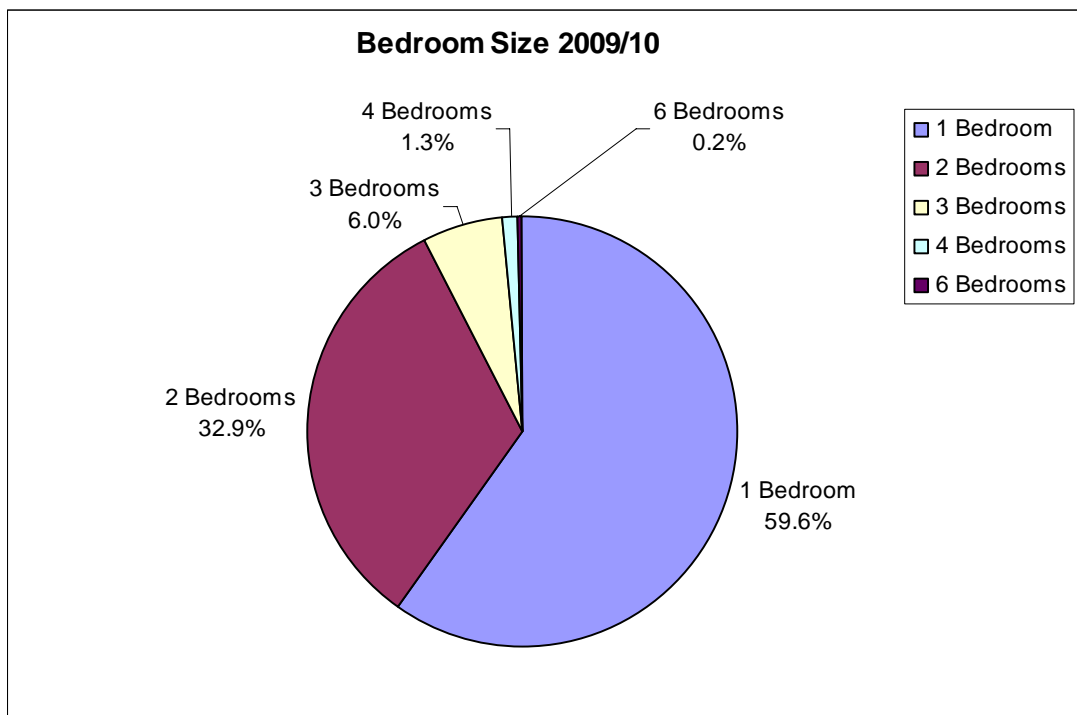


Table 4.8 New additional dwelling types in 2009/10 (gross vs net)

Housing tenure	Housing type	Existing dwellings	Gain	Total (net)
Social Rented	Studio	0	0	0
	Flat	1	77	76
	House	0	11	11
Intermediate	Studio	0	0	0
	Flat	0	81	81
	House	0	0	0
Market	Studio	0	61	61
	Flat	50	592	542
	House	34	35	1
	Live/Work	0	10	10
Total	Studio	0	61	61
	Flat	51	750	699
	House	34	46	12
	Live/Work	0	10	10
<b>Total</b>		<b>85</b>	<b>867</b>	<b>782</b>

Figure 4.7 and Table 4.9 shows a further breakdown of the completed new dwellings (gross) by bedroom size. One and two bedroom dwellings accounted for the majority of completions (92.5%) and three bedroom dwellings accounted for 6% of total completions. Within the social rented sector 16% of completed dwellings were 3+ bedrooms contributing to the supply of family accommodation.

**Figure 4.7 Bedroom Size 2009/10**



**Table 4.9 New dwellings (gross) by tenure and bedroom size 2009/10**

Housing tenure	Housing type	Gain Bedrooms					Total		
		1	2	3	4	6			
Social Rented	Studio	0	0	0	0	0	0	88	169 (20%)
	Flat	40	31	6	0	0	77		
	House	0	3	0	8	0	11		
Intermediate	Studio	0	0	0	0	0	0	81	698 (80%)
	Flat	50	31	0	0	0	81		
	House	0	0	0	0	0	0		
Market	Studio	61	0	0	0	0	61	698	867
	Flat	354	204	33	1	0	592		
	House	3	15	13	2	2	35		
	Live/Work	9	1	0	0	0	10		
Total	Studio	61	0	0	0	0	61	867	867 (100%)
	Flat	444	266	39	1	0	750		
	House	3	18	13	10	2	46		
	Live/Work	9	1	0	0	0	10		
<b>Total/ Percentage</b>		<b>517</b>	<b>285</b>	<b>52</b>	<b>11</b>	<b>2</b>			
		<b>59.6%</b>	<b>32.9%</b>	<b>6.0%</b>	<b>1.3%</b>	<b>0.2%</b>			

**Figure 4.8 Highlights of housing completions 2009-10**



## 4.7 HOUSING QUALITY

### Indicator and target

<b>Indicator</b>	Core H6 – Housing quality: Building for Life Assessments (BfL)
Target	Number of BfL Assessments completed for housing sites with 10 or more new dwellings
Target met	NO

### Data analysis

The Commission for Architecture and the Built Environment (CABE) has developed criteria for assessing the quality of larger scale residential schemes (over 10 units) known as Building for Life (BfL). This is a government-endorsed assessment benchmark to improve the quality of new housing. The Building for Life assessment comprises 20 questions grouped into the following areas:

- character
- roads, parking and pedestrianisation
- design and construction and
- environment and community.

Schemes that meet 14 of the 20 questions are eligible to apply for a silver standard, and schemes that meet 16 or more will be considered for a gold standard. The more points awarded the higher quality the scheme.



The Council is managing its resources to set up a monitoring system and train appropriate staff to be BfL assessors in order to undertake in-house assessments.

#### 4.8 GYPSIES AND TRAVELLERS

##### Indicator and target

<b>Indicator</b>	<b>Core H4 – Net additional pitches (Gypsy and Traveller)</b>
Target	To be defined pending government review
Target met	N/A

##### Data analysis

Lewisham currently has no dedicated Gypsy and Traveller site following the closure of the Thurston Road site to make way for the Lewisham Gateway redevelopment scheme. However, the Council has granted planning permission for five pitches at the site of the former Watergate School, Church Grove, SE6. To date this remains unimplemented. A requirement of the GLA London Plan is the provision of a Gypsy and Traveller site in every borough.

In October 2009, as part of the Draft Replacement London Plan, the Mayor of London included a target for Lewisham to provide an additional 15 pitches. Policy 3.9 (b and C) of the Draft Replacement London Plan specifically required Councils to create additional pitches and protect existing sites. As part of the GTANA Lewisham declared five existing pitches for Gypsy and Traveller accommodation at Church Grove.

In March 2010, in response to consultation, the Mayor of London reduced the overall target for new pitches. This new target placed a requirement on Lewisham to provide an additional 8 pitches.

In August 2010 the Secretary of State for Communities and Local Government made a commitment to abolish the previous Government's planning circulars relating to the provision of sites for Gypsies and Travellers which includes Circular 01/06 which placed a requirement on Local Authorities to include sites for Gypsies and Travellers in their Development Plan Documents (DPDs).

In response to the revocation of the previous Government's planning circulars, the Mayor of London issued an amendment to the Draft Replacement London Plan proposing the removal of the requirement to provide a set number of pitches for Gypsies and Travellers in London Boroughs. The Examination in Public of the Draft Replacement London Plan will continue in early December 2010, at which point this alteration to the targets for provision of Gypsy and Traveller sites, will be considered.

In addressing the housing requirements of Lewisham's gypsy and traveller population, the Council has prepared a relevant policy within its Submission Core Strategy. This was prepared in accordance with Circular 01/2006. The LDF Site Allocations DPD will be used to identify a suitable site or sites based on any requirements in a new London Plan and assessing local need.

## 5. IMPLEMENTING ENVIRONMENTAL POLICIES

### 5.1 INTRODUCTION

This section of the AMR reviews planning performance on policies relating to the environment. Policies relating to waste, flooding, open space and biodiversity are included.

### 5.2 WASTE

The London Borough of Lewisham is both a waste planning authority and a waste collection authority, responsible for collection, treatment and final disposal of the borough's waste. The collection is undertaken by the borough's in-house work force and the main disposal of waste is contracted out to Veolia Environmental Services. The Council's strategy is to encourage waste reduction and to increase recycling and composting.

#### Relevant UDP policies

##### STR.ENV PRO 1

To minimise the generation of waste and encourage greater reuse of materials and recycling waste and to ensure that schemes for waste disposal are environmentally acceptable.

##### ENV.PRO 3 Waste management co-ordination

The Council will seek to integrate and co-ordinate its waste management methods with neighbouring authorities.

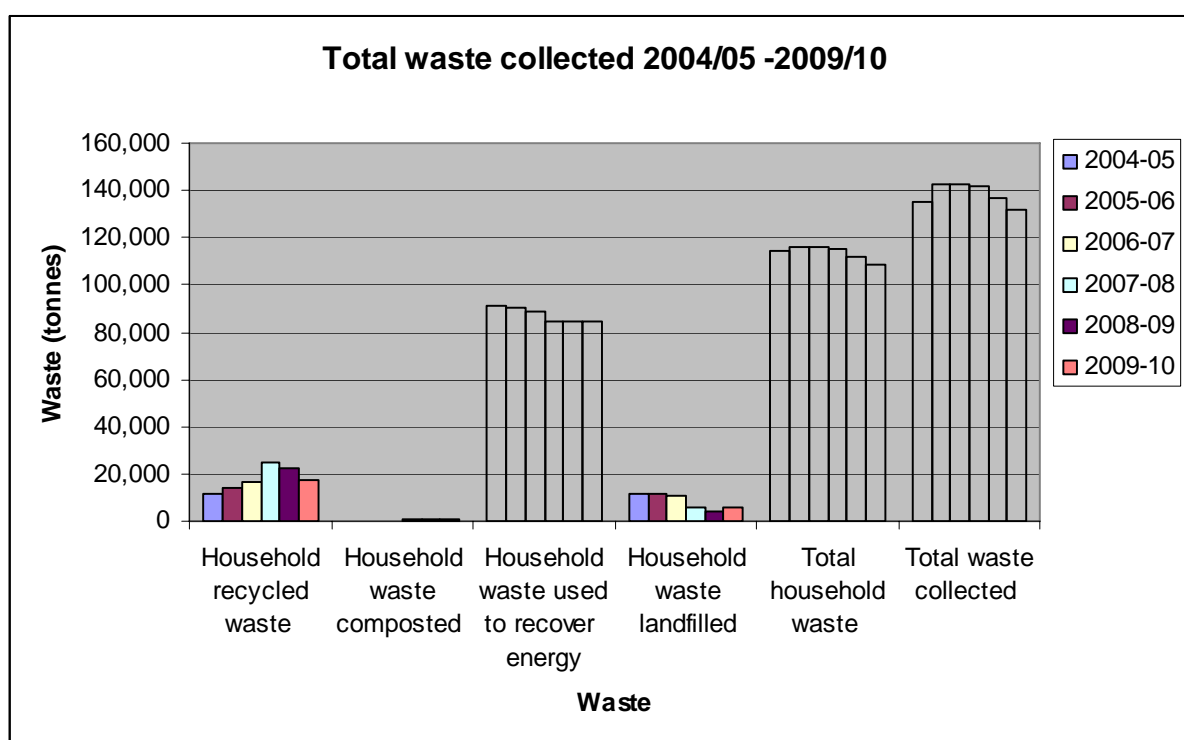
#### Indicators and targets

Indicator	Core 6a: Capacity of new waste management facilities by type
Target	1. No capacity target is set in the UDP 2. London Plan policy 4A.21 requires boroughs to plan for sufficient facilities to meet need
Target met	YES

Indicator	Core 6b: The amount of municipal waste arising, and managed by type, and the percentage each management type represent of the waste managed
Target	To recycle, re-use or compost 23% of household waste in 2009/10
Target met	NO

The UDP Policy STR.ENV PRO 1 encourages waste reduction, greater reuse of materials and recycling for the area. The energy recovery facility, the South East London Combined Heat and Power station (SELCHP) is located in the north of the borough in New Cross. This was the first energy recovery facility with installed capacity of 32MW in the UK to meet and exceed new European Directives. It is strategically located to meet the 'proximity principle' and is capable of handling 420,000 tonnes of annual household waste from residents of Lewisham, Greenwich, Westminster and Bromley. SELCHP makes use of waste to generate power for the National Grid.

Figure 5.1 Household waste collected in Lewisham 2004/05- 2009/10



Waste (tonnes)	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Household recycled waste	11,442.19 (9.78%)	13,896.26 (11.96%)	16,312.00 (14.02%)	24,703.43 (21.41%)	22,330.78 (19.95%)	17,541.11 (16.2%)
Household waste composted	256.47 (0.22%)	282.02 (0.24%)	307.00 (0.30%)	673.80 (0.58%)	577.06 (0.5%)	613.88 (0.6%)
Household waste used to recover energy	90,944.11 (79.53%)	90,262.14 (77.75%)	88,737.00 (76.26%)	84,437.24 (73.16%)	84,785.49 (75.73%)	84,198.59 (77.74%)
Household waste landfilled	11,963.4 (10.46%)	11,653.69 (10.04%)	11,019.00 (9.47%)	5,590.89 (4.84%)	4,161.30 (3.72%)	5,860.73 (5.41%)
<b>Total household waste</b>	<b>114,606.17</b>	<b>116,094.10</b>	<b>116,375.00</b>	<b>115,405.37</b>	<b>111,952.29</b>	<b>108,308.16</b>
<b>Total waste collected</b>	<b>135,083.45</b>	<b>142,722.38</b>	<b>142,722.38</b>	<b>141,737.25</b>	<b>137,120.71</b>	<b>131,951.73</b>

Source: Lewisham Waste Management, LB Lewisham 2010

## Data analysis

There were no new waste management facilities in Lewisham in the 2009-10 period. The SELCHP facility has sufficient capacity to meet the waste needs for the borough.

The total waste collected in Lewisham was 131,952 tonnes. It has reduced over 5,000 tonnes, nearly 4% than the previous monitoring year as shown on figure 5.1. The current recycling and composting rate is 16.8% of all waste collected. This means the borough has not achieved the 23% government target for recycling/reusing/composting.

Over 77% of Lewisham's waste is disposed through the SELCHP facility, an energy-from-waste plant that recovers power for supply to the National Grid. Most of the municipal waste from Lewisham that is land-filled (5.41%) goes to the Rainham Landfill site in Essex, and is transported by road. The recycling only rate (16.2%) is down as the Municipal Recycling Facility at Reuse and Recycling Centre, Nathan Way, Plumstead have generally been more stringent in what they are willing to accept/ eject following a collapse in the markets at the beginning of the year, which has had an impact on the figures.

Lewisham's residents in kerbside properties (about 76,500) are provided with a 55 litre green box and about 40,000 residents have a 240-litre wheeled bin for dry recyclables, including paper, cans, cardboard, plastic bottles and glass. Around 38,000 properties are served by the borough's estates near-entry bring bank recycling service. The Council also promotes the use of compost bins and since 2004, 7,473 home composters were distributed to minimise waste production. In 2009 a free mattress recycling service was introduced at the following four sites:

- Riddons Road junction with Mayeswood Road, Grove Park SE9 4BX
- Girton Road car park, Sydenham SE26 5JX
- Kitto Road, outside Orange Café, Telegraph Hill SE14 5TW
- Laurence House Car Park, Catford SE6 4RU

**Figure 5.2 Recycling and waste facilities in Lewisham**



Source: Planning Service, LB Lewisham, 2010

### 5.3 RENEWABLE ENERGY

To tackle climate change and formulate sustainable development, it is important for Lewisham to undertake carbon offsets, or mitigation of carbon emissions through the development of alternative projects such as solar or wind energy. The Council seeks to encourage energy and natural resource conservation, particularly in new buildings and conversions, which must also comply with Building Regulations and the Council's energy policy. Furthermore, opportunities for renewable energy generation such as proposals for microgeneration technology including solar and wind production, are now permitted development and as such do not require planning permission.<sup>23</sup>

It would be beneficial for householders to reduce energy consumption and CO<sub>2</sub> emissions by generating their own energy and making their homes more energy efficient. As fuel costs continue to rise, this will become increasingly viable and attractive to householders.

#### Relevant UDP policy

##### STR.ENV PRO 3

To encourage energy and natural resource conservation and promote environmentally acceptable forms of energy generation, in particular renewable forms of energy and resource consumption.

#### Relevant London Plan policy

##### Policy 4A.7 Renewable energy

The London Plan 2008 requires that new development achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation.

#### Indicator and target

Indicator	Core E3: Renewable energy generation
Target	No capacity target is set in the UDP
Target met	N/A

The UDP policy encourages renewable energy generation and natural resource conservation. The Council adopted its Carbon Reduction and Climate Change Strategy in July 2008 and set a target of 10% reduction in CO<sub>2</sub> emissions from Council operations for the period 2008-9 to 2010-11. The emerging LDF Core Strategy policies will also establish the planning framework to promote and encourage energy efficient development.

#### Data analysis

There were five renewable energy developments completed in Lewisham in the monitoring year as shown on Table 5.1. This included 72-78 Conington Road and Edmund Waller Primary School. The School has installed 24 solar panels on the roof of Lloyd Building. This was funded by Community Sustainable Energy Programme and Low Carbon Buildings Programme – Phase 2. The school children and teaching staff had been working on global warming and renewable energy in lessons and in assemblies to raise the awareness of

<sup>23</sup> see General Permitted Development Order, 2008

renewable energy. They also received Lewisham Clean & Green Award plus Eco-Schools Bronze Award for the continual work on looking after the environment.

**Figure 5.3 Renewable energy completed in Edmund Waller Primary School**



**Solar Panels on the roof of Lloyd Building, Edmund Waller Primary School**

Source: Edmund Waller Primary School, 2010

**Table 5.1 Renewable energy completed in 2009-10**

Site address	Development description	Renewable energy type
Land adjacent to 2 Bromley Hill and land and garages, r/o 1-11 Coniston Road and adjoining, 3 Ashgrove Road, Kent, BR1	The construction of 3, two storey buildings, comprising a commercial unit (B1), 11, two bedroom, self-contained flats, incorporating balconies and 1, two bedroom maisonette	Solar thermal panel
56 Westbourne Drive, SE23	Residential - construction of a four storey building comprising 1 three bedroom, 4 one bedroom and 5, two bedroom self-contained flats	Solar water heating
72-78 Conington Road, SE13	Residential/commercial - construction of 31 studio, 230 one bedroom, 69 two bedroom self contained flats and 3 commercial units	Solar thermal panel District heating
Site of Old Hither Green Hospital, Woodland Street, SE13	Residential - construction of a 7 to 10 storey building, incorporating balconies, 2 one bedroom, 6, two bedroom flats and 6, three bedroom houses	Solar water heating Code for Sustainable Home (CSH) Level 3
Edmund Waller School, Waller Road, London SE14 5LY	School - installation of solar photovoltaic panels to the south facing roof of the Rosen Building, Edmund Waller School	24 solar panels (35m <sup>2</sup> )

There were 18 planning applications approved in 2009-10 which included renewable energy technology such as solar panels, biomass boilers and air source heat pumps as shown on Table 5.2. Rushey Green Primary School has constructed new buildings and replaced the

previous 1970s accommodation with new drama facilities, a Hearing Impaired Unit, an ICT suite and community facilities in 2009 that could accommodate 500 students. The highlight of the school is to install Ground Source Heat Pump and green roof which links into an open-air grass amphitheatre.

**Table 5.2 Renewable energy granted in 2009-10**

Site address	Development description	Renewable energy Type and capacity	Remarks
Rushey Green Primary School, 32 - 34 Culverley Road Catford SE6	Replacement Primary School and Nursery, together with new school hall, relocated ball court, extended wildlife area	Ground source heat pump	By conditions
Big Yellow Self Storage Company Ltd, 155, Lewisham Way SE14 6QP	Self storage warehouse (Use Class B8)	Solar PV (225 m <sup>2</sup> )	N/A
Heathside and Lethbridge Estate, Blackheath Hill, SE10	Residential - 138 residential units in buildings ranging from 4 to 7 storeys in height	Biomass boiler Solar PV (142 kWp PV array) 1,140 m <sup>2</sup>	CSH Level 3
50-84, Bell Green, SE26 4PZ	Mixed use - Use Classes A1/A2/B1/D1) and residential	Solar water heating panels	- CSH Level 3 (23 units) - SUDS
2A Dukesthorpe Road, SE26 4PB	Single storey ground floor rear extension to dwelling house	Solar panel	N/A
Giffin Street Regeneration Area, Giffin Street, SE8	Mixed use - primary school; public library; Council service centre; café; community work/office space, commercial/creative floorspace (B1/D1); residential flats	GSHP Combined heat and power system (CHP) Biomass boiler	CSH Level (12 units) Tidemill School – BREEAM Very Good
Tesco Stores Ltd, 290 Lewisham Road, SE13 7PA	The installation of a combined heat and power unit on the roof top of Tesco Stores	CHP	N/A
335-357 Bromley Road, Bromley SE6 2RP	Mixed use - Use Classes A1, A2, A3 or D1 floor space, and 117 residential units and 8 four bedroom houses	Photovoltaic cells (up to 400 m <sup>2</sup> ) and CHP	N/A
Former Tiger Head Pub, Bromley Road	Residential – 32 dwellings	CHP Plant	Green or brown roof
72-78 Nightingale Grove	Mixed use - commercial floor space and 72 residential dwellings	Photovoltaic (85,939)	
16A Algernon Road	Residential	Photovoltaic panels (11,150 kwh/yr) Air source heat pump (75,400 kwh/yr)	CSH Level 3
The George Public House, George Lane	Mixed use - A1/A2/A3 use class purposes and 33 residential units comprising	Solar hot water or PV panels (residential) Heat pump for commercial units (2,732kgs/yr)	CSH Level 3
104-108, George Lane, SE13 6HW	Residential	Solar panels	CSH Level 3

Site address	Development description	Renewable energy Type and capacity	Remarks
489A New Cross Road (Theatre Place)	Mixed use – residential and commercial workspace (Use Class B1)	PV and solar panels	CSH Level 3
Antony House, Kender Phrase 3	Residential	Central Boiler Plant	N/A
Land on south side of Loampit Vale, London, SE13	Mixed use – residential, leisure centre, commercial floorspace (Use Classes A1, A2, and B1, including 626m <sup>2</sup> for creative industries), an energy centre, replacement London City Mission facilities, public and private amenity space	Energy Centre CHP 2 x 10kWe/345kWt engines Biomass boiler (400kW) Solar PV – 53kWp (400 m <sup>2</sup> ) of biomass boiler	CSH Level 6 (11 Town House ) CSH Level 4 (788 dwellings) Leisure Centre (BREEAM Excellent)
109 Newlands Park, SE26	Residential	20% renewable energy by conditions	CSH Level 3
Seager Distillery Site, Deptford Bridge/Brookmill Road, SE8 4JD	Mixed use - residential commercial floorspace, including a café/restaurant, gymnasium, retail unit and art gallery	CHP Biomass boiler	SUDS CSH Level 3 (61%)

#### 5.4 LIVING ROOFS

Living roofs are beneficial to all appropriate new development as it helps to ameliorate the effects of climate change by providing a habitat for biodiversity. Living roofs also increase insulation, reduce noise, air pollution and water run-off, and protect the roof.

There have been a number of living roofs installed on buildings in Lewisham in 2009-10, including 170-174 Lee High Road, 72-78 Conington Road SE13, Rushey Green Primary School and land adjacent to 2 Bromley Hill and land and garages, r/o 1-11 Coniston Road and adjoining, 3 Ashgrove Road, Kent, BR1.

Figure 5.4 shows the living roof on Lewisham Town Hall that was installed in the previous monitoring year.

Eight developments involving living roofs were granted planning permission as shown in Table 5.3. The proposed Loampit Vale development would include the installation of bird and bat boxes within the green wall. Each building will have a green/brown roof supporting various grasses and sedum species with podium levels designed to provide usable garden spaces. The brown roof will provide habitat similar to wasteland and rudder habitat.



**Figure 5.4 Living roofs in Lewisham Town Hall**



Source: Green Scene, LB Lewisham, 2010

**Table 5.3 Living roofs granted in 2009-10**

Site address	Development description	Living roofs type
Land on South Side of Loampit Vale, London, SE13	Mixed use – residential, leisure centre, commercial floorspace (Use Classes A1, A2, and B1, including 626m <sup>2</sup> for creative industries), an energy centre, replacement London City Mission facilities, public and private amenity space	Green Wall Green roof and brown roof
Antony House, Barlborough Street and, Edward Robinson House, Reaston Street, London, SE14	Residential – 67 dwellings	Green roof
Seager Distillery Site, Deptford Bridge/ Brookmill Road and the Norfolk House Site, Brookmill Road	Mixed use - residential commercial floorspace, including a café/restaurant, gymnasium, retail unit and art gallery	Green roof 35 bird boxes
Heathside and Lethbridge Estate, Blackheath Hill, SE10	Residential - 138 residential units in buildings ranging from 4 to 7 storeys in height	Extensive green roofs
50-84, Bell Green, SE26 4PZ	Mixed use - Use Classes A1/A2/B1/D1) and residential	Brown roof
The Brick Store, Spring Hill, SE26 4LD	Installation of an extensive sedum green roof	Sedum covered green roof
Rockbourne Mews, 56A Rockbourne Road, SE23 2DD	Dwelling house	Green roof
Former Tiger Head Pub, Bromley Road	Residential – 32 dwellings	Green or brown roof

## 5.5 ECOLOGICAL FOOTPRINT AND CARBON FOOTPRINT

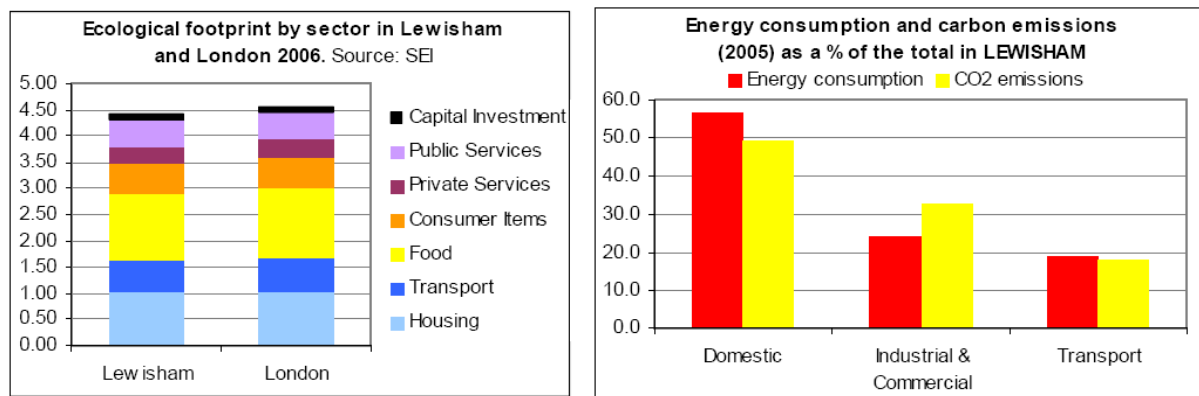
The ecological footprint is an indicator of how much land and sea is needed to provide the energy, food and materials in global hectares per capita. According to the Environment Agency the ecological footprint per capita in Lewisham is 4.41 global hectares.<sup>24</sup> This footprint is lower than the overall London footprint of 4.54 and the UK of 4.64. The primary contributors are food and housing accounting for 29% and 23% of the total respectively. This is consistent with the London trends.

In 2006 the carbon footprint in Lewisham was 11.11 tonnes CO<sub>2</sub> per capita, which would cost £294 if valued using the shadow price of carbon.<sup>25</sup> This represents the cost to society of the damage caused by a tonne of carbon emitted into the atmosphere. The sector with the highest contribution to this footprint is housing and more specifically the electricity, gas and other fuels used in the home. This carbon footprint is lower than the London average of 11.38 tonnes CO<sub>2</sub> per capita and the UK average of 12.12 CO<sub>2</sub> per capita.

Based on the London Emissions and Greenhouse Gas Inventory (LEGGI), energy consumption was 4,108 gigawatt hours per year (Gwh/yr) in 2005. This has decreased from 4,239 in 2004. In 2005, just over half (57%) of the energy consumption in the borough was from the domestic sector. The transport sector has the lowest energy consumption at 19%. The energy consumption in Lewisham equates to 2.66% of total energy consumption in London and ranks 19<sup>th</sup> out of all the London boroughs.

In relation to carbon emissions in Lewisham, the domestic sector is the highest and accounts for nearly half of the total (49%). Domestic gas is the highest contributor. The transport sector has the lowest carbon emissions accounting for 18% of the total in the borough. The carbon emissions associated with Lewisham account for 2.52% of the total London emissions in 2005, and ranks 22<sup>nd</sup> out of all the London boroughs.

**Figure 5.5 Ecological footprint and carbon footprint by theme in Lewisham**



Source: Lewisham Borough: Environmental summary, Environment Agency, 2010

Based on figures from the Department for Energy and Climate Change (DECC)(2010) the total CO<sub>2</sub> emission for Lewisham between 2005 and 2008 are reducing annually and the per

<sup>24</sup> 2006

<sup>25</sup> 2009

capita reduction rate is at 10.9% since 2005 as shown on Figure 5.5. This exceeds the target of 8.5% agreed with Central government in Lewisham's Local Area Agreement. The total carbon emission in Lewisham is 1,080,000 tonnes and contributed 2.37% of London's total CO<sub>2</sub> emissions.

As shown in Table 5.4 the largest source of emissions come from the domestic sector followed by road transport. At just over four tonnes per person Lewisham has the lowest per capita carbon emissions in inner London, the second lowest in the capital as a whole (after London Borough of Redbridge) and the fourth lowest in the UK. There has been a decrease in London's per capita emissions falling by an average 3.2% from 6.2 tonnes person to 6 tonnes.

**Table 5.4 Annual CO<sub>2</sub> emission (tonnes) in Lewisham and Greater London 2005-2008**

Lewisham	Industry and Commercial	Domestic	Road Transport	Total	Population (mid-year estimate)	Per capita emissions (t)	% Per capita reduction since 2005
2005	307	569	288	1,164	254,300	4.6	10.9
2006	309	563	279	1,152	256,700	4.5	
2007	298	549	282	1,128	259,900	4.4	
2008	258	552	270	1,080	262,000	4.1	

Greater London	Industry and commercial	Domestic	Road transport	Total	Population (mid-year estimate)	Per capita emissions (t)	% Per capita reduction since 2005
2005	19,784	16,927	8,836	45,547	7,484,900	6.1	3.3
2006	21,200	16,947	8,567	46,714	7,546,600	6.2	
2007	20,383	16,574	8,557	45,514	7,602,200	6.0	
2008	20,648	16,740	8,120	45,508	7,668,300	5.9	

Source: DECC, 2010

The Council is committed to making the borough a cleaner, safer and more attractive place to live and work. Part of that commitment involves taking a lead in ensuring an efficient and sustainable use of resources, including minimising the Council's impact on the environment. The adoption of the Carbon Reduction and Climate Change Strategy in July 2008 set a target of 10% reduction in CO<sub>2</sub> emission from Council operations from 2008-9 to 2010-11. The emerging LDF will also establish the planning framework promoting and encouraging energy efficient development to tackle climate change. Table 5.5 gives environmental-related measures relating to a range of Council operations:

In 2009-10, the Council is producing 31,186 tonnes of CO<sub>2</sub> emissions and has achieved a 3% reduction compared to the last monitoring year. The consumption of water was reduced substantially (83%), and the amount of paper recycled has increased by 26%.

**Table 5.5 The Lewisham Council's operations relevant to environmental measures**

	2007/08	2008/09	2009/10	annual % change	
<b>Carbon (tonnes CO<sub>2</sub>)</b>				2008/09	2009/10
Corporate centre	3,345	3,319	3,027	-1%	-10%
Other Council buildings	7,543	6,976	6,405	-7%	-8%
Schools	10,940	11,614	11,398	6%	-2%
Street lights	4,348	4,276	4,342	-2%	1%
Fleet and staff travel	3,346	3,256	3,309	-2%	2%
Leisure	2,517	1,808	1,877	-28%	4%
Other	612	818	812	34%	0%
<b>Total CO<sub>2</sub> emissions</b>	<b>32,651</b>	<b>32,079</b>	<b>31,186</b>	<b>-2%</b>	<b>-3%</b>
<b>Water and Waste</b>					
Water (m3)	23,316	21,893	11,960	-6%	-83%
Waste tonnage (tonnes)	29,005	26,431	26,036	-9%	-1%
<b>Paper and Recycling</b>					
Paper purchased (tonnes)	142	125	125	-12%	0%
Paper recycled (tonnes)	141	133	180	-6%	26%
<b>Others</b>					
Living roofs on council buildings (m <sup>2</sup> )	0	214	214	0%	0%

Source: Sustainable Resources, LB Lewisham 2010

## 5.6 FLOOD PROTECTION AND WATER QUALITY

Government planning guidance in PPS 25 'Development and flood risk' requires local planning authorities to take account of information relating to the risk of flooding when making decisions on planning applications. The borough must also consult with the Environment Agency, which holds records of the main river flood plains.

In proposing sites for development in DPDs the Council will take into account the risk of flooding. Figure 5.6 shows the approximate extent of fluvial and tidal flood plains in Lewisham. Where it is decided that development in areas at risk from flooding should be permitted for social or economic reasons, then appropriate flood protection and mitigation measures will be required.

### Relevant UDP policies

#### **ENV.PRO 14 Controlling development in the flood plain**

Within the area liable to flood as shown on Map 4.1, development will not normally be permitted for new residential or non-residential development including extensions, unless it can be demonstrated to the satisfaction of the Borough that the proposal would not, itself or cumulatively with other development:

- a) impede the flow of water, or;
- b) reduce the capacity of the flood plain to store water, or;
- c) increase the number of people or properties at risk from flooding.

#### **ENV.PRO 16 Protection of tidal and fluvial defences**

Development will not be permitted which would adversely affect the integrity of London's tidal or fluvial defences.

## Indicator and target

Indicator	Core E1: Number of planning permissions granted contract to the advice of the Environment Agency on either flood defence grounds or water quality
Target	No planning permissions to be granted contrary to advice of Environment Agency.
Target met	YES

## Data analysis

No planning permissions were granted contrary to the advice of Environment Agency for the 2009-10 monitoring period.

According to the Environment Agency flooding has not occurred in Lewisham since 1968 when there was large scale flooding from the River Ravensbourne through the Lewisham and Catford town centres as well as Bell Green, Southend and Grove Park. Previous flood events occurred in 1928 and 1965. In 1928 there was some overtopping of the tidal defences by the River Thames which caused flooding in the north of the borough. The event in 1965 was similar to 1968 but on a much smaller scale.

There are about 21,000 properties at risk of flooding in Lewisham, but over 80% have a low likelihood of flooding. Over 5,000 of the properties at risk are signed up to receive the warnings from the Floodline Warnings Direct or Extended Flood Warning services. This flood warning service is provided by the Environment Agency to give advance warning of flooding through phone, text, email, pager or fax.

### Rivers and People's project

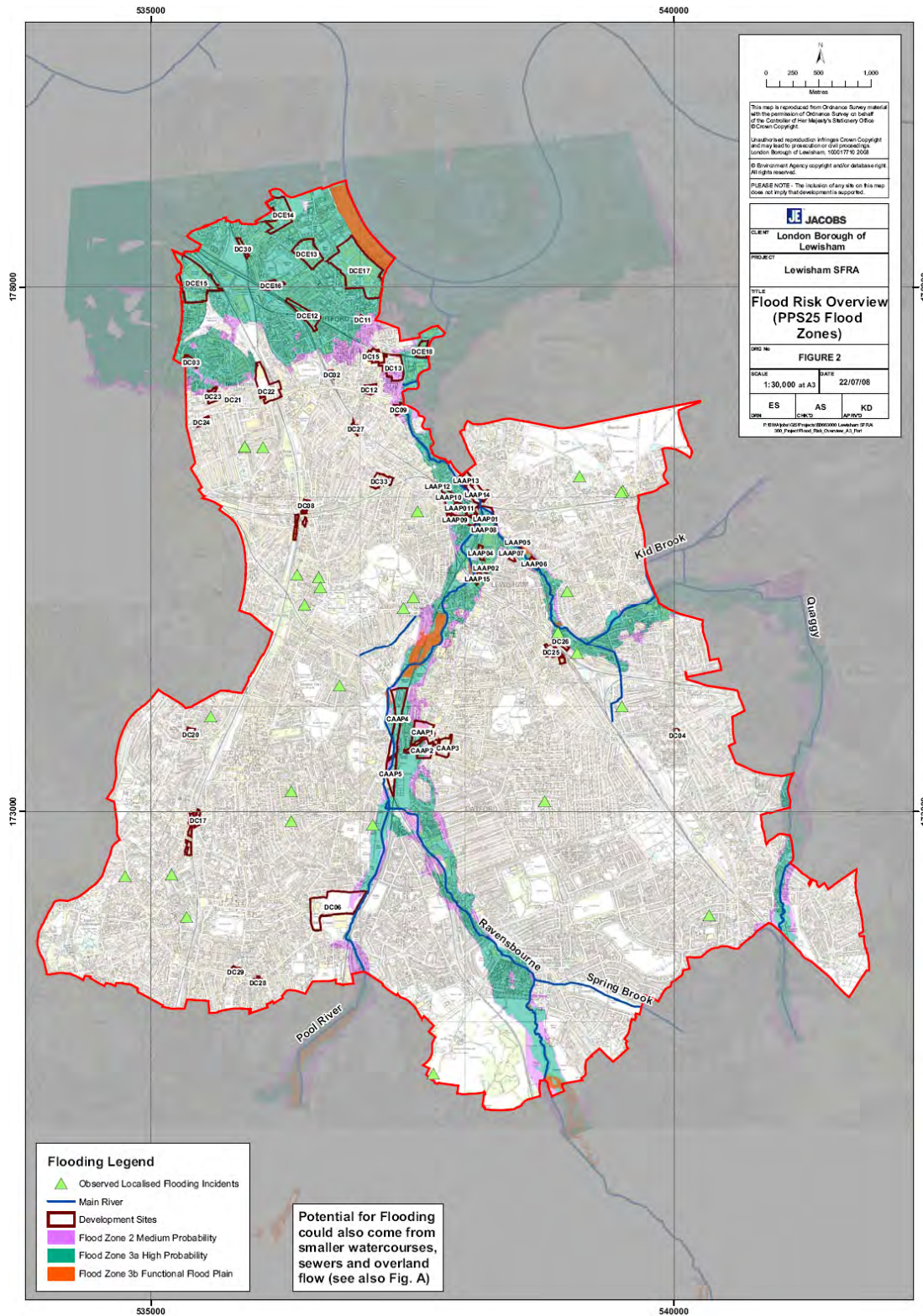
Lewisham was awarded approximately £300,000 from National England and the Big Lottery's Access to Nature grant scheme in 2009/10. The Rivers and People project aims to provide opportunities for local people to get involved with the network of rivers and greenspace in Lewisham through river wades, volunteering activities, family fun day and education training events. These allow local people to explore, enjoy and learn more about the importance in natural conservation, especially Lewisham's rivers and riverbanks provide a wide range of species, including kingfishers, song thrushes, wagtails, water shrews, naturally seeding plants and a variety of freshwater fish. The project has been running since Feb 2010 and since that time 7 walks (31 attendants), 3 wades (20 attendants) and 1 school session (29 school children) have been held. The Rivers and People project will also provide new signage and waymaking for the Waterlink Way; an established part of the National Cycle Network, connecting a number of parks and green spaces in Lewisham while following the Pool and Ravensbourne Rivers.

### Ravensbourne River Corridor Improvement Plan

The Council has prepared *Ravensbourne River Corridor Improvement Plan* in partnership with the Environment Agency. The plan assesses the river environment between Catford in the south and the River Thames at Deptford in the north and identifies how development and local initiatives can enhance its quality. The plan provides the evidence for policies set out in the Lewisham LDF Core Strategy and guidance to residents, developers, designers,

planners and stakeholders. The plan is also an action from the Environment Agency's Thames Catchment Flood Management Plan to successfully manage flood risk.

**Figure 5.6 Flood risk overview (PPS 25 Flood Zones) in Lewisham**



Source: Strategic Flood Risk Assessment, LB Lewisham, 2008

## 5.7 OPEN SPACE

Open space in Lewisham is one of the borough's greatest assets. From the large expanses of Blackheath in the north to Beckenham Place Park in the south, to the many medium sized and smaller parks between, the range of open space is widely used and greatly appreciated by all Lewisham's residents. Lewisham has a varied portfolio of parks and other green spaces. These are spaces in which people can enjoy a range of activities and escape the stresses of modern city life. There are currently over 50 open spaces managed by Glendale, under contract to the Council.

The UDP strategy for open space is to:

- protect all open space from inappropriate development
- designate and protect sites for nature conservation importance
- implement Waterlink Way as a strategic walking and cycling route
- provide open space and nature conservation areas where there are deficiencies and
- protect outdoor sports and recreation land

### Relevant UDP policy

#### STR.OS 1 Open space

To protect all open space in the Borough from inappropriate built development.

### Indicator and target

<b>Indicator</b>	Core 4c: Percentage of eligible open spaces managed to Green Flag award standard
Target	1 Green Flag Award per year
Target met	YES

The DCLG has set a target in Public Service Agreement 8, Indicator 2, that 60% of Local Authorities in England will have attained at least one green flag award by the end of September 2008. Lewisham Council has set a target of one Green Flag award per year by 2010.

The Green Flag Award is the national standard for parks and green spaces in England and Wales. Green Flag Awards are given on an annual basis and winners must apply each year to renew their Green Flag status. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. The scheme judges open spaces on a number of criteria; they must be welcoming, healthy, safe and secure, be well maintained and clean, take account of local heritage and conservation, involve the community and be well managed. The Green Pennant Award is a part of the Green Flag Award scheme, a national award that recognises high quality green spaces in England and Wales that are managed by voluntary and community groups.

### Data analysis

In 2009-10, Lewisham had eleven 'Green Flags' for its parks and green spaces which was one of the highest number of green flag awarded parks in London. Green Flags were

retained for Brookmill Park, Bellingham Green, Cornmill Gardens, Chinbrook Meadows, Horniman Museum Gardens, Manor Park Manor House Gardens, Sydenham Wells Park and Telegraph Hill Park. Blackheath and Ladywell Fields were the additional Green Flag parks. Devonshire Road Nature Reserve and Grove Park were also awarded as Green Pennant. The Council is continuously meeting its target to get one Green Flag award each year as part of the Open Space for Lewisham 2005-2010.

Ladywell Fields was awarded a Green Flag in 2009/10. The park is a valuable green corridor located between the Catford and Lewisham town centres and includes the River Ravensbourne. The park has seen many improvements in the last two years under the EU funded Quality Urban Environments for River Corridor Uses (QUERCUS) project. The project created a new naturalised river channel (meandering through the northern section), back waters, areas of marginal river side vegetation and areas of meadow. The existing nature reserve has been improved and greater public access provided. The park also contains a cafe, skate boarding area, children's playground, tennis courts, mature trees and a camogie pitch. The park is part of the Waterlink Way – a shared route for cyclists and pedestrians that runs south from the River Thames at Deptford Creek down to the Green Chain Walk in Lower Sydenham. It follows the route of Sustrans Route 21 as it passes through Inner London on its way to the south coast at Eastbourne.

**Table 5.6 Parks awarded Green Flag standard in Lewisham in 2009-10<sup>26</sup>**

<b>Green Flag Parks</b>	<b>Area (ha)</b>	<b>Total Open Space in Lewisham (%)</b>
Blackheath	70.79	18.98
Brookmill Park	2.46	0.66
Bellingham Green	0.91	0.24
Chinbrook Meadows	10.82	2.90
Cornmill Gardens	1.24	0.33
Horniman Museum Gardens	8.03	2.15
Ladywell Fields	21.14	5.66
Manor House Gardens	3.88	1.04
Manor Park	1.34	0.36
Sydenham Wells Park	8.14	2.18
Telegraph Hill Park	4.16	1.11
<b>Total Green flag space in Lewisham</b>	<b>132.91</b>	<b>35.6</b>
<b>Total open space in Lewisham</b>	<b>373.30</b>	

Source: Green Scene, LB Lewisham, 2009

#### North Lewisham Links programme

The North Lewisham Links programme aims to improve walking and cycling routes in the north of the borough throughout Deptford and New Cross. Ten separate routes have been

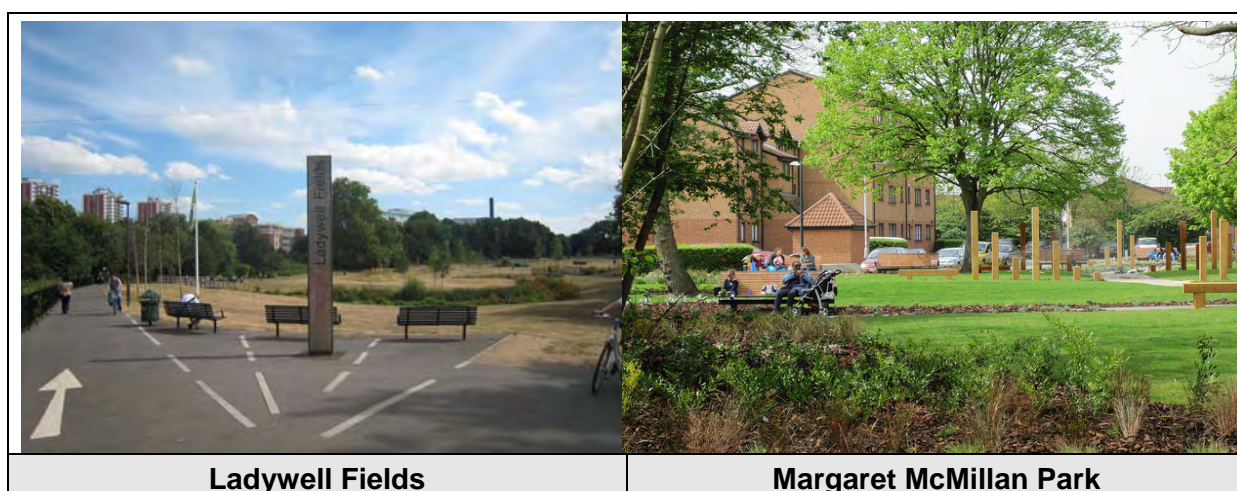
<sup>26</sup> The area (ha) of open space is based on the audit of the Lewisham Leisure and Open Space Study 2009



identified that connect potential new development sites with existing and new community facilities such as schools and colleges, town centres, parks and other public open spaces.

The Council secured £4 million from central government to enable work to begin on Route 1 (between the Deptford and New Cross town centres) which runs parallel to New Cross Road and takes in Fordham Park, the New Cross underpass and Margaret McMillan Park. The funding has enable the Council to enhance public accessibility and safety along this route through improved signage, vegetation, pathways, children’s play area, while various wooden sculptures and posts add interest. The new seating is already showing signs of welcoming more people to stop and enjoy the open space.

**Figure 5.7 Enhanced open space in Lewisham**



Source: Planning Service, LB Lewisham, 2010

### Indicators and targets

<b>Indicator</b>	Local 2a – Annual number of applications granted or refused on designated open space.
Target	To prevent inappropriate development on identified open spaces
Target met	YES

<b>Indicator</b>	Local 2b – Number of applications within Sites of Importance to Nature Conservation granted/refused planning permission.
Target	To protect Sites of Importance to Nature Conservation from inappropriate built development
Target met	YES

### Data Analysis

No application was granted or refused on designated Sites of Importance to Nature Conservation in 2009-10. However, an application was granted on designated open space on Loampit Vale (Planning Application No: 09/71246) in 2009-10. The planning application consists of the construction of eight buildings ranging from five to twenty-four storeys,

incorporating balconies and terraces, comprising 788 residential units (including up to 186 affordable), a leisure centre, 1,856 square metres of commercial floorspace (Use Classes A1, A2, and B1, including 626 square metres for creative industries), an energy centre, replacement London City Mission facilities, public and private amenity space, together with associated landscaping, bin stores, 866 cycle, 26 motorcycle and 181 car parking spaces on ground and first floor levels, associated highway works, plant and servicing.

The site lies within Lewisham Town Centre as defined by the Lewisham UDP and London Plan. The proposal would result in a net loss of approximately 564 square metres of publicly accessible open space, but the health benefits offered by the leisure centre, together with limited on-site car parking, the supply of cycle parking facilities, children's play facilities and the provision of an enhanced walking and cycling environment, means that the net loss of open space could be offset by the new proposal. The loss of Metropolitan Open Land is acknowledged, however the development will create new public open spaces, including a public pocket park and piazza. Part of the public realm strategy and open space provision includes play space for children. Overall, the applicant states that it proposes that 4,925 square metres of play space would be provided with a dedicated area of 1,255 square metres for age range 0-4 years. The spaces are not proposed as formal playgrounds but have sought to provide flexible and diverse spaces where children could play but which do not exclude other groups or ages.

## 5.8 BIODIVERSITY

The conservation and enhancement of Lewisham's natural habitat is an important aspect of planning for the borough. The natural habitat of the borough consists of the following:

- woodlands and scrub
- grassland, rivers and wetlands
- ponds and lakes
- wastelands
- parks and gardens and
- cemeteries and churchyards.

### **Relevant UDP policies**

#### **STR.OS 3 biodiversity**

To protect and wherever possible enhance nature conservation and biodiversity in the Borough.

#### **OS 12 Nature conservation on designated sites**

Development on or within the Sites of Nature Conservation Importance, identified as sites of Metropolitan, Borough or Local Nature Conservation Importance by the London Ecology Unit, shown in the Proposals map and set out in Table OS 4, will not be permitted if it is likely to destroy, damage or adversely affect the protected environment.

#### **OS 13 Nature conservation**

The Council will have regard to the nature conservation value of all sites in the Borough that are proposed to be developed, and seek to protect and enhance these, either through the imposition of planning conditions or through ensuring alternative equivalent new habitat provision nearby. Development proposals for these sites should be accompanied by an environmental appraisal, including methods of mitigation and proposals for compensation.

### OS 17 Protected species

Planning permission will not be granted for development or land use changes which would have an adverse impact upon protected plant and animal species.

#### Indicators and targets

<b>Indicator</b>	Core 8: Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"><li>• Change in priority habitats and species (by type) and</li><li>• Change in areas designed for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</li></ul>
Target	Maintain and enhance the current population of biodiversity importance
Target met	YES

The Lewisham Biodiversity Action Plan 2006-2010 sets the objective to maintain or increase the population of the following: Black Redstart; Stag Beetle; House Sparrow and Song Thrush.

#### Data analysis

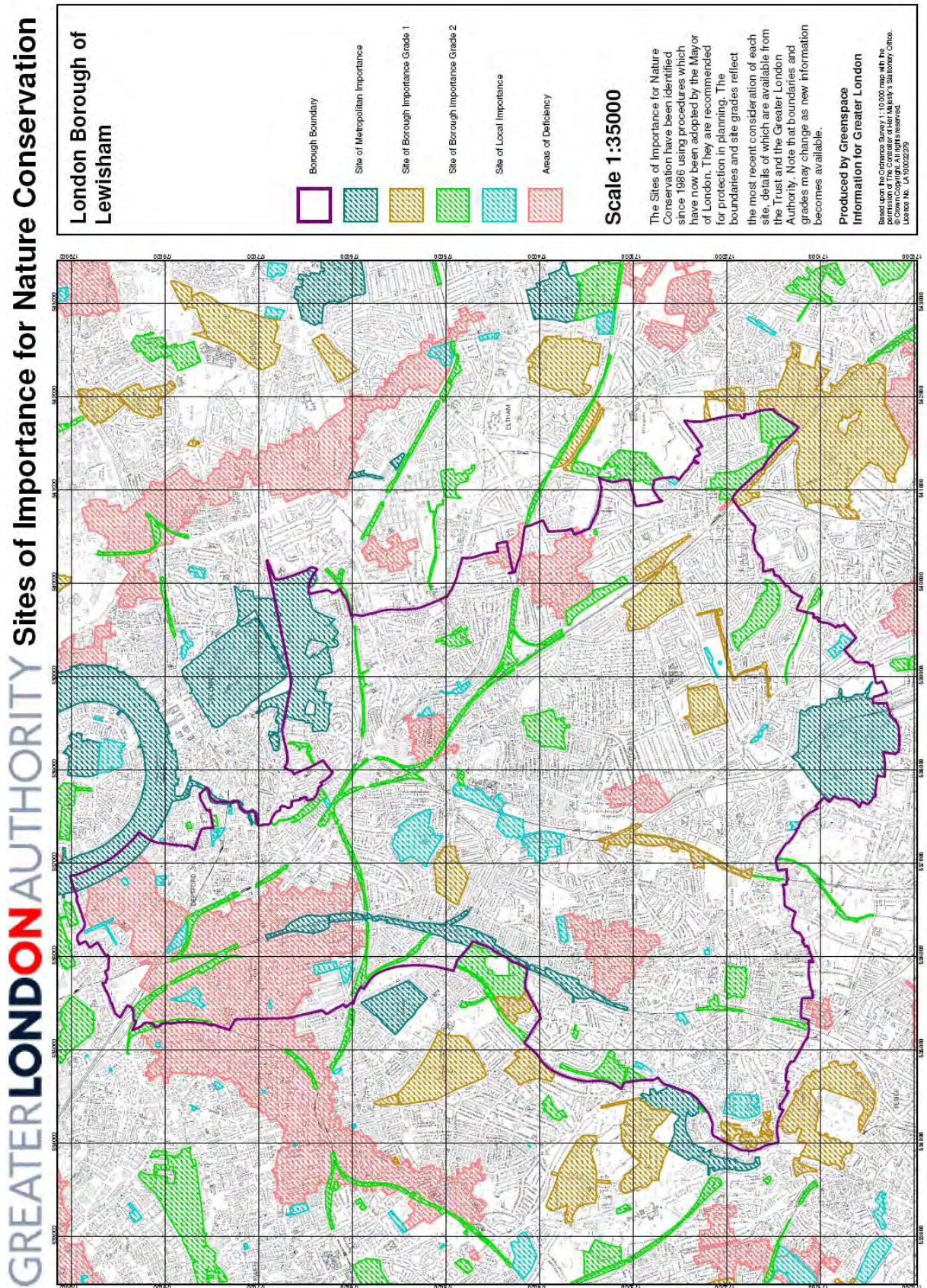
It is acknowledged that monitoring changes in biodiversity is extremely difficult at the borough level. No regular or reliable data is collected on changes in species. However, it is possible to monitor changes to Sites of Nature Conservation Importance (SINC). There are 70 SINC in Lewisham. Table 5.7 shows there is no change in the monitoring year. Figure 5.8 shows the SINC map in Lewisham.

Table 5.7 Change of SINC designation 2007-2010

Year	Metropolitan Importance	Borough Importance (Grade I)	Borough Importance (Grade II)	Local Importance
2007	<u>4 sites</u> 215.55 ha (6.12%)	<u>8 sites</u> 88.94 ha (2.53%)	<u>32 sites</u> 124.03 ha (3.52%)	<u>26 sites</u> 100.66 ha (2.86%)
2008	<u>4 sites</u> 215.55 ha (6.12%)	<u>8 sites</u> 88.94 ha (2.53%)	<u>33 sites</u> 137.44 ha (3.90%)	<u>25 sites</u> 87.25 ha (2.48%)
2009	<u>4 sites</u> 215.55 ha (6.12%)	<u>8 sites</u> 88.94 ha (2.53%)	<u>33 sites</u> 137.44 ha (3.90%)	<u>25 sites</u> 87.25 ha (2.48%)
2010	<u>4 sites</u> 215.55 ha (6.12%)	<u>8 sites</u> 88.94 ha (2.53%)	<u>33 sites</u> 137.44 ha (3.90%)	<u>25 sites</u> 87.25 ha (2.48%)

Source: GiGL, 2009 and GLA

Figure 5.8: Map showing SINC in Lewisham



Source: GiGL, 2009

### Nature's Gym

Nature's Gym is organised by Lewisham Council in partnership with Glendale Grounds Management and includes many local organisations. The programme allows residents to undertake a variety of tasks that can improve fitness by doing practical environmental conservation activities in various green spaces throughout the borough. Nature's Gym sessions take place every Thursday, and once a month on a Saturday from 11am-2pm. It welcomes people with a range of abilities, provides safety equipment, tools and refreshments.

In 2009-10, 53 Nature's Gym sessions, 25 conservation sessions run by a group other than the Council, and 26 guided walks were held in 26 open spaces. Details are shown in Table 5.8.

**Table 5.8 Numbers of Nature's Gym and conservation activities in Lewisham 2009-10**

2009-10	Nature's Gym	Conservation session run by other group	Guided walk
Albion Millennium Green	2		1
Beckenham Place Park	6		
Bellingham Green			
Blythe Hill Fields	1		
Brookmill Park	6	1	
Brookmill Road	2		
Burnt Ash Pond	1		
Chinbrook Meadows	3		
Cornmill Garden		1	
Creekside Centre		3	17
Dacres Wood	3		
Devonshire Road	3		1
Downham Woodland Walk		8	
Eccington Gardens			
Forster Park	2		
Garthorne Road	3		
Hare & Billet Pond	1		
Hilly Fields	3		
Hither Green Triangle	3		
Ladywell & Brockley Cemeteries	1	2	
Ladywell Fields	1	1	4
Manor House Gardens	1		
Manor Park	1	2	2
New Cross Gate Cutting		6	
Northbrook Park	2		
River Pool Linear	2	1	
Southend Park	1		
Sue Godfrey			
Sydenham Wells Park	4		1
Telegraph Hill	1		
<b>Total</b>	<b>53</b>	<b>25</b>	<b>26</b>

Source: Green Scene, LB Lewisham 2010

## 6. IMPLEMENTING ECONOMIC POLICIES

### 6.1 INTRODUCTION

This section of the AMR reports on the core output indicators in relation to employment land, retail and town centres and transport.

The Council aims to promote Lewisham to be an economically successful borough by providing and safeguarding sufficient employment land and uses, regenerating underutilised employment land with mixed uses, and supporting a vibrant network of town centres to guide and facilitate economic growth in appropriate locations within the borough.

### 6.2 EMPLOYMENT

The UDP land use strategy for employment uses is to:

- protect viable employment areas and buildings from redevelopment for other land uses
- facilitate the expansion in situ of established business
- provide opportunities to expand the economic base by attracting growth sector firms and
- direct significant new office development to the Major town centres.

#### Relevant UDP policy

#### STR.EMP 1 Employment sites

To protect and increase the number, quality and range of local employment opportunities having regard to the availability and sustainability of sites and buildings, including appropriate provision for live-work units.

#### Indicator and target

<b>Indicator</b>	Core BD1: Total amount of additional employment floorspace – by type
Target	To ensure a satisfactory supply of land and premises for employment uses
Target met	YES

#### Data analysis

Table 6.1 shows the total amount of additional employment floorspace in 2009-10. A total of 264 square metres of Business use class was granted, however 3,747 square metres was lost resulting in a net loss of 3,483 square metres.

**Table 6.1 Total amount of additional employment floorspace by type (m<sup>2</sup>)**

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
<b>B1 (total)</b>	264	2,244	-1,980
<b>B2</b>	0	590	-590
<b>B8</b>	0	913	-913
<b>Total</b>	<b>264</b>	<b>3,747</b>	<b>-3,483</b>

### Indicator and target

<b>Indicator</b>	COI 1b: Amount of gross floor space developed for employment (B1, B2 or B8 Use Classes) in development and/or regeneration areas identified in the local development framework <sup>27</sup>
Target	No net loss of B use class floor space from a defined employment area.
Target met	YES

### Data analysis

A total of 1,011 square metres of B1 (Business) use was development in the monitoring period.

### Indicator and target

<b>Indicator</b>	Core BD2: Total amount of employment floor space on previously developed land – by type
Target	100% of land developed for employment to be on previously developed land.
Target met	YES

### Data analysis

Of the completed employment floor space 100% was sited on previously developed land.

**Table 6.2 Total amount of employment floorspace on previously developed land by type (m<sup>2</sup>)**

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
<b>B1 (total)</b>	264	2,244	-1,980
<b>B2</b>	0	590	-590
<b>B8</b>	0	913	-913
<b>Total</b>	<b>264</b>	<b>3,747</b>	<b>-3,483</b>

### Indicator and target

<b>Indicator</b>	Core BD3: Employment land available – by type
Target	No more than 10% of available stock to be vacant in any one year.
Target met	No

### Data analysis

A total of 91,995 square metres of employment land has been granted, but not yet started and completed in Lewisham. Office use (34,267 square metres) accounts for the largest employment land classification, whilst Research and Development is the second largest (29,443 square metres). Note that the availability of general industrial use such as manufacturing and assembly (B2 use) accounts for the least amount of employment land.

<sup>27</sup> For the purpose of this AMR COI 1b is taken to refer to the Defined Employment Areas identified in the Lewisham UDP adopted in 2004

**Table 6.3 Employment land available by type in Lewisham**

Use class	(sq m)
B1 (total)	<b>67,253</b>
• B1 (a) Offices	34,267
• B1 (b) Research and Development	29,443
• B1 (c) Light Industry	3,543
B2 General Industrial	<b>2,579</b>
B8 Warehousing, Distribution and Storage	<b>22,163</b>
<b>Total</b>	<b>91,995</b>

### Indicators and targets

<b>Indicator</b>	Core 1e: Losses of employment land in (i) regeneration or industrial areas defined in the Local Development Framework <sup>28</sup> and (ii) local authority area
Target	No net loss of sites in defined employment areas to other land uses
Target met	YES

<b>Indicator</b>	Core 1f: Amount of employment land lost to residential development
Target	1. No net loss in defined employment areas. 2. Some change of use to residential acceptable in other areas if criteria in UDP met.
Target Met	YES

### Data analysis

In 2009-10, Lewisham experienced no loss of B use class employment land within the defined employment areas. However, there were 4,011 square metres of employment land lost to residential development in 'other employment areas' outside the defined employment areas.

**Table 6.4 Employment land loss in Lewisham**

Use class	(sq )m
<b>B1</b>	2,508
<b>B2</b>	590
<b>B8</b>	913
<b>Total</b>	<b>4,011</b>

There was a total loss of 4,011 square metres of employment space. The loss was in favour of 17 residential development schemes comprising a total of 462 dwellings. The UDP policy states that outside a defined employment area employment sites that are no longer viable can be redeveloped provided they meet the criteria for release. Each of the 17 residential

<sup>28</sup> For the purpose of this AMR the COI 1e (i) refers to any losses in the defined employment areas identified in the Lewisham UDP



development schemes approved were deemed to meet the UDP criteria. Some of the redevelopments involved mixed use including residential and employment space. In those cases the redevelopment has resulted in the re-provision of employment space, albeit it smaller and modern space.

**Table 6.5 Amount of employment land lost to residential development**

Use class	Loss (sq m)
<b>B1</b>	2,508
<b>B2</b>	590
<b>B8</b>	913
<b>Total</b>	<b>4,011</b>

### 6.3 TOWN CENTRES, RETAIL, COMMUNITY AND LEISURE

The borough has:

- two Major Town Centres at Catford and Lewisham
- seven District Centres at Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and Sydenham
- six Local Centres at New Cross Gate, Lewisham Way, Grove Park, Crofton Park, Brockley Cross and Downham Way and
- there are over eighty local parades and two out-of-centre Retail and Business Parks at Bell Green and Bromley Road (Ravensbourne Retail Park).

The Council's land use strategy for shopping and town centres is to:

- support the existing hierarchy of provision but aim to improve the strategic role and function of Lewisham Town Centre
- locate major new retail and leisure facilities within the Major and District Centres
- promote the vitality and viability of the Major and District Town Centres by protecting a core of retail uses, encouraging diversity including the evening economy, improving the environment and implementing regeneration strategies and
- manage change in the smaller shopping centres and parades to ensure a viable future.

#### Relevant UDP policies

##### **STR.STC 2 Location of retail**

Town Centres are the preferred location for large scale retail development and proposals for other locations will be critically evaluated and subject to the sequential test and a demonstrable need for the proposal.

##### **STR.LCE 1 Provision of education and community facilities**

To ensure that there are sufficient educational and community facilities to enable the Council, and other protective and public authorities to meet their statutory obligations and duties.

##### **STR.LCE 2 Leisure and educational facilities**

To ensure that leisure, community, arts, cultural, entertainment, sports, health care, child care, protective and public service and education facilities are located in appropriate places that both contribute to sustainability objectives and provide easy access for users.

## Indicators and targets

<b>Indicator</b>	Core 4a – Amount of completed retail, office and leisure development Core 4b – Percentage of completed retail, office and leisure development in town centres
Target	1. 100% of retail development over 1,000 sq m to be located in established major or district town centre. 2. Major new office development over 2,800 sq m gross floorspace to be located in Catford or Lewisham town centres.
Target met	YES

## Data analysis

In the monitoring year, there was a net gain of:

- 2,789 square metres of A1 use (shops)
- 269 square metres of A2 use (financial and professional services)
- 659 square metres of A3 use (restaurant)
- 243 square metres of A5 use (hot food takeaways) and
- 803 square metres of D2 use (assembly and leisure).

However, there were net losses of:

- 1,078 square metres of B1(a) use (offices)
- 139 square metres of A4 use (drinking establishments).

There was no major new office development over 2,800 square metres in the borough and also no retail development over 1,000 sq m in 2009-10.

**Table 6.6 Amount of completed retail, office and leisure development**

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
<b>B1(a)</b>	508	1,586	-1,078
<b>A1</b>	2,940	151	2,789
<b>A2</b>	269	0	269
<b>A3</b>	716	57	659
<b>A4</b>	0	139	-139
<b>A5</b>	243	0	243
<b>D2</b>	803	0	803

In the monitoring year 19.45% (2,940 sq m) of the total completed A1 uses for the borough were located within established town centres. There were no further employment uses completed in town centres for the year.

**Table 6.7 Percentage of completed retail, office and leisure development in town centres**

Use Class	Completed floorspace (sq m)	Within Town Centre	Outside Town Centre
<b>B1(a)</b>	508	0%	100%
<b>A1</b>	2,940	19.45%	80.55%
<b>A2</b>	269	0%	100%
<b>A3</b>	716	0%	100%
<b>A4</b>	0	0%	100%
<b>A5</b>	243	0%	100%
<b>D2</b>	803	0%	100%

### Indicator and target

<b>Indicator</b>	Core BD4: Total amount of employment floorspace for 'town centre uses' (i) in town centre areas (ii) in local authority areas
Target	To be defined in the 2010-11 AMR
Target met	N/A for 2009-10

### Data analysis

#### a) Within Town Centre

A total of 523 square metres of A1 (shop) space was gained in town centres, however there was also a loss of 339 square metres of B1(a) office space.

**Table 6.8: Total amount of floorspace for 'Town Centre Uses' in Town Centre areas**

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
<b>A1</b>	572	49	523
<b>A2</b>	0	0	0
<b>B1 (a)</b>	0	339	-339
<b>D2</b>	0	0	0

#### b) Within Local Authority

A total of 885 square metres of A1 space (shops) and 98 square metres of D2 space (assembly and leisure) were gained in the borough (but not necessarily within a town centre). However, 1,586 square metres of B1(a) office space was lost.

**Table 6.9 Total amount of floorspace for 'Town Centre Uses' in Local Authority Area**

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
A1	1,036	151	885
A2	0	0	0
B1(a)	0	1,586	-1,586
D2	98	0	98

## 6.4 TRANSPORT

Transport and car parking have significant effects in promoting sustainable environments due to energy consumption and pollution generation. Excessive vehicular movement contributes to traffic congestion, which impacts the economy, human health and quality of life. Good public transport is therefore important for everyone to travel, live, work, learn and play within and outside the borough.

The UDP transport and parking strategy is to:

- ensure that development which has the potential to generate significant volumes of traffic is located in areas with good public transport such as town centres
- support and encourage improvements to public transport, particularly improvements which encourage people to use public transport rather than the private car
- introduce and implement policies which favour sustainable transport modes such as walking and cycling
- support only those road improvement schemes and traffic management measures which contribute to traffic restraint and the objectives of sustainable transport policy
- move away from providing car parking to meet demand and towards using parking policy to implement traffic restraint policies
- introduce car parking standards for new development which contribute to traffic restraint policies and
- distinguish between the legitimate role of short stay visitor parking and long term commuter parking.

### Relevant UDP policies

#### **STR.TRN 1 Land Use and transport**

To co-ordinate land use and development with the provision of transport and car parking, so as to minimise the need for car travel; provide good access to premises; especially in town centres; and safeguard the environment and amenities of residential areas.

#### **STR.TRN 3 Cyclists and pedestrians**

To ensure that adequate and safe provision is made for cyclist, pedestrians and people with disabilities in new development and to improve access and facilities to and within existing land uses for people using them with particular reference to safety issues.

#### **STR.TRN 4 Car parking**

To adopt an integral car parking strategy which contributes to the objectives of road traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people wit disabilities.

### Indicator and target

<b>Indicator</b>	Core 3a – Percentage of completed non-residential development complying with car-parking standards set out in the UDP
Target	100% of non residential development to comply with UDP parking standards.
Target met	YES

### Data analysis

All non-residential development have met the Council's parking standards, as schemes that exceed the standards set out in the UDP would not be permitted.

### Indicator and target

<b>Indicator</b>	Core 3b – Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.
Target	100% of new residential development to be within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.
Target met	YES

### Data analysis

Lewisham is well served by various modes of public transport. There are over 40 bus routes and the borough is home to 20 mainline railway and two London Overground stations, as well as the southern end of the Docklands Light Railway with direct links to Canary Wharf, the City of London and Stratford. The 2001 Census shows car ownership in Lewisham to be at 42.8%, compared to 63% of Greater London and 73% for England and Wales.

All new residential development in Lewisham has access to all of these services within 30 minutes by public transport with the exception of hospitals. Lewisham Hospital is centrally located in the borough allowing access within 30 minutes by 84% of the population and 100% have access within 60 minutes.

**Table 6.10 Local Authority Core Accessibility Indicators 2008**

Infrastructure Facility	% of Target Population with access to service by walking/public transport within:				
	15 mins	20 mins	30 mins	40 mins	60 mins
Employment		99		100	
Primary School	100		100		
Secondary School		97		100	
GP	100		100		
Hospital			84		100
Foodstore	100		100		

Source: DfT 2008 Core Accessibility Indicators

Primary Schools, GPs and foodstores are all accessible within 15 minutes for all residents while employment sites and secondary schools are mostly accessible within 20 minutes.

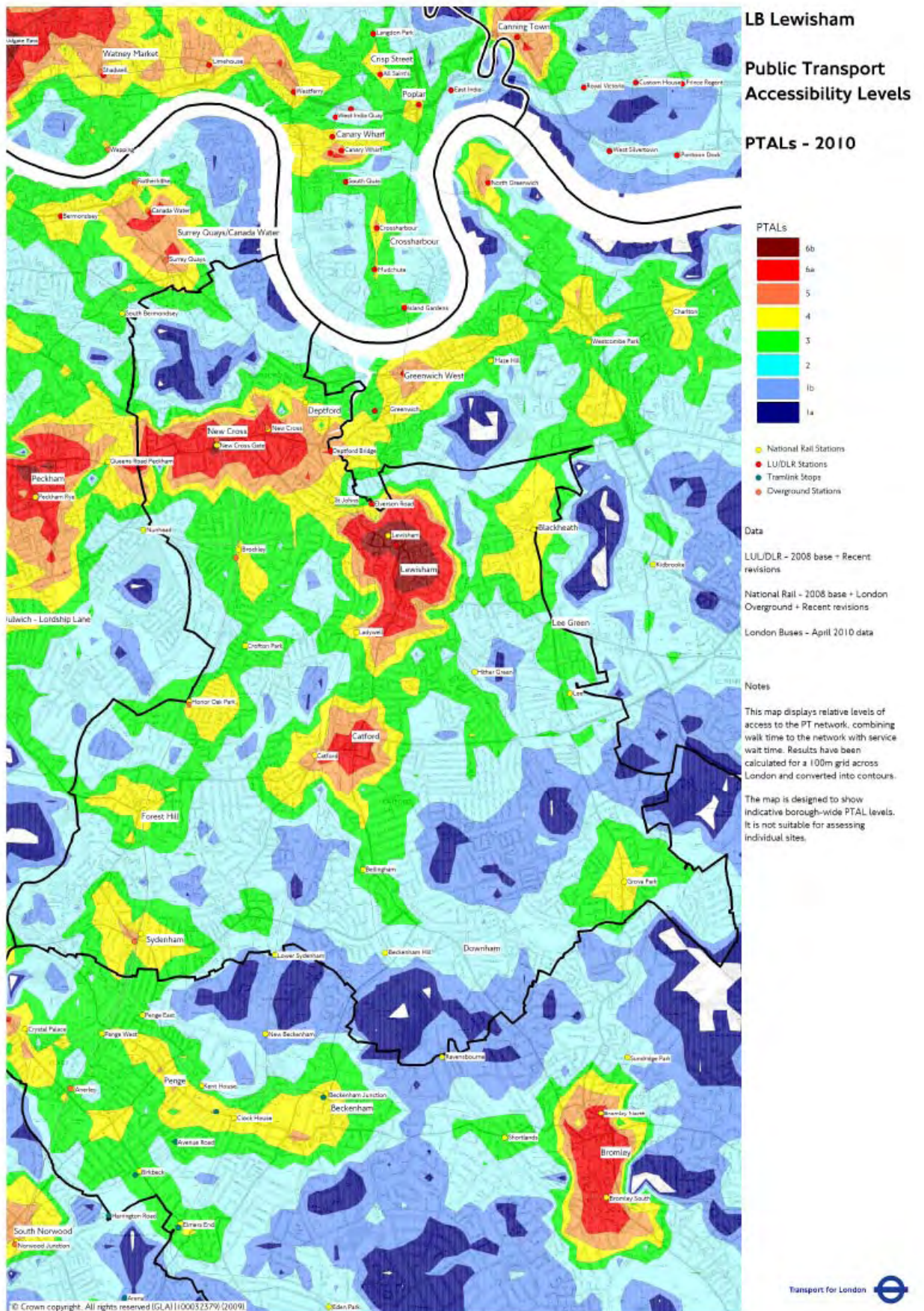
#### Public Transport Accessibility Levels (PTAL)

The Lewisham Public Transport Accessibility Levels (PTAL) map on Figure 6.3 shows the areas of the borough where public transport access is acceptable or deficient. It is clear that as the distance from the town centres of Lewisham, Catford and New Cross / New Cross Gate increases, the level of PTAL decreases. Areas with lower levels of access include the south and southeast of the borough and the far northwest.

The opening of the London Overground service (the former East London Line) through the borough will provide additional services south of the borough and to central and north London. The service in 2010 will run ten trains per hour in each direction in the peak to and from Whitechapel, five terminating at New Cross and five at New Cross Gate. The first phase proposal is to run 12 four car trains per hour in each direction in the peak between Dalston and Surrey Quays. Beyond Surrey Quays the 12 train service would split:

- 4 trains to New Cross
- 4 trains to West Croydon
- 4 trains to Crystal Palace

Figure 6.3 Lewisham Public Transport Accessibility Levels Map



Source: Transport for London, 2010

### Electric cars

Electric cars provide an alternative to traditional petrol and diesel powered transport. There are now four Council-run public car parks with charging points for electric cars. These are located in Blackheath Grove SE3, Clarendon Rise SE13, Slaithwaite Road SE13, Pearcefield Avenue SE23, and Sainsbury's supermarket, Bell Green.

According to the GLA, there are currently over 200 plug-in charging locations in London distributed across 13 boroughs and the City of London in car parks, shopping and leisure centres and on-street locations. The Mayor of London aims to deliver 25,000 charging points of which 22,500 will be installed at London's workplaces, 2,000 in public car parks and 500 on street by 2015.

### Car Club/ Street Car

Lewisham currently has various car club bays provided by Streetcar in 43 locations as shown in Table 6.11. A car club is an alternative to owning your own car. The cost of using the car is based on how long you have the car and how far you drive. It is more economical and convenient to join a car club for low mileage users and a good alternative for families considering buying a second car.



In 2009-2010, eight planning obligations were secured to provide 26 car club spaces as part of the planning agreements. Of those car club spaces, 14 were to be provided on-site, the remaining 12 were to be provided on-street. In addition, six agreements secured one year free membership for residents to the car club and one agreement secured two years free membership to encourage car club usage and reduce car parking needs.

**Table 6.11: Lewisham street car locations 2009/10**

<b>2009/10</b>	<b>Street car locations</b>
<b>Blackheath</b>	1) Eliot Vale 2) Blackheath Rail – Hurren Close
<b>Brockley</b>	1) Arthurdon Road 2) Braxfield Road 3) Harefield Road 4) Brockley Rail - Reynard Close
<b>Catford</b>	1) Aitken Road 2) Callander Road 3) Castilon Road 4) Thomas Lane 5) Winterbourne Road
<b>Deptford</b>	1) Reginald Road 2) Deptford Bridge - Baildon Street 3) Deptford Park – Kezia Street
<b>Forest Hill</b>	1) Horniman Drive 2) Perry Vale 3) Park Rise Road 4) Waldenshaw Road



<b>2009/10</b>	<b>Street car locations</b>
<b>Hither Green</b>	1) George Lane 2) Arngask Road 3) Fernbrook Road 4) Oakley Drive 5) Springbank Road
<b>Honor Oak</b>	1) Grierson Road 2) Hengrave Road 3) Mundania Road
<b>Lee</b>	1) Handen Road 2) Holme Lacey Road 3) Lee High Road – Aislibie Road
<b>Lewisham</b>	1) Aldworth Drive 2) Elmira Street 3) Manor Park 4) Molesworth Street 5) Lewisham Hill 6) Longbridge Way
<b>New Cross</b>	1) Arbuthnot Road 2) Joseph Hardcastle Close 3) Lewisham Way
<b>St John's</b>	1) St John's Rail – Darling Road
<b>Sydenham</b>	1) Newlands Park 2) Silverdale 3) Spring Hill 4) Wynell Road
<b>Total</b>	<b>43</b>

Source: Streetcar Limited 2010

## **7. PLANNING APPLICATIONS DELIVERY, APPEAL AND ENFORCEMENT**

### **7.1 INTRODUCTION**

Planning policies and practices shape development proposals for the physical and economic regeneration of the borough. They cover everything from large redevelopment schemes to small housing developments and residential extensions, as well as changes of use of commercial property. Lewisham's Planning Service covers planning policy, development control, urban design and conservation. In addition, the Council arranges local land charge searches providing information on properties in the borough and the matters affecting them.

It is the corporate aim of the Council to provide:

- a delivery rate of 60% on major planning applications within 13 weeks
- a delivery rate of 65% on minor planning applications within 8 weeks
- a delivery rate of 80% all other planning applications within 8 weeks and
- 100% delivery of standard land charges searches within 10 working days.

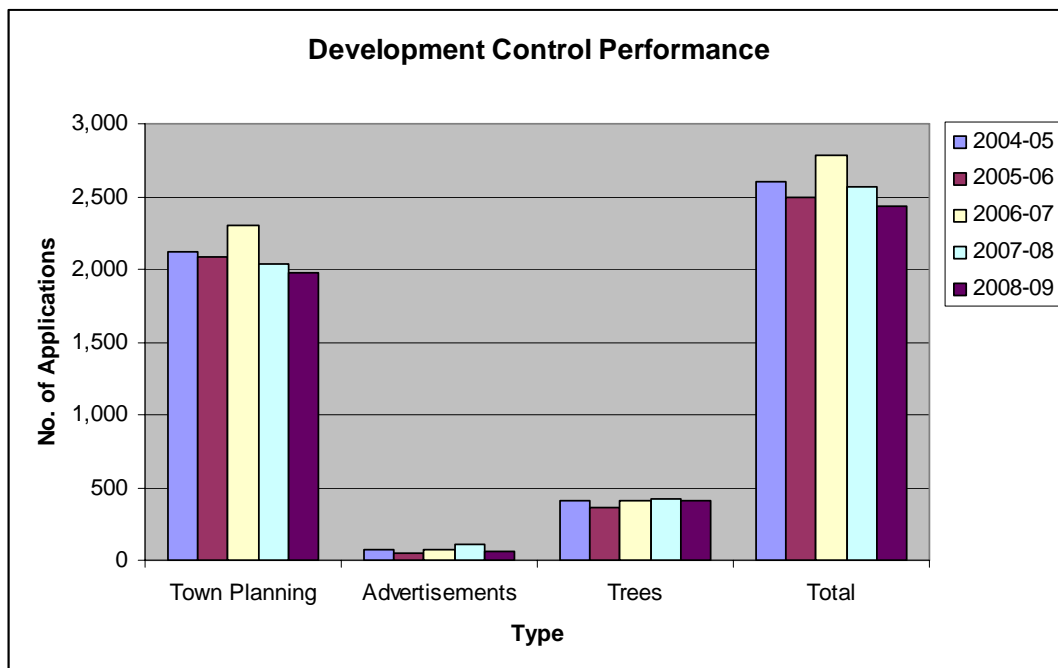
In the 2009-10 monitoring year a total of 2,216 applications for town planning, advertisement and tree related matters were lodged with the Council during the monitoring year. This was a decline on the last monitoring period of 8.8%. The Council decided on 28 major planning applications, 10 of which were refused and the others approved. Of the 18 approved schemes, 3 were large scale major developments, being:

- Lewisham Gateway (800 dwellings)
- Seager Distillery (310 dwellings)
- Venson site (132 dwellings)
- Loampit Vale (788 dwellings)
- Silwood Estate 4c (146 dwellings).

When built, these major planning applications will provide almost 2,700 new homes. The larger planning applications involve a legal agreement which ensures affordable housing and the provisions to offset the impact of the development.

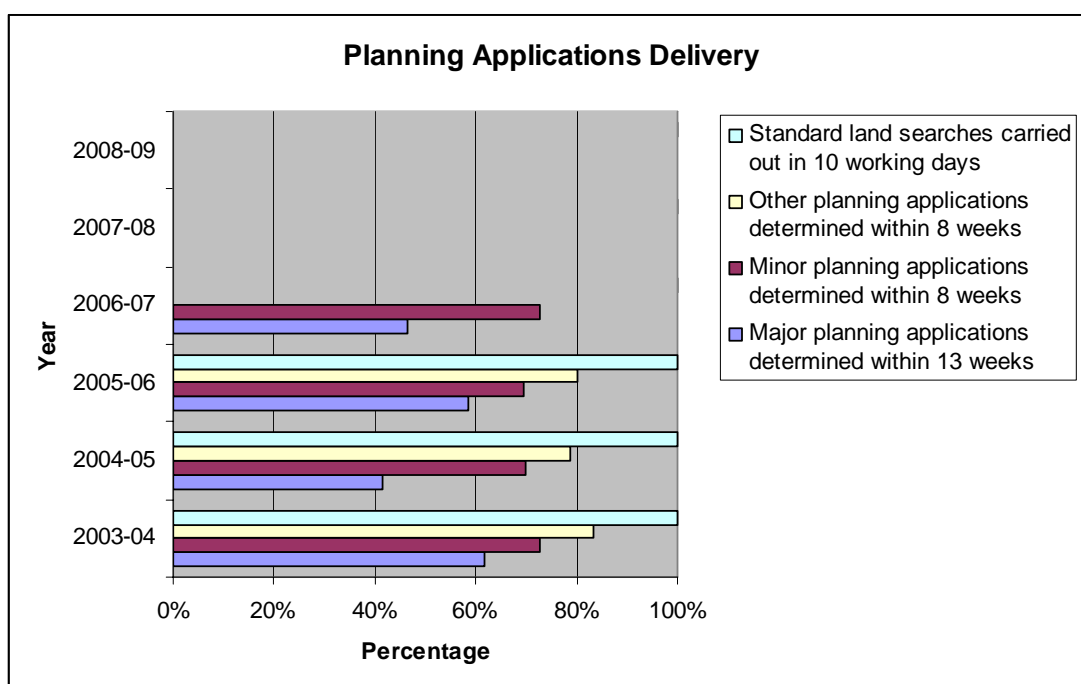
The performance for determining major applications was 60.61% against a target of 60%; for minor applications it was 79.34% against a target of 65% and on others it was 81.6% against a target of 80%. With regard to land searches, 100% were carried out within the 10 days target which continues a high level of performance in this area in 2009-10.

**Figure 7.1 Development Control performance**



Application type	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Town Planning	2,115	2,081	2,303	2,040	1,981	1,553
Advertisements	78	46	68	106	58	52
Trees	409	366	407	419	411	611
Total	2,602	2,493	2,778	2,565	2,430	2,216

**Figure 7.2 Planning application delivery in Lewisham**



Indicator	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Major planning applications determined within 13 weeks	61.8%	41.5%	58.5%	46.34%	50.00%	46.43%	60.61%
Minor planning applications determined within 8 weeks	72.6%	69.8%	69.6%	72.82%	67.06%	65.48%	79.34%
Other planning applications determined within 8 weeks	83.5%	78.7%	80.1%	80.5%	78.10%	78.83%	81.6%
Standard land searches carried out in 10 working days	100%	100%	100%	100%	100%	100%	100%

In exercising its planning powers, the borough has secured significant benefits from developers for community facilities and programmes. Twenty-three Section 106 Agreements were signed in the monitoring year. This secured 1,158 affordable housing units and nearly £4 million in financial contributions as follows:

- £377,000 for economic development
- £559,000 for sustainable transport works
- £275,000 for education
- £159,000 for health facilities
- £1,088,000 for various environmental and urban design improvements and
- £221,000 for town centre management.

**Table 7.1 Section 106 agreement activity 2009-10**

	2006-07	2007-08	2008-09	2009-10
<b>Total agreements signed</b>	20	25	28	23
<b>Total amount of financial contribution negotiated</b>	£3,081,600	£1,737,661	£3,468,669	£3,946,390
<b>Total affordable on site (rent)</b>	195 units	148 units	303 units	777 units
<b>Total affordable on site (shared ownership)</b>	149 units	125 units	199 units	381 units
<b>Total affordable housing units (on site)</b>	343 units	273 units	502 units	1,158 units
<b>Total affordable housing (off site)</b>	0 habitable room	91 habitable rooms	12 habitable rooms	0 habitable room

### Conservation Areas

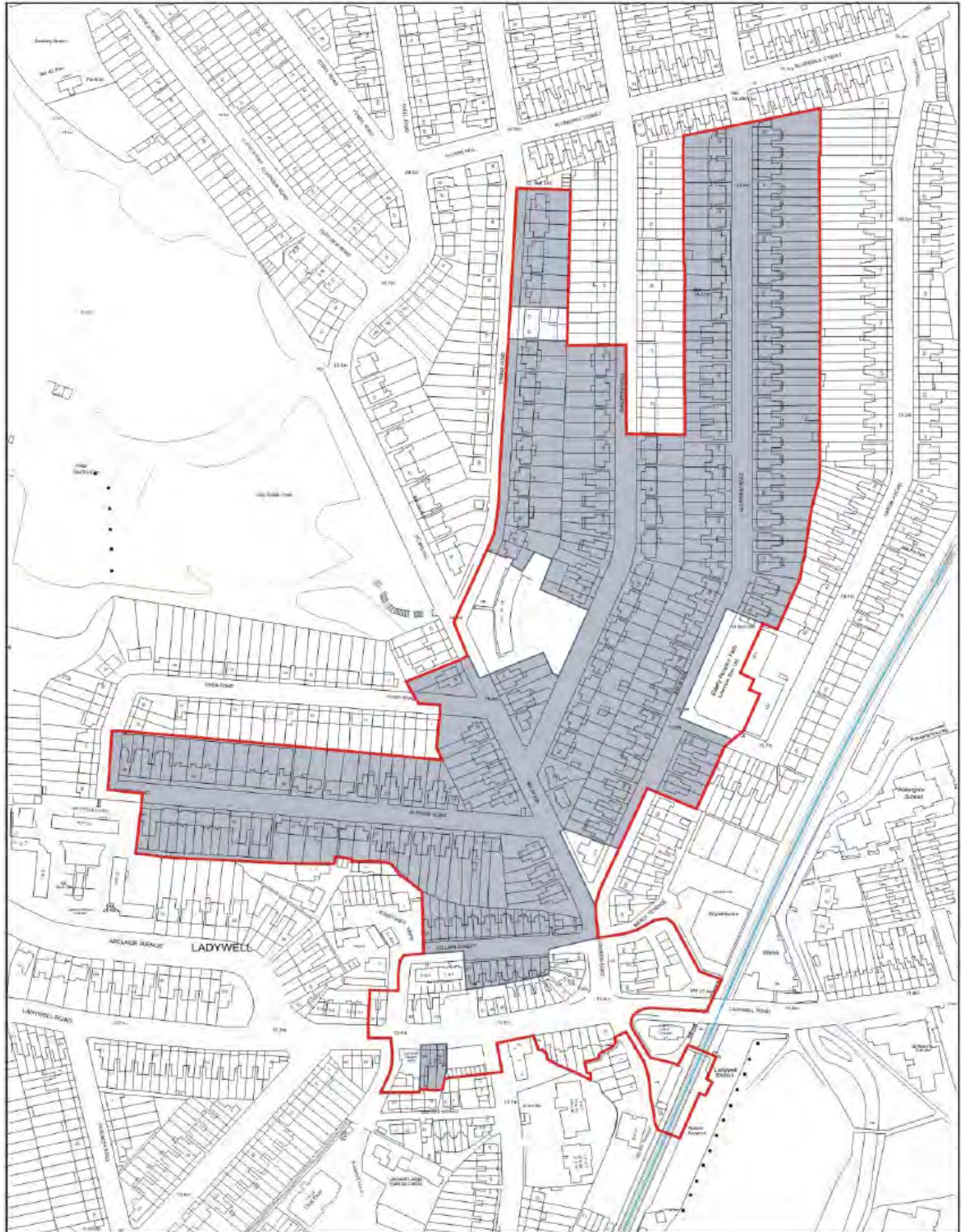
The Council has a duty to seek to preserve and enhance the character and appearance of conservation areas through planning. Where an area is considered to have special architectural or historic character that should be preserved or enhanced, the Council designates conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. This means that there are stricter controls in conservation areas, including the size

of extensions, cladding, alterations to the roof and the installation of satellite dishes. Article 4 directions may be imposed by the Council to further control works such as replacing windows, doors, changing roof coverings or development in front gardens.



There are 27 conservation areas in Lewisham. Blackheath was one of the first conservation areas to be designated in the whole country in 1968, because of the special historical and architectural character that it still has today. The Ladywell Conservation Area is the newest and was designated on 24 March 2010.

The Ladywell Conservation Area consists mainly of a late Victorian suburban residential development which was built by the local developer Samuel J. Jerrard. Through the 1880s and 1890s he built up long stretches of Vicars Hill and the newly laid out streets Algernon Road, Algiers Road, Ermine and Embleton Road, taking advantage of the topography and the good transport links to London. His houses are generously sized and are stylistically distinctive as a group. Many of his other houses in the area are protected within the Brockley Conservation Area. Jerrard's development in Ladywell survives nearly complete, including its rich architectural detailing. It constitutes the core of the conservation area, supplemented by some later infill development of the late 19th and early 20th century that completed his streets. The conservation area also encompasses the commercial core of Ladywell along Ladywell Road (known as Ladywell Village), which contains some of the oldest houses and pubs of the area and Edwardian shops that were constructed at the turn of the century in response to the rapidly increasing community around them. Figure 7.3 shows the map of designated Ladywell Conservation Area.

Figure 7.3 Ladywell Conservation Area



**Ladywell Conservation Area**

-  Conservation Area boundary as designated on 24 March 2010
-  Area covered by Article 4 (2) Direction

## 7.2 APPEAL PERFORMANCE

Appeal decisions are a way of assessing the performance of policies in the development plan (the UDP). 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 because a policy is being criticised by Planning Inspectors regularly, revision of the failing policy is needed.

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. The appeal performance in the monitoring year is about 30% being allowed (18 out of 60 planning applications).

**Table 7.2 Planning Appeal Performance 2009-10**

Type	Allowed	Partly allowed Partly dismissed	Dismissed
Planning appeals against refusal	22	2	37
Non-determination planning appeals	2	0	4
Planning appeals against conditions	4	0	1
<b>Total</b>	<b>28</b>	<b>2</b>	<b>42</b>
Enforcement appeals	4	0	9
Advertisement appeals	0	0	1
Lawful development certificate appeals	0	0	1
Tree appeals	0	0	0
LBC Refusals	1	0	0
<b>Grand Total</b>	<b>33</b>	<b>2</b>	<b>53</b>

## 7.3 ENFORCEMENT PERFORMANCE

The Council has powers granted under the Town and Country Planning Acts to take action when development is started without planning permission, if conditions attached to a permission are not complied with, or when other breaches of planning control have been committed.

### Relevant UDP policy

#### IRM 5 Enforcement

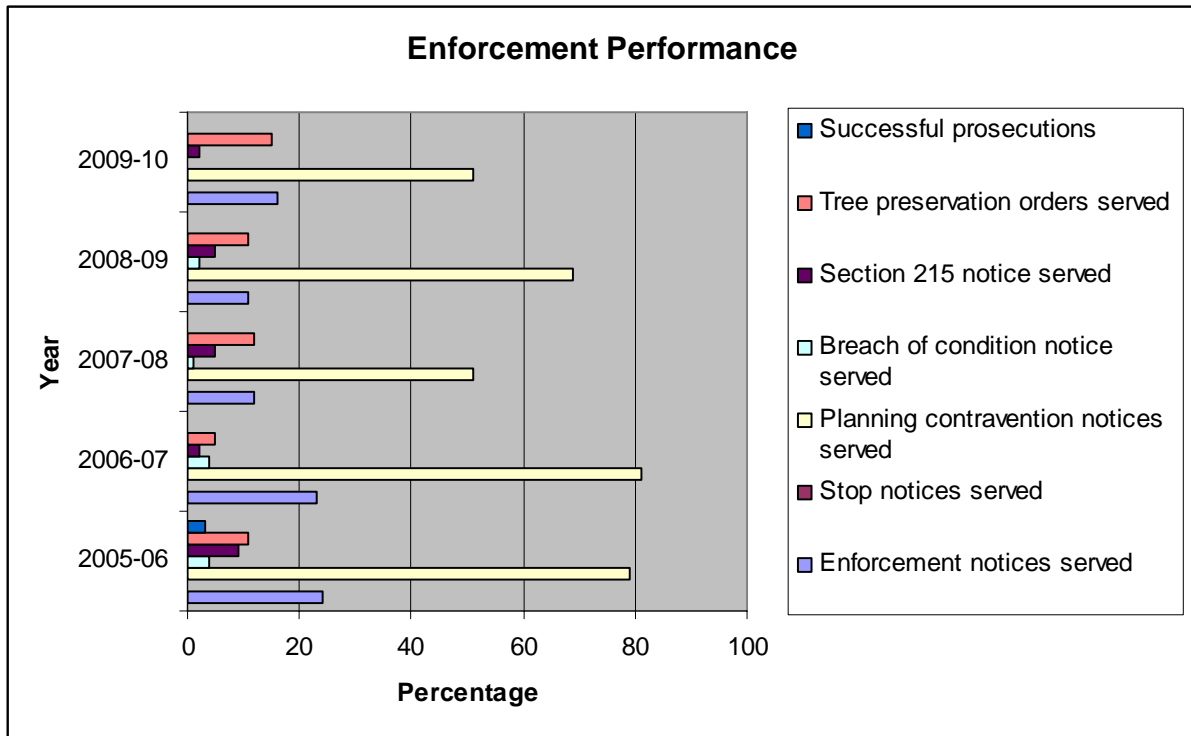
In circumstances where it is considered necessary in the public interest, the Council will take enforcement action against those who undertake development or carry out works without the appropriate consent or permission under the Planning or related Acts, or where conditions attached to consents or permissions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

#### Data analysis

Lewisham served 84 enforcement notices in the monitoring year of which 51 notices were related to planning contravention. 15 notices were served on enforcement notices and Tree Preservation Orders respectively. Two Section 215 notices were also served.

Section 215 of the Town and Country Planning Act 1990 provides a local planning authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area.

**Figure 7.4 Enforcement performance in Lewisham 2005-2010**



Type	2005-06	2006-07	2007-08	2008-09	2009-10
Enforcement notices served	24	23	12	11	16
Stop notices served	0	0	0	0	0
Planning contravention notices served	79	81	51	69	51
Breach of condition notice served	4	4	1	2	0
Section 215 notice served	9	2	5	5	2
Tree preservation orders served	11	5	12	11	15
Successful prosecutions	3	0	0	0	0



## APPENDIX 1 ABBREVIATIONS

ABBREVIATIONS	
<b>AAP</b>	Area Action Plan
<b>AMR</b>	Annual Monitoring Report
<b>BSF</b>	Building School for Future
<b>BVPI</b>	Best Value Performance Indicator
<b>CABE</b>	The Commission for Architecture and the Built Environment
<b>CO<sup>2</sup></b>	Carbon dioxide
<b>COI</b>	Core Output Indicators
<b>DCLG</b>	Department of Communities and Local Government
<b>DPD</b>	Development Plan Document
<b>GLA</b>	Greater London Authority
<b>GOL</b>	Government Office for London
<b>LBP</b>	Local Biodiversity Partnership
<b>LDD</b>	Local Development Documents
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LECI</b>	London Energy and Carbon Dioxide Emissions Inventory
<b>LULUCF</b>	Land Use, Land Use Change and Forestry
<b>LWI</b>	London Wide Initiative
<b>LSOA</b>	Lower Super Output Area
<b>ONS</b>	Office of National Statistics
<b>PDL</b>	Previously Developed Land
<b>PPG</b>	Planning Policy Guidance
<b>PPS</b>	Planning Policy Statement
<b>PTAL</b>	Public Transport Accessibility Level
<b>RLP</b>	Review of London Plan
<b>RSL</b>	Registered Social Landlord
<b>SELCHP</b>	South East London Combined Heat and Power Station
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SINC</b>	Site of Importance for Nature Conservation
<b>SLA</b>	Sustainable Living Area
<b>SOA</b>	Super Output Area
<b>SPD</b>	Supplementary Planning Document
<b>UDP</b>	Unitary Development Plan

## APPENDIX 2 USE CLASS ORDER DEFINED WITHIN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

<b>A1 Use Class</b>	Shops and other retail uses such as hairdressers, post offices and dry cleaners where the service is to visiting members of the public.
<b>A2 Use Class</b>	Financial or professional services such as banks and estate agents open to visiting members of the public.
<b>A3 Use Class</b>	Restaurants, snack bars and cafes
<b>A4 Use Class</b>	Pubs and bars
<b>A5 use Class</b>	Hot food take-aways
<b>B1 Use Class</b>	Business uses such as offices, research and development and industrial uses that can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke etc.,
• <b>B1 (a)</b>	Offices, not within A2
• <b>B1 (b)</b>	Research and development, studios, laboratories, high technology
• <b>B1 (c)</b>	Light Industry
<b>B2 Use Class</b>	General industrial uses such as manufacturing and assembly
<b>B8 Use Class</b>	Warehousing, distribution and storage uses.
<b>C1 Use Class</b>	Hotels and boarding houses where no significant element of care is provided. It does not include hostels.
<b>C2 Use Class</b>	'Residential institutions' such as nursing homes and other accommodation where a significant element of care is provided for the occupants, residential schools, colleges and training centres and hospitals.
<b>C3 Use Class</b>	Homes where people live together as a single household.
<b>D1 Use Class</b>	'Non-residential institutions' including libraries, crèches, schools, day-nurseries, museums, places of worship, church halls, health centres
<b>D2 Use Class</b>	Assembly and leisure uses such as cinemas, nightclubs, casinos, swimming baths and sports halls as described in the Use Classes Order.
<b>Sui Generis</b>	A use which does not fall neatly within one of the above use classes e.g. vehicle servicing centres and mixed uses.



For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

Pour la traduction, veuillez fournir les détails ci-dessous:

若需翻译, 请您提供下列详情:

Wixii ku saabsan turjumaad, fadlan hoos ku qor faahfaahintaada:

மொழிபெயர்ப்பிற்காக தயவுசெய்து உங்களைப் பற்றிய விபரங்களைக் கீழே அளியுங்கள்:

Tercüme edilmesi için, lütfen aşağıda detaylarınızı belirtin:

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Emri:

Nom:

姓名:

Magaca:

பெயர்:

İsminiz:

Tên:

Address:

Adresa:

Adresse:

地址:

Cinwaanka:

முகவரி:

Adresiniz:

Địa chỉ:

- Shqip/Albanian
- Français/French
- 普通话/Mandarin
- Soomaali/Somali
- தமிழ்/Tamil
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- Tiếng Việt/Vietnamese
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Retourner à:

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Kusoo dir:

திருப்பி அனுப்புவதற்கான முகவரி:

Şu adrese geri gönderiniz:

Gởi trả về:

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