

Planning Service Annual Monitoring Report 2012-13

December 2013



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Executive summary

This is the ninth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the borough for the period 1st April 2012 to 31st March 2013 and the extent to which the Council's planning policies are being implemented.

1 Content

The AMR is divided into different sections

The sections of the AMR focus on the following:

- Section 2 provides an overview of the borough and its key population characteristics, and summarises key trends.
- Section 3 assesses the progress made on preparing the documents that make up the Council's LDF.
- Section 4 describes the type and amount of development that has taken place during 2012/13.
- Section 5 summarises the progress of strategic development sites within the Regeneration and Growth Areas and identifies the housing supply for the next 15 years.
- Section 6 provides an overview of the gains that have been accrued from developments, for the benefit of residents, the local community and the environment and summarises some of the cooperative work that the Council is undertaking to ensure the quality of the borough is enhanced.
- Section 7 assesses the performance of the Planning Service, in terms of planning applications, appeals and enforcement activity.

2 Setting the context

Lewisham has a number of trends and characteristics

The latest data (including the 2011 Census) has been used to compile an overview of the borough. It is apparent that there is a need for:

- More housing, jobs and services - to accommodate a young, ethnically diverse and growing population. Lewisham has a younger population than London with proportionately less people aged 50 and over. The black and ethnic population will rise to 58% by 2041. Recent population projections published by the Greater London Authority, which take into account the 2011 Census, estimate that the population will rise to 339,776 people by 2041.
- More housing and varied housing types and tenure - to address housing affordability in a borough where house prices are rising whilst the average income remains below the London average.
- More jobs - to expand Lewisham's small economy and to reduce unemployment, especially amongst young people.
- Sustainably built development - to ensure that Lewisham's new homes meet the Code for Sustainable Homes requirements, air pollutants and waste recycling continues to improve and that options for sustainable drainage systems positively contribute to flood risk management.

- Accessibly located development - to ensure that Lewisham retains its lower car ownership rate than the London average.

3 Assessing performance in plan making

Good plan making progress has been made	<p>Progress in preparing new plans has been assessed against the Local Development Scheme, which was revised and adopted by the Council in February 2013:</p> <ul style="list-style-type: none"> • The Council's key planning document, the Core Strategy, was adopted in July 2011. • An examination hearing for the Site Allocations Local Plan was held in January 2013 and the plan was adopted by the Council in June 2013. • Examination hearings were held for the Lewisham Town Centre Local Plan in January and July 2013, with subsequent public consultation carried out during August – October 2013. • Consultation on the proposed submission versions of the Development Management Local Plan and the Catford Town Centre Local Plan took place during August – October 2013 and they were Submitted for Examination in November 2013. • The Regulation 18 Notification of Intention to prepare a Gypsy and Traveller's Sites Local Plan was published in March 2013 although public consultation on the options document has been delayed.
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4 Development in 2012 - 2013

The AMR identifies a number of achievements during 2012/13.

Significant amounts of new homes have been provided	<p>There were 2,074 newly built dwellings and a loss of 269 existing dwellings, creating a net total of 1,805 <u>new homes</u>. Looking at the supply in more detail:</p> <ul style="list-style-type: none"> • It is the highest amount of housing completed in the last nine years and 617 more than in 2011/12. • It is 700 dwellings above the London Plan target of 1,105. • The new homes are not equally distributed across the borough but are concentrated mostly in locations identified in the Core Strategy, with 51% located in Growth and Regeneration Areas, 14% in Local Regeneration Areas and 2% in district centres. A further 15% of the completions are located at the Heathside and Lethbridge estate and the remaining 18% are spread throughout the borough, mostly in the wards of Sydenham, Brockley, Ladywell and Telegraph Hill. • 1,464 residential units completed on seven major sites (above 50 net units) and 16 large sites (above 10 net units) during 2012/13. Conversely small sites (below 10 net units) are the most numerous type of site but provide the smallest proportion (19%) of homes. • 60% of the new homes were provided on seven major sites at Heathside and Lethbridge, Loampit Vale, former Bell Green Gas Works site, Silwood Estate, former New Cross Hospital site, Marine Wharf West at Plough Way and 50-52 Trundleys Road.
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- Only 5% of the completed units on large and major sites came forward as windfall sites.
- 82% of the gross new homes were provided as new builds, whilst 10% were house conversions and 8% were changes of use.
- 91% of the gross new homes were provided as flats whilst 7% were houses/bungalows, 1% were studios and 1% were live/work units.
- 1 bed units formed 45% of the gross supply followed by 2 bed units (38%) and 3+ bed units (17%).

Significant amounts of new affordable homes have been provided

There were 615 newly built affordable units and a loss of 51 units, creating 564 net new affordable homes. Looking at the supply in more detail:

- The net affordable housing units completed in 2012/13 is higher than all previous years since 2005/06.
- The affordable units are concentrated in the parts of the borough that are identified in the Core Strategy, with 42% located in Growth and Regeneration Areas and 18% in Local Regeneration Areas. A further 28% of the completions are located at the Heathside and Lethbridge estate and the remaining 12% are spread throughout the borough, mostly in the wards of Sydenham and Ladywell.
- 47% of the gross affordable units are located on sites that provided solely affordable units.
- 53% of the affordable units are located on sites that contain a mix of affordable and market housing, and on average these sites provide 35% affordable units.
- 301 gross market housing units were provided by Housing Associations, which highlights the need for them to become commercial developers in order to ensure financially viable affordable housing schemes.
- 46% of gross affordable units were provided as social rented units compared with 43% intermediate and 11% affordable rent units. The social rented and affordable rent to intermediate ratio equates to 57:43.
- 96% of the gross new affordable homes were provided as new builds, whilst 4% were house conversions and changes of use.
- 89% of the gross new affordable homes were provided as flats whilst 11% were houses/bungalows.
- 2 bed units formed 48% of the gross supply followed by 1 bed units (27%) and 3+ bed units (25%).

There has been significant large scale non residential developments

A range of non residential development has taken place across the borough:

- 8,620m² of new business (B) floorspace but also a loss of 12,032m² of existing business floorspace, creating an overall net loss of 3,412m², of which there were:
 - Net losses in large scale business floorspace (above 1,000m²) that occurred at two sites: 124 Deptford High Street and 59 Ladywell Road.
 - A net gain in large scale business floorspace (above 1,000m²) at the Telecom Depot, 27 Fordmill Road.
 - No losses of business floorspace within defined employment areas (DEA).

- 5,756m² of new retail (A) floorspace but also a loss of 6,883m² of existing retail floorspace, creating an overall net loss of 1,127m², of which there were:
 - Net losses in large scale retail floorspace (above 1,000m²) that occurred at two sites: 62-66 Rushey Green and the former Tiger's Head P.H.
 - A net gain in large scale retail floorspace (above 1,000m²) that occurred at Loampit Vale.
 - No losses of retail floorspace within district or town centres, with the exception of 62-66 Rushey Green.

- 52,595m² of new community and leisure (D) floorspace but also a loss of 38,688m² of existing community and leisure floorspace, creating an overall gain of 13,907m², of which there were:
 - Net losses in large scale community and leisure floorspace (above 1,000m²) that occurred at three sites: Sydenham School, the former New Cross Hospital site and Rushey Green Primary School.
 - Net gains in large scale community and leisure floorspace (above 1,000m²) that occurred at seven sites including Giffin Street Regeneration Area, Forest Hill Pools and five schools.
 - The opening of the Glass Mill Leisure Centre at Loampit Vale and the redevelopment of the Wells Park Community Centre.

- Changes to other types of development including a net gain of 29m² of residential institution (C2) floorspace and a net loss of 1,464m² of sui generis uses.

Major town and district centres are faring well

The borough's town and district centres are found to be performing relatively well:

- Shops (A1) comprising 81% of Lewisham town centre's primary shopping frontage and 65% of Catford's primary shopping frontage.
- An increase in the proportion of shops at Lewisham and Catford town centres since 2012.
- Slight drops in the number of vacant units at Lewisham and Catford town centres since 2012.
- Vacant units in district centres that range from 7% to 12% and a decrease in the number of vacant units in all except one district centre: Downham.
- Shops that comprise between 41% and 57% of the units in district centres.
- Non A1/A2 uses that comprise between 26% and 46% of the units in district and town centres, with two centres meeting the target of no more than 30% of non A1/A2 uses in primary shopping frontages at Lewisham and Blackheath.

5 Future development

Development is taking place in line with the Core Strategy and there is a good supply of housing for the future Approvals during 2012/13 will result in 616 net new homes and both gains and losses of business, retail, leisure and community, residential institution and sui generis floorspace, with an overall net loss of non residential floorspace of 2,642m².

The majority of planned growth for the borough is yet to come, especially on strategic sites within the Regeneration and Growth Areas, including Deptford and New Cross, Lewisham Town Centre and Catford Town Centre. Overall, strategic sites are progressing well and are generally being constructed within anticipated timescales, with no significant barriers or major blockages to delay the development of these sites in the future. Recently the Convoys Wharf application has been called in for determination by the Mayor of London.

The housing trajectory identifies the anticipated amount of residential development over the next 15 years (2014/15 to 2028/29). It shows a strong housing supply with:

- An estimated 6,712 dwellings on 36 sites during the first five years, equivalent to an average of 1,342 dwellings per year.
- An estimated 15,429 dwellings on 65 sites throughout the 15 years, or an average of 1,028 units per year.
- A fluctuating supply of housing, comprised of a good supply in the past, an over supply (or frontloading of sites) during the first five years and then followed by a slight under supply during years 6 – 15.
- Ten out of the next 15 years anticipated to exceed the current annualised London Plan target, when past completions and future projected supply are taken into account.
- An overall small surplus of 87 units by the end of the 15 years (2028/29) when compared to the current cumulative London Plan target.

6 Other achievements

A range of benefits are accompanying new development A range of planning gains have been accrued as part of development schemes, for the benefit of residents, the local community and the environment. In particular new development schemes have:

- Provided sustainable buildings, with 88% of completed and approved residential units achieving level 4 of the Code for Sustainable Homes (CSH) and the remaining 12% achieving level 3 of the CSH. This is because many of the completions pre-date the requirement to achieve 100% at level 4 of the CSH that was introduced in April 2011.
- Provided adaptable homes, with 66% of completed residential units and 100% approved units meeting Lifetime Homes standards and 7% of completed units and 10% of approved units being Wheelchair Homes.
- Provided more green spaces and have enhanced biodiversity by negotiating ecological features, green roofs and open spaces as part of development schemes. More than five hectares of new open space will be created on the strategic sites in the north of the borough in the future, in

areas traditionally deficient in open space.

- Mitigated against flood risk, with no schemes being granted contrary to Environment Agency advice.
- Created a balance between providing sufficient car parking spaces to meet residents needs whilst minimising car parking in high public transport accessibility locations (PTAL), with some car free developments and many developments with substantially less car parking spaces than residential units.
- Secured almost £1.2 million financial contributions and 150 affordable units through section 106 agreements. The Council will also receive more than £37 million financial contributions as and when the strategic sites that have planning permission start to be built out.

Collaborative work is enhancing the quality of the borough

Collaborative work has been and will continue to be carried out between the different Council departments, Government organisations, key stakeholders and the local community in order to enhance the natural and built environment, transport, utility and green infrastructure, economy and community facilities. Some examples include:

- Enhancing educational facilities with new classes added to a variety of primary schools and more to come in the future.
- Providing advice and support to businesses, employees and those looking for work via a range of initiatives including the Business Advice Service (BAS), Local Labour and Business Scheme, Lewisham Service Providers Forum, Universal Credit Pilot and Strategic Partnership's Family Budgets project.
- Progressing a range of transport and infrastructure projects including the East London Line (ELL), Thameslink, Docklands Light Railway (DLR) and making enhancements to the pedestrian environment at Sydenham High Street, Deptford High Street, Catford Broadway and Ladywell Village.
- Updating the North Lewisham Links Strategy and identifying potential Phase Two links.
- Establishing a renewed Design Review Panel to advise on planning applications, working with property owners to reduce at risk buildings and ensuring developments protect the character of Conservation Areas and Locally Listed buildings.
- Enhancing and protecting the environment through advising on planning applications, mitigating against impacts on air quality, extending the Air Quality Management Area at Brockley and Crofton Park and remediating against pockets of contamination.
- Maximising renewable energy and decentralised energy schemes on development sites or future proofing them so that they can subsequently be joined up in the future, working with SELCHP to introduce a decentralised energy network, improving loft and cavity wall insulation in existing buildings and ensuring new developments are energy efficient, meeting the CSH and BREEAM requirements.
- Continuing to maximise opportunities to enhance recycling rates against the target of recycling and composting 21% of household waste.

- Protecting and enhancing the water environment, with developments incorporating Sustainable Urban Drainage Systems (SUDS) and the preparation of a River Corridor Supplementary Planning Document (SPD) in conjunction with the Environment Agency.
- Retaining 13 Green Flag Awards and securing a new award at Horniman Museum Gardens, managing 37 allotment sites and 84 community gardens.
- Protecting biodiversity with no inappropriate development on SINC sites and holding a programme of conservation events attended by over 16,000 people.

7 Planning Service performance

The Planning Service has dealt with 2,110 applications, 72 appeals and 83 enforcement activities	<p>The Planning Service has dealt well with planning applications, appeals and enforcement actions:</p> <ul style="list-style-type: none"> • A total of 2,110 applications were lodged with the Council during 2012/13 including 1,532 applications for planning, 72 advertisement applications and 499 tree applications. • Householder applications and Certificates of Lawful Developments were the largest categories of development. • 10 major planning applications (consisting of 50 or more dwellings) will generate a substantial amount of new development and financial contributions. • 44.4% of major applications were determined within 13 weeks. • 71.5% of minor and 77.6% of other applications were determined within eight weeks. • Planning Inspectors upheld the majority of the decisions made by the Council, as 76% of the 72 appeals were dismissed. • A total of 83 enforcement activities took place, 70% of which relate to planning contravention notices.
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8 Conclusion

A number of planning policies are being implemented	<p>Many of the indicators have been met or exceeded and planning policies are being implemented. In particular:</p> <ul style="list-style-type: none"> • The impact from the economic recession in 2008 is still visible but it is evident that non residential development such as retail, employment and leisure and community use floorspace is taking place in the borough. • Completed residential development is higher than previous years and above the current London Plan annual target. • There is also a good committed housing supply for future years. • Overall, the AMR demonstrates that progress is being made towards achieving the Core Strategy's vision for regeneration and growth of the borough.
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1. Introduction

This is the ninth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1st April 2012 to 31st March 2013 and the extent to which the Council's planning policies are being implemented.

1.1 Content of the AMR

The AMR is divided into eight sections and six appendices. An executive summary is provided at the beginning of the document.

The AMR is structured as follows:

- Section 2 provides a context for planning and development in the borough, focussing on key characteristics and current trends. A variety of sources of data are used to provide a picture of population, deprivation, households, economy, travel, health, crime, education and environment in the borough.
- Section 3 sets out the progress the Council is making in preparing new plans for inclusion into the Local Development Framework (LDF), namely the Site Allocations, Development Management, Lewisham Town Centre and Catford Town Centre Local Plans; and any changes that need to be made to the timetable. It also summarises the recent changes made to the Planning System and its effects at the borough level.
- Section 4 provides an overview of the type and amount of development that has taken place during 2012-2013 including housing, business, retail, community and leisure floorspace. It assesses whether targets have been met to help determine the extent to which planning policies in the Core Strategy have been implemented and whether relevant London-wide and national targets have been achieved.
- Section 5 provides an overview of the Regeneration and Growth Areas with a particular focus on the progress of the strategic sites. It provides an overview of the type and amount of development anticipated in the future and considers the housing land supply for the future, based on a housing trajectory.
- Section 6 provides an overview of other achievements that are helping to achieve the policies in the Core Strategy. It highlights the planning gains that have been accrued from the development taking place in the borough and summarises some of the cooperative work that the Council is undertaking to ensure the quality of the borough is enhanced.
- Section 7 provides an overview of the activity of the Planning Service including its development management, appeals and enforcement functions.
- Section 8 provides a summary of the main findings and highlights the targets that have been met or exceeded.

1.2 Sources of data

A wide variety of data sources have been used The information contained within this AMR has been collated from a variety of sources, from both within the Council and external sources. The planning data is primarily sourced from the Planning Service, London Borough of Lewisham using the London Development Database. Other sources of data are acknowledged in notes at the end of the chapters. Also note that figures within tables may not add exactly because they have been rounded to the nearest 100 or percentage.

1.3 Targets and indicators

The AMR indicators reflect the Core Strategy's four main themes Each year the AMR reports on a range of indicators and targets, many of which are incorporated into the main sections of the report. A full list of the targets and indicators that can be assessed are included in Appendix 2. They are sequenced to reflect the four main themes of the Lewisham Core Strategy 2011: providing new homes, growing the local economy, climate change and environmental management and building a sustainable community. They provide a set of consistent and comparable definitions to help monitor progress year after year.

Contextual and core indicators specific to the borough are assessed in the AMR The Localism Act 2011 now provides greater flexibility in how local authorities prepare their AMR and what indicators and targets are reported. The main sections of the AMR include both contextual and core indicators that are of particular relevance to the local area:

- Section 2 uses the contextual indicators to describe the wider social, environmental and economic characteristics of the borough. Their purpose is to provide a backdrop against which to consider the effects of policies.
- Sections 4, 5 and 6 identify a range of core indicators. Their purpose is to identify the amount and type of development arising from the development management process.

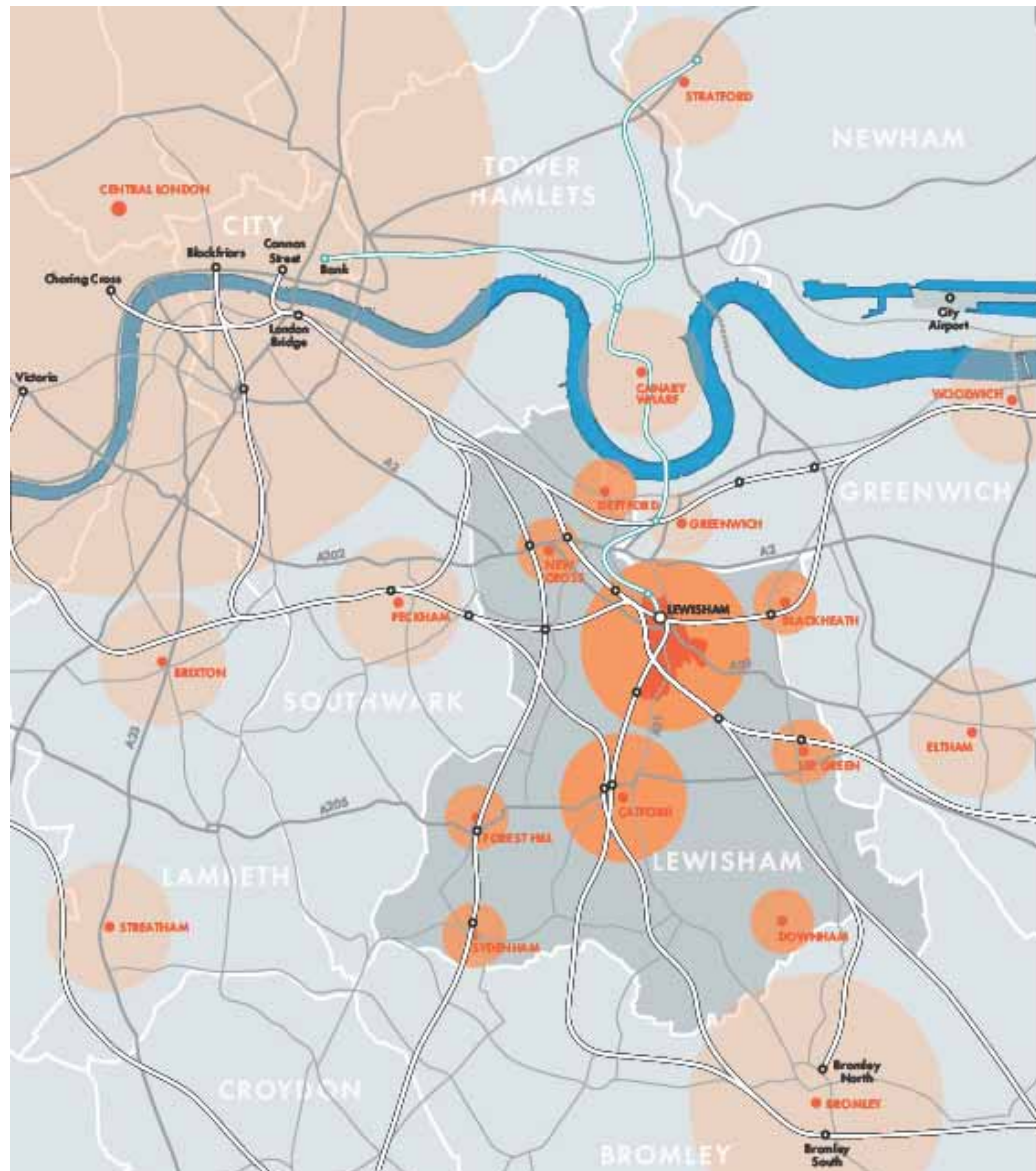
2. Lewisham in context

This section of the AMR provides an overview of the borough and key population characteristics today.

2.1 Overview

Figure 2.1 shows Lewisham, Inner London's third largest borough in terms of area. It covers an area of approximately 13.4 square miles. It is located to the south-east of Central London. It is bounded by the River Thames to the north and the boroughs of Southwark to the west, Bromley to the south and Greenwich to the east.

Figure 2.1:
London Borough
of Lewisham
within
its wider
strategic
context



Lewisham is a fantastically diverse borough and has a number of characteristics that make it a unique place.

A large, growing and diverse population	Lewisham is Inner London's fifth largest borough in terms of population. It is home to over 281,500 people. The Borough is the 14 th most ethnically diverse local authority in England and 130 different languages are spoken. The local population is forecast to rise to over 339,000 ¹ by 2041, by which time the proportion of the overall population from a black and/or ethnic origin will rise from the present 51.1% to almost 57.7% ² .
Good transport links	Adjoined by four other London boroughs, Lewisham occupies a key position on important transport routes (radial and orbital) within London and between London, Kent and Sussex. ³ These rail and road routes connect the borough to the rest of London, including the significant employment centres of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley. Proposals for new and upgraded transport services will further enhance these connections.
Diverse neighbourhoods	Lewisham is made up of a collection of diverse neighbourhoods and strong communities – Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham. This sense of place ensures that while the borough and its neighbourhoods develop, they maintain their unique identities.
Extensive areas of housing	The borough is primarily residential in nature, with approximately 116,100 ⁴ households and extensive areas of housing characterised by 20 th century suburbs in the south to older Victorian neighbourhoods in the north.
Key regeneration sites	Lewisham, Catford, New Cross and Deptford are identified as opportunity areas in The London Plan and are expected to be able to accommodate substantial new jobs and/or homes in the future. Furthermore, the northern part 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. ⁵
A range of employment sites	Lewisham's economy is one of the smallest in London. Despite this, the borough also contains two strategic industrial locations (Bromley Road and Surrey Canal Road) and other employment areas of varying quality and job density.
A network of retail centres	The borough has two major town centres, Lewisham and Catford, and a network of seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades.

- A rich heritage** The borough's heritage includes 28 conservation areas and 664 listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and locally listed buildings. The UNESCO declared Maritime Greenwich World Heritage Site is adjacent to the borough's north eastern boundary, and it's buffer zone falls within the borough at Blackheath.
- An extensive green network** With over one fifth of the borough being greenspace, Lewisham is one of the greenest parts of south-east London. It has a varied portfolio of award winning parks and open spaces. Located along the rivers are many significant areas of green space, including Waterlink Way.
- 8 km of river network** The River Thames forms the borough's northern boundary. The borough also falls within the catchments of the River Ravensbourne, River Quaggy and Deptford Creek. Together the rivers form a network 8km long. Some parts of the borough fall within areas of flood risk. However, most of the borough is protected by flood defences, including the Thames Barrier.

2.2 What are the trends?

A number of changes are taking place in Lewisham that are having an impact on the borough. The Census provides in-depth data relating to the social, economic and environmental health of the borough. Some of the key trends that have taken place since 2001 are listed below:

2.2.1 Population growth

Lewisham's population is increasing According to the Census 2011 the total population in Lewisham in 2011 was 275,900. The population increased by 27,000, representing an 11% increase since 2001. The latest estimate for the borough is from the 2012 Mid Year Estimates⁶ which shows that Lewisham's population is now 281,556, and has increased by 5,656 since the 2011 Census.

Lewisham's growth reflects London and national growth Table 2.1 shows that Lewisham's growth at 13% is slightly lower than that experienced for London, but higher than for England.

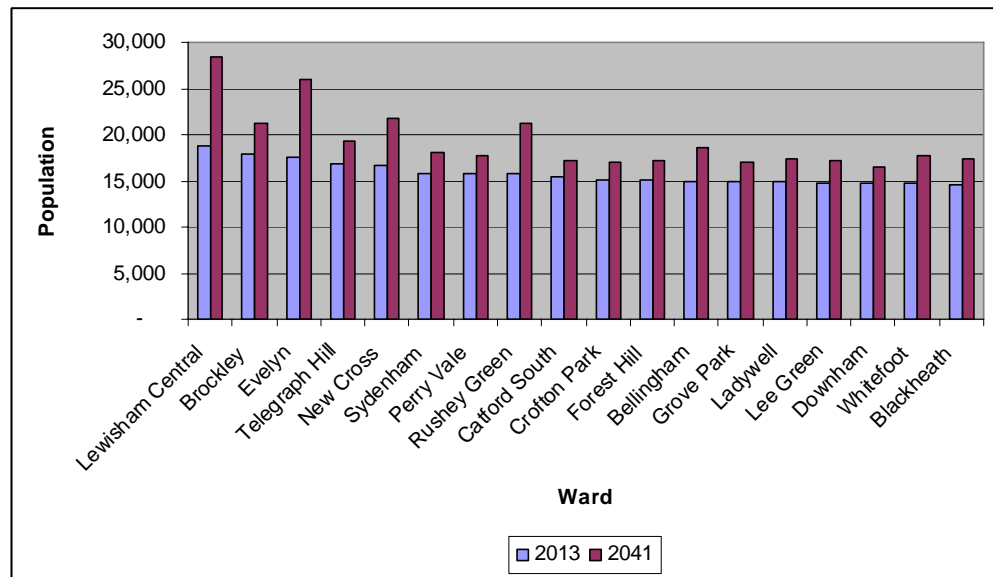
Estimate of usual residents	Lewisham	London	England
2001 Census ⁷	248,922	7,172,100	49,138,800
2011 Census ⁸	275,900	8,173,900	53,013,500
2011 Mid Year Estimate ⁹	276,900	8,204,400	53,107,200
2012 Mid Year Estimate ¹⁰	281,556	8,308,369	53,493,729
% change between 2001 and 2012	13%	16%	9%

Table 2.1:
Changing population between 2001 and 2012

Lewisham will continue to grow

Population projections¹¹ show that Lewisham’s population will rise to 339,776 people by 2041, equivalent to an additional 90,854 (36%) people since 2001. Figure 2.2 shows the expected growth from 2013 to 2041¹². It is evident that the northern part of the borough will continue to be the most populated, with the ward of Lewisham Central containing the most people, followed by Evelyn, New Cross and Brockley. These wards will also experience the highest population growth with an increase of 51%, 48% and 30% respectively. With a 34% increase in population, Rushey Green will also experience a high level of growth. Population growth will also occur across the whole of the borough, with all wards experiencing at least a 12% increase in their population.

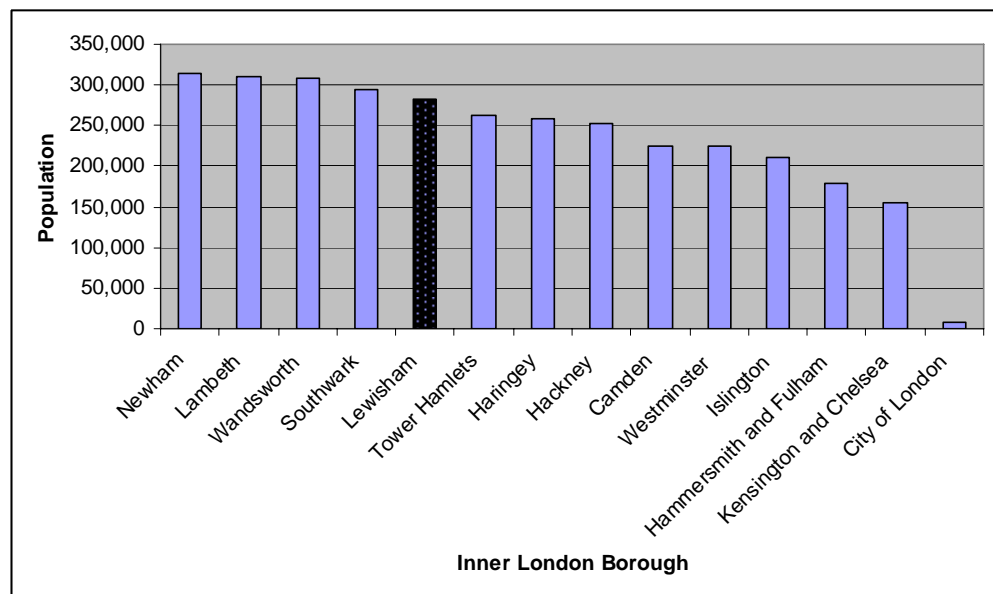
Figure 2.2: Population growth to 2041 by ward



Lewisham has the fifth largest population of Inner London boroughs

Lewisham makes up 8.6% of the population of Inner London boroughs (3,284,967)¹³ and is ranked as having the fifth largest inner London population, as shown in Figure 2.3. Lewisham is the 13th largest borough in London and makes up 3.4% of London’s total population of 8,308,369¹⁴.

Figure 2.3: Population size of Inner London Boroughs



2.2.2 Population composition

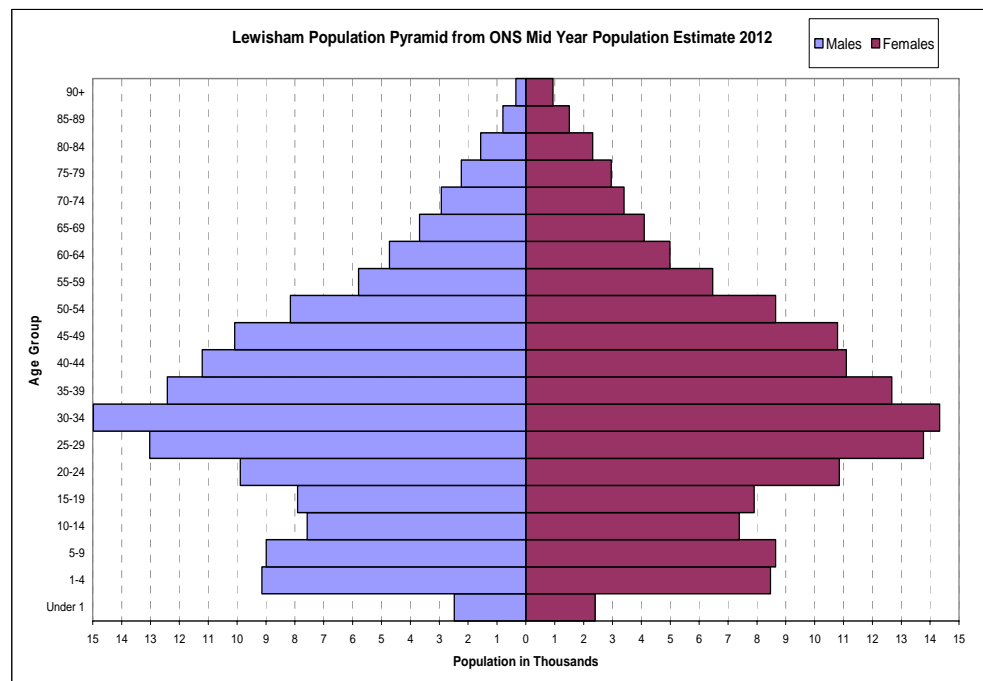
Lewisham has slightly higher gender ratio than London

The 2012 Mid Year Population Estimates provide a further insight into the composition of Lewisham's population. Table 2.2 shows that Lewisham has a slightly higher proportion of females, with 51%, compared to 49% males, and this closely reflects that of London as a whole¹⁵. This gender imbalance is most apparent in people aged 65 and over, with 3,657 more females than males, as demonstrated in Table 2.2 and Figure 2.4¹⁶. proportionately, there are also more males in their 30s than females.

Table 2.2:
Male and female split in 2012

	Lewisham				London
	Children 0-15	Working age 16-64	Elderly 65 and over	All	All
Male	29,760	96,614	11,550	137,924 (49.0%)	4,105,571 (49.4%)
Female	28,477	99,948	15,207	143,632 (51.0%)	4,202,798 (50.6%)
Total	58,237	196,562	26,757	281,556	8,308,369

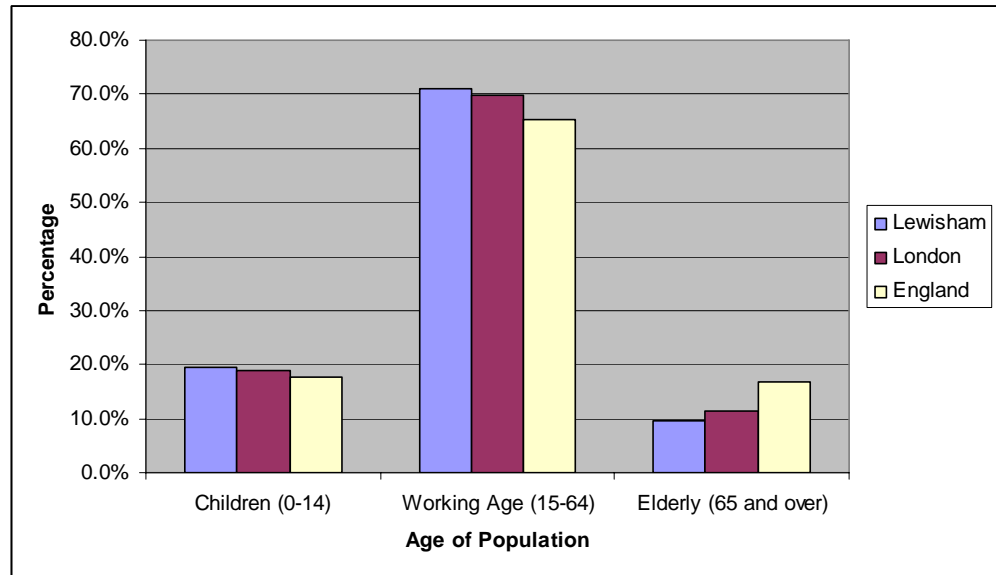
Figure 2.4:
Population pyramid by five year age bands



Lewisham has a younger population than London and England

Table 2.2 and Figures 2.4 and 2.5¹⁷ show that Lewisham's population profile is predominantly working age people, with the elderly people forming the smallest group in the population. This slightly differs from that of England and London, with proportionally more people in age bands 0-14, 20-44 and proportionally less in age bands 50+¹⁸. This means that compared to London and England, Lewisham has a younger population.

Figure 2.5:
Age
composition in
2012

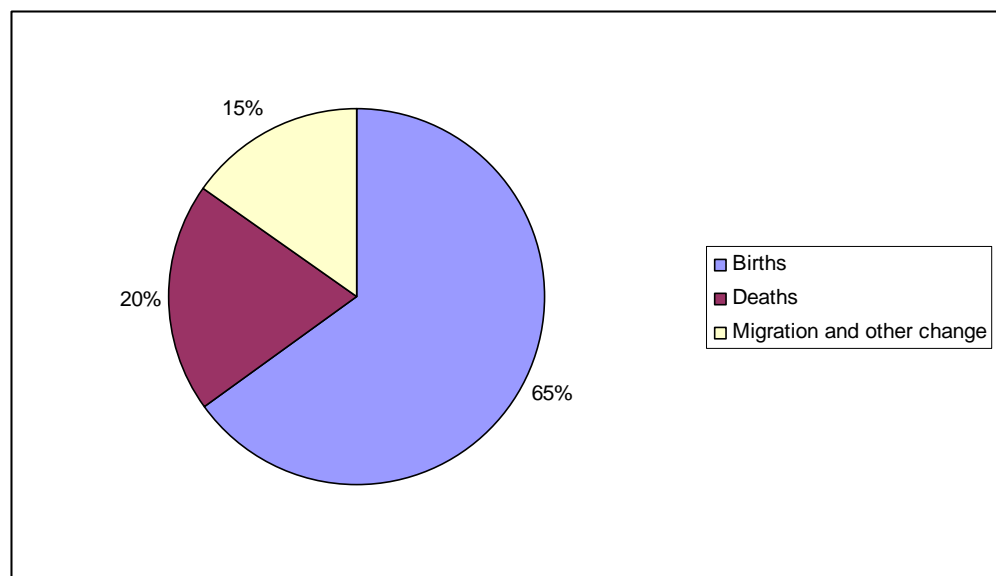


The increase in population between 2011 and 2012 is particularly notable in the age group of five to nine year olds, which increased by 750 residents within the year. Also of note is the group aged 50 to 54, which increased by over 800 residents, compared to mid 2011. There were however decreases seen for certain ages, those aged 10-14, saw 266 fewer residents than the previous year, whilst 15-19 year olds declined by 259 residents¹⁹.

2.2.3 Natural change

The 2012 Mid Year Population Estimates show that the majority of Lewisham's growth resulted from natural change (births minus deaths), as shown in Figure 2.6.

Figure 2.6:
Components
of natural
change in
Lewisham in
2012



However, at 74.7% the natural change in Lewisham in 2011 is lower than that of Inner London boroughs and London as a whole but higher than for England, as illustrated in Table 2.3.

Table 2.3:
Comparison
of natural
change in
2011

	Births	Deaths	Natural change	Migration and other change	Change between 2011 and 2012
Lewisham	4,940	1,489	3,451 (74.7%)	1,167 (25.2%)	4,618
Inner London	53,965	15,249	38,716 (88.3%)	5,149 (11.7%)	43,865
London	134,037	47,570	86,467 (83.2%)	17,495 (16.8%)	103,962
England	693,892	459,548	234,344 (60.7%)	152,216 (39.4%)	385,560

2.2.4 Migrants

25% of the Borough's growth between 2011 and 2012 has come from migration

Table 2.3 also shows that migration, at 25%, makes up a significant proportion of Lewisham's growth over the last year. It is significantly higher than that experienced by Inner London and London as a whole. Figure 2.7 shows that the majority of the migration that took place over the last year relates to people moving internally within England, whilst international migration represents a smaller proportion of the population change. More internal migrants moved out of the borough than moved in whilst the reverse is true for international migrants. Overall, migrants resulted in net growth, with 1,173 additional people living in the borough.

Figure 2.7:
Migration in
and out of the
borough
between 2011
and 2012

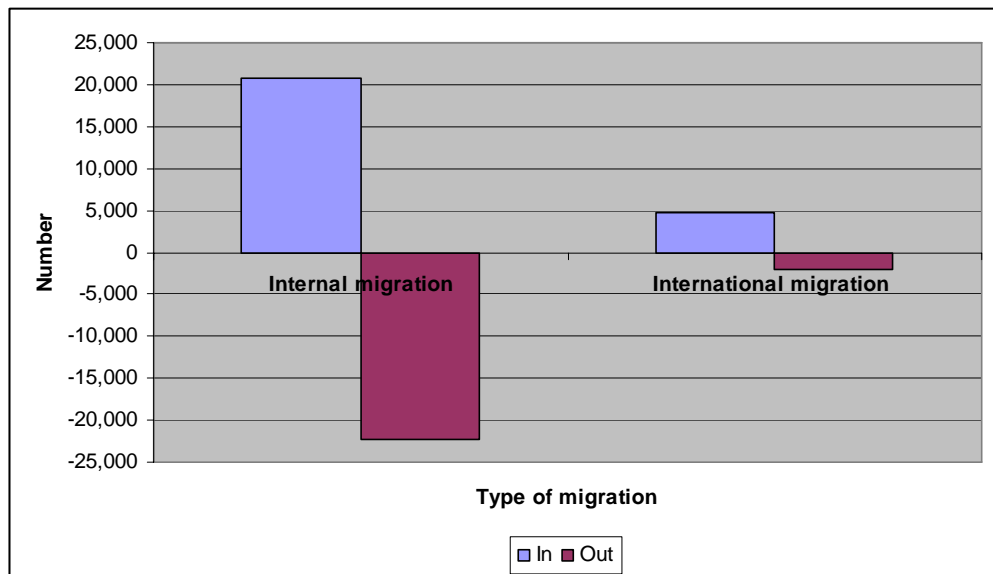


Table 2.4²⁰ shows that Lewisham had proportionately less short term male migrants than either inner London boroughs or London as a whole, according to the 2011 Census. However, the reverse is true for females, as they account proportionately for more of the migrants in Lewisham, than for Inner London or London as a whole.

Table 2.4:
Migrants

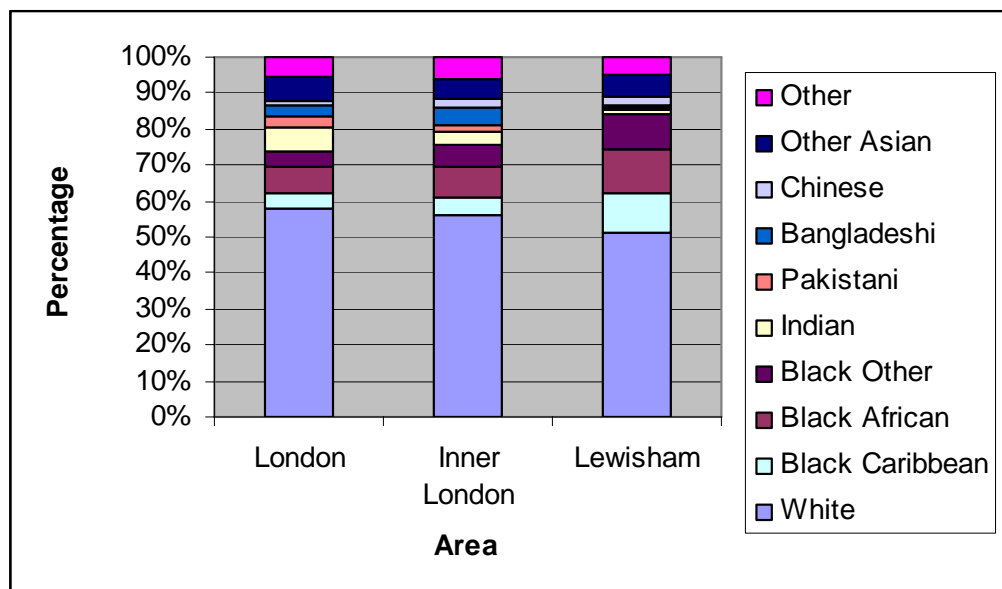
2011	Lewisham	Inner London	London
Male	500 (38%)	21,200 (48.5%)	33,900 (49.1%)
Female	800 (62%)	22,500 (47.5%)	35,000 (50.7%)
Total	1,300	43,700	69,000

2.2.5 Ethnic Composition

Lewisham's ethnic composition is varied, with 48.5% from black and ethnic groups

Lewisham has a diverse population, and this is evident from an analysis of the 2012 Ethnic Group Projections²¹. Figure 2.8 shows that 137,852 (48.5%) of Lewisham's population in 2012 are estimated to be from black and ethnic groups, compared to 146,73 (51.1%) white people. The largest ethnic group were from the Black African group at 12% followed by the Black Caribbean group at 11%. Compared to London and Inner London, Lewisham has a smaller proportion of White, Indian, Pakistani, Bangladeshi groups but a larger proportion of Black groups (African, Caribbean and Other).

Figure 2.8:
Ethnic composition in 2012

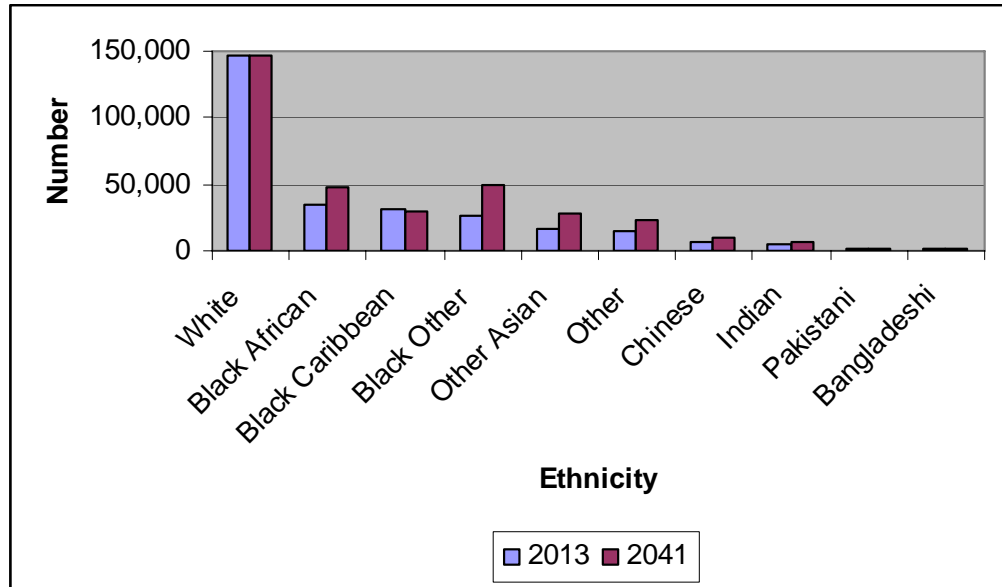


Lewisham's black and ethnic groups will continue to grow

Figure 2.9 shows that the population of Lewisham is expected to change in the future and that by 2041 the number of white people (146,477) will remain relatively constant to the current amount in 2013 but that proportionately this group will experience a drop of 9.3% to 42.2% by 2041. Conversely, the proportion of people from black and ethnic groups will rise by 9.3% to 57.7%

by 2041. The majority of this growth between 2013 and 2041 will be in the Black Other, Other Asian and Black African groups, with a rise of 4.9%, 2.3% and 2.0% respectively, whilst the Black Caribbean group will experience a drop of 2.2%.

Figure 2.9:
Change in ethnic composition between 2013 and 2041



2.2.6 Deprivation

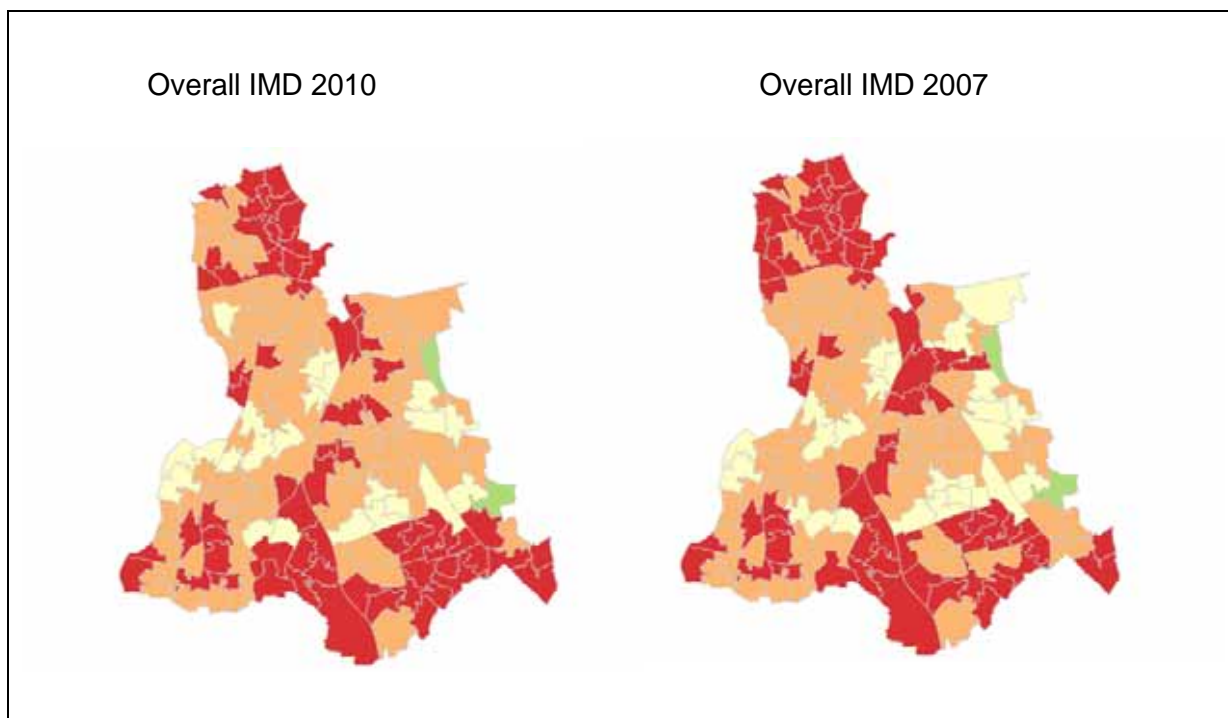
Lewisham's levels of deprivation need improving

The Indices of Multiple Deprivation (IMD) for England 2010 remain as the most up to date assessment of deprivation and are shown in Figure 2.10. It identifies that Lewisham is the 31st most deprived local authority area in England, making it one of the 20% most deprived in the country. They present a mixed picture for Lewisham and although progress in terms of deprivation have been made in the borough, these improvements have been outstripped by other areas.

The proportion of Local Super Output Areas (LSOAs) in the bottom 20% nationally has decreased slightly. Of Lewisham's 166 Lower Super Output Areas (LSOAs) 38% were in the 20% most deprived in England, compared with 38.6% in 2007 and 33% in 2004. Only five of these LSOAs were within the worst 10% (previously there were eight in 2007); they are dispersed across Bellingham, Evelyn, Lewisham Central, Rushey Green and Whitefoot Council wards. However, 58 of Lewisham's LSOAs were in the bottom 10-20% (up two from 2007), making a total of 63 LSOAs in the bottom 20%.

In addition to the IMD overall score and rank, each Local Authority is ranked against seven domains and two supplementary indices. Relative to other local authorities Lewisham is deemed as more deprived, although deprivation has not increased in all domains and deprivation levels within individual domains and indices vary greatly.

Figure 2.10: Overall deprivation 2010 compared to 2007 (combined deprivation score)



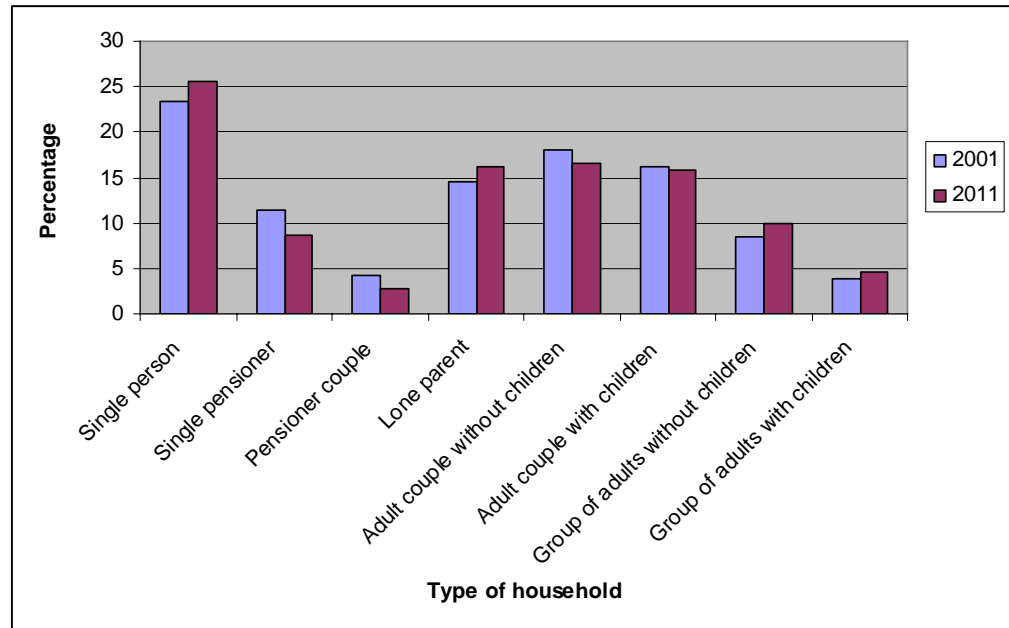
2.2.7 Households and accommodation types

Households are increasing According to the 2011 Census²², the number of households in Lewisham is 116,091, representing 8.5% of total households in Inner London and 3.6% of London as a whole. Since the 2001 Census, households have increased by 7.5%. The population per hectare in Lewisham is 77.3.

Household types are changing Figure 2.11 provides a comparison of the 2001 and 2011 Census data²³. It shows that in 2011, more than a quarter (26%) of the households were single people living on their own. Lone parents, adult couples with children and adult couples without children each contain between 16 – 17%. Conversely, 12% pensioners make up the smallest proportion of households.

It shows that since 2001 there has been a change in the types of households, with a decline in the proportion of single pensioner households, pensioner couples, adult couples with children and adult couples without children, whereas the proportion of single persons, lone parents, groups of adults without children and groups of adults with children increased.

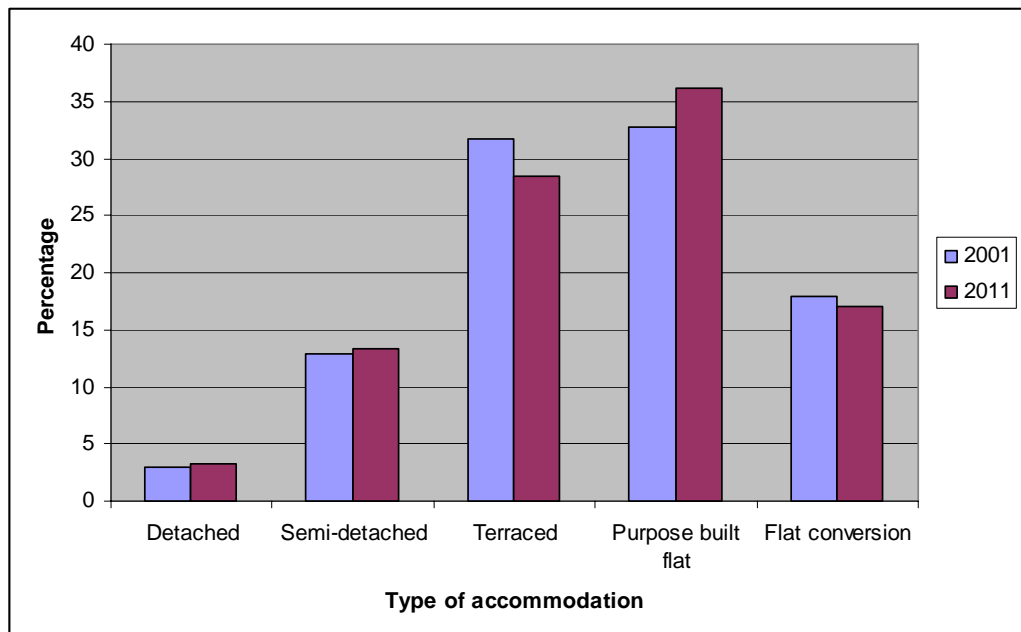
Figure 2.11:
Household
types in 2001
and 2011



**House types
are changing**

Across the borough various types of accommodation exist. According to Census data²⁴, purpose built flats are the most common (35.7%) in 2011, followed by terraced properties (28.2%). There has also been a change in the type of accommodation between 2001 and 2011, with a decline in the proportion of terraced properties and converted flats and an increase in purpose built flats, as shown in Figure 2.12.

Figure 2.12:
Accom-
modation
types in 2001
and 2011



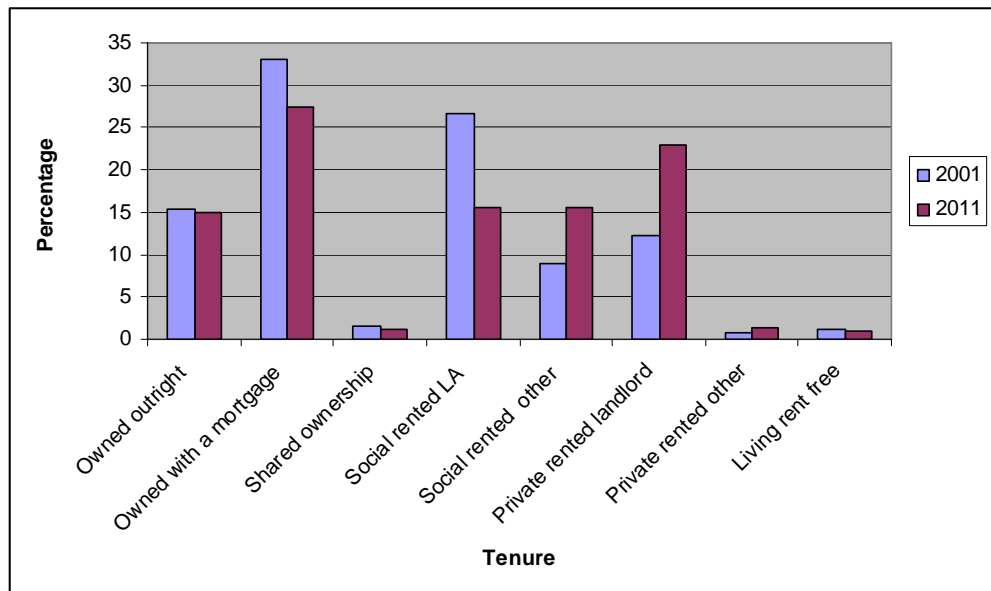
**Housing
tenure is
changing**

Figure 2.13 shows that 43.6% of households are either owned outright, owned with a mortgage or have shared ownership and are the most common type of housing in Lewisham in 2011²⁵, followed by social rented properties

(31.1%) and private rented properties (24.4%). Compared with London, Lewisham's social rented housing is higher than London's 26.2%, Lewisham's private renting exceeds London's 15.5% whilst Lewisham's owner occupied properties are lower than London's 56.5%.

Furthermore, Figure 2.13 shows that housing tenure structure has changed significantly since 2001 and the private rented sector has almost doubled in the last ten years from 13.1% in 2001 to 24.3% in 2011. Conversely, declines were experienced in owner occupation and in the social rented sector. The increase in the private rented sector was a result of the buy-to-let market and Lewisham has the highest level of private rental accommodation in the sub-region – probably related to price when compared to other boroughs, migration, the nature of the labour market and good transport links.

Figure 2.13:
Housing
tenure in 2001
and 2011

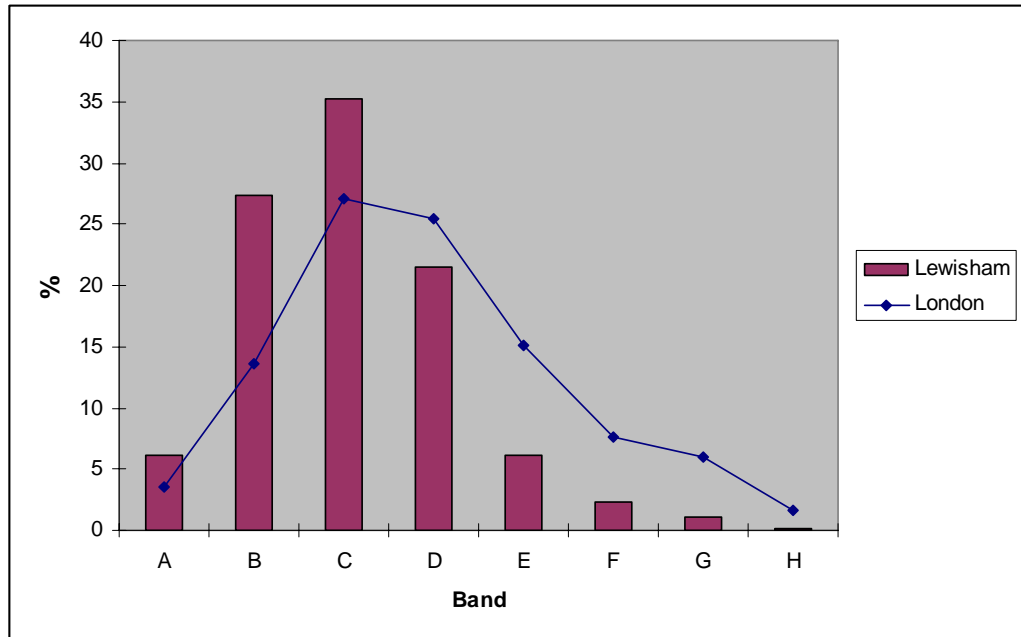


2.2.8 Housing affordability

Housing is mostly within the lower Council Tax bands

Figure 2.14 shows that the majority (63%) of Lewisham's housing falls within Council Tax bands B and C²⁶. When compared to London, Lewisham has significantly more housing in the lower Council Tax bands A-C and significantly less housing in the higher bands. The number of houses within lower Council Tax bands (A and B) varies across the borough²⁷, with high concentrations especially in Evelyn (64%), New Cross (59%) and Lewisham Central (59%), Brockley (43%) and Telegraph Hill (40%). At 14% Catford South has the lowest amount of housing in bands A and B. Conversely there are few houses in higher Council Tax bands (F, G and H), with seven wards containing 1% or less. At 16% Blackheath is the exception.

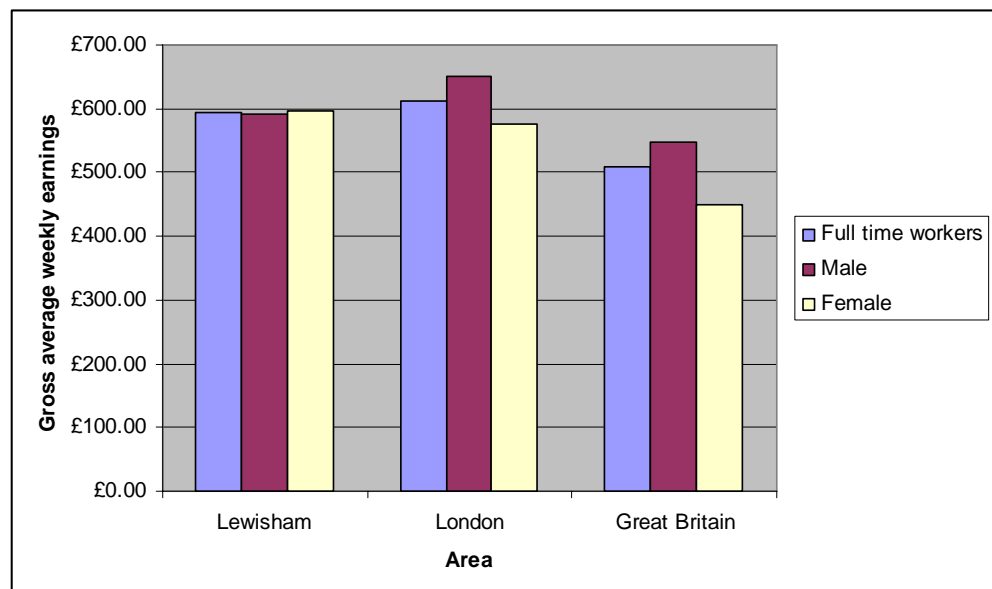
Figure 2.14:
Housing by
Council Tax
band



Income is below the average for London

In 2012, the average gross earnings by residence in Lewisham amounted to £593.70 per week²⁸. This is less than the London average (£613.30) but more than that for Great Britain (£508.00), as can be seen in Figure 2.15. Males in Lewisham earned 9.2% less than males in London whilst females in Lewisham earned 3.9% more than females in London. The average gross annual pay²⁹ of Lewisham in 2012 was £26,000. This is lower than both the Inner London average (£30,000) and the Greater London average (£28,000).

Figure 2.15:
Average
weekly
earnings in
2012



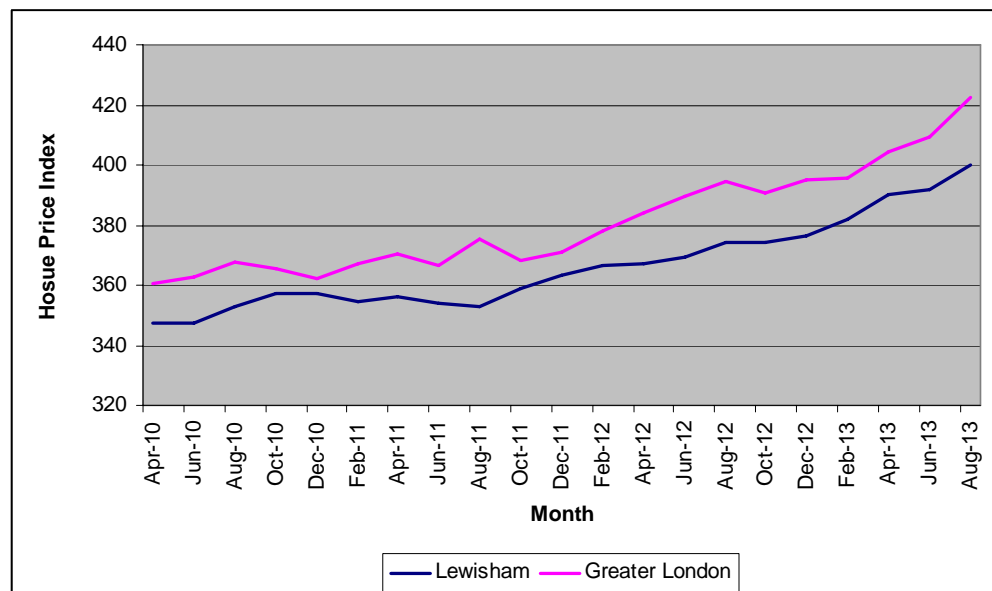
House prices have increased

Figures 2.16 and 2.17 provide an indication of how house prices in Lewisham are performing³⁰. In recent years, the economic recession caused house prices in Lewisham to fall, but house prices since then have recovered well and have once again reached the peak seen in early 2008. Prices fluctuated

up and down throughout 2010 and 2011 and then have continued to increase throughout 2012 and 2013 to reach £296,559 by August 2013.

Figure 2.16 shows that both Lewisham and London's house price index has increased but that the house price index for Lewisham has generally remained lower than London's. By August 2013 Lewisham had reached 400 compared to the London's 422.6.

Figure 2.16:
House price
index from
2010 to 2013

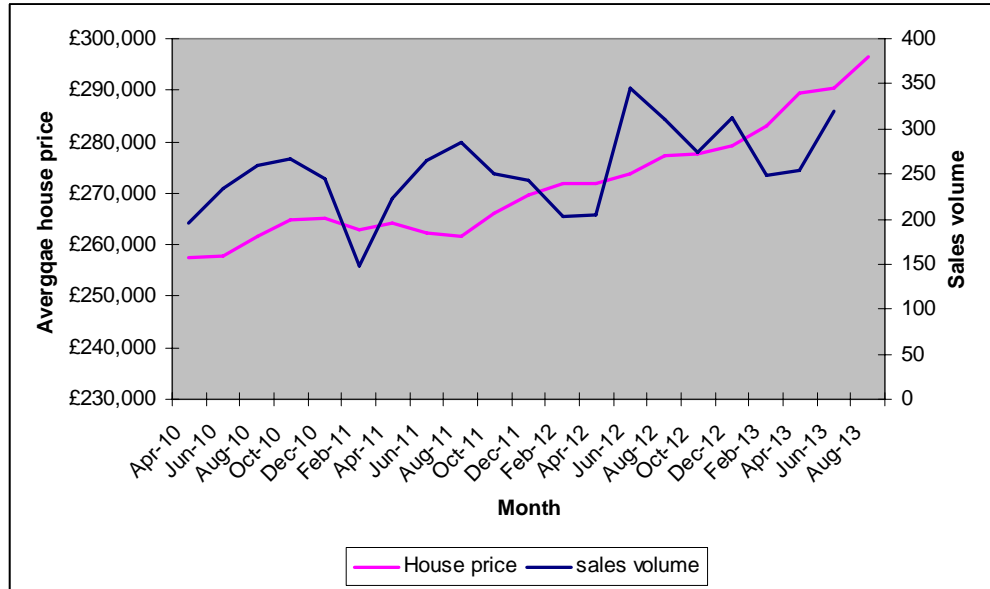


House prices are lower than those in Greater London

In the last two years, the average house price in Lewisham has remained significantly lower than those in Greater London. Figure 2.17 shows that the lowest average house price of £259,897 was seen in April 2010 compared to London's £335,634. By August 2013, Lewisham's average house price had increased to £296,559, the highest it has been in the last three years but is still £92,507 lower than London's average³¹. Across the borough there is a large difference in average house prices during February – July 2012, with the lowest of £194,236 at Downham compared to the highest of £415,757 in the ward of Blackheath³².

Figure 2.17 shows that the number of house sales has fluctuated between April 2010 and June 2013, experiencing a high of 345 in June 2012³³. House sales also varied across the borough, with the most (145) sold in Lewisham Central and the least (46) sold in Bellingham during February – July 2012³⁴.

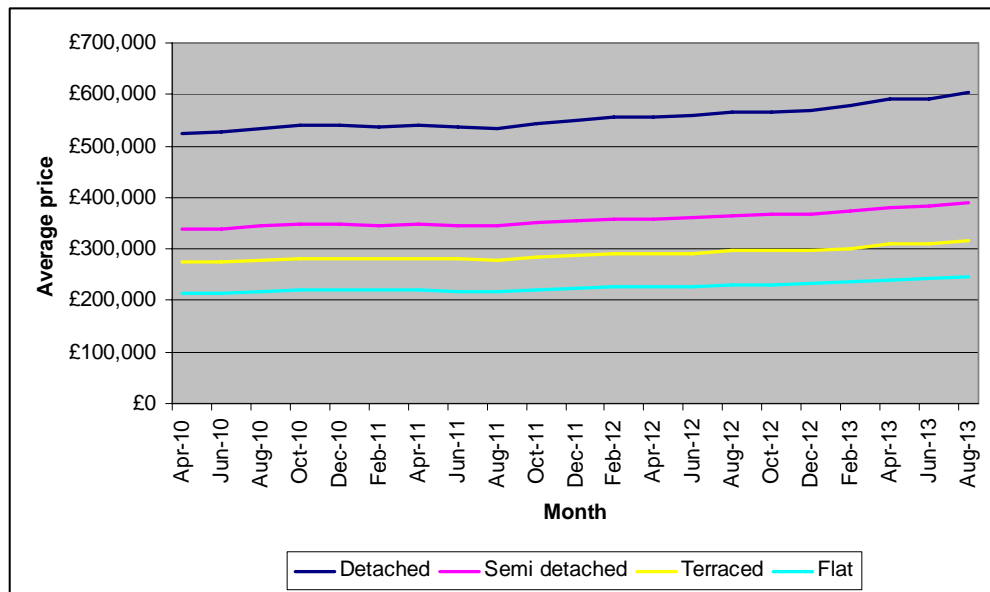
Figure 2.17:
House price
and sale
volume 2010
to 2013



House prices vary depending upon house type

There is also a large fluctuation in house price, depending upon the type of accommodation it is, with flats being the least expensive and detached houses being the most expensive. Figure 2.18 shows steady increases in the average house price for each type of accommodation between 2010 and 2013³⁵.

Figure 2.18:
House prices
by accom-
modation type



Housing affordability is an issue for Lewisham

Despite lower than average house prices, affordability of housing is a problem in Lewisham. The average house price to income ratio is 7.91³⁶, making it difficult for local residents to buy a home in the borough. With an average private rent of £307 per week for a flat and £415 per week for a house³⁷, renting a home takes up a significant proportion of residents' incomes.

There are widespread barriers to housing

The Indices of Deprivation for England 2010 identifies that areas within every Lewisham ward fall within the 20% most deprived in terms of barriers to housing. Of Lewisham's LSOAs, 19.9% are in the 10% most deprived (an increase from 12.7% in 2007) and deprivation is a particular problem in Evelyn and New Cross. Additionally, 89.2% of all LSOAs are in the 20% most deprived for this domain and deteriorations can seemingly be felt by residents throughout the entire borough, with clusters of the population suffering the severest level of this type of deprivation.

2.2.9 Economy

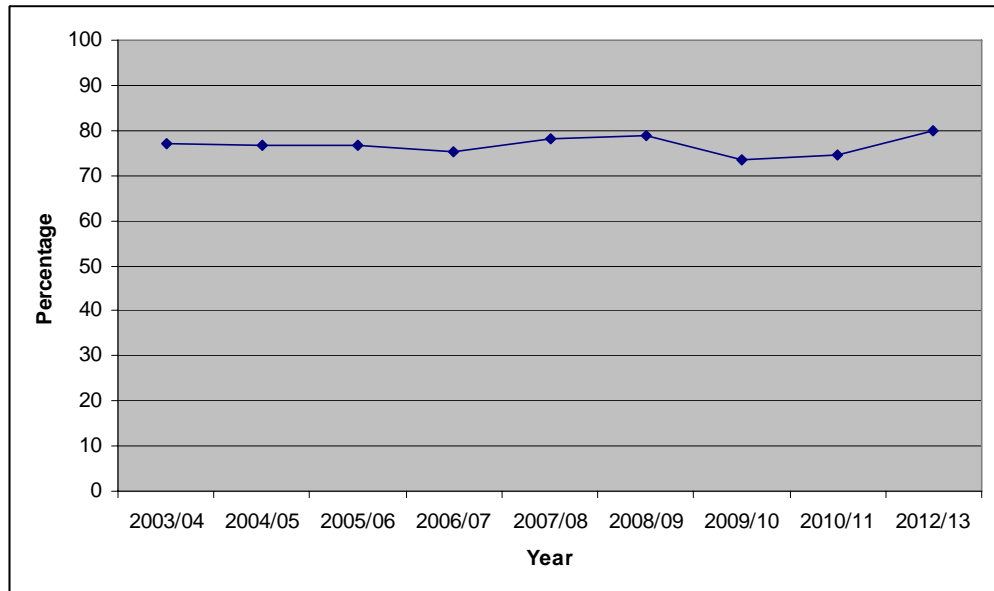
Lewisham has a small economy

Overall, Lewisham has a small economy with a job density of 39 jobs per 100 people of working age. This compares to 88 for London and 78 for Great Britain³⁸. The borough's Gross Value Added (GVA – a measure of how the economy is performing) is ranked 30th out of the 33 London Boroughs³⁹.

The rate of economically active people has remained relatively stable

The number of jobs in Lewisham in 2010 was 73,000, 6,000 less than in 2002⁴⁰. Figure 2.19 shows that the rate of economically active people in Lewisham has remained relatively stable since 2004. With 79.8% in 2013, there has been an increase of 6.4% between 2010 and 2013⁴¹. This is slightly higher than the London rate of 76.4% and the rate for Great Britain (77.3%)⁴². Therefore, the target of year on year increase in the percentage of economically active people, has been met (see Appendix 2).

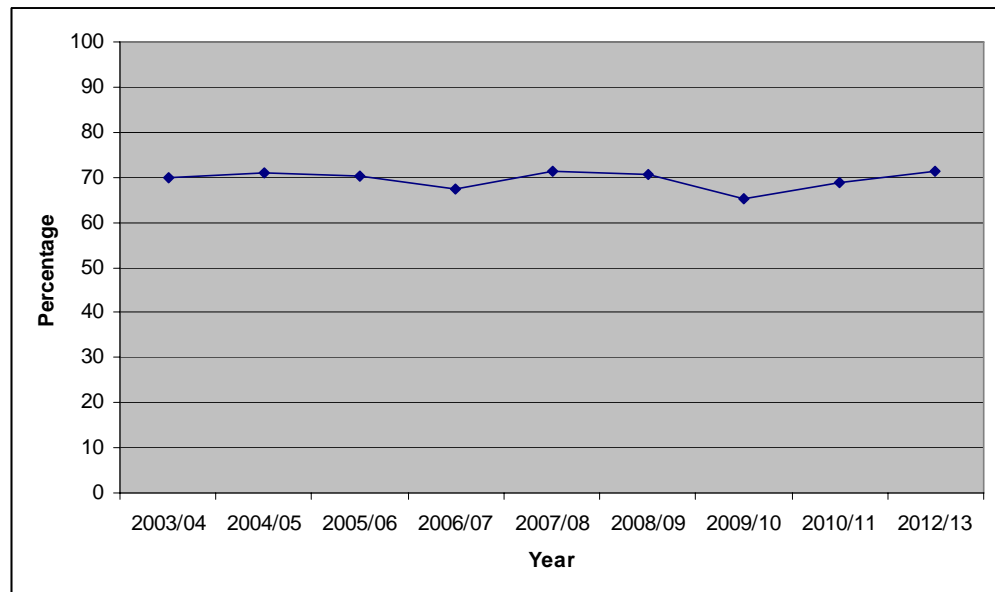
Figure 2.19: Economic activity rate 2003/04 to 2012/13



The rate of employment remains stable

Figure 2.20 shows that the rate of people in employment in Lewisham has remained relatively stable since 2004. With 71.4% in 2013, there has been an increase of 6% between 2010 and 2013⁴³. This is slightly higher than that for London (69.4%) and Great Britain (71.1%)⁴⁴. Therefore, the target that seeks an increase in the proportion of residents in employment has been met (see Appendix 2).

Figure 2.20:
Employment
rate 2003/04
to 2012/13



2.2.10 Workforce

There has been significant job losses since 2008

Jobs in Lewisham grew by 4.9% between 1998 and 2008 compared to 10% growth in London. Jobs in the private sector reduced and the number of public sector jobs grew, but at a slower rate than the London average. Then the number of jobs declined sharply between 2008 and 2011. Lewisham lost 9,400 jobs during this period (15%). Most jobs were lost in the public sector and in construction and the sharp reduction in public spending expected between 2011-14 is forecast to lead to significant job losses in the public sector in the future⁴⁵. In line with other parts of London, Lewisham has lost the majority of its major private sector companies in the past 30 years⁴⁶.

Parts of the borough have less full time employees than the London average

The number of employees varies across the borough. The wards with the most employees were Lewisham Central (11,600), Rushey Green (6,400) and New Cross (6,000)⁴⁷. The percentage of people in full time employment also varied across the borough. The wards of Whitefoot (76%) and Catford South (75%) experienced higher levels than the average for London (74%)⁴⁸ whilst the remaining wards had between 62% and 74%. The exception to this was the ward of Bellingham, with only 48% of employees working full time⁴⁹.

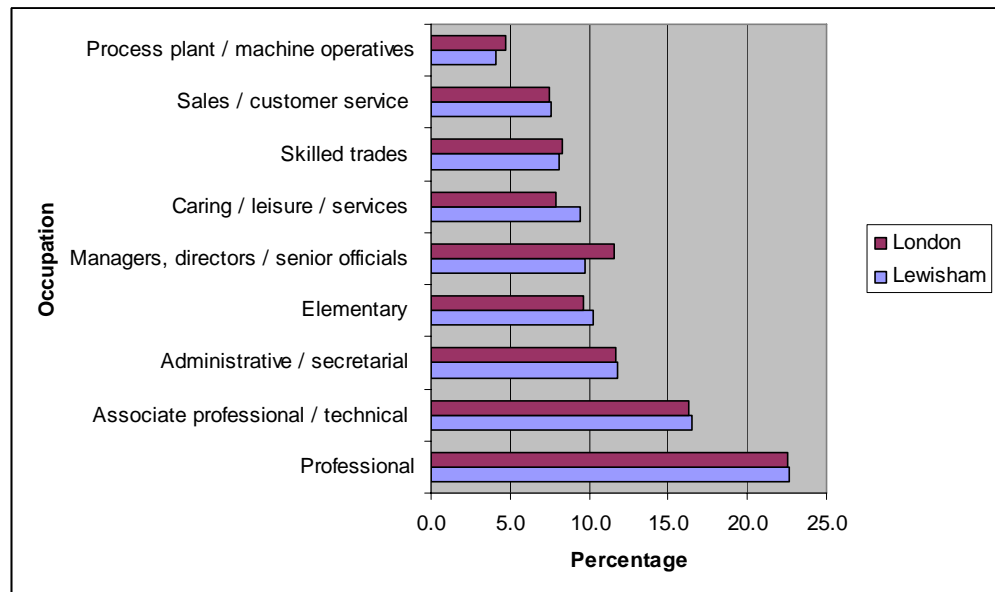
Lewisham has more people commuting out of the borough to work

The borough has a relatively small internal economy but is a major supplier of labour to neighbouring areas. There were 79,125 people travelling out of the borough to work, mostly commuting to North London and South East London. This is approximately 2.5 times more people than the 29,442 people travelling into the borough to work, mostly from South East London⁵⁰.

Two thirds of employees hold professional, associate professional, administrative positions

Figure 2.21 shows that Lewisham had employees working in all sectors. The majority of the employees work as professionals (22.6%), associate professionals (16.5%), administrative staff (11.8%) and elementary occupations (10.2%), with slightly higher proportions than London (22.5%, 16.3%, 11.7% and 9.6% respectively). However, proportionately there are less managers and senior officials in Lewisham (9.7%) compared to London (11.6%). The remaining occupations each contained less than 10% of the borough's employees⁵¹.

Figure 2.21: Employment by occupation 2013

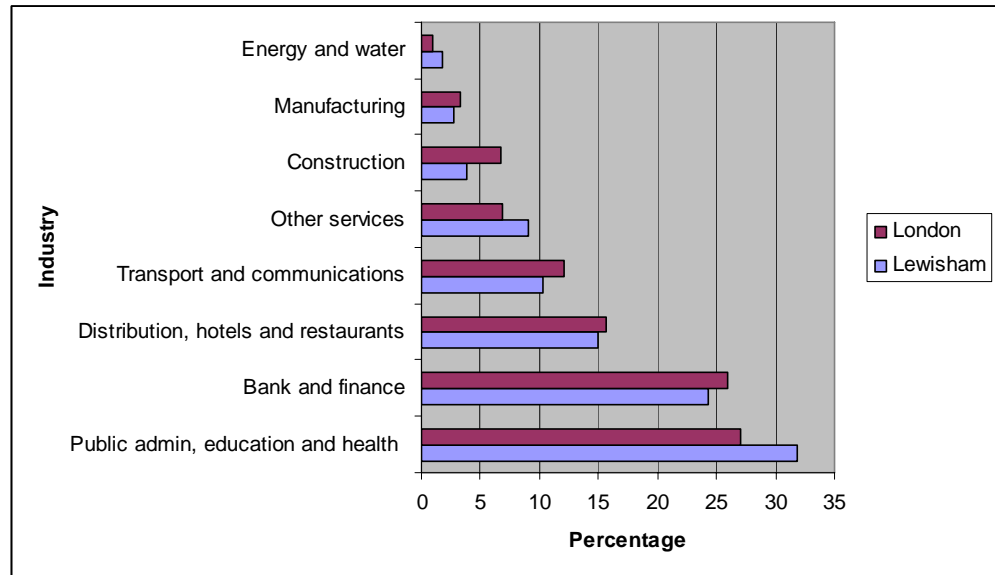


Public sector employment is the dominant industrial sector in Lewisham

Figure 2.22 shows the employment structure by industrial sector in 2013. Public sector employment is the dominant sector, accounting for 32% of employment and has proportionately more than London. However, this sector has fallen since 2008. Although public sector spending cuts in 2010-2014 have reduced public sector employment locally, the public sector will remain a significant employer. The restructuring of the public sector to draw in more third sector and private sector providers will provide some alternative job opportunities⁵².

The bank and finance sector is the second largest sector for the borough, followed by distribution, hotel and restaurants. Conversely, manufacturing, construction and energy/water sectors each represent less than 10%. There is a notable difference in construction jobs, with Lewisham having 4%, proportionately less than London's 8%⁵³.

Figure 2.22:
Workforce by
type of
industry 2013



Lewisham has relatively few knowledge based and creative industry jobs

The borough has a relatively small proportion of knowledge based jobs and they have been declining relative to the sub-region and regional pattern. Lewisham has around 1,080 VAT registered businesses in the creative jobs sector, equating to 14% of the total VAT registered businesses in Lewisham.

There are particular opportunities to grow employment in the digital media sector, with a cluster of businesses focussing on software development, leisure software, digital, online marketing and web design. The presence of institutions like Goldsmiths, University of London and the Trinity Laban Centre (the UK's first Conservatoire for Music and Dance) means there are opportunities to retain graduates in the area and attract creative entrepreneurs, although they will be particularly badly hit by the reduction in public spending in Higher Education⁵⁴.

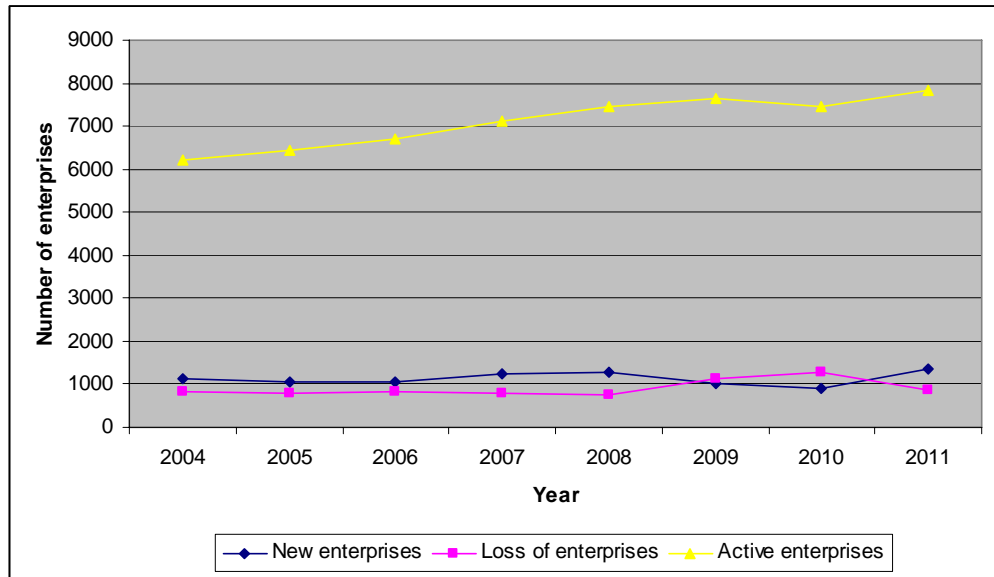
2.2.11 Enterprises

There has been a general growth in enterprises since 2004, although recently more enterprises are being lost than formed

There is a strong entrepreneurial culture in Lewisham with a 14.7% rate of self employment in 2013, higher than the national average (13.4%) and only slightly below the regional average (16.8%)⁵⁵.

During 2011 there were 7,845 active enterprises, the highest amount since 2004. 1,350 new enterprises were formed and 865 enterprises closed down⁵⁶. Figure 2.23 shows the growth in active enterprises between 2004 and 2009, followed by a slight drop in 2010 and then an increase in 2011. In 2011 there was 455 more new enterprises than in 2010 and 430 less enterprises closed down than the previous year. This means that the target of year on year growth in businesses has been met (see Appendix 2).

Figure 2.23:
Enterprises
2004 to 2011

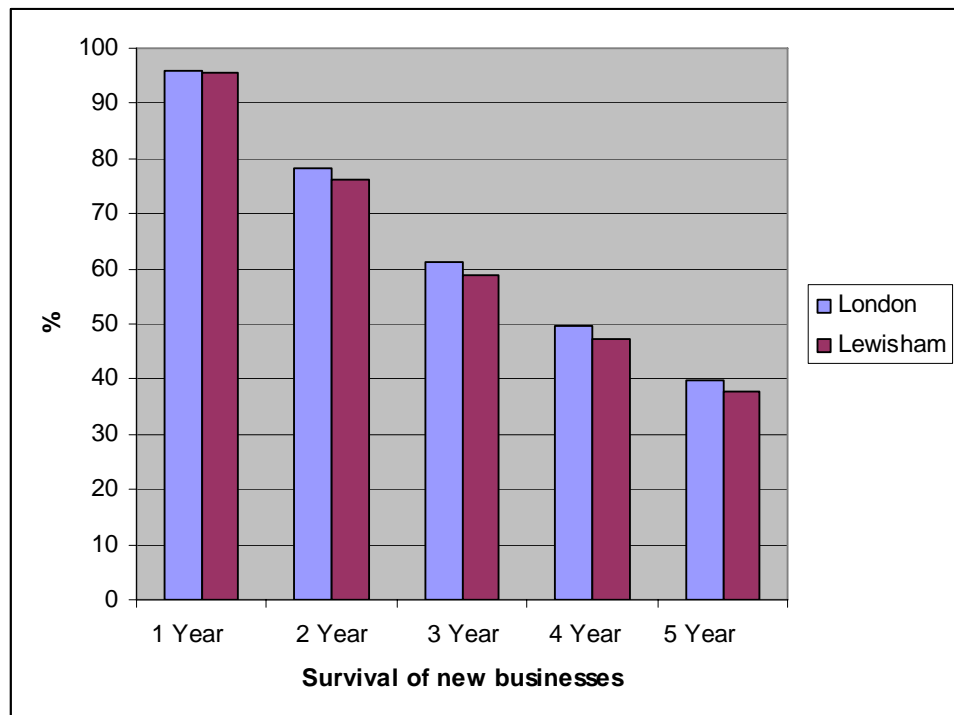


Lewisham has the highest percentage of very small businesses and few large private sector companies

Lewisham has relatively few large private sector companies. Compared with the London average Lewisham has 40% fewer large businesses (i.e. over 200 employees) and 10% fewer medium sized businesses (employing between 50-199 employees)⁵⁷.

Lewisham has 6,735 very small businesses with less than four employees, which represent 84% of the total number of businesses in the borough. Lewisham has more very small businesses than anywhere else in the country⁵⁸.

Figure 2.24:
Business survival rate



Less than 40% of businesses from 2005 survived five years

Figure 2.24 shows the survival rate of new businesses that were established during 2005. By 2010 (year 5) only 38% of the businesses were still in existence. This survival rate is slightly lower than London's survival rate and new businesses find it more difficult to survive and grow in Lewisham than elsewhere in London. The percentage of small businesses showing year on year growth is smaller than in any other London Borough⁵⁹.

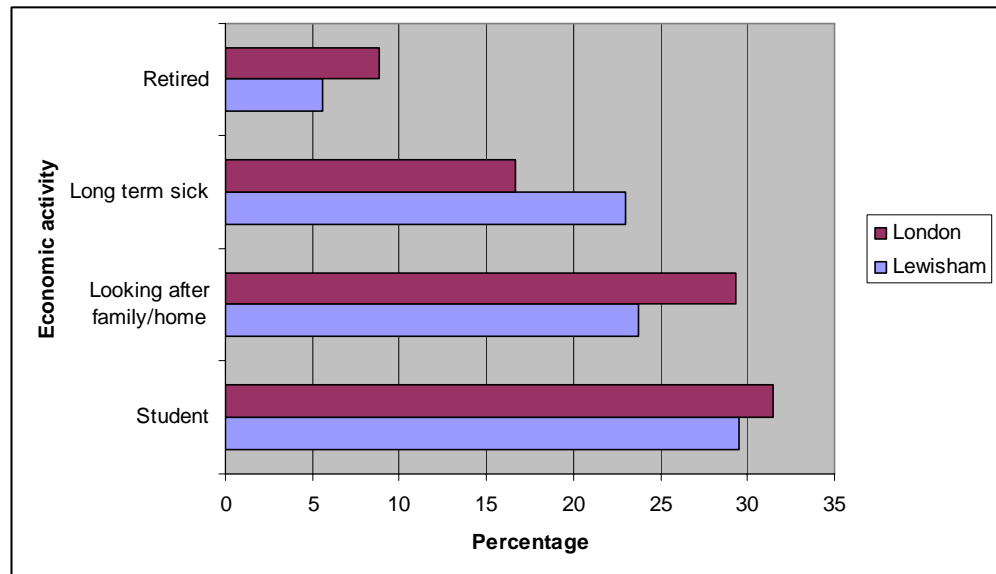
2.2.12 Economic inactivity

More than a quarter of the borough's population does not work.

In 2013 there are 38,100 working age people in Lewisham who do not work (20.2%)⁶⁰. This is a lower proportion of economically inactive people compared to London (23.6%). Furthermore there has been a 2.6% reduction in economically inactive people since 2010.

From these economically inactive people, 58% do not want a job, compared to London's 72.3%. Figure 2.25 shows that there are a number of reasons why people are not available for work. 29.5% are students, 23.7% are looking after family/home and 23% are long term sick. Proportionately there are less students, retired people and people looking after family and home compared to London, whilst there is significantly higher proportion of people who are long term sick in Lewisham (23%) compared to London (16.7%)⁶¹.

Figure 2.25:
Economic inactivity in 2013



There are higher rates of claimants for Job Seeker's Allowance

Unemployment in Lewisham is a significant issue. Lewisham's unemployment rate is 9.9% in 2013. This is slightly higher than in 2010 (9.4%) and higher than London's rate of 8.9%.⁶² In 2013, 8,590 (4.4%) of the working age population claimed unemployment benefits. There has been a drop since the peak of 5.8% in August 2011 but it is still higher than the London rate of 3.2%⁶³. In 2013, 2,635 people aged over 25 years had been claiming Job Seekers Allowance for more than one year and this is significantly higher than in 2010 (1,165)⁶⁴. As at November 2012, there were 747 unfilled job centre vacancies in Lewisham⁶⁵.

All wards in the borough, with the exception of Blackheath and Crofton Park, have rates of claimants for Job Seekers Allowance that exceed the London average (6.0%). The wards experiencing the highest rate of claimants are Evelyn (10.2%), New Cross (10%) and Downham (9.9%)⁶⁶.

There is a disproportionate impact of unemployment on young people (16 to 24 years), with a rate of 9.3% Job Seeker Allowance claimants that is higher than the London average of 6.9%⁶⁷. No wards have rates below the London average and some wards have significantly more young claimants, including Bellingham (22.6%), Sydenham (19.7%) and Perry Vale (18.1%)⁶⁸.

Unemployment in young people is a particular problem

Lewisham also experiences higher claimant rates for other types of out of work benefits in 2013. In total there are 27,920 (14.4%) working age people claiming out of work benefits. This is a drop from 15.4% in 2011 but still higher than London (11.3%). There was 4,210 working age people that have been claiming incapacity benefits for more than 5 years⁶⁹.

At 6.4%, Lewisham has a higher claimant rate for Income Support than the London average of 5.1%. The wards of Downham (9.2%), Bellingham (9.1%) and Rushey Green (8.1%) experience the highest claimant rates⁷⁰ for income support. At 5%, Lewisham has a higher claimant rate for Incapacity Benefit than the London average of 4.2%. The wards of Rushey Green (6.3%), Downham (6.2%) and Bellingham (6.2%) experience the highest claimant rates⁷¹.

Parts of the borough experience employment and income deprivation

The Indices of Deprivation for England 2010 rank Lewisham as the 35th most deprived local authority in terms of employment, which was an improvement from 2007 when it was ranked 31st. Only three LSOAs were in the 10% most deprived, they were located in Bellingham, Lewisham Central and Rushey Green. Evelyn is also experiencing notable employment deprivation. Lewisham has still to be impacted in the employment domain by the current and impending public sector job losses.

Income deprivation also affects specific groups and in particular it affects children across the borough, with the wards of Bellingham, Downham and Evelyn being the most deprived. Of Lewisham's LSOAs 43.4% are in the bottom 20% and Bellingham, Evelyn, and New Cross are the most deprived wards.

2.2.13 Travel to work

Over half of journeys are by public transport

Figure 2.26 identifies the different modes of transport that are used to travel to work, using data from the 2011 Census. Travel by train is the most common (25.3%) mode of transport, followed by driving or being a passenger in a car (20.8%) and then bus (15.2%). Compared with the 2001 Census, train and car use has dropped slightly whilst bus travel and light rail has increased⁷².

Figure 2.26:
Travel to work
in 2011

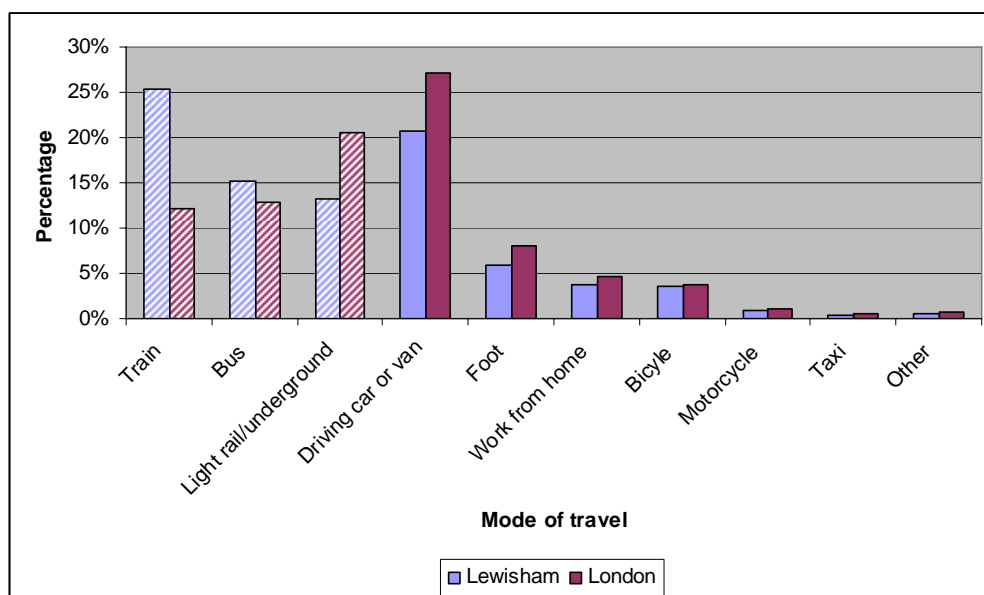


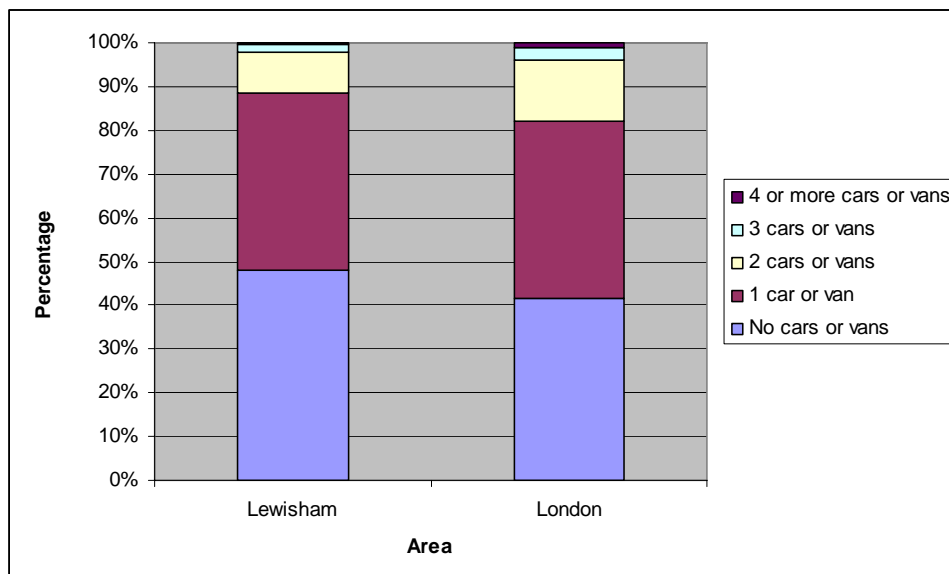
Figure 2.26 highlights that over half (53.7%) of the journeys are made by public transport, with significantly higher proportion of people travelling by train compared to London (12.2%). The proportion of people travelling by bus is also higher than that of London (11.1%). Conversely, there are proportionately less residents in Lewisham travelling by Underground/light rail than that of London (20.6%). Lewisham has proportionately less people travelling by all other modes of transport than people across London as a whole.

2.2.14 Car ownership

Lewisham has a higher percentage of households with no vehicles than London

Figure 2.27 shows that in 2011 Lewisham has a higher percentage of households with no vehicle (48.1%) than the London average (41.6%). Households with no cars or vans has increased from 43% in 2001⁷³. There is also a lower proportion of households with 2, 3 or 4 and more cars or vans when compared to London.

Figure 2.27:
Car ownership
in 2011



2.2.15 Public transport accessibility

Lewisham is well served by public transport

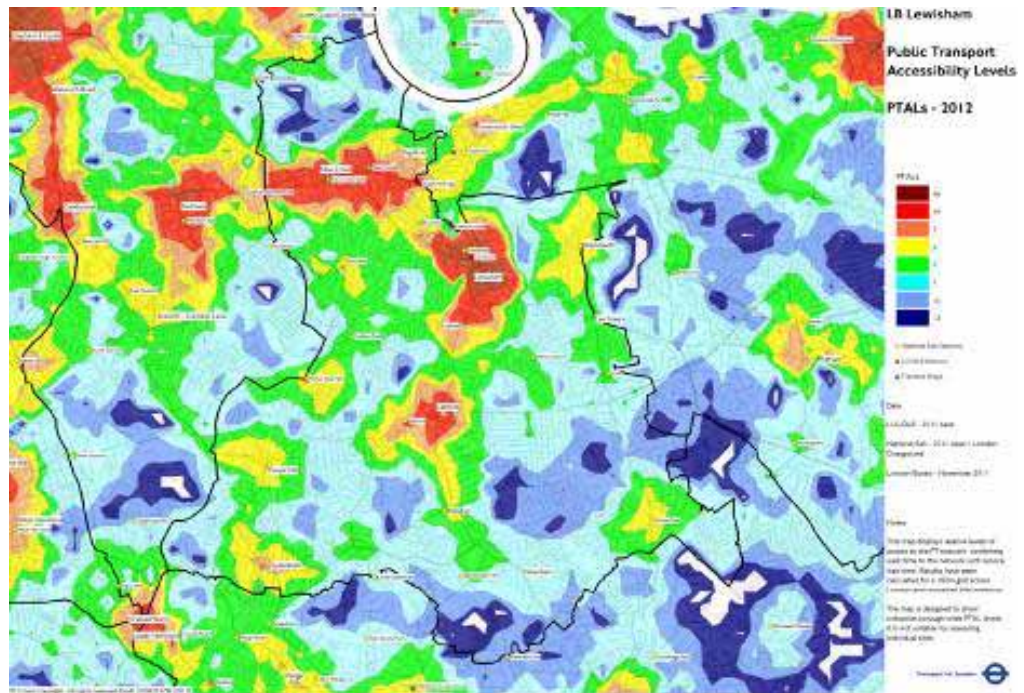
Lewisham is well served by public transport including 20 rail stations connecting the borough to various Overground stations across London, London Underground, the National Rail network and the Docklands Light Railway (DLR) at Lewisham. In addition, more than 50 bus routes provide access through and beyond the borough. Lewisham provides a key interchange combining rail, DLR and bus transport in one location.

Cycle routes across the borough provide key north-south and east-west routes on a variety of off-road routes and quieter on-road routes signed for cyclists, including the Waterlink Way.

Parts of Lewisham have the highest accessibility levels

The Lewisham Public Transport Accessibility Levels (PTAL)⁷⁴ is shown in Figure 2.28. It shows areas of the borough where public transport access is highest (6a) or lowest (1), with Lewisham town centre, Catford town centre and New Cross/New Cross Gate having the highest accessibility levels. This contrasts with the south, the south-eastern and the far north-western part of the borough that contains lower levels of accessibility.

Figure 2.28:
Public
transport
accessibility
levels map



As at 2010 the PTAL scores vary for each ward, and with a score of 5.2 Brockley (5.2), Rushey Green (4.9) and Lewisham Central (4.8) are particularly accessible parts of the borough, whereas nine of the wards have scores less than the London average of 3.6⁷⁵.

Parts of the borough experience barriers to services

Whilst accessibility to services is generally good, the Indices of Deprivation for England 2010 highlights that barriers to services remains widespread across the borough, with areas within every Lewisham ward being in the 20% most deprived. Of Lewisham's LSOAs, 19.9% are in the 10% most deprived (12.7% in 2007) and deprivation is a particular problem in Evelyn and New Cross, although 89.2% of all LSOAs are in the 20% most deprived for this domain.

2.2.16 Health

Life expectancy is lower in Lewisham than London

Table 2.5 shows that life expectancy at birth for males and females in Lewisham is slightly below that of both London and England⁷⁶, although Lewisham's life expectancy is increasing in line with England as a whole. When compared to South East London, life expectancy in Lewisham is below that in Bexley and Bromley but similar to Southwark, Greenwich and Lambeth. Variations also occur across the borough, with Crofton Park and Blackheath experiencing higher life expectancies.

Table 2.5: Life expectancy at birth in 2011

Gender	Lewisham	London	England
Male	78.2	79.7	79.2
Female	82.6	83.8	83.0

Furthermore, the premature mortality rate (under 75 years old) between 2005-2007, from all circulatory diseases (diseases of the heart and blood vessels) was 148.33 for men and 61.99 for women in Lewisham per 100,000 population. These are above the rates for England (111.99 for males and 49.51 for females per 100,000 population)⁷⁷.

Childhood obesity in Lewisham is higher than England

Table 2.6 shows that in 2012, at ages 4-5 and 10-11, Lewisham's children have higher childhood obesity levels than England's average⁷⁸.

Table 2.6: Childhood obesity in 2012

Age	Lewisham	England average	England Worst
4 – 5	371 (11.2%)	9.4%	14.6%
10-11	623 (24.4%)	19.0%	26.3%

Rates of ambulance call outs for alcohol related illness during 2011 are similar in all wards, although Lewisham Central (1.3), Rushey Green (1.2), Brockley (1.0) and New Cross (1.0) are above the London average of 0.8 and the Lewisham average of 0.6⁷⁹.

The London Ward Well Being Scores 2013⁸⁰ present a combined measure of well-being indicators of the resident population based on 12 different indicators. Where possible each indicator score is compared with the England and Wales average, which is zero. Scores over 0 indicate a higher probability that the population on average will experience better well-being according to these measures. The scores show a disparity across the borough. The three highest scoring wards are Bellingham (9.6), Lewisham Central (6.9) and Evelyn (4.6). Conversely the three lowest scoring wards are Downham (-17.5), Rushey Green (-16.6) and Telegraph Hill (-16.4). Out of 625 wards in London Boroughs, Downham ranks as 606th.

Deprivation relating to health is increasing in parts of the borough

The Indices of Deprivation for England 2010 highlights that deprivation related to health and disability has, relative to other areas of the country increased since 2007. Previously only three LSOAs in the borough were in the worst 10% in this domain. However this has now risen to six, with a concentration in Lewisham Central and Rushey Green. Pockets of deprivation also exist in Downham and Whitefoot.

2.2.17 Crime

Crimes rates are falling but vary across the borough Crime rates per 1000 population for Lewisham have been falling since 2008/9 and now stand at 6.51 as at September 2013. This compares with surrounding boroughs who experience higher crime rate in Southwark (9.0) but lower crime rates in Greenwich (6.47), Bromley (5.07) and Bexley (4.0). Crime rates also vary across the borough, with Lewisham Central (13.3) and Rushey Green (9.45) experiencing the highest levels of crime⁸¹.

The annual crime count has dropped from 29,545 in 2010/11 to 27,193 in 2012/13⁸². Table 2.7 shows that during the previous 12 months to September 2013 violence against the person is the most prevalent type of crime in Lewisham, followed by burglary, motor vehicle crime, domestic crime and robbery. For the same period, murders, sexual assaults, gun crime and hate crimes formed a minority of the total crimes committed.

Table 2.7:
Crime figures
in 2012

Type of crime	12 months prior to September 2013		Lewisham crime as a proportion of all Met crime	Percentage change in crime since 2010/11
	Lewisham	Metro-politan area		
Homicide	5	110	4.5%	-16.7%
Violence against the person	5,805	146,121	4.0%	-3.9%
Sexual assaults	426	10,460	4.1%	4.2%
Robbery	1,348	31,982	4.2%	-2.8%
Burglary	3,461	89,312	3.9%	6.6%
Gun crime	121	1,791	6.8%	-20.4%
Motor vehicle crime	2,560	86,739	3.0%	-14.3%
Domestic crime	2,035	50,732	4.0%	12.1%
Hate crime	353	10,698	3.3%	3.2%
Total	23,527	728,185	3.2%	-7.3%

Compared to the previous 12 months to September 2012, Lewisham has experienced a drop in many types of crimes whilst others such as domestic crime and burglaries have increased.

Crime deprivation is widespread The Indices of Deprivation for England 2010 highlights that Lewisham is more deprived than in 2007. Of Lewisham's LSOAs, 60.2% are in the 20% most deprived. Notably, Lewisham performs poorly in the lowest 10% nationally too, as 24.1% of Lewisham's LSOAs are in this percentile. Crime deprivation is a particular problem in Blackheath, Brockley and Downham and

deteriorations can seemingly be felt by residents throughout the entire borough, with clusters of the population suffering the severest level of this type of deprivation.

2.2.18 Education

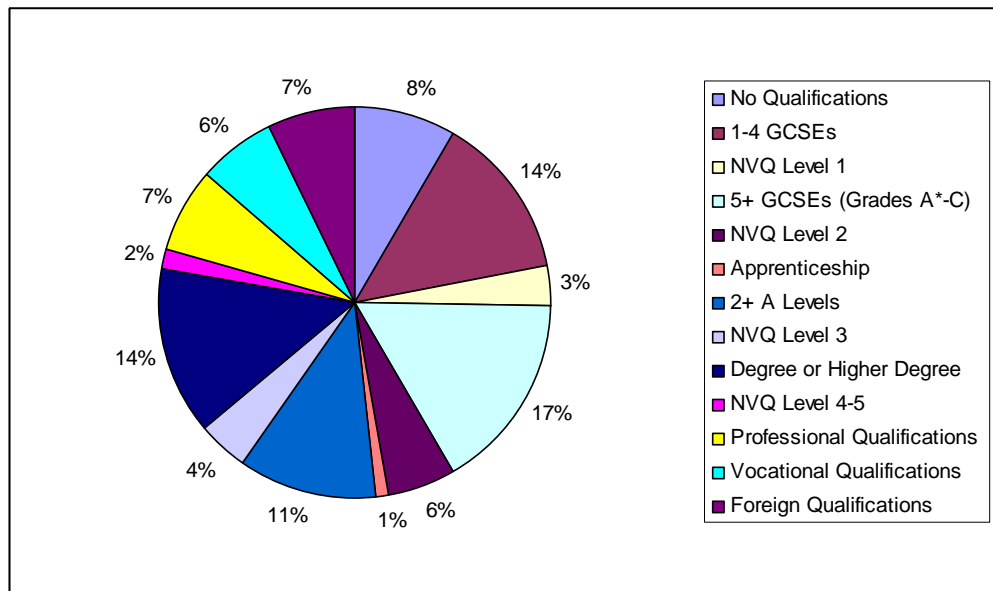
Lewisham residents have slightly more qualifications than the national average

Figure 2.29 shows that residents aged 16 and above in Lewisham have attained a range of qualification levels, that are comparable with London as a whole, with:

- 8% of Lewisham residents having no qualifications,
- 17% reaching NVQ level 1 or equivalent,
- 23% reaching NVQ level 2 or equivalent,
- 15% reaching NVQ level 3 or equivalent,
- 16% reaching NVQ level 4 or equivalent,
- 13% professional or vocational qualifications⁸³.

In general, Lewisham is slightly more educated than England as a whole. In 2012 Lewisham had 13,700 working age people with no qualifications. This is proportionately less (7.3%) than London's 8.4%⁸⁴. There has also been a drop in residents with no qualifications from 13.7% in 2005, 10.1% in 2009, 8% in 2011 to 7.3% in 2012⁸⁵. In 2012 Lewisham had 56% of working age people with Level 4 + qualifications. This is significantly higher than 34.1% in 2007 and higher than London's 47.6% in 2012⁸⁶.

Figure 2.29:
Qualifications attained in 2011



The GCSE capped scores vary across the borough, with only the ward of Blackheath achieving a higher score (346) than the London average of 344. All other wards were lower, with the lowest occurring in Bellingham (301), Rushey Green (308) and New Cross (309)⁸⁷.

Deprivation related to education is less of a concern in Lewisham than in England

The Indices of Deprivation for England 2010 highlights that deprivation related to education is less of a concern in Lewisham than in England. Downham saw the greatest levels with seven of its ten LSOAs classified within the 20% most deprived nationally. Bellingham and Whitefoot wards also had pockets of this kind of deprivation.

2.2. 19 Environment

The Environment Agency's Environmental Factsheet 2013 provides a good overview of the health of the borough's environment. It identifies the following:

The majority of homes in the borough are not at significant risk of flooding

In terms of flood risk, approximately 22,000 properties in the borough are in areas at risk of flooding from the tidal River Thames, and the Rivers Ravensbourne, Pool and Quaggy, but 83% of these properties are in areas where the likelihood of flooding is low, only 6% has a significant likelihood of flooding⁸⁸. Furthermore the Thames Barrier provides protection from tidal flooding and there have been few large scale flooding events over the last century, in 1928, 1965 and 1968.

River water quality is generally poor but improving

There are four Water Framework Directive designated water bodies that extend across the boundaries of Lewisham. Table 2.8 shows the status of these four water bodies, as classified by the Environment Agency. All of these rivers require ecological, chemical and biological enhancements and some improvement has already started to be made.

*Table 2.8:
River water quality in 2009 and 2012*

	2009 status	2012 update
River Pool	Moderate	Moderate
River Ravensbourne (Keston - Catford)	Poor	Moderate
River Ravensbourne (Catford - Deptford)	Poor	Bad
River Quaggy	Poor	Moderate

In terms of pollution, there have been few water pollution incidents recorded by the Environment Agency between 2005 and 2010, with 53 minor (category 3) pollution incidents, 2 significant (category 2) incidents and no major (category 1) incidents⁸⁹. There have also been few land pollution incidents recorded by the Environment Agency between 2005 and 2012, with 55 minor (category 3) pollution incidents, no significant (category 2) incidents and no major (category 1) incidents⁹⁰. In 2011, 7.0% of deaths were attributable to

particulate air pollution in Lewisham, slightly lower than the previous year (7.2%) but higher than the London average of 6.8% and the England average of 5.4%⁹¹.

In terms of waste, Lewisham has one of the lowest rates (9%) of collected waste to landfill in London, primarily due to the high proportion (74%) of waste being incinerated. However, recycling rates at 17% remain significantly lower than the London average of 33%⁹².

Parts of the borough have a lack of access to natural greenspace and public open space

Lewisham is one of the greenest of all inner London boroughs, with 20% of the borough's land being green. There is a network of open spaces incorporating the large expanse of Blackheath in the north, Beckenham Place Park in the south and a range of smaller parks and open spaces in between, forming part of the South East London Green Chain – a network of open spaces linked across five borough boundaries. Waterlink Way is a key recreational route running north-south through the borough alongside the river network.

Greenspace is not distributed equally across the borough. The wards with the lowest amount of greenspace, as a proportion of their area, include Catford South (3%), Perry Vale (9.7%) and Lee Green (11.9%)⁹³, reflecting the areas of open space deficiency identified within the Core Strategy. Some wards also experience higher than London average deficiencies in access to natural greenspace, with 69% of homes in New Cross, 48% of homes in Telegraph Hill and 41% of homes in Evelyn having a lack of access to nature. Crofton Park also has a high proportion (28%) of homes that have experience a deficiency in access to public open space.

2.2.20 Environmental deprivation

Deprivation in the living environment is high

The Indices of Deprivation for England 2010 identifies deprivation of the living environment (measured in terms of housing condition and central heating, air quality and road traffic accidents) is generally high across Lewisham. Of Lewisham's LSOAs, 107 are in the bottom 20%, however this is a decrease from 2007 (when it was 125). Five wards (Brockley, Lewisham Central, Perry Vale and Rushey Green) have all of their LSOA's in the bottom 20% and a further four wards have at least 75% of their LSOA's in the bottom 20%.

¹<http://data.london.gov.uk/datastore/package/gla-population-projections-2012-round-shlaa-borough-sya-incorporating-dclg-2011-ho>

² GLA 2012 Round Ethnic Group Projections - SHLAA Interim, Prepared by the GLA in 2013

³ Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

⁴ 2011 Census

⁵ As designated in the Sustainable Communities Plan, Sustainable Communities: Building For The Future, 2003

⁶ ONS 2012 Mid Year Population Estimates for London Boroughs

⁷ Census 2001, Local Authority profiles and population pyramids, prepared by National Statistics and 2011 Census Quality Assurance Pack for Lewisham, Statistical Bulletin 2011 Census - Population and Household Estimates for England and Wales in March 2011, Statistical Bulletin Annual Mid-year Population Estimates for England and Wales Mid 2011, all prepared by the Office for National Statistics

⁸ As at 27 March 2011, Released on 16th July 2012 by the Office for National Statistics

⁹ As at 30 June 2011, Released on 25th September 2012 by the Office for National Statistics

¹⁰ As at 30 June 2012, Released on 26th June 2013 by the Office for National Statistics

¹¹<http://data.london.gov.uk/datastore/package/gla-population-projections-2012-round-shlaa-borough-sya-incorporating-dclg-2011-ho>

¹² <http://data.london.gov.uk/visualisations/2012-round-shlaa-ward-age-range-creator.xls>

¹³ ONS 2012 Mid Year Population Estimates for London Boroughs

¹⁴ ONS 2012 Mid Year Population Estimates for London Boroughs

¹⁵ ONS 2012 Mid Year Population Estimates Lewisham Summary, June 2013, Prepared by the Policy and Partnership Unit

¹⁶ ONS 2012 Mid Year Population Estimates Lewisham Summary, June 2013, Prepared by the Policy and Partnership Unit

¹⁷ ONS 2012 Mid Year Population Estimates for London Boroughs

¹⁸ <http://www.ons.gov.uk/ons/interactive/vp2-2011-census-comparator/index.html>

¹⁹ ONS 2011 Mid Year Population Estimates Lewisham Summary, June 2013, Prepared by the Policy and Partnership Unit

²⁰ Census 2011 released on 16th July 2012

²¹ GLA 2012 Round Ethnic Group Projections - SHLAA Interim, Prepared by the GLA in 2013

²² ONS, Neighbourhood Statistics, 2011 Census Quick Statistics, Household Spaces

²³ ONS, Neighbourhood Statistics, 2001 and 2011 Census data, Household Composition

²⁴ ONS, Neighbourhood Statistics, 2001 and 2011 Census data, Accommodation Type

²⁵ Office for National Statistics, Neighbourhood Statistics, 2001 and 2011 Census data, Tenure - Households

²⁶ Office for National Statistics, Neighbourhood Statistics, Dwelling Stock by Council Tax Band, March 2011.

²⁷ GLA Ward profiles 2012 taken from www.data.london.gov.uk

²⁸ NOMIS Official Labour Market Statistics 2012

²⁹ GLA Borough Profile 2012

³⁰ Based on Land Registry data

³¹ www.landreg.gov.uk/house-prices/house-price-index-custom-reports

³² GLA Ward profiles 2012 taken from www.data.london.gov.uk

³³ Based on Land Registry data

³⁴ GLA Ward profiles 2012 taken from www.data.london.gov.uk

³⁵ Based on Land Registry data

³⁶ www.brockleycentral.blogspot.co.uk/2012/10/lewishams-housing-map.html

³⁷ www.foxtons.co.uk/living-in/lewisham/rentals

³⁸ NOMIS Official Labour Market Statistics 2013

³⁹

<http://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/LocalEconomicAssessment2012.pdf>. The Local Futures Group 2010. This is based on the estimate of the boroughs total economic output measured by Gross Value Added (GVA)

⁴⁰ GLA Ward Profiles 2012 taken from data.london.gov.uk.

⁴¹ NOMIS Official Labour Market Statistics 2013

⁴² NOMIS Official Labour Market Statistics 2013

⁴³ NOMIS Official Labour Market Statistics 2013

⁴⁴ NOMIS Official Labour Market Statistics 2013

⁴⁵ Lewisham Local Economic Assessment, March 2012

⁴⁶ Lewisham Local Economic Assessment, March 2012

⁴⁷ GLA Ward Profiles 2012 taken from data.london.gov.uk.

⁴⁸ NOMIS Official Labour Market Statistics 2012

⁴⁹ GLA Ward Profiles 2012 taken from data.london.gov.uk.

⁵⁰ Lewisham Local Economic Assessment, March 2012

⁵¹ Office for National Statistics, Neighbourhood Statistics, 2011 Census data, Occupations

⁵² Lewisham Local Economic Assessment, March 2012

⁵³ London Labour Market Indicators 2013, data.london.gov.uk

⁵⁴ Lewisham Local Economic Assessment, March 2012

⁵⁵ London Labour Market Indicators 2013, data.london.gov.uk

⁵⁶ London Labour Market Indicators 2013, data.london.gov.uk

⁵⁷ Lewisham Local Economic Assessment, March 2012

⁵⁸ <http://www.ons.gov.uk/ons/rel/bus-register/uk-business/2012/>

⁵⁹ Lewisham Local Economic Assessment, March 2012

⁶⁰ NOMIS Official Labour Market Statistics 2012

⁶¹ NOMIS Official Labour Market Statistics 2012

⁶² London Labour Market Indicators 2013, data.london.gov.uk

⁶³ London Labour Market Indicators 2013, data.london.gov.uk

⁶⁴ London Labour Market Indicators 2013, data.london.gov.uk

⁶⁵ NOMIS Official Labour Market Statistics 2013

⁶⁶ GLA Ward Profiles 2012 taken from data.london.gov.uk, as at April 2012.

⁶⁷ NOMIS Official Labour Market Statistics 2012

⁶⁸ GLA Ward Profiles 2012 taken from data.london.gov.uk, as at April 2012.

⁶⁹ GLA Ward Profiles 2012 taken from data.london.gov.uk, as at April 2012.

⁷⁰ GLA Ward Profiles 2012 taken from data.london.gov.uk.

⁷¹ GLA Ward Profiles 2012 taken from data.london.gov.uk.

⁷² Office for National Statistics, Neighbourhood Statistics, 2001 and 2011 Census data, Travel to work

⁷³ ONS, Neighbourhood Statistics, 2001 and 2011 Census data, Car and van availability

⁷⁴ Transport for London, 2012 PTAL map.

⁷⁵ GLA Ward Profiles 2012 taken from data.london.gov.uk

⁷⁶ ONS, Life expectancy at birth and at age 65, England and Wales, 1991-93 to 2010-12, released October 2013

⁷⁷ <http://www.lewishamsna.org.uk/health-inequalities/cvd-prevention/what-do-we-know/facts-and-figures>

Lewisham Joint Strategic Needs Assessment, Lewisham Strategic Partnership

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- ⁷⁸ Child Health Profile 2012 www.chimat.org.uk
- ⁷⁹ GLA Ward Profiles 2012 taken from data.london.gov.uk
- ⁸⁰ <http://data.london.gov.uk/datastore/package/london-ward-well-being-scores>
- ⁸¹ Met.police.uk
- ⁸² [Met.police.uk/crime figures](http://Met.police.uk/crime-figures)
- ⁸³ Office for National Statistics, Neighbourhood Statistics, 2001 and 2011 Census data, Qualifications
- ⁸⁴ London Labour Market Indicators 2013, data.london.gov.uk
- ⁸⁵ Lewisham Local Economic Assessment, March 2012
- ⁸⁶ London Labour Market Indicators 2013, data.london.gov.uk
- ⁸⁷ GLA Ward Profiles 2012 taken from data.london.gov.uk.
- ⁸⁸ Environment Agency, Lewisham London Borough Environmental Factsheet August 2013
- ⁸⁹ Environment Agency, Lewisham London Borough Environmental Factsheet August 2013
- ⁹⁰ Environment Agency, Lewisham London Borough Environmental Factsheet August 2013
- ⁹¹ Public Health England
<http://www.phoutcomes.info/public-health-outcomes-framework#gid/1000043/pat/6/ati/102/page/4/par/E1200007/are/E09000023>
- ⁹² Environment Agency, Lewisham London Borough Environmental Factsheet August 2013
- ⁹³ <http://data.london.gov.uk/visualisations/atlas/ward-profiles-2012/atlas.html>

3. Planning policy framework

This section of the AMR assesses the progress in preparing the Council's planning policy documents known collectively as the Local Development Framework (LDF). This is set out in Lewisham's Local Development Scheme (LDS) which is the LDF project plan of how and when the Council will prepare relevant documents.

3.1 What is the LDF?

The LDF consists of a suite of procedural and policy based documents

The local development framework or LDF is a generic term used to describe the portfolio of planning documents, prepared by Lewisham Council, which collectively will deliver the borough's planning strategy. Preparation of such documents is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended) and they will in time replace the Lewisham Unitary Development Plan or UDP adopted in July 2004.

The Lewisham LDF documents are either procedural or policy based. The procedural documents are:

- [Local Development Scheme](#) – The LDS is the LDF work programme which sets out what documents will be prepared and the key dates for preparation, public consultation and adoption (Version 6 adopted on 27th February 2013 is relevant to this AMR).
- [Statement of Community Involvement](#) – the SCI shows how the Council will involve the community in the preparation, alteration and review of LDF documents and in planning application decisions (adopted July 2006).
- [Annual Monitoring Report](#) – the AMR (this document) sets out information on whether the Council is meeting, or is on track to meet, the key dates published in the LDS for the production of LDF documents, and whether the policies in the adopted development plan are achieving their targets. The AMR is published in December each year.

The LDF policy based documents are:

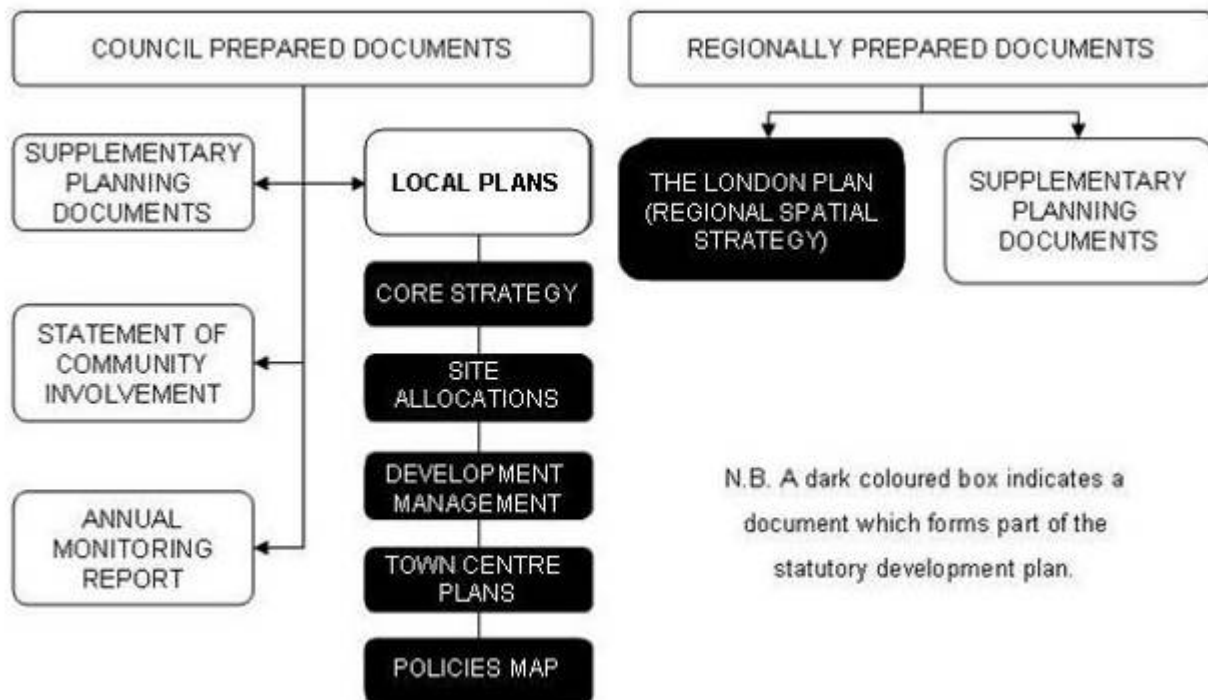
- Development Plan Documents (DPDs) which are also called Local Plans include the following:
 - [Core Strategy](#)
 - [Site Allocations](#) Local Plan
 - [Development Management](#) Local Plan
 - Local Plans for the [Lewisham](#) and [Catford](#) Town Centres
- [Supplementary Planning Documents](#) (SPDs) which provide additional detail on the implementation of policies contained in the DPDs listed above.

All LDF policy documents are subject to consultation during the preparation period. DPDs are required to be submitted to the Secretary of State and are examined by an independent Planning Inspector in order to be approved, while SPDs are approved by the Council itself.

It should be noted that the policies contained in The London Plan, also apply to Lewisham and all Greater London local planning authorities, and need to be considered when preparing LDF documents and assessing relevant planning applications.

Lewisham's LDF planning policy framework is shown in Figure 3.1.

Figure 3.1: Lewisham's planning framework



3.2 Legislation and regulations

There is no longer a requirement to send a copy of the AMR to the Secretary of State but there is still a requirement to make the AMR available to the public

The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have introduced certain changes to the legal requirements and the content of the AMR. The Council is no longer required to send a copy of the report to the Secretary of State. The Council is still required to produce a monitoring report on various issues, having collected information during the monitoring year, and to make the AMR available to the public. The Council will meet this duty by publishing it on the Council's Planning Policy website as soon as possible after it has been agreed by the Mayor.

The regulations still require the Council to report on progress against the timetable specified in the latest Local Development Scheme (LDS) for the preparation of Local Plans. If the preparation of a document is behind the timetable set out in the LDS, the reason for this must be given in the AMR. This information is set out below.

The regulations have introduced monitoring requirements in relation to:

- Preparation of the Community Infrastructure Levy.
- Neighbourhood Development Orders or Neighbourhood Development

Plans.

- Duty to Cooperate as specified in the Localism Act 2011.

Details of the new monitoring requirements are set out in section 3.4.

3.3 Lewisham's LDS

The AMR monitors progress against the LDS, adopted in February 2013

The timetable for preparing the LDF is set out in the Local Development Scheme (LDS). The latest LDS relevant to this AMR was adopted by the Council on 27 February 2013. This AMR, for the reporting year 2012/13, monitors the progress of planning policy document production against the milestones set out in the LDS adopted in February 2013.

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 SPDs in the LDS. This introduces flexibility for councils to prepare SPD as and when they are needed.

3.4 LDF progress in 2012/13

Key milestones are identified in the LDS

The key milestones relevant to this AMR are set out in the LDS 2013 (Version 6). Good progress has been made in preparing new plans. The Core Strategy, the Council's key planning document, was adopted in July 2011 and for the remaining Local Development Documents (LDDs) all except three of the key milestones were met. Details are set out in Table 3.1 below.

Table 3.1: Progress against the LDS

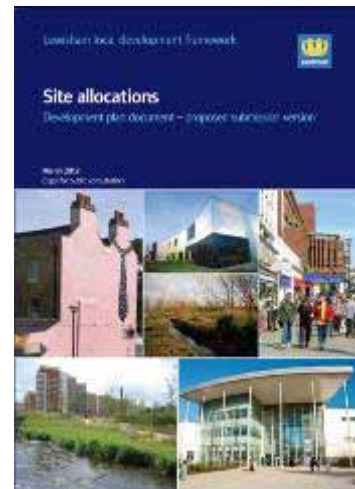
Document	Key milestones in LDS 2013	Met	Comment
Site Allocations (SALP)	March/April 2013 Inspector's report	☺	Inspector's report received on 8 th March 2013, one month ahead of schedule.
	August/September 2013 Adoption by Council		The Council adopted the Site Allocations DPD on the 23 rd June 2013 three months ahead of schedule.
Lewisham Town Centre Local Plan (LTCLP)	January 2013 Examination in Public	☺	Two days of Examination in Public were held on the 15 th and 16 th January.
	September 2013 Adoption by Council	☹	An additional day of the Examination In Public was held on 9 th July 2013 and public consultation undertaken on modifications in August - October 2013.
Catford Town Centre Local Plan (CTCLP)	February/March 2013 Public Participation for Options Report	☺	Public Consultation on 'Further Options' took place between February –March 2013.
	July/August 2013 Public Participation for Publication Document.		Public consultation on Submission Version held between 16 th August to 4 th October

Document	Key milestones in LDS 2013	Met	Comment
CTCLP cont.	October 2013 Submission for Examination	☺	The plan was Submitted for Examination in November 2013.
Development Management (DMLP)	December/January 2012/2013 Public Participation for Options Report.		Public Participation on 'Further Options' between 3 rd December – 31 st January 2012/13.
	July/August 2013 Public Participation for Publication Document.	☺	Public consultation on 'Submission Version' held between 16 th August to 4 th October. Submission anticipated for mid November.
	November 2013 Submission for Examination		The plan was Submitted for Examination in November 2013.
Gypsy and Traveller's Sites Local Plan	April/May 2013 Regulation 18 Notification of intention to prepare local plan	☺	Regulation 18 Notification published in March 2013.
	July/August 2013 Public Participation for Options document.	☹	Public consultation on the Options document has not taken place and there is a delay to the timetable.
Policies Map	September 2013 Adoption by Council	☹	The delay in the Lewisham Town Centre Local Plan has delayed adoption.

3.4.1 Site Allocations Local Plan

The Site Allocations 'proposed submission' Local Plan was adopted by the Council in June 2013, ahead of schedule.

The Site Allocations document identifies sites to deliver the housing target for Lewisham and the other objectives identified in the Core Strategy. It was submitted to the Secretary of State on the 28th September 2012. The key LDS milestone was to have received the inspectors report by April 2013 and have it adopted by the Council in September 2013. The inspectors report was received in March 2013 and it was adopted by the Council in June 2013, three months ahead of schedule.

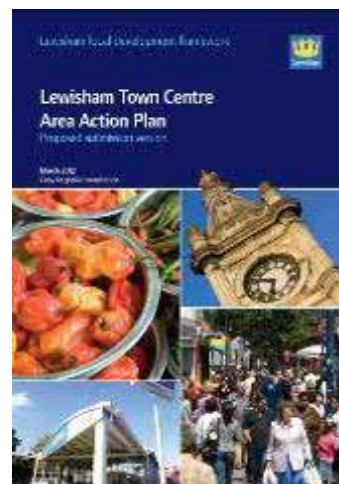


3.4.2 Lewisham Town Centre Local Plan

The Lewisham Town Centre 'proposed submission' Local Plan has been delayed due to an additional day of Examination

The Lewisham Town Centre Local Plan sets out a suite of policies and proposals for development in Lewisham Town Centre. The Council submitted the plan to the Secretary of State for approval in September 2012. The Examination in Public was held on the 15th and 16th January. However, there has been a delay in meeting the key milestones as an additional day of the Examination in Public was held on 9th July 2013 after concerns were raised by the Inspector regarding the Loampit Vale development Site.

A number of modifications were proposed by the Inspector and public consultation on these modifications closed on the 4th October 2013. The Council will now forward all representations to the Inspector for his consideration and issuing the final report on the 'soundness' of the plan.



3.4.3 Development Management Local Plan

The Development Management Local Plan 'Further Options' was consulted on in December – January 2012/13. The Local Plan was submitted in November.

The Development Management Local Plan will set out additional planning policies to guide decisions on planning applications where locational or site-specific provision has not been outlined in the Core Strategy or the London Plan.

The Development Management Plan has met a number of the key milestones within the LDS and is on track. The Public consultation on the 'Further Options' Report ran between 3rd December – 31st January 2012/13 and the public consultation on the proposed submission version ran between 16th August to 4th October 2013. The Plan was Submitted for Examination in November 2013.



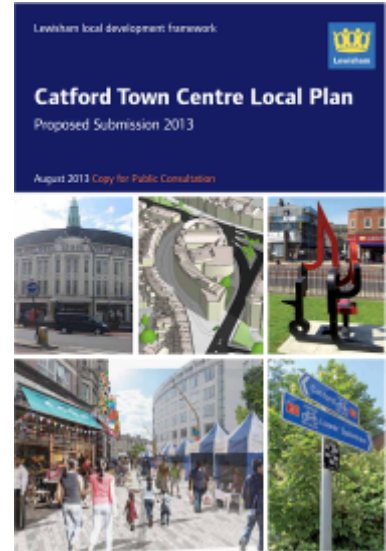
3.4.4 Catford Town Centre Local Plan

The Catford Town Centre Local Plan has met the LDS key milestones for public consultation on the 'Further Options' and 'Proposed Submission' versions.

Catford Town Centre is one of the key areas within the borough with significant potential for regeneration. The Council's ambition is for major improvements to the shopping centre, pedestrian, traffic and transport infrastructure, plus new housing and public amenities.

In order to help bring improvements forward, the Council purchased Catford Shopping Centre from St Modwen Properties in early 2010. The deal sees the ownership of freehold and leasehold interests in and around the Centre transfer from St Modwen to Catford Regeneration Partnership Ltd (CRPL), a wholly-owned company set up by the Council, which will be responsible for managing the shopping centre and kick-starting a regeneration programme for the town centre by attracting investment from the private sector.

Public Consultation on 'Further Options' took place between February –March 2013 and Public consultation on the 'Submission Version' was held between 16th August to 4th October. The Plan was Submitted for Examination in November 2013.



3.4.5 Gypsy and Traveller's Sites Local Plan

The Regulation 18 Notification of intention to prepare a Local Plan was published in March 2013.

The Gypsy and Traveller local plan will allocate a site or sites to accommodate gypsies and travellers in the borough. Along with other local authorities, Lewisham now has a duty to assess the need for gypsy and traveller accommodation in the area as well as develop strategies to meet those needs.

Regulation 18 notification of the Council's intention to prepare a Local Plan allocating a site or sites to accommodate travellers was published in March 2013. Representations were received on what the Local Plan ought to contain. 'Options' consultation was scheduled to take place in July – August 2013 however this timetable has slipped and is now anticipated in 2014.

3.4.6 Policies' Map

The adoption of the Policies Map has been pushed back due to delays in the Lewisham Town Centre Local Plan.

The LDS milestone for adoption in September 2013 has not been met due to a delay in the progression of the Lewisham Town Centre Local Plan. An additional day of the Examination in Public was held on 9th July 2013.

A number of modifications were proposed by the Inspector and public consultation on these modifications closed on the 4th October 2013. Adoption has now therefore been pushed back until May/June 2014 to coincide with the Development Management Local Plan and the Catford Town Centre Local Plan.

3.5 Impact of Localism Act and other government changes

3.5.1 Neighbourhood plans and development orders

So far, no formal applications for neighbourhood plans or orders have been received

The Localism Act 2011 has introduced a number of changes to the planning system in England. This includes permissive powers which allow local communities to influence the planning of their area by preparing Neighbourhood Plans and Development Orders. The relevant part of the Act came into effect in April 2012, and the Neighbourhood Planning (General) Regulations 2012 which came into force as of April 2012.

Neighbourhood Plans are led by local people who set out how they want their local area to develop. Once adopted, the neighbourhood plan becomes part of the development plan for the borough and will be used to consider relevant planning applications. Lewisham Council as the Local planning authority has been given the responsibility of designating a “neighbourhood area” but only when a “neighbourhood forum” submits an application for designation. Before it can be adopted a neighbourhood plan must pass an independent examination and receive a majority in a local referendum.

A neighbourhood development order (NDO) is an order which grants planning permission in relation to a particular neighbourhood area for development specified in the order or for development of any class specified in the order. A NDO is also subject to an independent examination and a local referendum before they can come into force.

The Act requires the Council to set out details of any neighbourhood plans or NDA in the annual monitoring report. Since the Act came into force Lewisham Council has received no formal applications for neighbourhood plans or orders.

3.5.2 Community Infrastructure Levy

The Council submitted its CIL Draft Charging Schedule to the Planning Inspectorate for examination on Thursday 22 August 2013. The Examination in Public took place on the 15th October 2013.

The Community Infrastructure Levy (CIL) is a new charge which authorities in England and Wales (including the London Borough of Lewisham) can charge against most types of new development in their area. The level of CIL payable may be based upon the size, development type and geographic location of the proposed development. The money raised will be used to pay for local and sub-regional strategic infrastructure to support development such as schools, hospitals, roads and transport schemes, as well as, parks and leisure centres. In order to charge CIL, local authorities must produce a charging schedule which identifies who will pay CIL and at what rates. The current system for collecting money from developments for the purpose of delivering infrastructure, ‘Section 106’, will have its remit severely reduced as of April 2014, although the Government has announced it’s intention to extend this to April 2015. The process that must be followed to adopt a CIL is:

- Prepare and consult on a preliminary draft charging schedule.
- Prepare and consult on a draft charging schedule.

- Hold an Independent Examination into the draft charging schedule.
- Council adopts CIL charging schedule.

Although outside the monitoring period, the Council submitted its CIL Draft Charging Schedule to the Planning Inspectorate for Examination on Thursday 22nd August 2013. The Examination in Public was held on the 15th October 2013.

Once the Council has adopted its CIL the regulations require that certain matters are reported annually in the AMR. These will include:

- The total CIL receipts for the reported year.
- The total CIL expenditure for the reported year.
 - Summary details of CIL expenditure during the reported year including— The items of infrastructure to which CIL (including land payments) has been applied.
 - The amount of CIL expenditure on each item.
 - The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part).
 - The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.
- The total amount of CIL receipts retained at the end of the reported year.

3.5.3 Duty to co-operate

Considerable engagement activity and discourse has taken place with neighbouring local authorities, government organisations, public and private bodies and the local residential and business communities

The Localism Act 2011 requires local planning authorities to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. Specifically, the Localism Act 2011 (110(1)(4)) places a duty on boroughs to cooperate where:

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

The Localism Act requires local planning authorities (LPA’s) to *“engage constructively, actively and on an ongoing basis”* to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15th November 2011.

The NPPF paragraph 156 provides details regarding the expectations of LPA’s to cooperate on strategic issues and highlights those policies that should be considered as strategic priorities. Paragraphs 178-181 go on to list evidence that will be required to prove a submission plan has effectively cooperated.

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

Lewisham Council has undertaken a considerable amount of engagement activity and discourse with neighbouring local authorities, both individually and as part of planning groups and forums on a sub-regional and London-wide basis. The same can be said for engagement with other government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage and Thames Water.

A large number of public and private bodies and the local residential and business communities have also been regularly engaged and consulted throughout the plan-making process. The Council makes available to the public via the website details of the duty to co-operate activities that have taken place in the formulation of the Local Plans. Specifically, the Council made responses to the Inspector's initial questions providing an overview of the duty to co-operate activities for the Site Allocations and Lewisham Town Centre Local Plans and separate duty to co-operate reports accompanied the Development Management and Catford Town Centre Local Plans when they were submitted for Examination in November 2013.

4. Development in 2012-2013



Loampit Vale



Marine Wharf West



Forest Hill Pools

4. Development in 2012-2013

This section reviews planning performance relating to the amount and type of development that has taken place during 2012-2013 including the different types of housing and business, retail, community and leisure floorspace completed. It also provides a snapshot of the state of the town centres. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO2: Housing provision and distribution CSO3: Local housing need CSO4: Economic activity and local businesses
Core Strategy Policies	CSP1: Housing provision, mix and affordability CSP3: Strategic industrial Locations and Employment Locations CSP4: Mixed Use Employment Locations CSP5: Other employment locations including creative industries CSP6: Retail hierarchy and location of retail development CSP19: Community and recreational facilities

4.1 Providing new homes

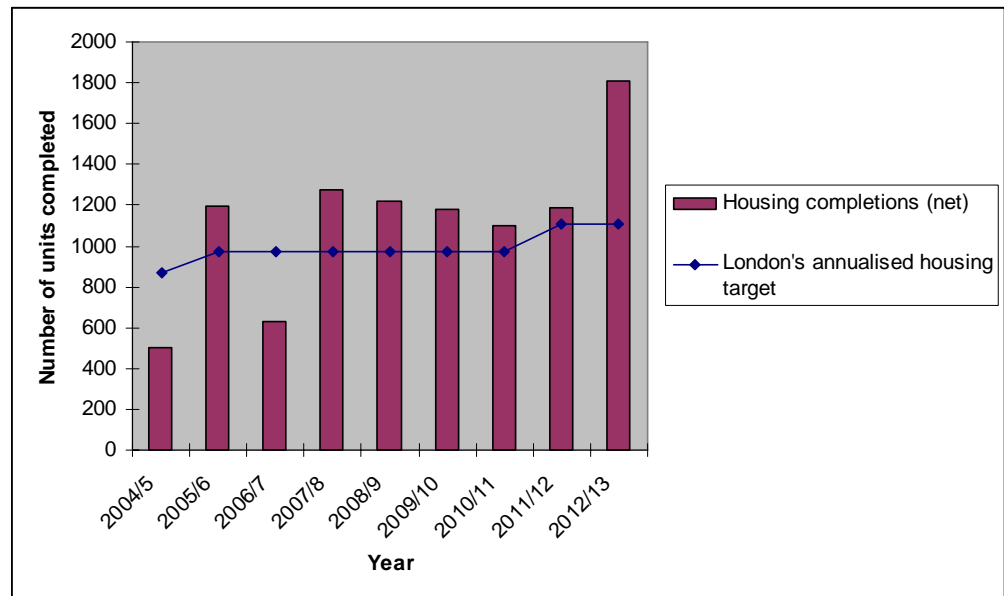
4.1.1 Amount of new homes

The number of residential completions that took place during 2012/13 provides an indication of how well the borough is performing. Section 2 identified that large scale population growth is expected in the future and significant amounts of new homes will be required to accommodate them. Providing sufficient housing across the borough to meet local need is therefore a main consideration in the supply of housing at the local level. To gain an idea of how much housing has been provided, the amount of net residential completions, their geographical spread across the borough and the type of sites that came forward are considered below.

1,805 net new homes were completed in 2012/13 An additional 1,805 net new dwellings were completed during 2012/13¹, consisting of 2,074 newly built dwellings and a loss of 269 existing dwellings. They exceed the London Plan annual target of 1,105² by 700 dwellings, as shown in Figure 4.1. The 1,805 net new dwellings consist of 1,798 new self-contained dwellings (710 above the London Plan target of 1,088)³ and seven non self contained hostel bedrooms at 181 South Park Crescent (10 below the London Plan target of 17).

There has been an increase in the number of new homes built Figure 4.1 also shows that the amount of housing completed during 2012/13 is significantly above that of previous years, with 617 more homes than in 2011/12. Cumulatively since 2004/5, 10,097 net residential units have been completed.

Figure 4.1: Net housing completions 2004/05 to 2012/13

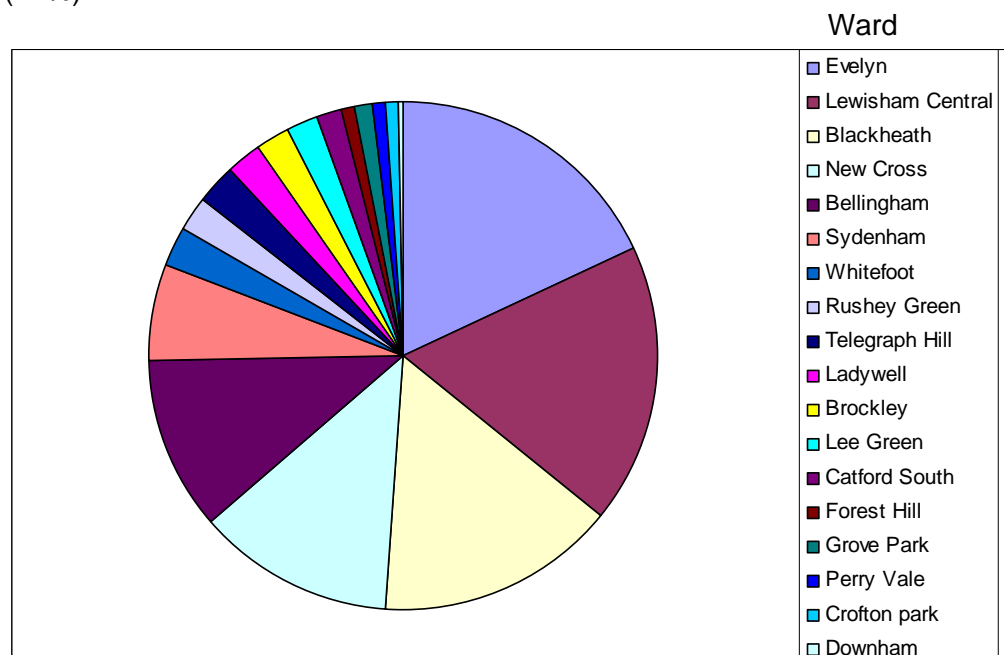


4.1.2 Distribution of new homes

Housing is concentrated in the northern part of the borough

Figure 4.2 shows that the 1,805 net new homes completed during 2012/13 was not equally distributed across the borough. It is concentrated in clusters, with the majority being located in the north of the borough in the wards of Evelyn (18%), Lewisham Central (18%), Blackheath (15%) and New Cross (12%).

Figure 4.2: Distribution of housing completions by ward



67% of the net completions were focussed in parts of the borough that are identified in the Core Strategy, which will help to rejuvenate these areas:

- 51%, in Growth and Regeneration Areas, encompassing the wards of Evelyn, New Cross, Lewisham and Rushey Green.
- 14%, in the Local Regeneration Areas within the wards of Bellingham, Downham and Whitefoot.
- 2%, in the district centres of Forest Hill, Sydenham and Lee Green.

- A further 15% of the completions are located at the Heathside and Lethbridge estate.
- The remaining 18% are spread throughout the borough, mostly in the wards of Sydenham, Brockley, Ladywell and Telegraph Hill.

4.1.3 Type of sites where new homes have been provided

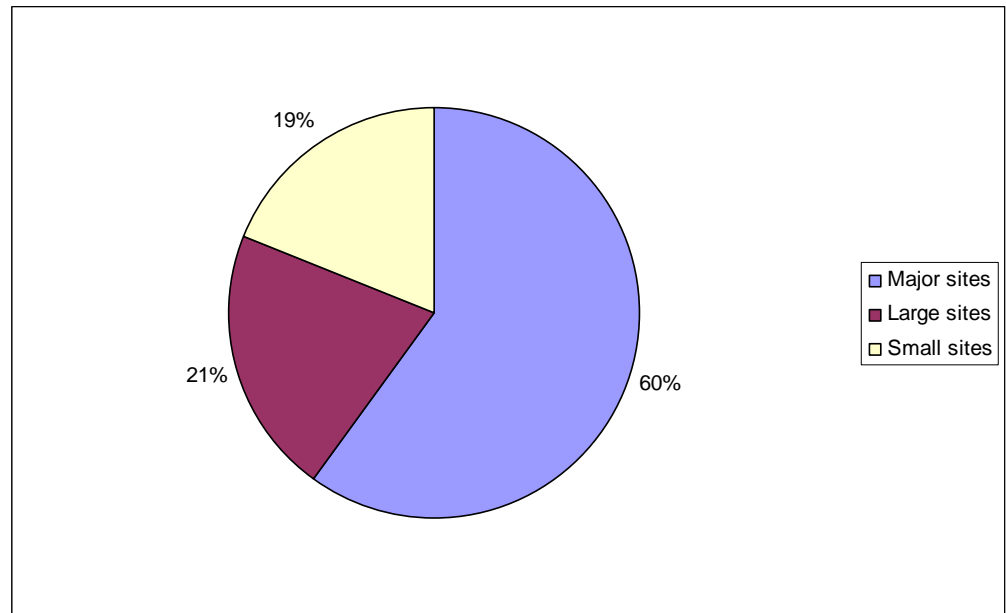
Housing is concentrated on a small number of large sites

Housing sites are categorised according to how many dwellings they can accommodate:

- Small sites can accommodate less than 10 dwellings.
- Large sites can accommodate more than 10 dwellings.
- Major sites can accommodate more than 50 dwellings.

Figure 4.3 shows that 60% of the net homes completed were concentrated on seven major sites. 21% were concentrated on 16 large sites. Small sites represent the most numerous type of site but provide the smallest proportion of the net new homes (19%).

*Figure 4.3:
Housing completions by size of site*



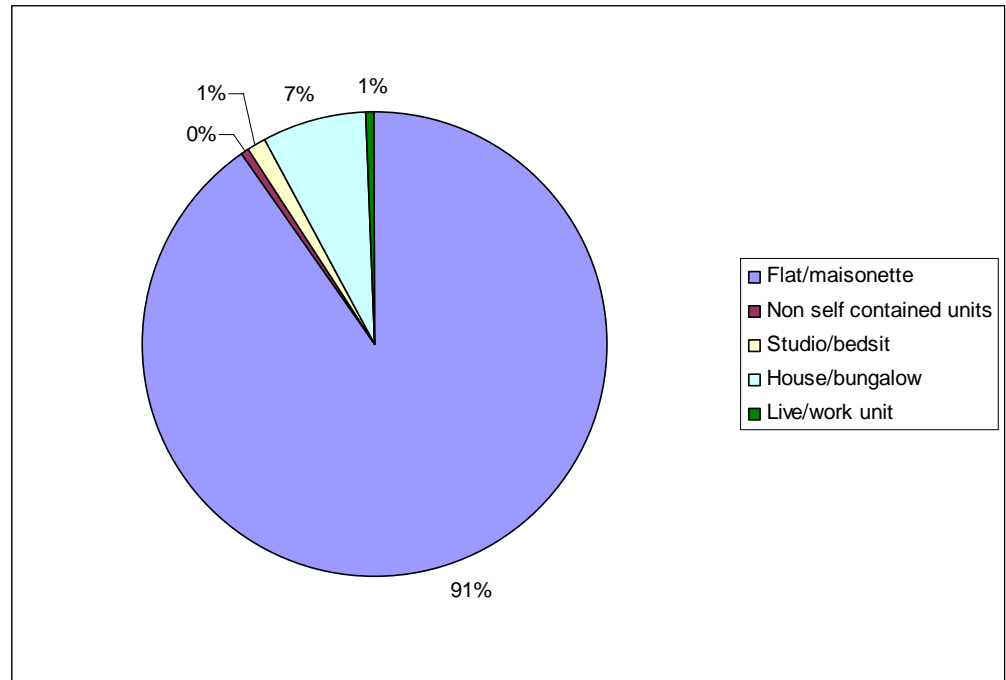
4.1.4 Type of new homes

Housing is predominantly flatted

Housing that provides a variety of choice, in terms of type and size of accommodation to reflect local need, is an important element of the housing supply. To gain an idea of the supply of new homes provided during 2012/13, the form, construction and size of the gross units that have been built are considered below.

The gross new homes built provide for a range of accommodation types, although they were predominantly (90%) in the form of flats/maisonettes, as can be seen from Figure 4.4. 7% were in the form of houses or bungalows whilst live/work units, studio/bedsits and non self contained units represent a small proportion of the overall gross supply of new homes.

Figure 4.4:
Housing completions by type of accommodation



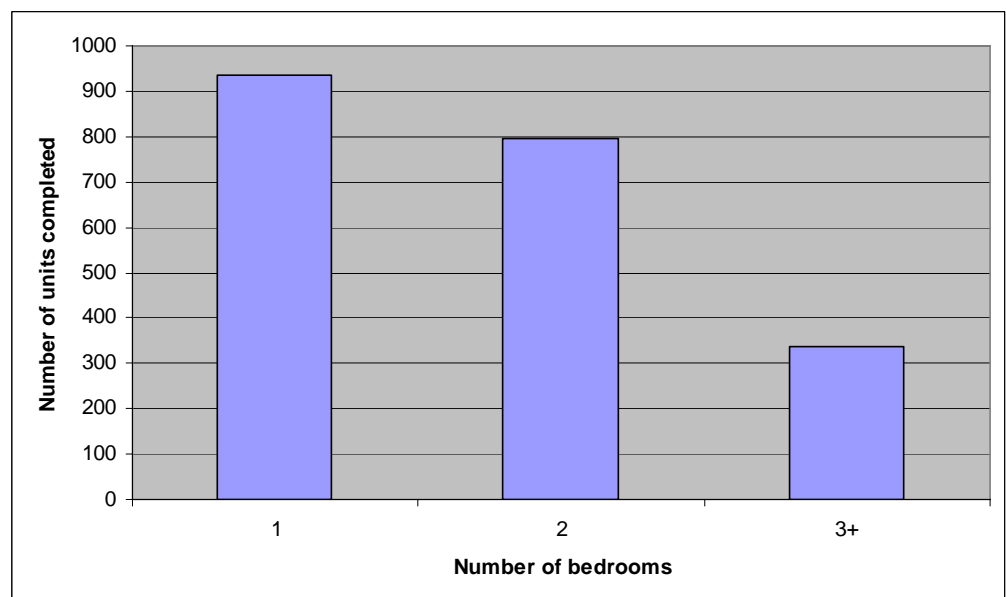
Housing is predominantly new and purpose built

82% of the gross new homes were provided as new, purpose built accommodation. A significant amount of housing has also been created through existing buildings being converted and extended (10%) or experiencing a change of use (8%).

The number of family homes has increased

Figure 4.5 shows that from the gross new homes provided⁴ in 2012/13, a range of dwelling sizes are being created. 45% were 1 bedroom residential units, and 38% contained 2 bedrooms. Although representing the minority (17%), a substantial amount of 336 family dwellings consisting of 3+ bedrooms were built.

Figure 4.5:
Housing completions by number of bedrooms



4.1.5 New homes summary

Many of the 23 major and large sites have been completely built out

To summarise, Table 4.1 provides details of each of the major and large sites above 10 units, where housing was completed during 2012/13. In total these comprise 1,467 units, or 81%, of the net completions. There are a number of points to highlight regarding these sites:

- 52% of the net completions are on sites that provide for a mix of uses, not just housing, thereby helping to create sustainable communities.
- 21% of the net completions are on sites located within town and district centres, helping them to be regenerated.
- 25% of the net completions are located within social housing estates, helping them to be renovated.
- 20 out of the 23 sites have been fully completed. Three of the sites are still being constructed but should be completed within a few years. An additional four sites did not experience housing completions during 2012/13, although their sites started to be constructed in previous years and are due to be completed in the next few years.
- Only 5% of the net completions came forward as windfalls, i.e. sites that had not been previously identified on the housing trajectory.
- Three expected developments (identified on the housing trajectory) came forward for development earlier than anticipated during 2012/13.
- Three expected developments (identified on the housing trajectory) did not come forward for development during 2012/13. These sites are likely to be developed in the next monitoring year (2013/14).

Table 4.1: Summary of housing sites (above 10 dwellings)

Site name	Ward	Site description	Net units completed in 2012/13	Has the site been completed?
Major sites				
Heathside and Lethbridge	Blackheath	Housing scheme – social housing renewal project	272	No. Remainder of the site (355 units) is due to be completed by 2021/22.
Land on the south side of Loampit Vale	Lewisham Central	Town centre, mixed use scheme	247	No. Remainder of the site (366 units) is due to be completed by 2015/16. A further 765 units are due to be completed on sites in the wider Loampit Vale area by 2017/18.
Former Bell Green Gasworks site	Bellingham	Mixed use scheme	156	Yes
Silwood Estate	Evelyn	Housing scheme – social housing renewal project	146	Yes?
Former New Cross Hospital site	New Cross	Housing scheme	124	Yes
Marine Wharf West, Plough Way	Evelyn	Strategic site, mixed use scheme	97	No. Remainder of site (435 units) is due to be completed by 2017/18. A further 859 units are due to be completed across the Plough Way strategic site by 2017/18.
50-52 Trundleys Road	Evelyn	Mixed use scheme	50	Yes
Large sites				
Former Greyhound Public House, 309 Kirkdale	Sydenham	Mixed use scheme	40	Yes
Giffin Street Regeneration Area	New Cross	District centre, mixed use scheme	38	Yes. A further 210 units on an associated site at Amersham Vale are due to be completed by 2014/15.
Former Tigers Head Public House, 350-352 Bromley Road	Whitefoot	Housing scheme	36	Yes
16a (land and garages rear of 6-24 Algernon Road	Ladywell	Housing scheme	34	Yes
1-12 Basing House and 212-218 Southend Lane, 2 Elfrida Crescent	Bellingham	Windfall site, housing scheme	26	Yes
Rushey Green Primary School, 3 Culverley Road	Catford South	Mixed use scheme	24	Yes
124 Deptford High Street	New Cross	District centre, windfall site, mixed use scheme	24	Yes
Pride of Deptford, 73-79 Childers Street	Evelyn	Mixed use scheme	22	Yes
Willow Lodge, 11 Westwood Hill	Sydenham	Housing scheme	22	Yes

Site name	Ward	Site description	Net units completed in 2012/13	Has the site been completed?
489a New Cross Road	New Cross	District centre, mixed use scheme	20	Yes
9 Staplehurst Road	Lee Green	Mixed use scheme	18	Yes
Former Spotted Cow Public House, 104 Hither Green Lane	Lewisham Central	Housing scheme	16	Yes
50-84 Bell Green	Bellingham	Mixed use scheme	14	Yes
Adhesive Specialists Ltd, 59 Ladywell Road	Lewisham Central	Town centre, windfall site, mixed use scheme	14	Yes
Rear of 189a and 181-191 Kirkdale	Sydenham	Housing scheme	13	Yes
161 Hither Green Lane	Lewisham Central	Windfall site, housing scheme	11	Yes
Sites previously under construction where no completions took place during 2012/13				
Kender Estate	New Cross	Housing scheme – social housing renewal project		No. Remainder of site (204 units) is due to be completed prior to 2015/16.
Seager Building	Brockley	District centre, mixed use scheme		No. Remainder of site (139 units) is due to be completed by 2013/14.
Nightingale Grove	Lewisham Central	Mixed use scheme		No. This cluster of sites (with a total of 125 units) is due to be completed prior to 2016/17.
Excalibur Estate	Whitefoot	Housing scheme – social housing renewal project		No. Remainder of the site (207 units) is due to be completed by 2016/17.

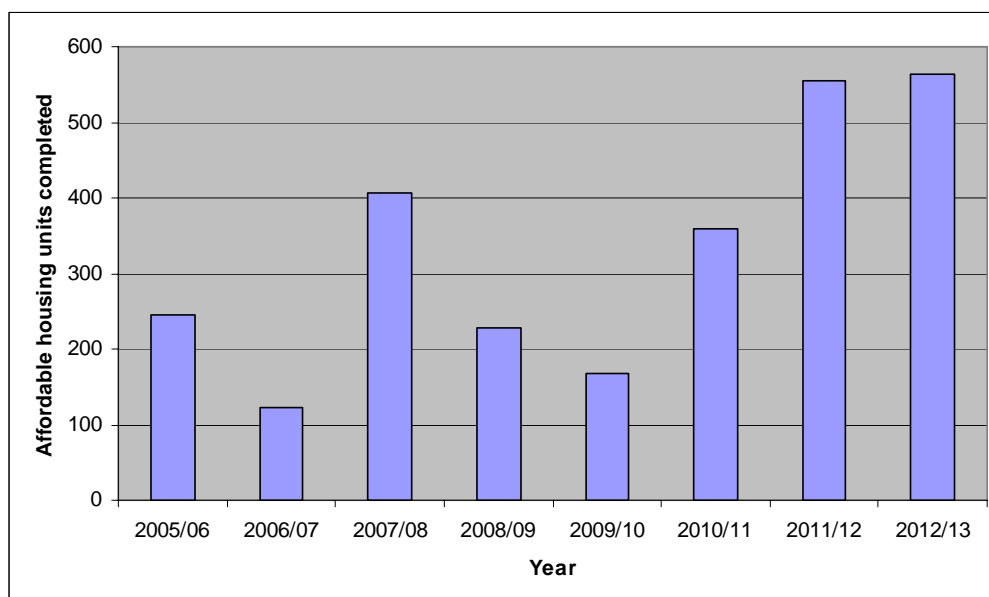
4.1.6 Amount of new affordable homes

Affordable housing is higher than previous years

Section 2 highlighted that housing affordability is a big issue for the borough. Housing that is affordable, so that it can be bought/rented by local residents in housing need, is one of the most important elements of the housing supply. To gain an idea of how much affordable housing has been provided, the amount of net affordable housing completions and their geographical spread across the borough are considered below.

564 net new affordable homes⁵ were completed by Housing Associations or Registered Providers in 2012/13. This is comprised of 615 new affordable units and the loss of 51 existing affordable units. The provision of affordable housing in 2012/13 remains similar to that of previous year, and significantly higher than all previous years, as shown in Figure 4.6. Affordable housing represents 31% of the total net supply of homes that were completed during 2012/13.

Figure 4.6: Net affordable housing completions 2007/08 to 2012/13



4.1.7 Distribution of new affordable homes

Affordable housing is concentrated in the north and central parts of the borough

The affordable housing is not equally spread throughout the borough, with 12 out of 18 wards accommodating the net affordable housing completions and greater concentrations within the northern parts of the borough. 28% of the net new affordable homes has been built in the ward of Blackheath, followed by 27% in Evelyn, 15% in Bellingham and 13% in New Cross.

This reflects the broad pattern seen by completions in general, as the affordable housing is being concentrated in the Regeneration and Growth Areas, with 42% located in Growth and Regeneration Areas and 18% in Local Regeneration Areas. A further 28% of the completions are located at the Heathside and Lethbridge estate and the remaining 12% are spread throughout the borough, mostly in the wards of Sydenham and Ladywell.

4.1.8 Type of sites where new affordable homes have been provided

Sites that contain a mix of market and affordable housing on average contain 34% affordable units

Looking in more detail at the supply of 615 affordable homes provided during 2012/13 (gross completions):

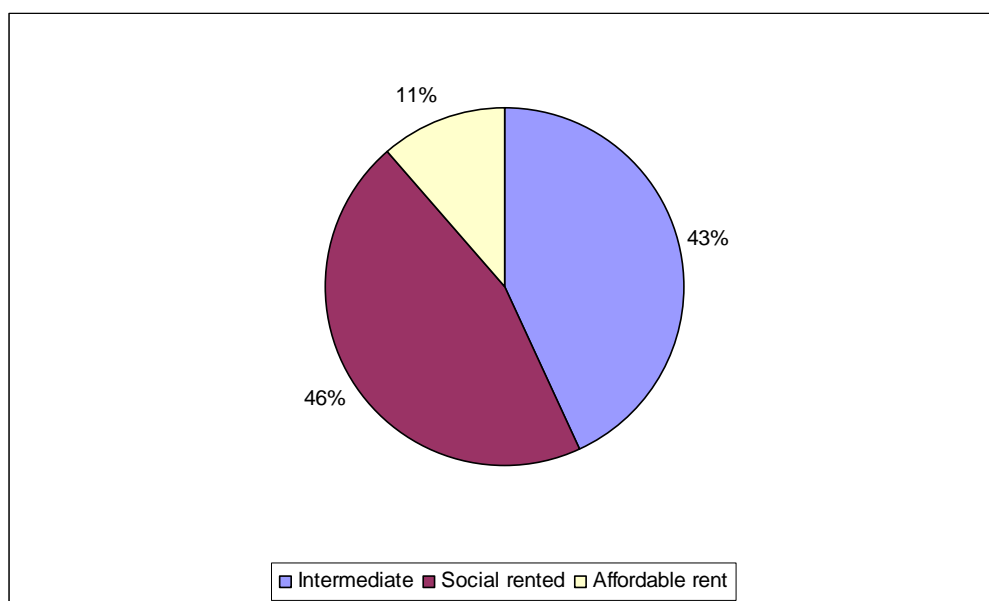
- 47% of the supply is on nine sites that provided solely affordable housing units – ranging from very small sites containing one unit to larger sites containing 146.
- 53% of the supply is on 9 sites that contain a mix of affordable and market housing – these sites provided between 20% and 52% affordable housing, which equates to an average of 35% affordable housing per site.
- An additional 301 units of market housing was provided on five sites by Housing Associations. This highlights that Housing Associations are increasingly having to become commercial developers in their own right in order to ensure affordable schemes are financially viable.

4.1.9 Type of new affordable homes

Overall, 40% of new homes were affordable units

Figure 4.7 shows that 280 (46%) of the gross affordable homes provided were social rented units, followed by 265 (43%) intermediate units. 70 (11%) of the units were provided as affordable rent, a new category introduced by Government whereby homes are made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing is at present. This equates to a social rented : intermediate ratio of 57 : 43, which falls short of the target ratio of 70:30.

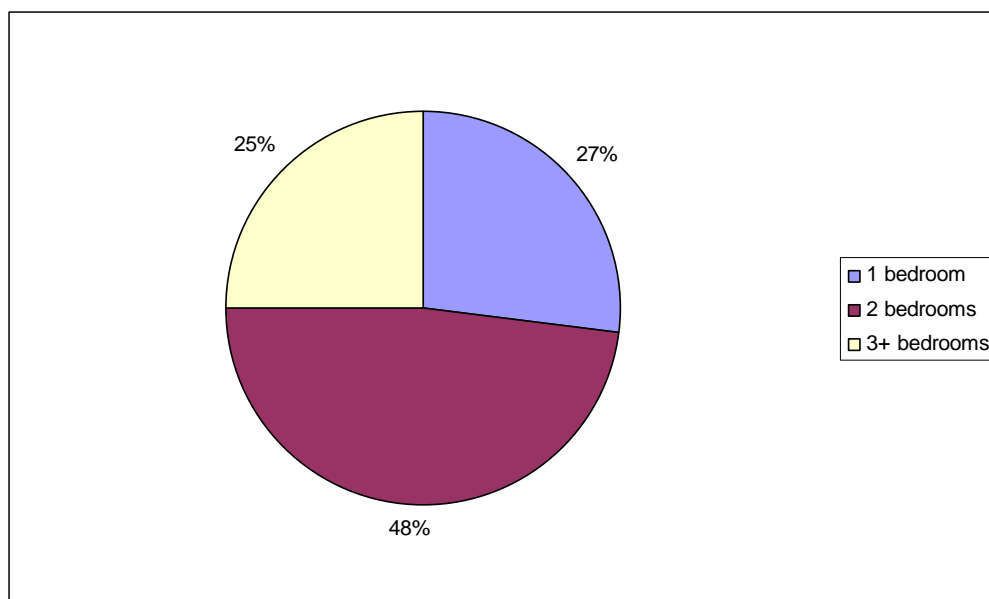
Figure 4.7: Affordable housing completions by tenure type



There is a variety of sizes of affordable units

Figure 4.8 shows that there is a variety in the size of affordable housing units, with almost half of the gross supply of affordable units provided as 2 bedroom units. 27% of the completions were 1 bedroom affordable units whilst 3+ bedroom units represent a quarter of the gross affordable units completed.

Figure 4.8:
Affordable
housing
completions by
bedroom size



Affordable housing is predominantly new build flats

The affordable housing is predominantly provided as new build flats. 96% of the gross new affordable homes are new builds, whilst 4% are existing dwellings that have been extended, converted or subjected to a change of use. 89% of the gross new affordable homes are flats and maisonettes, whilst 11% are houses or bungalows.

4.1.10 New affordable homes summary

There has been a good supply of affordable housing and this will continue in the future

To summarise, Table 4.2 provides an overview of the housing completions since 2005/6. There has been an increasing amount of affordable housing completions, with a total supply of 2,648 affordable homes since 2005/06. The combination of social rented and affordable rent completions in 2012/13 exceeded those completed in all previous years since 2005/06, except last year. Intermediate completions in 2012/13 were significantly higher than all previous years since 2005/06. The ratio between social rented and intermediate has fluctuated over the years since 2005/06.

Table 4.2: Net housing completions 2005/06 to 2012/13

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Social rented	242	107	278	69	87	259	357	229
Affordable rent								70
Intermediate	4	16	128	159	81	100	197	265
Ratio	98:2	87:13	68:32	30:70	52:48	72:28	64:36	57:43
Total affordable	246	123	406	228	168	359	554	564

4.2 Non residential development

4.2.1 Business floorspace

There has been a net loss in business floorspace There has been an overall gain of 7,933m² of non residential development during 2012/13. Sections 4.2.1-4.2.4 consider each of the types of non residential development in turn. Development during 2012/13 has not been restricted to residential completions. Table 4.3 shows that there has also been a net change in business floorspace during 2012/13. Specifically, completed development resulted in a total net loss of 3,412m² of business floorspace, with an increase in B8 and losses in B1 and B2. This change should be considered within the context of the Core Strategy, which seeks the reconfiguration of some of the existing employment floorspace to make way for more modern, fit for purpose employment space and mixed use schemes.

Table 4.3:
Change in business floorspace during 2012/13

Use class	Losses(m ²)	Gains(m ²)	Net change (m ²)
B1	-7,808	1,905	-5,903
B2	-698	0	-698
B8	-3,526	6,715	3,189
Total B Completions	-12,032	8,620	-3,412

Five sites provided gains in business floorspace

Figure 4.9 shows that large scale net gains in business floorspace occurred at two sites during 2012/13. The redevelopment of the former Telecom Depot at 27 Fordmill Road created a new warehouse with 3,595m² of net B8 floorspace whilst 204 Trewsbury Road experienced a net gain of 240m² of B1 floorspace. Small scale net gains in business floorspace also took place on an additional three sites. This increase in business floorspace is spread throughout the borough in the wards of Evelyn, New Cross, Catford South, Bellingham and Sydenham.

Figure 4.9: Net gains in business floorspace in 2012/13

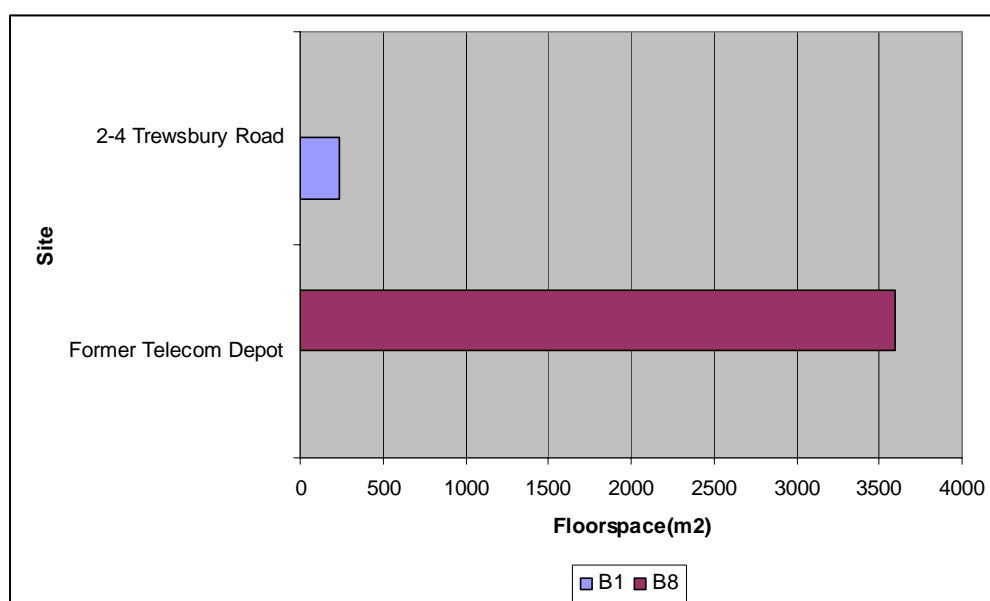


Figure 4.9 also shows that there have been no office (B1) developments of more than 2,800m² and therefore the target of locating such developments within Lewisham or Catford Town Centres is not applicable.

26 sites experienced losses in business floorspace

Table 6.4 shows that during 2012/3, two sites experienced large scale net losses of more than 1,000m² of business floorspace, and net losses of between 200 and 1,000m² took place at seven sites. In addition, small scale net losses of less than 200m² occurred on a further 17 sites.

Table 4.4: Net losses in business floorspace in 2012/13

Site	Net B use floorspace lost	Replaced by
124 Deptford High Street	1,734 m ² of B1	2 retail units, 10 live/work units and 14 residential units
59 Ladywell Road	1,100m ² of B1	Workshop and 14 residential units
489a New Cross Road	757m ² of B1	1 commercial workspace and 20 residential units
287 Queens Road	595m ² of B1	8 residential units
2a Pretoria Parade	450m ² of B2	8 residential units
Washington Building, Deals Gateway	416m ² of B1	8 residential units
256-260 Hither Green Lane	250m ² of B8	Bed and breakfast (C1) accommodation
181-185 Kirkdale	250m ² of B1	3 residential units
87-89 Springbank Road	215m ² of B1	4 residential units

It is evident that there has been a trend of utilising business floorspace to accommodate new residential units or mixed use schemes that are more aligned to the modern day economy. However, none of the large scale losses of business floorspace above 200m² is located within defined employment areas. The target that seeks no net loss of B floorspace in defined employment land areas has therefore been met (see Appendix 2).

4.2.2 Retail floorspace

There has been a net loss in retail floorspace

Table 4.5 shows the net change that has taken place in retail floorspace during 2012/13. Completed development resulted in a total net loss of 1,127m² of retail floorspace, with increases in A1, A3 and A5 uses and losses in A2 and A4 uses.

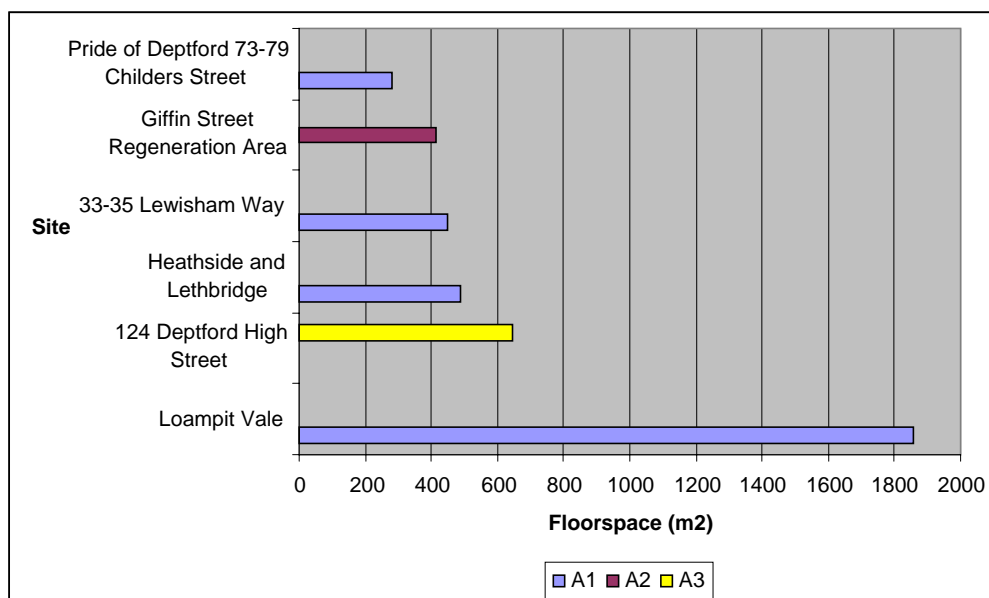
Table 4.5: Change in retail floorspace during 2012/13

Use class	Losses (m ²)	Gains (m ²)	Net change (m ²)
A1	2,185	4,267	2,082
A2	1,857	412	-1,445
A3	90	1,068	978
A4	2,751	0	-2,751
A5	0	9	9
Total A completions	6,883	5,756	-1,127

Eight sites experienced gains in retail floorspace

Figure 4.10 shows that there has been significant large scale net retail development above 1,000m² floorspace at one site: Loampit Vale. Five sites also experienced net retail floorspace increases of between 200m² and 1000m². An additional two sites provided small scale net retail floorspace gains of less than 200m².

Figure 4.10: Net gains in retail floorspace in 2012/13



These six large retail developments are located predominantly in the northern part of the borough, within the wards of Evelyn, New Cross, Brockley, Blackheath and Lewisham Central. The target of locating retail floorspace of more than 1,000m² within town centres has also been met as the only qualifying development that occurred in 2012/13 is located at Loampit Vale within Lewisham Town Centre.

26 sites experienced losses in retail floorspace

Table 4.6 shows that during 2012/3, two sites experienced large scale net losses of more than 1,000m² of retail floorspace and four sites experienced net losses of between 200m² and 1,000m² of retail floorspace. An additional 20 sites also experienced small scale net losses of less than 200m² of retail floorspace.

Table 4.6: Net losses in retail floorspace in 2012/13

Site	Net A use floorspace lost	Replaced by
62-66 Rushey Green	1,268m ² of A2	1 retail unit and 9 residential units
Former Tiger's Head P.H.	1,127m ² of A4	36 residential units
50-84 Bell Green	707m ² of A1	1 commercial unit and 23 residential units
Kingswood Court, Hither Green Lane	400m ² of A1	6 residential units
41 Stanstead Road	263m ² of A4	8 residential units
307 Lee High Road	213m ² of A2	3 residential units

A trend of utilising retail floorspace to accommodate new residential units or mixed use schemes is apparent. However, only one site experienced a net loss of retail floorspace within district or town centres. In this instance, 62-66 Rushey Green experienced a change from A2 to A1/A2 on the ground floor together with residential units above within the secondary shopping frontage at Catford Town Centre.

4.2.3 Leisure and community floorspace

There has been a net gain in leisure and community floorspace

Table 4.7 shows the change that has taken place in leisure and community use floorspace during 2012/13. Completed development has resulted in a total net increase of 13,907m² of D1 and D2 floorspace. The target of seeking no loss of community facilities has therefore been met (see Appendix 2).

*Table 4.7:
Change in leisure and community floorspace during 2012/13*

Use class	Losses (m ²)	Gains (m ²)	Net change (m ²)
D1	36,693	43,628	6,935
D2	1,995	8,967	6,972
Total completions	38,688	52,595	13,907

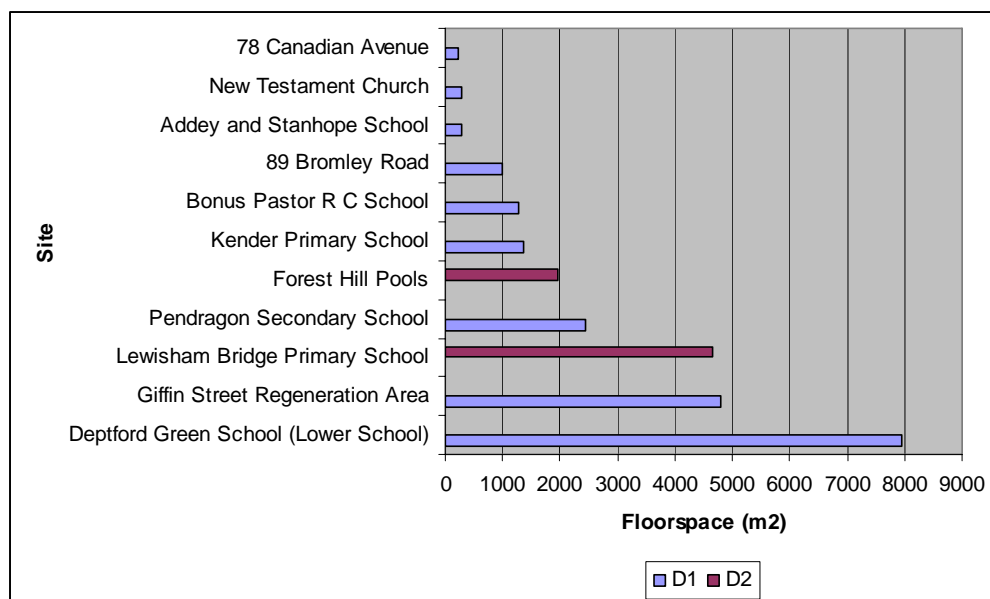
15 sites experienced gains in leisure and community floorspace

Figure 4.11 shows that during 2012/13 seven completed developments have resulted in large scale net community use and leisure floorspace above 1,000m² and four sites experienced net gains between 200m² and 1000m². An additional four sites also experienced small scale net gains of less than 200m².

The ward of New Cross experienced 49% of the growth in leisure and community floorspace across three sites. The remaining eight retail developments are spread throughout the borough, within the wards of Lewisham Central, Whitefoot, Forest Hill, Telegraph Hill, Catford South, Brockley and Rushey Green.

Much of the increased D1 floorspace relates to additional and enhanced educational, nursery and school sports facilities and forms part of the programme for replacing, renovating and refurbishing existing schools. There has also been a net gain of 4,812m² of D1 floorspace at the Giffin Business Centre to create a mixed use scheme incorporating a primary school, Council service centre and public library. The redevelopment of the Forest Hill Pools has resulted in a net additional 1,966m² of D2 floorspace.

Figure 4.11:
Net gains in
leisure and
community
floorspace in
2012/13



Two other large scale leisure and community use developments are excluded from these figures:

- The Glass Mill Leisure Centre at Loampit Vale also opened in Spring 2013 and provides a competition swimming pool, spectator seating, judging platform and learning pool, gym, two dance studios, a wellness area, treatment rooms, sauna and steam rooms, club room, climbing wall, crèche, reception, cafe and meeting rooms. It is excluded from the figures this year as it was counted in previous years' AMRs.
- The creation of Wells Park Community Centre provides 1,757m² net floorspace incorporating a youth and community venue, outdoor multi use games area and a café. It is excluded from the figures this year as it has been categorised as sui generis.

Eight sites experienced losses in leisure and community floorspace

Table 4.8 shows that six completed developments resulted in a net loss of D1 /D2 floorspace, of which three were large scale losses above 1,000m². An additional two developments experienced net losses of less than 200m² each. These D1/D2 uses will be replaced by residential and educational uses.

Table 4.8: Net losses in leisure and community floorspace in 2012/13

Site	D use floorspace lost	Replaced by
Sydenham School, Dartmouth Road	4,821m ² of D1	Reconfiguration of school
Former New Cross Hospital	3,500m ² of D1	124 residential units
Rushey Green Primary School and Nursery	2,522m ² of D1	Replacement of school and nursery and 24 residential units
Pride of Deptford, 73-79 Childers Street	770m ² of D1	279m ² A1/A2//B1 uses and 22 residential units
Former Community Centre, Wydeville Manor Road	634m ² of D2	9 residential units
46 New Cross Road	321m ² of D1	5 residential units

4.2.4 Other floorspace

Four sites experienced gains in other types of floorspace whilst 12 sites experienced losses

There has also been some changes in other types of development including:

- A net gain of 29m² of CS uses, with 209m² of residential institution (C2) floorspace for a residential care home at 72 Thornsbeach Road and a net loss of 180m² of C2 floorspace at 44 Sydenham Hill to provide for a care assisted residential unit.
- A total net loss of 1,464m² sui generis floorspace including a net gain of 2,340m² of sui generis floorspace across three sites at Wells Park Community Centre, Heathside and Lethbridge and 16 Cooper's Lane. A net loss of between 200m² and 1,000m² each of sui generis floorspace were experienced at 6 sites: 16a Algernon Road, 212-218 Southend Lane, 189a and rear of 181-191 Kirkdale, 33-35 Lewisham Way, 45-63 Honor Oak Park and 1 Pepys Road. An additional five sites also experienced small scale net losses of less than 200m² of sui generis floorspace.

4.3 Town Centre health check

Sections 4.1 and 4.2 shows that the borough is performing relatively well given the development that has taken place during 2012/13, especially in terms of residential units, affordable housing, and leisure and community floorspace. Checking the state of the town and district centres provides another indication of how well the borough is performing. Some key statistics from the Major Town and District Centres Retail Report 2013 are summarised below and a more in-depth assessment of the major town and district centres can be found in Appendix 7.

4.3.1 Major town centres

There are 518 units within the two major town centres

Table 4.9 identifies the two major town centres within the borough – Lewisham and Catford. Lewisham had a total of 319 ground floor units in 2013, the same as the previous year. Lewisham is the larger of the two centres, with 120 more units than Catford. The total ground floor units in Catford is 199, the same as the previous year. Given that Lewisham is the largest of the town centres, the Core Strategy is seeking to improve the strategic role and function of Lewisham town centre.

Table 4.9: Town centre uses

	A1 Shops		A2 Financial/professional services		A3/A4/A5 Food and drink		Other (B1, B2, D1, D2, S/G)		C3 Dwellings		Vacant		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Lewisham	190	60	42	13	42	13	26	8	2	1	17	5	319	100
Catford	101	51	33	17	41	21	18	10	0	0	6	3	199	100

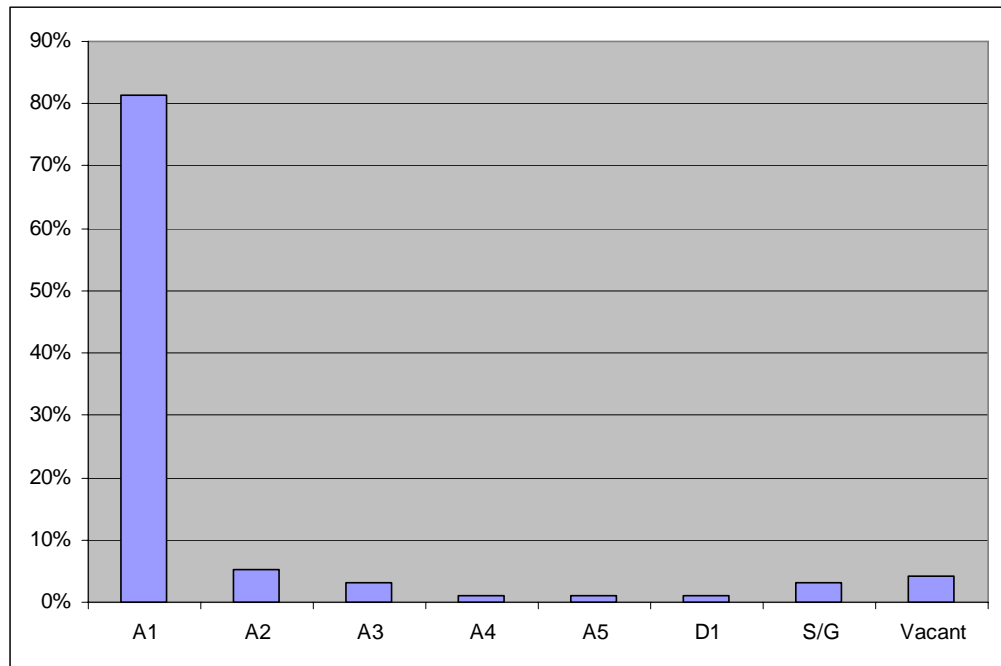
**Shops
comprise most
of the units in
Lewisham
town centre**

Figure 4.11 shows that in Lewisham town centre, shops (A1) make up the largest proportion of the primary shopping frontage (81%), followed by 5% financial and professional services (A2). The other uses represent a small proportion of the units including vacancies, with only 4% of the units classed as vacant units.

**Vacancies in
Lewisham
town centre
have dropped
slightly**

There has been a change since last year, the most significant being the increase in the proportions of shops (A1) from 58% in 2012 to 81% in 2013. Vacancies have dropped slightly from 7% in 2012 to 4% in 2013.

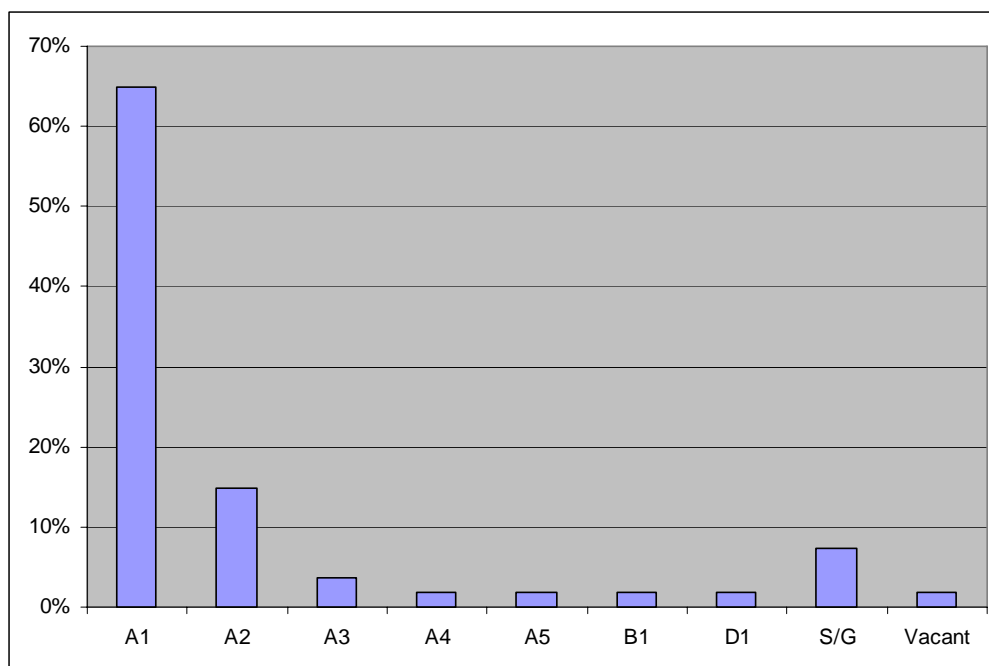
*Figure 4.12:
Lewisham town
Centre primary
shopping
frontage uses in
2013*



**Shops
comprise most
units in
Catford centre**

Figure 4.13 shows that in Catford town centre, shops (A1) make up the largest proportion of the primary shopping frontage (65%), followed by professional services (A2) with 15% of the units. Other (non A uses) represent a minority of the units including the 2% vacant units.

Figure 4.13:
Catford town
centre primary
shopping
frontage uses in
2013



Vacant units in Catford town centre have dropped slightly

There has been a change since last year, mostly in terms of an increase in the proportion of shops from 54% in 2012 to 65% in 2013. Vacant units have dropped slightly from 3% in 2012 to 2% in 2013.

Both major town centres are fairing well

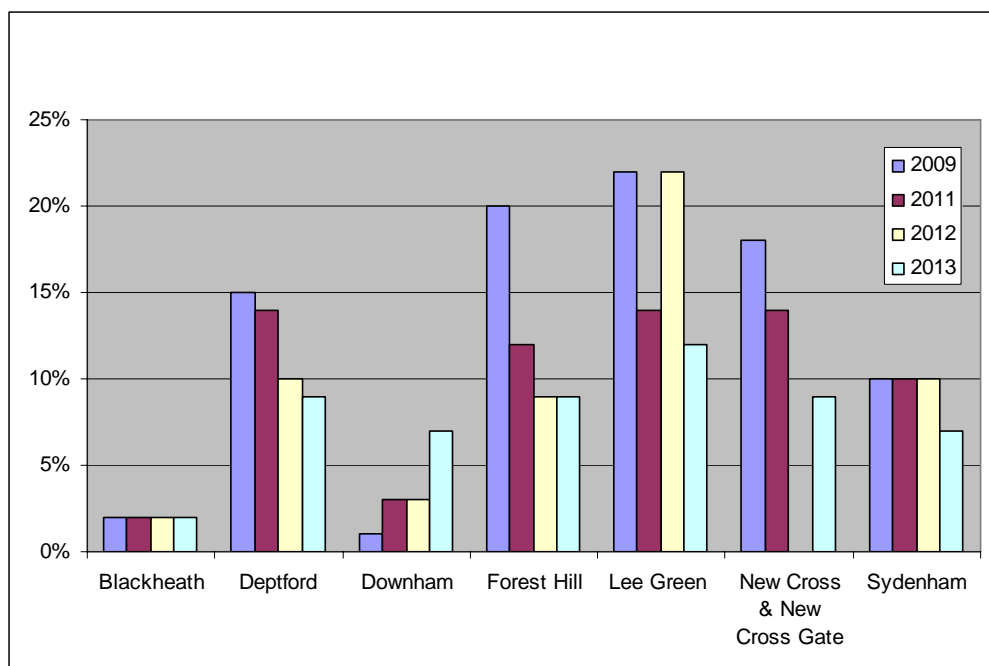
To summarise, both Lewisham and Catford town centres have fared well during the economic downturn, with an increase in proportion of units in the primary shopping frontage being shops (A1) and a decrease in vacant units.

4.3.2 District centres

There has been a change in the vacancies in district centres

Figure 4.14 shows how the percentage of vacant units in each of the seven district centres has changed since 2009. The highest rate of vacancies occurs in Lee Green (12%), then Deptford (9%), New Cross/New Cross Gate (9%)⁶, Forest Hill (9%), Sydenham (7%), Downham (7%) and Blackheath (2%). Compared to the previous year, the rate of vacant units at Blackheath and Forest Hill has remained the same. Deptford, Lee Green, New Cross/New Cross Gate and Sydenham has experienced a reduction in the percentage of vacant units whereas Downham has experienced an increase in the vacancy rate.

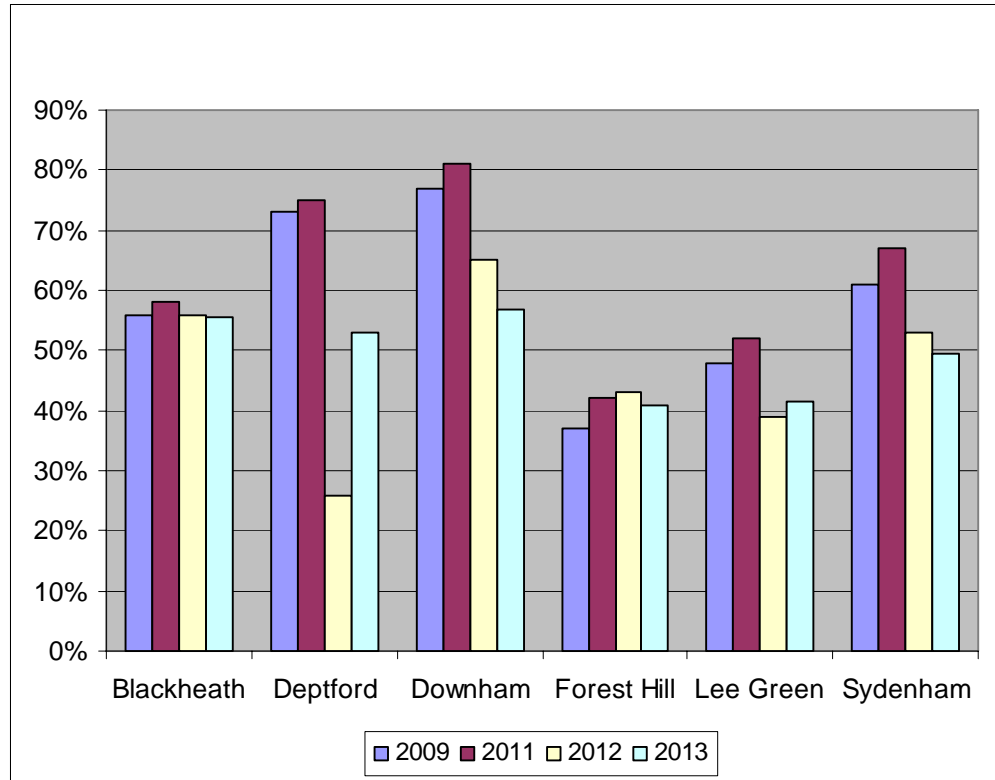
Figure 4.14:
Vacancy rates
in district
centres
between 2009
and 2013



There has been a change in A1 uses in district centre primary shopping frontages

Figure 4.15 shows the percentage of A1 uses (shops) in the primary shopping frontage of six out of the seven district centres. Note that New Cross and New Cross Gate district centre does not have a primary shopping frontage and has been omitted from Figure 4.15. The district centre with the highest percentage of shops was Downham (57%), followed by Blackheath (56%), Deptford (53%), Sydenham (49%) and Lee Green (42%) and Forest Hill (41%). Compared to the last monitoring year, the percentage of shops has increased in Deptford and Lee Green, remained about the same at Blackheath but decreased slightly in Downham, Sydenham and Forest Hill. With a drop of 8%, Deptford has seen the most significant loss of shops in the last year.

Figure 4.15: A1 uses in district centres between 2009 and 2013

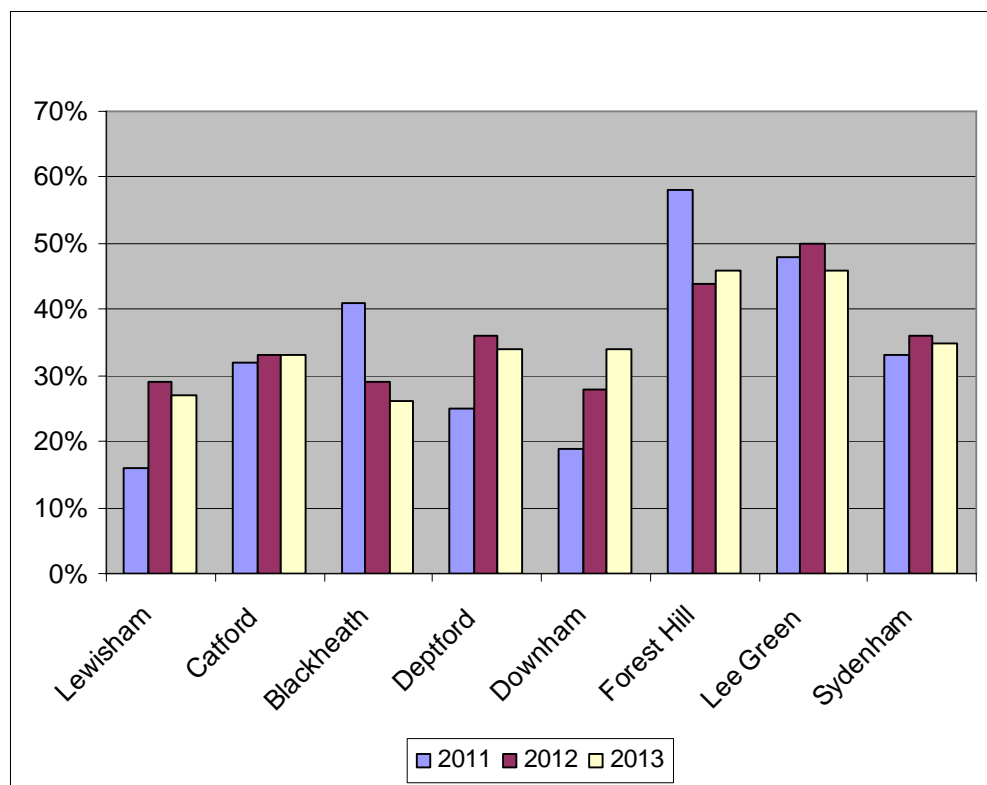


There has been a change in non A1/A2 uses in district centre primary shopping frontages

Figure 4.16 shows the percentage of non A1/A2 uses (shops and financial and professional services) in the primary shopping frontage of two major centres and six out of the seven district centres. Note that New Cross and New Cross Gate district centre does not have a primary shopping frontage and has been omitted from Figure 4.16.

Between a half and one quarter of the primary frontages had non A1, A2 uses in Lee Green (46%), Forest Hill (46%), Sydenham (35%), Deptford (34%), Downham (34%), Catford (33%), Lewisham (27%), Blackheath (26%). Compared to the last monitoring year, the percentage of non A1/A2 uses has increased in Downham and Forest Hill, remained the same at Catford whilst Lewisham, Blackheath, Deptford, Lee Green and Sydenham experienced a decline in non A1/A2 uses. There are only two centres that meet the target of having no more than 30% of non A1/A2 uses in the primary shopping frontages. These are Lewisham and Blackheath.

Figure 4.16:
 Non A1/A2 uses
 in town and
 district centres
 between 2011
 and 2013



¹ Taken from the London Development Database

² The London Plan: Spatial Development Strategy for Greater London, July 2011, Appendix 4, Table A4.1

³ See 1 above

⁴ It is not possible to identify net bedrooms as the number of bedrooms that have been lost from existing properties is not recorded. Gross figures have been used instead.

⁵ Taken from the London Development Database. It is not possible to identify net affordable housing figures as the loss of affordable housing is not recorded. Gross affordable housing figures have been used instead.

⁶ 2011 data has been used as 2012 data is not currently available

5. Future development



Surrey Canal Triangle



*Former Catford
Greyhound Stadium*



Heathside and Lethbridge

5. Future development

This section considers future development and growth across the borough. It summarises the amount and type of development anticipated in the future, provides an overview of the development expected in the Regeneration and Growth Areas and highlights the progress of the strategic sites. It also provides an overview of the housing land supply, based on a housing trajectory. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO1: Physical and socio-economic benefits CSO2: Housing provision and distribution CSO3: Local housing need CSO4: Economic activity and local businesses
Core Strategy Policies	SP1: Lewisham Spatial Strategy SP2: Regeneration and Growth Areas CSP1: Housing provision, mix and affordability CSP3: Strategic industrial Locations and Employment Locations CSP4: Mixed Use Employment Locations CSP5: Other employment locations including creative industries CSP6: Retail hierarchy and location of retail development CSP19: Community and recreational facilities
Strategic Site Allocation Policies	SSA2: Convoys Wharf SSA3: Surrey Canal Triangle SSA4: Oxestalls Road SSA5: Plough Way SSA6: Lewisham Gateway

5.1 Approvals made during 2012/13

Section 4 described the significant amount of development that has been completed during 2012/13. Further development is anticipated in the future arising from the approvals made during 2012/13 and this is summarised below.

5.1.1 Residential development

616 net new homes were approved during 2012/13

During 2012/13, 616 net residential units were approved for completion in the futureⁱ. 96 of these were also completed during 2012/13. Of the remaining 520 net units that remain to be implemented in the future:

- 422 net units (81%) will be developed on 2 major sites (above 50 dwellings), at Heathside and Lethbridge and Kender Estate and this will enable the renewal and renovation of these two social housing estates to continue. This approved housing supply will be clustered in the north of the Borough, in the wards of Blackheath and New Cross.

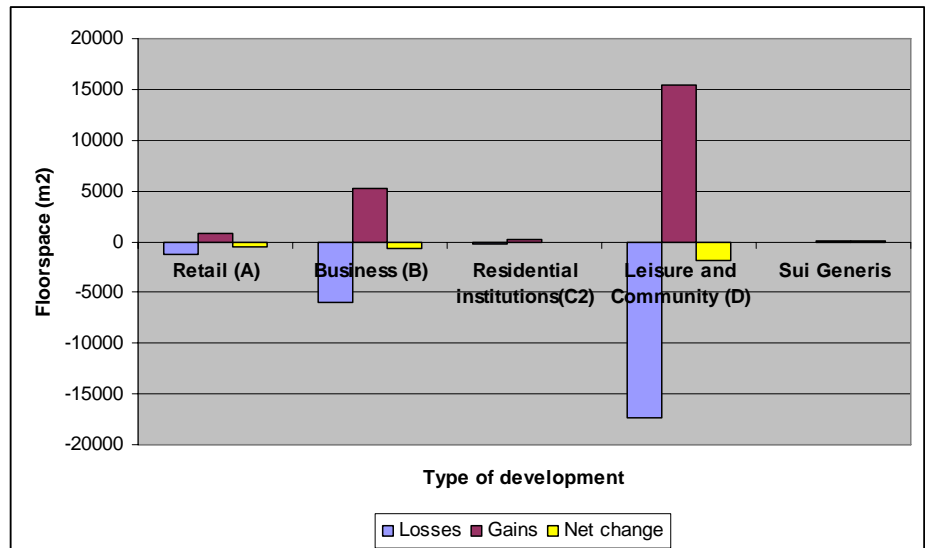
- 106 net units (19%) will be developed on 55 small sites below 10 units. The majority (57%) of these are existing buildings that will be converted, altered, extended, refurbished or subject to change of use or certificates of lawful development instead of the existing buildings or land being replaced with the construction of new, purpose built accommodation.
- There will also be a net loss of 8 existing dwellings on seven small sites.

5.1.2 Non residential development

Approvals in 2012/13 will result in a net loss of non residential floorspace

Figure 5.1 shows the losses and gains of non residential development that were approved during 2012/13. Leisure and community floorspace will experienced the greatest degree of change, followed by business floorspace. In total, 21,910m² of non residential floorspace has been approved, but this has not been sufficient to counteract the loss of 24,852m² of existing floorspace, resulting in an overall net loss of 2,642m² of non residential floorspace.

Figure 5.1: Non residential approvals during 2012/13



Some of this floorspace has already been completed during 2012/13. Of the sites with non residential development that remain to be implemented there will be:

- a net gain of 215m² of retail (A) floorspace at four sites and a net loss of 580m² at four sites.
- a net gain of 2,454m² of business (B) floorspace on one site and a net loss of 2,426m² across 11 sites.
- a net gain of 1,233m² of leisure and community (D) floorspace at three sites and a net loss of 870 m² at three sites.
- a net loss of 215m² of residential institution (C2) floorspace on one site.
- a net gain of 88m² of sui generis floorspace on one site and a net loss of 5m² on one site.

5.2 Regeneration and Growth Areas

Despite the significant development that has taken place during 2012-13 (see section 4) and the more limited amount of development approved during 2012/13 (see section 5.1), the majority of the planned growth for the borough is yet to come.

The majority of the planned growth is yet to come, with most of it in Deptford, New Cross, Lewisham and Catford Town Centres

Most of the planned growth will take place in the Regeneration and Growth Areas that are identified in the Core Strategy. They extend from the north to the centre of the borough and take in Deptford, New Cross/New Cross Gate and the Lewisham and Catford Town Centres. Much of this growth has already been approved prior to 2012/13 but due to the large scale and complex nature of these schemes they will take many years to be implemented and developed out. This future growth is considered in more detail below.

5.2.1 Deptford and New Cross

Development is already taking place in Deptford and New Cross

Deptford and New Cross is being transformed with significant numbers of new homes and jobs for the area, along with major improvements to local parks, schools, train stations and shopping areas.

In the last monitoring year (2012/13) there has been significant house building activity within this area. Section 4 identified housing completions that cumulatively amounted to 521 units. The most significant schemes being estate renewal at the Silwood Estate and redevelopment of the former New Cross hospital.

Currently, there are a number of projects that are having a regenerative effect on Deptford. Projects that were started or completed during the monitoring year, or just prior to it in March 2012, include:



Deptford Lounge (completed March 2012) – a new public square and a landmark building incorporating Tidemill Primary School, Council Access Point, library, café, meeting rooms, flexible working spaces, creative industries units, a gallery space and new homes.



Deptford Train Station (completed March 2012) - a safer and more accessible station with a new station building, stair and lift access to both platforms and a new forecourt to Deptford High Street.



Deptford Green Secondary School (opened in September 2012) – a new school was consolidated on one site at Edward Street near Fordham Park. The Amersham Vale campus will be redeveloped to provide new homes and public space.



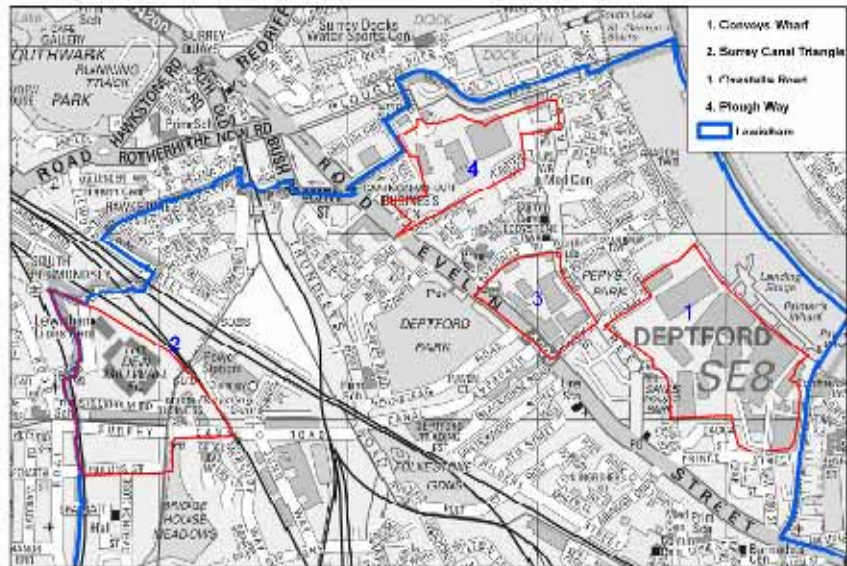
Deptford High Street (started in Spring 2013) - with £1.5 million from the Mayor of London's Outer London Fund and £600,000 from the Council to make improvements to the southern half of Deptford High Street and to Deptford Market.

Deptford Project (due mid 2014) – renovation/extension of the Grade II listed carriage ramp and railway arches, an eight-storey building and refurbishment of St Paul's House to provide new homes, commercial space, restaurants, a public piazza and market space. The site is likely to be completed within the 1-5 year period.

Significant amounts of new development at Deptford and New Cross will take place in the future

Future development that will transform the Deptford and New Cross area will be focussed on the four strategic sites, as allocated in the Core Strategy. The four sites are shown in Figure 5.2 and summarised thereafter:

Figure 5.2: Core Strategy strategic site allocations in Deptford and New Cross



SSA2 Convoys Wharf is the borough's largest development site and represents one of the few remaining large sites on the Thames of London-wide significance. Pre-application negotiations indicate a scheme comprising 3,500 new homes, employment, retail, leisure, cultural, community, restaurant and hotel uses in addition to the continuing use of the protected wharf, new public squares, open space and the continuation of the Thames Path across the site. Development is likely to be built in phases up to and beyond the Plan period (2026). Recently, the application has been called in for determination by the Mayor of London, with a decision likely in early 2014.



SSA3 Surrey Canal Triangle is the second largest strategic site. It is located between two railway lines north of Surrey Canal Road and includes industrial estates and yards at the western end of the Surrey Canal Road and on Bolina Road, the Millwall Football Stadium which will remain as part of the development and the surrounding buildings north of Rollins Street. Planning consent (approved in March 2012) provides for a regional and local centre for sporting excellence, 2,400 new homes, retail, bars, employment, hotel, leisure and community uses and new open space. Development is likely to be built in phases up to and beyond the Plan period.



SSA4 Oxestalls Road is a complete urban block, bordered by Evelyn Street, Oxestalls Road, Grove Street and Dragoon Road. The site is in close proximity to the Pepys Estate and lies between Evelyn Street and the Thames river frontage, and between Deptford Park and Convoys Wharf. Planning consent (approved in March 2012) provides for 905 new homes, retail, bars, office, employment, leisure and community uses, new open space and landscaping along the former Surrey Canal. Discussions between the Council, City and Provincial and Lend Lease are continuing with the intention of signing a Planning Performance Agreement leading to a revised scheme submitted in 2014.



SSA5 Marine Wharf West forms part of the Plough Way strategic site that is bound by Evelyn Street, Grove Street, Plough Way, Chilton Grove, Croft Street, Carteret Way and Rainsborough Avenue. Marine Wharf West forms the middle portion of the site, to the east of the former Surrey Canal route. Planning consent (approved in September 2011) provides for 532 new homes, retail, offices and landscaping along the former Surrey Canal. Construction has started on site and as at March 2013 18% of the new homes proposed had been completed. The site is likely to be completed within the 1-5 year period.



SSA5 Cannon Wharf forms the western part of the Plough Way strategic site, to the west of the former Surrey Canal route. Planning consent (approved in March 2012) provides for 679 new homes, employment uses, a nursery and landscaping along the former Surrey Canal. Development is likely to be completed within the 1-5 and 6-10 year periods.

SSA5 Marine Wharf East forms the eastern most part of the Plough Way strategic site. Pre-application negotiations indicate a scheme comprising 180 new homes and employment, retail and leisure uses. Development is likely to be completed within the 6-10 year period.

See Appendix 5 for site details

Appendix 5 provides further details of these sites, specifying the proposed type and amount of development, the stage in the planning process that the scheme has reached and the anticipated development timescales.

5.2.2 Lewisham Town Centre

Development has already started in Lewisham Town Centre

The Council has an aspiration for Lewisham Town Centre – the borough’s most important commercial centre and largest shopping centre. It is seeking to achieve metropolitan town centre status through increased retail capacity, the provision of approximately 3,200 new houses and public realm and environmental improvements.

In the current monitoring year (2012/13) Section 4 identified that house building activity within Lewisham Town Centre has already started with a total of 261 units completed.



The new Prendergast Vale College (originally Lewisham Bridge Primary School) opened in September 2012. The listed building has been restored and integrated into the design. The school is all-age; pupils can enter at nursery age and go through to age 16 and has capacity of 835, consisting of 25 full-time-effective nursery, 210 primary, and 600 secondary pupils.

Lewisham will experience growth, focussed in six areas of the town centre

Future development in Lewisham Town Centre will be focussed in six areas, as identified in either the Core Strategy or the emerging Lewisham Town Centre Local Plan. These are summarised below:

SSA6 Lewisham Gateway is a strategic site and the largest single development proposed for the town centre. It will deliver £250 million of public and private investment. Planning consent (approved in May 2013) provide for 800 new homes, retail, restaurants, bars, offices, leisure, education and health uses, an urban park alongside the Ravensbourne and Quaggy rivers and a town square. It will improve transport connections with a larger and relocated bus interchange and better pedestrian access to the High Street; and the replacement of the existing roundabout opposite Lewisham station with a re-arranged road layout. Development is likely to be completed within the 1-5 and 6-10 year periods. Appendix 5 provides more details.



LAAP4 Loampit Vale includes a cluster of sites located at the western entry point to Lewisham Town Centre. The site to the south of Loampit Vale encompasses a series of buildings up to 24 storeys that accommodate 788 new homes and retail, business and creative uses. As at March 2013, 46% of the new homes proposed had been completed. It also contains a leisure centre incorporating a swimming pool which opened in Spring 2013 and an energy centre which is operational too. Development is likely to be completed within the 1-5 year period. Appendix 5 provides more details.

Within the wider Loampit Vale area construction also started at Sherwood Court (railway strip) and has planning consent to provide 142 student units. The remaining two sites in the Loampit Vale area will provide approximately 785 homes and retail space within the 6-10 and 11-15 year periods. The site to the north west of Jerrard Road has planning consent but is yet to start construction whereas the site to the north east of Jerrard Road is at pre-application stage.

Other sites that are allocated in the emerging Lewisham Town Centre Local Plan are at various stages in the pre-application process. It is anticipated that they will provide mixed use developments which will be completed within the 1-5 and 6-10 year periods and will accommodate a total of 640 residential units at:

- LAAP5 Conington Road Town Centre Area (250 units) focussing on the Tesco store at Conington Road,
- LAAP6 Lee High Road Town Centre Area (40 units) focussing on the northern end of Lee high Road,
- LAAP7 Ladywell Town Centre Area (150 units) focussing on Ladywell Leisure Centre,
- LAPP8 Central Town Centre Area (200 units) focussing on Lewisham Shopping Centre.

5.2.3 Catford Town Centre

The Council has ambitious plans for Catford Town Centre which could deliver major improvements to the pedestrian and transport infrastructure while creating opportunities for 1,850 new homes, retail and other amenities, new public spaces and enhancements to the local environment and transport infrastructure.

Large scale house building in Catford Town Centre is yet to begin

House building activity within Catford Town Centre has yet to begin but plans to enhance the streetscape have already started. **Catford Broadway** is currently undergoing a refurbishment and environmental uplift. The Council secured £1.5 million from the Mayor of London's Outer London Fund to make improvements to Catford Broadway. This will benefit businesses, residents and shoppers and help to maintain the vitality of the town centre during any future redevelopment works.

Works started in March 2013.

Catford town centre will undergo a transformation through development of six sites

Future development in Catford Town Centre will be focussed on six key development sites, as allocated in the emerging Catford Town Centre Local Plan. These sites are summarised below:

CLP2 Catford Centre will experience major redevelopment to create new and improved retail space within an enhanced shopping environment. Milford Towers will be demolished and replaced with 200 new homes of better quality and higher standard housing (resulting in a net loss of 76 units). In 2010 the Council seized the opportunity to buy Catford Shopping Centre, thereby giving it greater influence over any future plans. Pre-application discussions are continuing to take place with landowners over the town centre's future. Development is likely to be completed within a 5-10 year period.

CLP6 Former Greyhound Stadium has planning consent (approved in January 2009) to provide for 589 new homes, offices and leisure uses. Development is likely to be completed within the 1-5 year period and development has commenced by way of enabling works.

Other sites that are allocated in the emerging Catford Town Centre Local Plan are at various stages in the pre-application process. It is anticipated that they will provide mixed use developments which will be completed within the 1-5, 6-10 and 11-15 year periods and will accommodate a total of 1,050 residential units at:

- CLP3 Civic Centre (no residential units but this site will provide for a mix of business, hotel and leisure uses),
- CLP4 Laurence House (250 units),
- CLP5 Plassy Road (400 units),
- CLP7 Wickes/Halfords (400 units).

5.2.4 Other parts of the borough

Development will also take place outside of the Growth and Regeneration Areas

Although the majority of the borough's development will take place in the Regeneration and Growth Areas, development is not confined to these areas. Section 4 identified that during 2012-13 there were 682 units completed outside of the Growth and Regeneration Areas. The most significant schemes are the estate renewal at Heathside and Lethbridge and the redevelopment of the former Bell Green Gasworks.

5.2.5 Summary of progress on strategic sites

Major developments are progressing well

Appendix 5 identifies the progress made on each of the sites above 500 residential units within the Growth and Regeneration Areas. It

shows that overall the schemes are progressing well and that they are generally in line with the anticipated development timescales, with no significant barriers or blockages to delay the development of these sites in the future. Recently, the Convoys Wharf application has been called in for determination by the Mayor of London. Table 5.1 replicates the results from Appendix 5.

Table 5.1: Progress of sites above 500 units within the Regeneration and Growth Areas

	None of the sites above 500 residential units in the Growth and Regeneration Areas have stalled.
	Sites making slower than expected progress but which continue to be implemented include Convoys Wharf and Oxestalls Wharves
	Sites that are at an early stage but are not currently stalled include Surrey Canal Triangle and Marine Wharf East
	Sites that are progressing well include Cannon Wharf , Lewisham Gateway and the Former Catford Greyhound Stadium . Sites that are already delivering include Marine Wharf West and Loampit Vale .

5.3 Forecasting a future housing supply

This section takes a more in-depth look at the amount of housing that is likely to come forward as part of the housing land supply for the next 5, 10 and 15 years; and assesses whether the amount of housing will be sufficient to meet the London Plan housing target, which currently stands at 1,105 for the borough of Lewisham.

Housing supply for the current year and in the future is on target

Tables 5.2 – 5.3 and Figure 5.5 (on pages 92-94) show Lewisham’s housing trajectory. It summarises the projected annual total of net additional dwellings capable of being delivered each year to 2028/29 (a 15 year period)². It also predicts whether this supply of additional dwellings over the next 15 years will be behind, in line or ahead of current target.

The 15 year supply amounts to 15,429 dwellings

Figure 5.3 provides an overview of the anticipated amount of residential development in each of the five year land supply periods. It shows that:

- during years 1-5 (2014/15 – 2018/19) 6,712 dwellings or an average of 1,342 dwellings are to be provided per year – see Table 5.3,
- during years 6-10 (2019/20 – 2023/24) 4,148 dwellings or an average of 829 dwellings are to be provided per year,
- during years 11-15 (2024/25 – 2028/29) 4,569 dwellings or an average of 913 dwellings are to be provided per year,
- during the full 15 years (2014/15 – 2028/29) 15,429 dwellings or an average of 1,028 dwellings are to be provided per year.

Figure 5.3: Overview of 15 year housing land supply

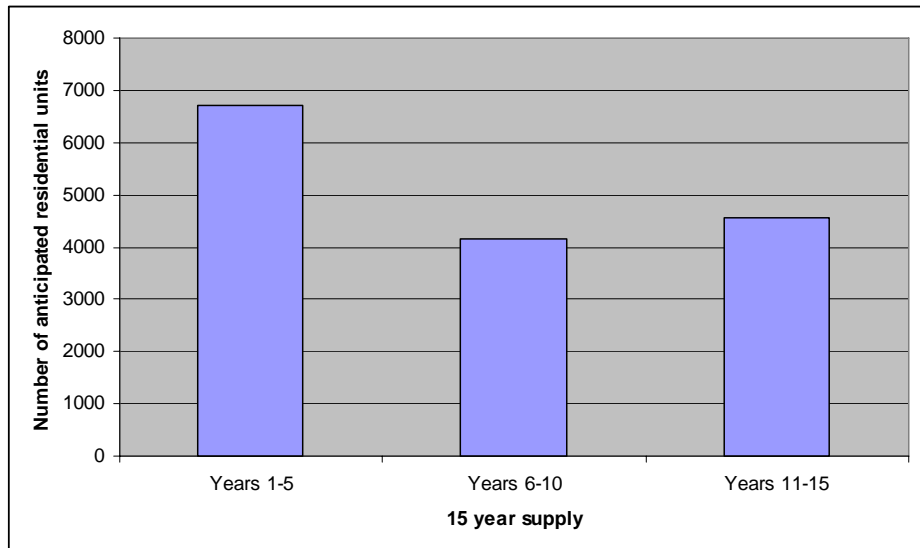


Table 5.3 on page 94 identifies 37 sites that are likely to be constructed in the 1-5 year period, with 29 of the sites being completed during that time too. To inform and underpin Lewisham’s 1-5 year supply the Council has undertaken the following tasks:

- 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.
- Identified those sites allocated through the Core Strategy, the saved policies in the UDP, and the emerging Site Allocations, Lewisham Town Centre, and Catford Town Centre Local Plans, that are expected to come forward in the five year period³.

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

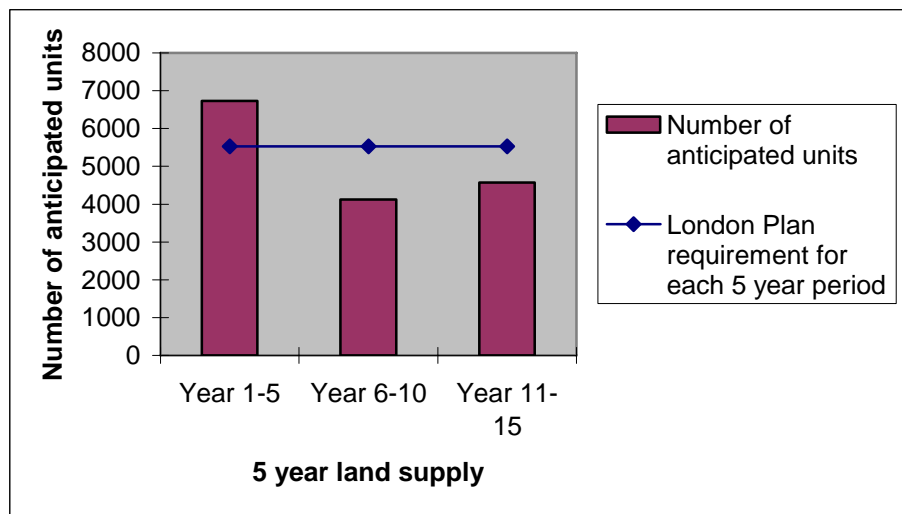
Throughout the 15 years there will be a strong housing supply. The key reasons are:

- There is a total of 65 sites identified on the housing trajectory in Appendix 6, and this good and varied supply of housing land will help to ensure the delivery of housing even if some sites are stalled or are unimplemented in the future.
- The Core Strategy allocates five strategic sites for development providing certainty for ‘available, deliverable and developable land’ which account for approximately 54% of forecast housing delivery.
- The emerging Site Allocations Local Plan, the Lewisham Town Centre Local Plan and the Catford Town Centre Local Plan will further contribute to providing an up-to-date housing supply⁴ and will account for 38% of the forecast housing delivery. This includes 15 sites with planning permission and more sites in the pre-application stage – the majority of which are expected to come forward within the next three to seven years.
- Estate renewal and development by Registered Providers will continue, particularly for the Heathside and Lethbridge, Kender

and Excalibur estates.

Figure 5.4 highlights that the supply of housing will fluctuate with some shortfalls in years 6-10 and 11-15 compared to the current London Plan target for their respective periods (5,525). However, this is compensated by the over supply of housing supply land in the first five years. This frontloading (22%) is significantly above the 5% buffer required by the Government (see paragraph 47 of the NPPF⁵). There has also been good performance in the past, with 7 out of 9 years since 2004/05 exceeding the current London Plan annual target.

Figure 5.4: Anticipated housing supply compared to the London Plan five year requirements



In total there will be a surplus of 87 units compared to the cumulative London Plan target

The orange line on Figure 5.5 on page 93 shows that the annual requirement is lower towards the end of the 15 year period, as it takes into account good past performance and the frontloading of housing sites. Figure 5.5 shows that for 10 out of the 15 years the completions are anticipated to reach above the current annualised requirement, when past completions and future projected supply are taken into account. When aggregated together, the completions for the 15 years will result in a small surplus of 87 units (in year 2028/29) compared to the current cumulative London Plan target.

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 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.

Table 5.2: Housing trajectory

Year of Plan Monitoring Year	-9 04/05	-8 05/06	-7 06/07	-6 07/08	-5 08/09	-4 09/10	-3 10/11	-2 11/12	-1 12/13	0 13/14	1 14/15	2 15/16	3 16/17	4 17/18	5 18/19	6 19/20	7 20/21	8 21/22	9 22/23	10 23/24	11 24/25	12 25/26	13 26/27	14 27/28	15 28/29
Past completed dwellings	503	1197	628	1278	1223	1179	1096	1188	1805																
Projected completed dwellings										1066	1457	1731	1204	1110	1210	852	825	941	839	691	1091	998	900	711	869
Cumulative Completions	503	1700	2328	3606	4829	6008	7104	8292	10097	11163	12620	14351	15555	16665	17875	18727	19552	20493	21332	22023	23114	24112	25012	25723	26592
Annualised London Plan Target	870	870	975	975	975	975	975	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105	1105
Cumulative London Plan Target	870	1740	2715	3690	4665	5640	6615	7720	8825	9930	11035	12140	13245	14350	15455	16560	17665	18770	19875	20980	22085	23190	24295	25400	26505
No. dwellings above or below cumulative allocation	-367	-40	-387	-84	164	368	489	572	1272	1233	1585	2211	2310	2315	2420	2167	1887	1723	1457	1043	1029	922	717	323	87
Annual requirement taking account of past/projected completions	1060	1083	1078	1099	1090	1084	1079	1078	1071	1026	1023	992	935	913	895	863	864	869	859	862	896	848	798	747	782

Figure 5.5: Housing trajectory

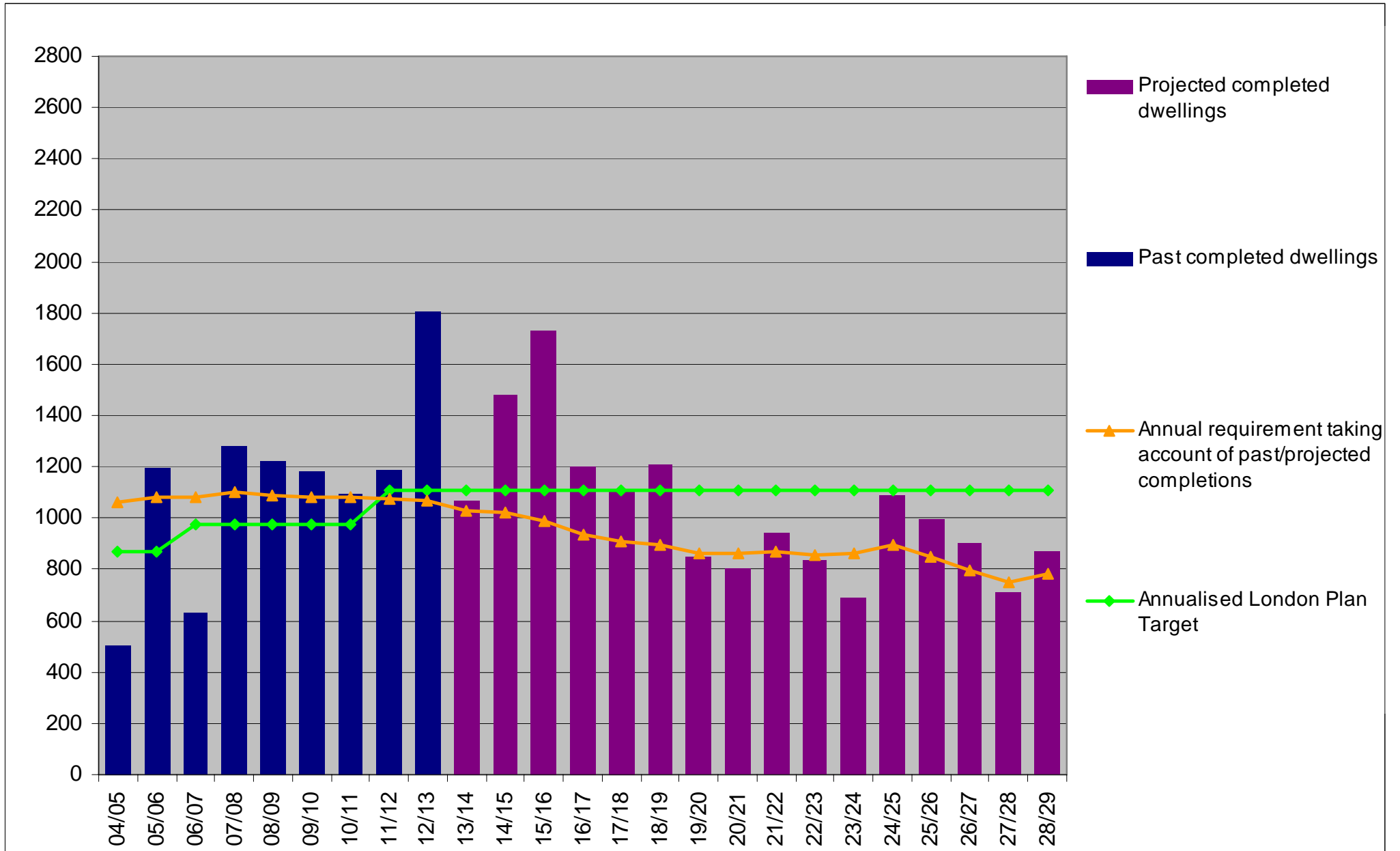


Table 5.3: Five year supply 2014/15 to 2018/19

AMR 2012/13 - Five year supply 2014/15 to 2018/19 All figures are net additional dwellings for each site. figures are indicative where approval is yet to be granted.					FIVE YEAR SUPPLY 1-5					TOTAL	
					1	2	3	4	5	Target 2014-2019	
Housing					14/15	15/16	16/17	17/18	18/19		6712
London Plan Targets (2011)	2011/12 - 2020/21 annual target (rolled forward to 2028/29). Dwellings from all sources				1105	1105	1105	1105	1105	5525	
	Conventional supply				1088	1088	1088	1088	1088	5525	
	Completions from non-self contained (across all wards)				17	17	17	17	17		
Ward	Ward total	Site name/address	Size (ha)**	TOTAL to 2028/29	5 year conventional supply					?	
Blackheath	99	Heathside and Lethbridge (Estate renewal) ^	6.06	355			99			99	99
Brockley	71	Coulgate Street, Brockley Cross (180 Brockley Road)	0.19	20			20			20	71
		120 Tanners Hill	0.54	51		51				51	
Evelyn	1721	Arklow Road MEL	2.24	100					50	50	1721
		Oxestalls Road MEL	4.60	904		70	70	70	70	280	
		Plough Way (Marine Wharf West) ^	2.83	435	113	113	48	48		322	
		Plough Way (Cannon Wharf, 35 Evelyn Street)	3.58	679	87	87	97	97	97	465	
		Convoys Wharf, Prince Street	16.96	3514			147	147		294	
		Childers Street (SR House) (Childers St MEL)	0.20	84		84				84	
		Thanet Wharf (Creekside Village East)	0.61	226			113	113	226		
Forest Hill	74	Tyson Road (Rear Christain Fellowship site)	0.91	74	74					74	74
Lewisham Central	1682	Nightingale Grove, Hither Green (Nos. 80-84, Mews Estate)	0.25	30		30				30	1682
		Nightingale Grove, Hither Green (Driving Centre)	0.41	30		30				30	
		Nightingale Grove, Hither Green (No. 35)	0.20	35		35				35	
		Nightingale Grove, Hither Green (Nos. 37 to 43)	0.22	30		30				30	
		Lewisham Gateway	3.80	800	96	96	94	94	105	485	
		Loampit Vale (E&W of Elmira Street) ^	1.84	366	91	182				273	
		58-64 Lee High Road	0.06	14	14					14	
		Loampit Vale (W of Jerrard Street, TRd Ind Area)	1.03	415	103	106	103	103		415	
		Former Ladywell Leisure Centre	0.70	120			40	80	120		
		Tesco, Conington Road	?	250			100	100	50	250	
New Cross	2005	Kent and Sun Wharf, Creekside	1.40	200			100		100	200	2005
		Giffin Street (Masterplan area)	1.17	310	110	100	100			310	
		Deptford Project (Octavius Street)	0.87	132	132					132	
		Grinstead Road	1.00	199	75	124				199	
		Surrey Canal Triangle (Millwall)	10.74	2365	170	150	150	150	150	770	
		New Cross Gate Retail Park/Sainsbury's site	4.29	200					100	100	
		Kender Estate (Estate renewal Phase 4)	1.36	204	104	100				204	
		Amersham Vale, Former Deptford Green Secondary School	1.10	120	30	60			90		
Rushey Green	622	Catford Greyhound Stadium, Adenmore Road	4.70	593	100	100	97	148	148	593	622
		Former Rising Sun PH, 88 Rushey Green	0.25	29		29				29	
Telegraph Hill	128	111 and 115 Endwell Road, Brockley Cross	0.36	40		20	20			40	128
		New Cross Gate NDC Centre, Besson Street	1.05	68		68				68	
		6 Mantle Road, Brockley Cross	0.12	20		20				20	
Whitefoot	310	Courts, 335-357 Bromley Road	0.53	117	117					117	310
		Excalibur (Estate renewal)	6.17	193	41	76	76			193	
Small sites		Under construction and less than 10 dwellings		?							
TOTAL (large sites)	6712		82.34	13,322	1,457	1,731	1,204	1,110	1,210	6,712	6,712

¹ Taken from the London Development Database

² In accordance with the requirements outlined in the National Planning Policy Framework

³ 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

⁴ The Core Strategy was adopted by Lewisham Council on 29 June 2011 and the other DPDs are scheduled for adoption from 2013

⁵ Para 47 of the National Planning Policy Framework

6. Other achievements in 2012-2013



*Primary phase improvements
at Trinity CofE School*



*Enhanced pedestrian environment
at Catford Broadway*



*Ladywell Fields:
a Green Flag Park*

6. Other achievements in 2012-2013

This section provides an overview of achievements that are helping to achieve the policies in the Core Strategy. It highlights the planning gains that have been accrued from the development taking place in the borough and assesses enhancements made to the Borough's environment, transport and built heritage. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO5: Climate change CSO6: Flood risk reduction and water management CSO7: Open spaces and environmental assets CSO8: Waste management CSO9: Transport and accessibility CSO10: Protect and enhance Lewisham's character CSO11: Community well-being
Core Strategy Policies	CSP7: Climate change and adapting to the effects CSP8: Sustainable design and construction and energy efficiency CSP9: Improving local air quality CSP10: Managing and reducing the risk of flooding CSP11: River and waterway network CSP12: Open space and environmental assets CSP13: Assessing Lewisham's waste management requirements CSP14: Sustainable movement and transport CSP15: High quality design for Lewisham CSP16: Conservation areas, heritage assets and the historic environment CSP20: Delivering educational achievements CSP21: Planning obligations

6.1 Gains from development

When determining planning applications the Council seeks to maximise the number of gains associated with a development, and to mitigate against impacts caused by development, for the benefit of residents, the local community and the environment. Sections 6.1.1 to 6.1.7 provide just a few examples of how this is being achieved.

6.1.1 Sustainable buildings

More sustainable homes are being provided The Code for Sustainable Homes (CSH) is the national standard for the sustainable design and construction of new homes, developed by the Building Research Establishment (BRE). The Code measures the sustainability of a new home with a 6 level rating system against nine categories of sustainable design, rating the whole home as a complete package. It covers energy and CO₂, water, materials, surface water runoff (flooding and flood prevention), waste, pollution, health and well-being, management and ecology.

From July 2009 the Homes and Communities Agency (HCA) only provided funding to housing schemes that achieved level 4 or above of the CSH. The Core Strategy that was adopted in July 2011 requires all new residential development (including mixed use) to achieve CSH level 4 from 1 April 2011 and level 6 from 1 April 2016.

100% of the units completed and approved after April 2011 reached level 4

Table 6.1 shows that on major sites (above 50 units) that were completed and approved during 2012/13, 1,103 (88%) of the net residential units achieved level 4 of the CSH and 156 (12%) achieved level 3. Note that out of those sites that were approved post April 2011, 100% achieved level 4 of the CSH.

This is an improvement on last year where 199 homes achieved level 4 of the CSH.

*Table 6.1:
Level of Code for Sustainable Homes reached/agreed during 2012/13*

Site	Level of Code for Sustainable Homes reached
Completions	
Heathside and Lethbridge ^	272 units at level 4
Former new Cross Hospital site ^	124 units at level 4
Marine Wharf West	97 units at level 4
50-52 Trundleys Road	50 units at level 4
Former Bell Green gas works site ^	156 units at level 3
South side of Loampit Vale ^	No LDD data available
Silwood Estate ^	No LDD data available
Approvals	
Heathside and Lethbridge	218 units at level 4
Kender Estate	204 units at level 4
50-52 Trundleys Road	138 units at level 4

The target, that seeks 100% housing to reach level 4 of the CSH from April 2011 is currently not relevant as the completions marked ^ in Table 6.1 predate April 2011 and therefore achieving units at level 4 was not mandatory for these sites (see Appendix 2).

Likewise, the Core Strategy requires all major and minor non-residential development to achieve a minimum of Building Research Establishment Environmental Assessment Method (BREEAM) Excellent Standard. However the target is not currently relevant as the schemes completed during 2012/13 have permissions that pre-date the implementation of the BREEAM standard (see Appendix 2).

6.1.2 Lifetime and wheelchair homes

Many of the completions predate the 100% lifetime homes requirement

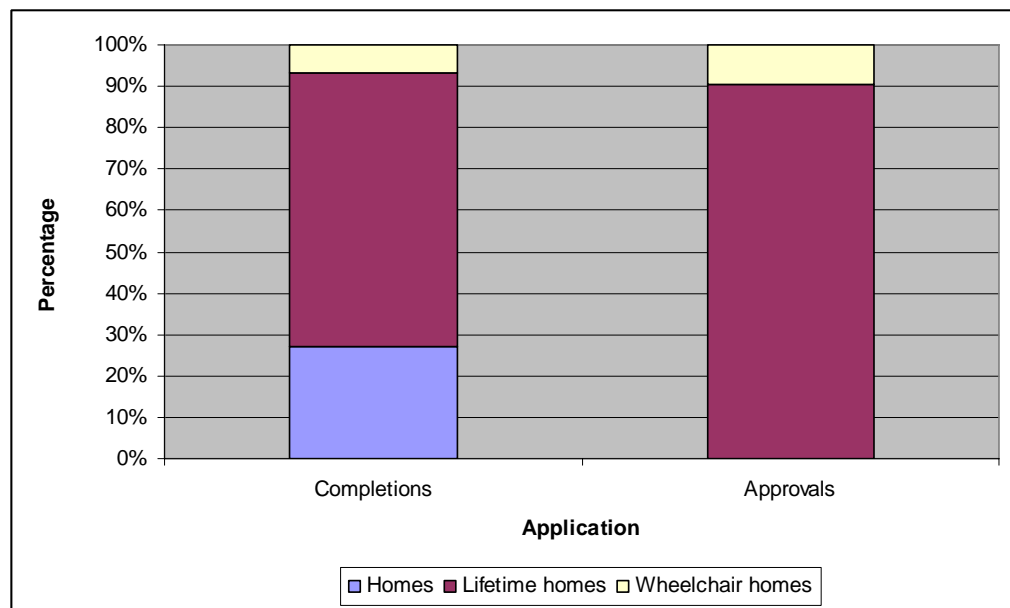
Housing that has been built to enable independent living by people (including those with disabilities) throughout their lifetimes is an important part of the overall housing supply. 1,198 lifetime homes and 120 wheelchair accessible homes have been completed during 2012/13, equating to 66.4% and 6.6% of the net completed units respectively, as shown in Figure 6.1. Note that 27% of the housing did not meet lifetime homes standard but this is due to older

permissions now being completed that predate the requirement in Core Strategy policy 1 for 100% lifetime homes.

Approvals made in 2012/13 met the targets for lifetime and wheelchair homes

The Council approved developments throughout 2012/13 that will provide 557 lifetime homes and 59 wheelchair accessible homes, equating to 90.4% and 9.6% of the net approved units respectively, as shown in Figure 6.1. The target of 10% wheelchair units has been met, and the remainder of the units will all be built to lifetime homes standards, meeting the 100% target.

Figure 6.1: Lifetime and wheelchair homes completed and approved in 2012/13



6.1.3 Open spaces

New open spaces will be created in the north of the borough, as part of the development of strategic sites.

The Council frequently attaches conditions on planning permissions to include various amounts and types of landscaping and open space, dependent upon the site's characteristics and the nature of the development proposed. An example of this is the substantial new open spaces that were permitted prior to this monitoring year will be provided on the strategic sites - at Cannon Wharf, Oxestalls Road and Surrey Canal Triangle. This new open space, amounting to more than five hectares, will be located in the north of the borough and will help to improve access to open space in areas which have traditionally been deficient in open space.

There has been no inappropriate development on designated open spaces

Furthermore, the Council has ensured that inappropriate development has been prevented from taking place on the borough's open spaces. Therefore the target that seeks no development on designated open spaces has been met (see Appendix 2).

6.1.4 Biodiversity and green roofs

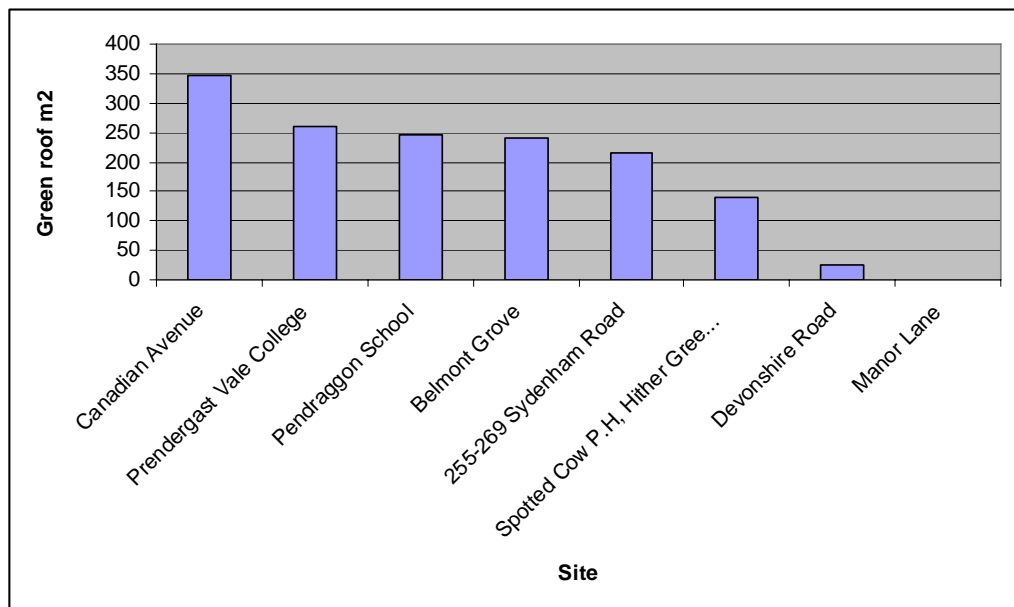
Biodiversity enhancements are sought on development sites

During 2012/13 the Council advised upon various planning applications and planning conditions, in order to enhance biodiversity on urban sites that are currently lacking in ecological features. Various biodiversity enhancements were secured at Jerningham Road and the former New Cross Hospital site¹. Bird boxes, bat boxes, hedgerows, log piles, bug boxes and green roofs and walls are commonly sought.

The Council provided advice on at least 1,400m² of green roofs

The Council encourages living roofs and walls in all new developments as they help to ameliorate the effects of climate change, provide a habitat for biodiversity, increase insulation and reduce noise and air pollution and water run-off. Figure 6.2 shows that during 2012/13 advice was provided by the Council on at least 1,400m² of green roofs across eight sites². Note there are no details relating to the green roof at Manor Lane.

Figure 6.2:
Green roofs in
2012/13



6.1.5 Minimising flood risk

No permissions were granted contrary to Environment Agency advice

Flood risk is taken seriously by the Council, the Environment Agency and the borough's residents. The Council has a strategic role and associated responsibilities as a Lead Local Flood Authority under the Flood and Water Management Act 2010 and is currently developing a local flood risk management strategy for the area.

Since 2000 the Environment Agency have reviewed over 200 planning consultations for the Council in order to protect groundwater and surface watercourses in the borough. Remedial action has been taken where needed. During 2012/13 there were no planning permissions granted contrary to the advice of the Environment Agency, meeting the target (see Appendix 2).

6.1.6 Car parking provision

Six residential schemes are car free developments

The Council recognises the need to provide sufficient car parking to meet residents needs whilst also limiting parking in locations of high public transport accessibility, in order to encourage a shift towards public transport. Out of the major and large residential schemes that have been completed or approved during 2012/13, six sites are car free developments:

- Giffin Street Regeneration Area,
- 124 Deptford High Street,
- 489a New Cross Road,
- Former Spotted Cow Public House, 104 Hither Green Lane,
- Adhesive Specialists Ltd, 59 Ladywell Road,
- 161 Hither Green Lane.

This is better than in the last monitoring year and the target, that seeks year on year increase in car free developments, has been met (see Appendix 2).

Table 6.2: Car parking spaces in 2012/13

Site name	Number of net residential units in 2012/13	Number of car parking spaces
Completions		
Heathside and Lethbridge	272	76
South of Loampit Vale	247	181
Former Bell Green gas works site	156	79
Silwood Estate	146	86
Former New Cross Hospital site	124	43
Marine Wharf West, Plough Way	97	236
50-52 Trundleys Road	50	91
Former Greyhound Public House, 309 Kirkdale	40	9
Former Tigers Head Public House, 350-352 Bromley Road	36	35
16a and rear of 6-24 Algernon Road	34	14
1-12 Basing House and 212-218 Southend Lane, 2 Elfrida Crescent	26	31
Rushey Green Primary School, 3 Culverley Road	24	6
Pride of Deptford, 73-79 Childers Street	22	6
Willow Lodge, 11 Westwood Hill	22	10
9 Staplehurst Road	18	23
50-84 Bell Green	14	16
Rear of 189a and 181-191 Kirkdale	13	12

Site name	Number of net residential units in 2012/13	Number of car parking spaces
Approvals		
Heathside and Lethbridge	218	56
Kender Estate	204	70
50-52 Trundleys Road	50	91

Table 6.2 shows that 14 of the remaining 20 major and large sites that were completed or approved during 2012/13 generally have significantly less car parking spaces than residential units, sometimes up to four times less. Six sites have more car parking spaces than residential units. This is likely to be on large phased schemes, as the net residential units relate specifically to completions in 2012/13 whilst the car parking spaces relate to the whole of the site.

6.1.7 Section 106 agreements

Section 106 agreements have secured almost £1.2 million and 150 affordable housing units during 2012/13

Section 106 agreements play an important role in generating funds to contribute towards infrastructure and affordable housing provision. Table 6.3 shows that during 2012/13, the Council secured two separate section 106 agreements and seven variations to existing agreements, generating a total of £1.181,460 financial contributions and 150 affordable housing³. Specific sites will provide:

- £1,096,975 financial contributions, on-site affordable housing including 120 affordable rent units and 30 shared ownership units and two car club spaces at Kender Estate Phase 4,
- £70,000 financial contributions, 25 off-site affordable housing units off-site and £1.5 million towards off-site affordable housing at 50-52 Trundleys Road,
- between £650 to £4,785 of financial contributions on each of the seven sites seeking variations to existing section 106 agreements.

This is significantly less than the £39.7 million financial contributions and 1,139 affordable housing units secured in the previous year. However, 2011/12 was an exceptional year in that a number of strategic sites were approved, generating more contributions than usual.

Table 6.3: Planning obligations 2006/7 to 2012/13

Type of obligation	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Total agree-ments signed	20	25	28	23	31	42	9
Total financial contribution (£ million)	£3.1 m	£1.7 m	£3.5 m	£3.9 m	£2.8 m	£39.7 m	£1.2 m
Total affordable housing on-site (social rent and affordable rent)	195 units	148 units	303 units	777 units	6 units	560 units	120 units
Total affordable housing on-site (shared ownership)	149 units	125 units	199 units	381 units	148 units	579 units	30 units
Total affordable housing on site	343 units	273 units	502 units	1,158 units	154 units	1,139 units	150 units
Total affordable housing off site (habitable rooms)	0	91	12	0	0	0	0

6.2 Cooperative working

Sections 6.2.1 to 6.2.11 provide an overview of some of the projects carried out by the Council. Many of these projects have, or will, lead to enhancements to the natural and built environment, transport, utility and green infrastructure, economy and community facilities. This would not be possible without the collaborative work that has taken place between different departments within the Council and between Government organisations, key stakeholders and local communities.

6.2.1 Education

Lewisham is providing school spaces to cater for a growing population

There is a total of 90 schools in the borough, including:

- 71 state funded primary schools (for 5-11 year olds),
- 14 state funded secondary schools (for 11 to 16 or 18 year olds),
- seven special schools,
- a series of Resourced Provisions for learners with specific additional needs within the mainstream primary and secondary schools.

Further and Higher Education also exists in Lewisham, including:

- Lewisham Further Education College,
- Christ the King 6th Form College,
- Crossways 6th Form College,

- Goldsmiths, University of London,
- Laban Trinity.

Despite this current level of educational facilities, Lewisham has a young population and rising numbers of children and young people are anticipated in the future. The delivery of sufficient primary places to meet demand is an acute London-wide issue. The Council is therefore continuing to improve Lewisham's schools by increasing the number of school places available and is planning additional provision within the confines of available funding. An additional 18 forms of entry will be required in primary schools to meet projected demand. The programme to renew Lewisham's secondary schools is nearing completion however additional provision will be required by the end of the decade.

Specific achievements in enhancing educational facilities include:

- 80 bulge classes have been opened since 2008,
- permanent places have been added at 7 primary schools in 2012/13 and at a further 3 in 2013/14, including a primary phase at Trinity CE School,
- more permanent provision will open at three schools in 2014/15,
- funding has been secured to expand two more schools by 2015/16,
- the Priority Schools Building Programme bid is on target to be delivered by the Education Funding Agency by 2017.

6.2.2 Business support

The Council provides a range of support to local businesses and employees

The Council runs an outsourced Business Advisory Service (BAS), with the purpose of assisting new businesses start up and existing businesses to be sustained and grow. In 2012/13 the BAS service achieved:

- 26 businesses helped to start up,
- 126 businesses received in depth advice and support,
- 83 businesses have been helped to be fit to supply,
- local SMEs have been helped to secure over £3.3m of new work.

Through section 106 agreements and close working with developers the Local Labour and Business Scheme (LLBS) aims to secure construction and post-construction opportunities for residents and Lewisham businesses. It works closely with internal partners to increase local employment, skills and business opportunities through Council procurement. In 2012/13 the LLBS achieved a range of outputs:

- 16 jobs and 18 apprenticeships were secured,
- 33 work placements were undertaken,
- 96 training places were provided,
- a successful job fair was delivered with approximately 1000 residents attending,
- £2.86m of contracts have been secured by Lewisham businesses.

The council runs a range of initiatives to support residents into work including an apprenticeship programme which achieved 62 starts in 2012/13.

The Economic Development team leads on the Lewisham Service Providers Forum that brings together agencies providing employment support in the borough. This Forum now has over 200 member organisations and services and has provided training and guidance on welfare reforms for partner organisations.

Lewisham's Universal Credit Pilot provides support to assist Lewisham residents manage the introduction of the Benefit Cap. The Economic Development team has also supported the Lewisham Strategic Partnership's Family Budgets project. This pilot attaches a support worker to each family to help them overcome the barriers they face to becoming financially independent of out of work benefits. In 2012/13 94 people were engaged in the programme with six gaining sustained employment.

6.2.3 Transport

Transport schemes are being implemented

The Council prepared and published an Infrastructure Delivery Plan in August 2010 as part of the evidence base for the Core Strategy. It identifies the necessary social, physical and green infrastructure needed to support the delivery of the Core Strategy. The target in Appendix 2, that seeks the delivery of these IDP schemes, is being met.

Transport and infrastructure projects have included:

- the two phased construction of the East London Line,
- managing the day and night time construction of the Thameslink St John's project,
- Docklands Light Railway three car extension.

The Council continues to deliver improvements to town centres and local shopping areas to enhance the pedestrian environment and support local economies, including:

- Sydenham High Street,
- Deptford High Street,
- Catford Broadway,
- Ladywell Village.

The Council works with developers throughout the planning process to ensure that developments are integrated successfully into the transport network and public realm. This includes working on schemes such as Lewisham Gateway, Convoys Wharf, Surrey Canal Triangle, Catford Stadium, Bell Green, etc.

6.2.4 Pedestrian and cycle routes

Walking and cycling routes are being enhanced

The Council is committed to improving walking and cycling routes across the borough. 'North Lewisham Links' is a programme of works to improve access across Deptford and New Cross, encouraging residents to live more active lives, and make better use of local amenities and public transport. Permeability is a particular problem in this area, due to the combination of roads and railway lines and the large number of older industrial sites. Already, £4 million has been secured from the government over the period 2008/9-2010/11 in order to enhance Kender To The Creek, the route between Deptford and New Cross which runs parallel to New Cross Road and takes in Fordham Park, the New Cross Underpass and Margaret McMillan Park.

A review and update of the North Lewisham Links strategy (2007) has been carried out to assess the Priority Route One projects implemented to date and to identify potential projects for Phase Two of the Links Strategy. The update identifies that Route One Links have significantly improved the quality of the public realm and created new accessible connections for local residents. It also identifies that significant 'gaps' remain in the fabric of the north Lewisham 'jigsaw' of public routes and spaces. 16 potential Phase Two priority projects have been identified, three of which have been selected for more detailed assessment and scoping work. These include:

- Surrey Canal Road (Mercury Way to Folkestone Gardens)
- Links to Bridge House Meadows (John Williams Close/Avonley Road)
- Deptford High Street to Trundleys Road

6.2.5 Built heritage

The Design Review Panel will influence the design of developments in the future

The Council has recently renewed its Design Review Panel, made up of independent specialist design advisers. The Panel provides high level, independent, expert design advice on major applications both at pre-application stage and to the Planning Committee.

17 buildings/ structures and one Conservation Area are designated "at risk"

The Council seeks to ensure that the historic and local character of the borough is protected and enhanced. Lewisham has designated heritage asset entries that all have the same level of protection despite their grade of importance in nationwide terms. They include:

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

18 buildings/structures and one Conservation Area have been included within English Heritage's "At Risk" Register. They are at risk from development pressures, neglect or decay. The number at risk remain the same as last year and so the target, that seeks a year on year decrease in at risk buildings, has not been achieved. The Council is working with English Heritage and property owners to reduce their risk status.

Management plans for Conservation Areas are increasing

Since 1968, the Council has designated 28 Conservation Areas where it was considered to have special architectural or historic character that should be preserved or enhanced. The target in Appendix 2 seeks all Conservation Areas to have appraisals and management plans by 2016. The Council has a programme to prepare and review its Conservation Areas and to update character appraisals and management plans. So far, 14 (50%) Conservation Areas have character appraisals and 54% have Article 4 Directions.

There are 271 buildings on the Local List

In addition to designated heritage assets, Lewisham has a number of non designated heritage assets that contribute significantly to the local character and townscape. Whilst they do not meet the national criteria for statutory listing they add to the local distinctiveness of the borough and so are protected under a Local List. As at 2012 there were 300 locally listed buildings.

6.2.6 Environmental protection

A wide range of projects are helping to protect the borough's environment

The Environment Protection team have been engaged in a number of initiatives designed to protect the environment and health of residents within the borough including controlling activities with the potential to pollute.

The last few years has seen an increased volume of development and regeneration throughout the borough and the team has been intrinsic in providing consultancy advice, enforcement and regulatory control. In particular, the Council has processed over 600 planning applications and assessed over 100 section 61 consents.

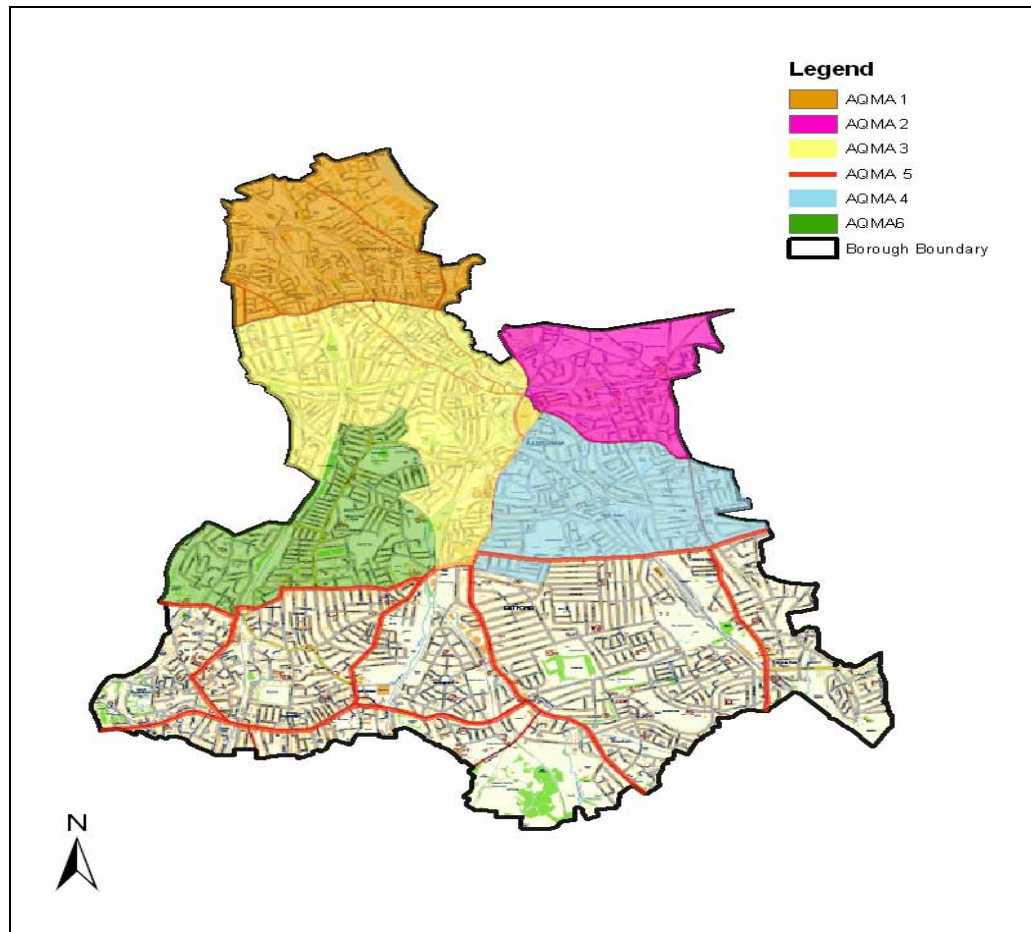
A cooperative approach has been taken on regeneration projects including Loampit Vale, Thurston Road, Bell Green, Lethbridge and Silwood Estates, Cannon and Marine Wharf and numerous Schools under the PFI scheme. New collaborative projects in progress include Lewisham Gateway, Convoys Wharf, Excalibur Estate and Surrey Canal. This has included the substantial remediation of pockets of hydrocarbon contamination on several large scale regeneration/development projects on these former industrial sites.

Transport and infrastructure projects have included:

- The two phased construction of the East London Line,
- Managing the day and night time construction of the Thameslink St John's project,
- Docklands Light Railway three car extension,

- The preparation of a road traffic noise map of the borough and environmental noise monitoring in particularly sensitive locations.

Figure 6.3:
Expanded air quality management area (AQMA) Brockley/Crofton Park area (green)



Other key initiatives to enhance and protect the environment include:

- A declared smoke control area for the whole Borough,
- Electric charging vehicle points provided at several localities within the borough,
- Two new air quality monitoring stations introduced at Loampit Vale and Mercury Way to monitor for contaminants,
- Delivery on a trial to reduce air pollution from PM10 - with King's College London, to apply Calcium Magnesium Acetate (CMA) to road surface at Mercury Way,
- Regulating installations under Pollution Prevention and Control Act, including at Hither Green Crematorium,
- The air quality management area (AQMA) expanded to include Brockley/Crofton Park area – see Figure 6.3.

In the future the Environmental Protection team will:

- Implement projects using the £750,000 secured from the Mayor's Air Quality Fund (MAQF), out of which £240,000 is for individual Lewisham projects and the rest for collaborative projects with several other London Boroughs,

- Continue ongoing engagement with British Geological Society and Environment Agency - BGS/Consept, to develop GIS geodata system for borough,
- Develop and produce a revised Code of Construction Practice.

6.2.7 Energy

Renewable energy provision will increase

The Council seeks to maximise the opportunities for renewable energy generation in new buildings and conversions in order to reduce CO₂ emissions and energy consumption. As fuel costs continue to rise, renewable energy are becoming increasingly viable and attractive to householders. Note that micro generation renewable energy technology such as solar and wind production are now permitted development and as such do not require planning permission⁴.

Decentralised energy schemes will be implemented

Decentralised energy systems produce heat, cooling and electricity at or near the point of consumption. These systems include high efficiency co-generation or combined heat and power; they can be powered by or work in tandem with on-site renewable energy systems and energy recycling systems. Energy generated by centralised power stations and transmitted through the national grid is less efficient and more wasteful when compared to decentralised energy. Once a decentralised energy scheme has been constructed with its associated district energy network, new developments can link to the scheme where the pipe works have been installed and the development future-proofed. The Mayor of London has set a target to supply a quarter of London's energy from decentralised energy by 2025.

South East London Combined Heat and Power Station (SELCHP) is located at New Cross in the north of the borough and was designed for a district heating scheme that has never been implemented and the plant currently generates only electricity. SELCHP can generate up to 35MW of power using a stream turbine and take up to 420,000 tonnes of municipal solid waste. There are a number of recent large scale development applications granted and approved within the Regeneration and Growth Areas that will include decentralised networks linked to SELCHP, and these represent a future supply that will be reported in future AMRs.

The Council will continue to work with the Greater London Authority, London Borough of Southwark and Veolia Environmental Services, the operators of SELCHP, and applicants of major development sites to provide decentralised energy in the north of the borough.

The Council has also identified clusters that would be suitable for the integration of decentralised energy in the area covered by the Lewisham Town Centre Area Action Plan and the Catford Town Centre Area Action Plan. Work to put in place the necessary infrastructure and to future-proof developments is

ongoing with the applicants to ensure these opportunities are delivered.

Reducing the energy demand of buildings

Ensuring new build developments are as energy efficient as possible through increased levels of air-tightness and energy efficient fixtures and fittings is important in reducing energy consumption and carbon emissions.

Increasingly, new developments are meeting their energy and CSH or BREEAM requirements through an emphasis on energy efficiency. This demonstrates an increased ability to deliver buildings with high levels of energy efficiency at a reduced cost.

The Council delivers schemes to improve the energy efficiency of existing buildings and drew in over £1m of funding from energy companies through a government obligation to deliver over 4,000 loft and cavity wall insulation measures through the Lewisham Insulation Partnership.

6.2.8 Waste

Lewisham has sufficient waste facilities

During 2012/13 no new waste management facilities were built in the borough. Lewisham disposes of waste in three main ways:

- The SELCHP facility generates energy from waste to supply power to the National Grid. This reduces the reliance on fossil fuels, has an installed capacity of 32 MW, is capable of handling 420,000 tonnes per annum and provides energy for approximately 48,000 homes.⁵
- A new three year contract between the Council and Bywaters (Leyton) Ltd allows an expanded range of dry recyclable items to be collected from the doorstep. These recyclables are transported outside of the borough to the Bywaters materials recovery facility (MRF) in nearby Bow for processing.
- Waste is also transported by road out of the borough to Essex, for disposal primarily at the Rainham land-fill site.

The current mix of waste management facilities, as outlined above, caters adequately with the waste arising from the borough without the need for a new waste facility to be built. The target, that seeks the provision of sufficient waste facilities to meet need, has been met (see Appendix 2).

Recycling is increasing

The Council's strategy is to reduce the amount of waste overall, especially the amount going to land-fill, and to increase recycling and composting. The Council's doorstep waste advice service for households⁶ and the new contract with Bywaters (Leyton) Ltd has enabled the borough's recycling rates to rise and a new target has been set for recycling and composting 21% of household waste by 2013.

6.2.9 Water

No development permitted contrary to EA advice

Under the Water Framework Directive, the Rivers Pool, Ravensbourne and Quaggy need to achieve good ecological potential by 2027. A programme of measures to improve the status is being developed by the Environment Agency. This will include a series of measures to address urban diffuse pollution in parts of London.

The Environment Agency's Thames Catchment Flood Management Plan also sought to manage flood risk and in response to this, the Council published the Ravensbourne River Corridor Improvement Plan in 2010, in partnership with the Environment Agency. Stretching from the River Thames in the north to Catford at its southern limit, it identifies how development can be used to improve river quality. Since 2005, 300 metres of the River Ravensbourne and River Quaggy have been restored and improved through managing vegetation, especially at Ladywell Fields and Chinbrook Meadows, meeting the target in Appendix 2.

The Council, in conjunction with the Environment Agency, are now preparing a Supplementary Planning Document (SPD) which builds on the Ravensbourne River Corridor Improvement Plan by widening the coverage to include guidance for all rivers within Lewisham. It is expected that, following consultation, the SPD will be adopted towards the end of 2014.

Local flooding is being managed through SUDS

Sustainable Urban Drainage Systems (SUDS) reduces the effect on the quantity and quality of runoff from development and provide amenity and biodiversity benefits. SUDS mimics natural drainage by:

- Storing run-off and releasing it slowly (attenuation).
- Allowing water to soak into the ground (infiltration).
- Slowing transporting (conveying) water on the surface.
- Filtering out pollutants.
- Allowing sediments to settle out by controlling the flow of water.

The Flood and Water Management Act 2010 includes the provision for the management of surface water to mitigate against flooding. The Act establishes "SUDS Approving Bodies" in county and unitary local authorities in England, although the enacting legislation is yet to be established. It is anticipated that approving bodies will be established shortly. Their role will be to approve proposed drainage systems in new developments and redevelopments, subject to exemptions and thresholds, before construction starts. The target, that seeks a number of approved developments incorporate SUDS, cannot be measured until the relevant approving body has been established (see Appendix 2). Regardless, many developers recognise the benefits of SUDS and have started to incorporate SUDS features within their developments.

6.2.10 Green spaces

Lewisham's green spaces and waterways play important environmental, flood mitigation, biodiversity, landscape, well-being and recreational roles; and being one of the greenest parts of inner London, they contribute to the borough's green character too. The Council contracts out the management of over 50 open spaces to Glendale, a grounds maintenance company. The Core Strategy newly designated three Metropolitan Open Land sites, in order to recognise their role within the South East London Green Chain. These sites include Sydenham Wells Park, Horniman Gardens and Telegraph Hill Park.

Green Flag Awards and Green Community Awards have increased

The [Green Flag Award](#)® is the national standard for quality parks and green spaces in England and Wales. They are given to winners on an annual basis, and each subsequent year winners apply to renew their Green Flag status. In order to reward the best green spaces in the country, the scheme judges open spaces on a number of criteria including being welcoming, healthy, safe and secure, well maintained and clean, taking account of local heritage and conservation, involving the local community and being well managed.

Table 6.4:
Green Flag
awards in
2012/13



Green Flag Parks	Area (Hectares)	Award for 2012/13
Blackheath	70.79	Renewed
Ladywell Fields	21.14	Renewed
Hill Fields	18.98	Renewed
Chinbrook Meadows	10.82	Renewed
Sydenham Wells Park	8.14	Renewed
<i>Horniman Museum Gardens</i>	<i>8.03</i>	<i>Newly awarded</i>
Deptford Park	7.29	Renewed
Telegraph Hill Park	4.16	Renewed
Manor House Gardens	3.88	Renewed
Brookmill Park	2.49	Renewed
Manor Park	1.34	Renewed
Cornmill Gardens	1.24	Renewed
Bellingham Green	0.91	Renewed
Mayow Park	0.13	Renewed

Table 6.4 shows that in 2012/13 Lewisham has continued to provide good quality parks, with all 13 parks retaining their award⁷. Horniman Museum Gardens won the award for the first time. Together the Green Flag parks account for 159.34 hectares of open space. Lewisham is ranked as one of 10 top London Boroughs and is placed joint 7th nationally. The target, that seeks one new Green Flag Award per year, has been met (see Appendix 2).



The Green Flag Community Award (formerly the Green Pennant Award) is part of the Green Flag Award scheme. It recognizes high quality green spaces in England and Wales that are managed by voluntary and community groups. During 2012/13, Lewisham retained several awards and Friendsbury Gardens has been newly awarded, as can be seen in Table 6.5.

Table 6.5:
Green Flag
community
awards in
2012/13

Green Flag Community Awards	Award for 2012/13
Albion Millenium Green	Renewed
Devonshire Road Nature Reserve	Renewed
Grove Park Nature Reserve	Renewed
Horniman Nature Trail	Renewed
<i>Friendsbury Gardens</i>	<i>Newly awarded</i>

There are above average allotments in Lewisham, compared to London's average

The Council manages 37 allotment sites, with 898 plots covering approximately 17 hectares of the borough. This is above the average number compared to other London boroughs. Demand for these allotment plots remains high, with 103 new applicants applying for an allotment whilst 166 were removed from the list⁸. As no developments resulted in the loss of allotments during 2012/13, the target has been met (see Appendix 2).

The Council held another successful borough wide Allotments Competition as well as Lewisham In Bloom competition during 2012/13. Following the Capital Growth campaign and the mayoral pledge to committing to the creation of 60 new Community Gardens by the end of 2012, the initiative ended surpassing this target with 84 established community gardens.

6.2.11 Biodiversity

No development has resulted in the loss of SINC sites

The Council recognises the importance of protecting and enhancing the natural environment, for the benefit of biodiversity, landscape and people's well-being, and to help mitigate against the risk of climate change. The Lewisham Biodiversity Action Plan 2006-2011 seeks to maintain or increase populations of Black Redstart, Stag Beetle, House Sparrow and Song Thrush. There is limited data collected relating to changes to species but monitoring changes to SINC sites can provide an indication of how populations are faring. During 2012/13, no inappropriate development was completed or granted on the 64 SINC sites⁹, as shown in Table 6.6. The target that seeks no losses of SINC sites has been met (see Appendix 2).

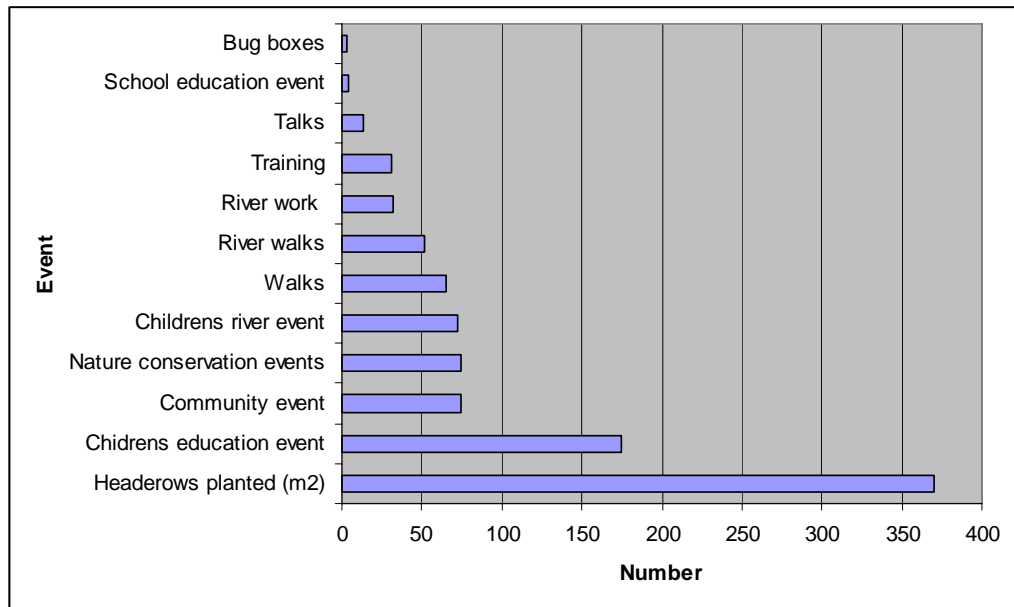
Table 6.6: SINC sites in 2011/12

Metropolitan sites	Grade I sites	Grade II sites	Local sites
4 sites	7 sites	28 sites	25 sites

Based on a survey carried out across the borough in 2006 by the GLA, there are proposals to amend, extend or upgrade 15 of the existing SINC sites and to create three new SINC sites at New Cross/New Cross Gate rail sides, Bromley Hill Cemetery and Gilmore Road Triangle. These are identified in

Table 2.14 of the Site Allocations Local Plan and were considered and approved by the Inspector at the Examination held in January 2013.

Figure 6.4:
Biodiversity
events during
2011/12



Conservation events were attended by over 16,900 people

Conservation is an important activity that has taken place in the borough. Figure 6.4 shows the range of biodiversity events that have taken place during 2012/13. The Council, local groups, organisations and partnerships helped to organise over 965 events, attended by over 6,900 adults and 10,000 children¹⁰. This represents a 59% increase in the number of events compared to the previous monitoring year.

¹ Supplied by the Ecological Manager, London Borough of Lewisham.

² Supplied by the Ecological Manager, London Borough of Lewisham. Note: data is missing for the area of green roof at Manor Lane

³ Supplied by the Planning Service, London Borough of Lewisham

⁴ General Permitted Development Order, 2008

⁵ Taken from the Council's website <http://www.lewisham.gov.uk/myservices/wasterecycle/where-does-it-go/Pages/What-happens-to-my-refuse.aspx>

⁶ Lewisham Council Corporate Sustainability: Use of Resources 2010/11

⁷ <http://www.lewisham.gov.uk/news/Pages/2013-Green-Flag-Awards-for-Lewisham-parks-.aspx>

⁸ Supplied by the Allotment Officer, London Borough of Lewisham

⁹ Greenspace Information for Greater London (GiGL) and supplied by the Ecological Manager, London Borough of Lewisham.

¹⁰ Supplied by the Ecological Manager, London Borough of Lewisham

7. Planning Service performance

Planning policies and practices shape development proposals for the physical, social and economic regeneration of the borough. They cover everything from large mixed use redevelopment schemes to small housing developments and residential extensions, as well as the change of use of commercial property. Lewisham's Planning Service assesses and determines planning applications, carries out planning enforcement action and arranges local land charge searches providing information on properties in the borough.

7.1 Planning applications

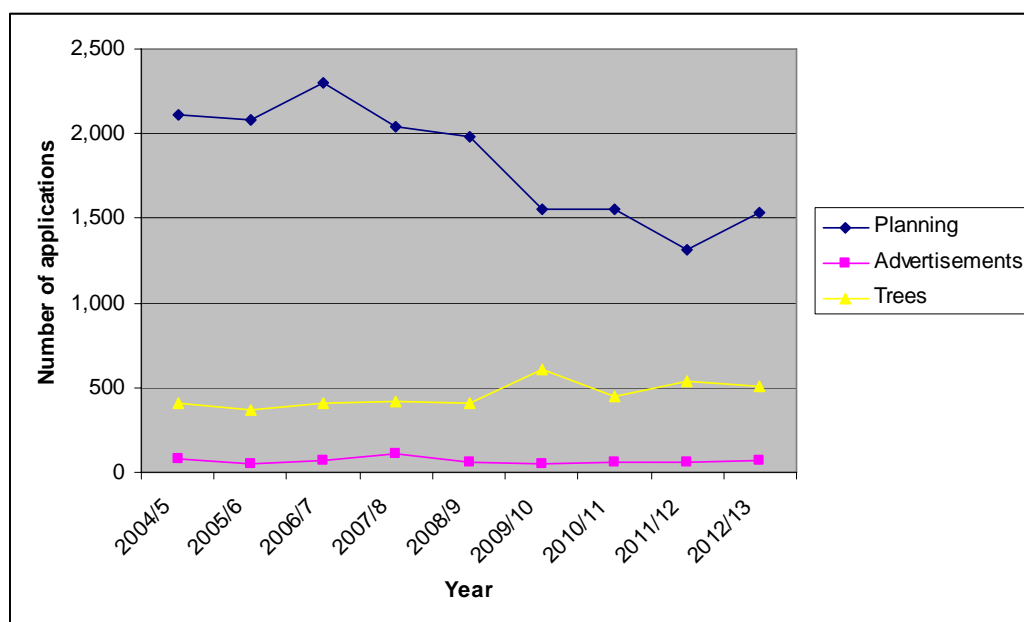
There were less applications than previous years

Table 7.1 and Figure 7.1 show there was a total of 2,110 applications lodged with the Council during 2012/13¹. This equates to 203 more planning applications than the previous monitoring year. This remains significantly below the 2006/07 peak when the economy and property industry were much stronger and reflects the economic climate as the construction and house building industries have been particularly hard hit.

Table 7.1: Development Control applications by type 2004/05 to 2012/13

Application type	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Planning	2,115	2,081	2,303	2,040	1,981	1,553	1,558	1,311	1,532
Advertisements	78	46	68	106	58	52	55	57	72
Trees	409	366	407	419	411	611	444	539	506
Total	2,602	2,493	2,778	2,565	2,430	2,216	2,057	1,907	2,110

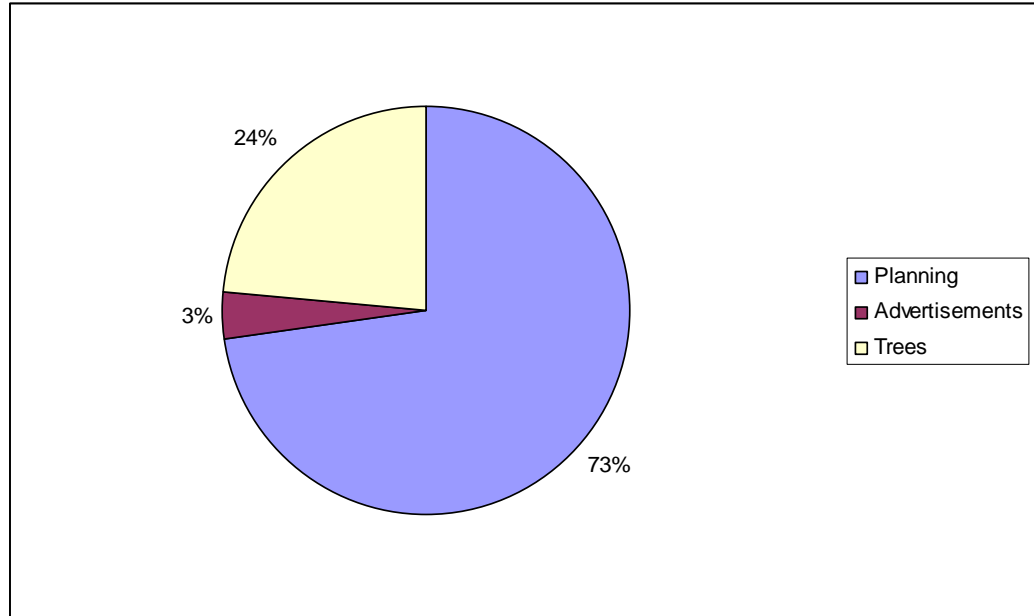
Figure 7.1: Development Control applications 2004/05 to 2012/13



Almost three quarters of applications are for planning

Figure 7.2 highlights that the majority (73%) of applications related to Planning, followed by Tree applications (24%). Only a small amount of advertisement applications were lodged. It shows that the proportion of planning applications has gone up from the previous monitoring year (69%).

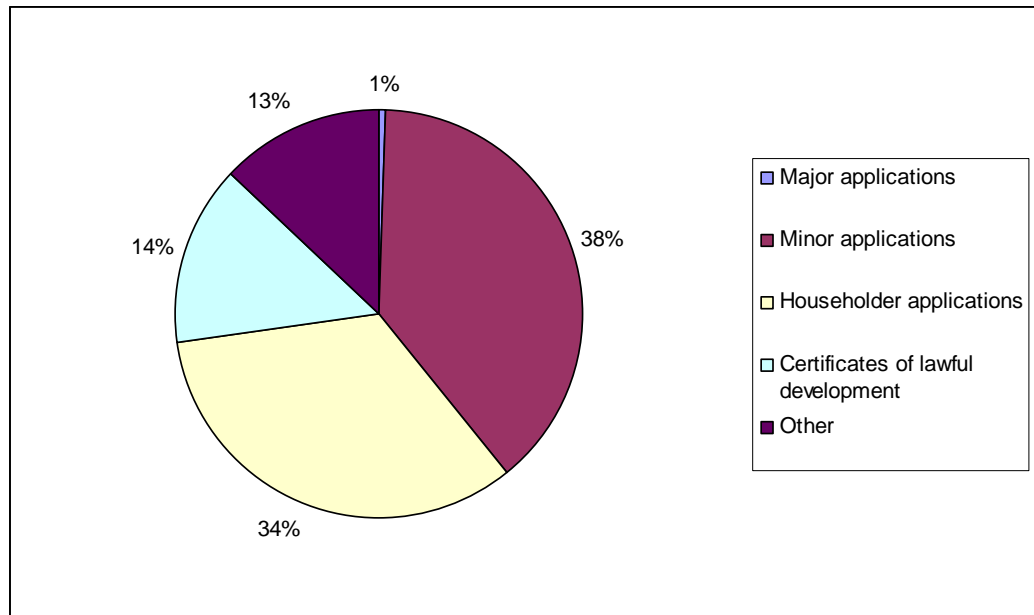
Figure 7.2:
Applications by type in 2012/13



Only 2.9% were major applications

With regard to planning applications lodged during 2012/13 only 1% were major applications involving 10 dwellings or more. Minor applications formed the largest category with 38%, followed by 34% householder applications.

Figure 7.3:
Applications by category



A possible explanation is that with the uncertainty surrounding the housing market more people are improving their existing homes rather than moving, and this has raised the number of minor and householder applications. The low number of major applications may be a reflection of developers waiting for the economy to return to pre-recession conditions. It may also reflect that many of the large strategic sites have already been granted planning permission prior to April 2012, hence the limited need for major applications to be submitted during 2012/13.

The rates of determining applications within 8 and 13 week timescales were below the targets

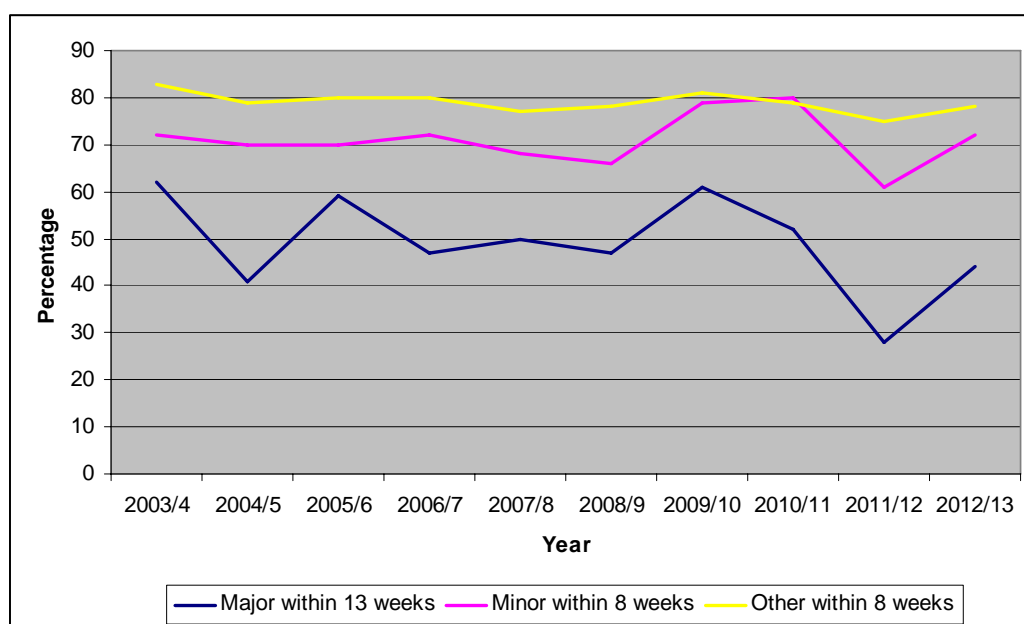
Table 7.2 compares the actual rate of delivery for different types of applications with the targets set by the Council. It shows that in 2012/13 permissions for major applications took longer to grant than the target timescales, as did other applications. However, the proportion of permissions granted for minor applications within eight weeks exceeded the target.

Table 7.2:
Development Control performance during 2012/13

Type of application	Target	Actual
Major	60% within 13 weeks	44.4% within 13 weeks
Minor	65% within 8 weeks	71.5% within 8 weeks
Other	80% within 8 weeks	77.6% within 8 weeks

Figure 7.4 shows how the percentage of applications determined within the 8 and 13 weeks have fluctuated over the years. During 2011/12 the percentage being granted permission within the target timescales dropped for all three types of application compared to the previous monitoring year. However, the performance has significantly improved for 2012/13.

Figure 7.4:
Percentage of applications determined within target timescales



7.2 Appeals

Appeal decisions are a way of assessing the performance of policies in the development plan. In the 2012/13 monitoring year the relevant development plan was the saved policies from the Lewisham Unitary Development Plan (UDP) as well as the adopted Core Strategy.

Monitoring of appeals provides a good indication of the quality and robustness of planning decisions made by local planning authorities. 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.

76% of appeals were dismissed, better than the previous year

Table 7.3 shows that there were different types of appeal carried out during 2012/13. Out of a total of 72 appeals and 76% were dismissed,². In general, Planning Inspectors have upheld the majority of the decisions made by the Council. This is similar to the previous monitoring year, when 20% of appeals were allowed.

*Table 7.3:
Planning appeal performance during 2012/13*

Type	Allowed / Allowed with conditions	Partly allowed / Partly dismissed	Dismissed	Withdrawn
Planning appeals against refusal	13	1	45	1
Non-determination planning appeals	0	0	3	0
Enforcement appeals	0	0	3	0
Written representations	2	0	3	0
Hearing	0	0	1	0
Total	15	1	55	1

7.3 Enforcement

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.

Enforcement activity is mostly planning contravention and enforcement notices

A total of 83 enforcement activities took place during 2012/13. Table 7.4 shows the different types of enforcement activity that have taken place, most of which relates to planning contravention notices (70%), tree preservation orders (14%) and enforcement notices (12%)³.

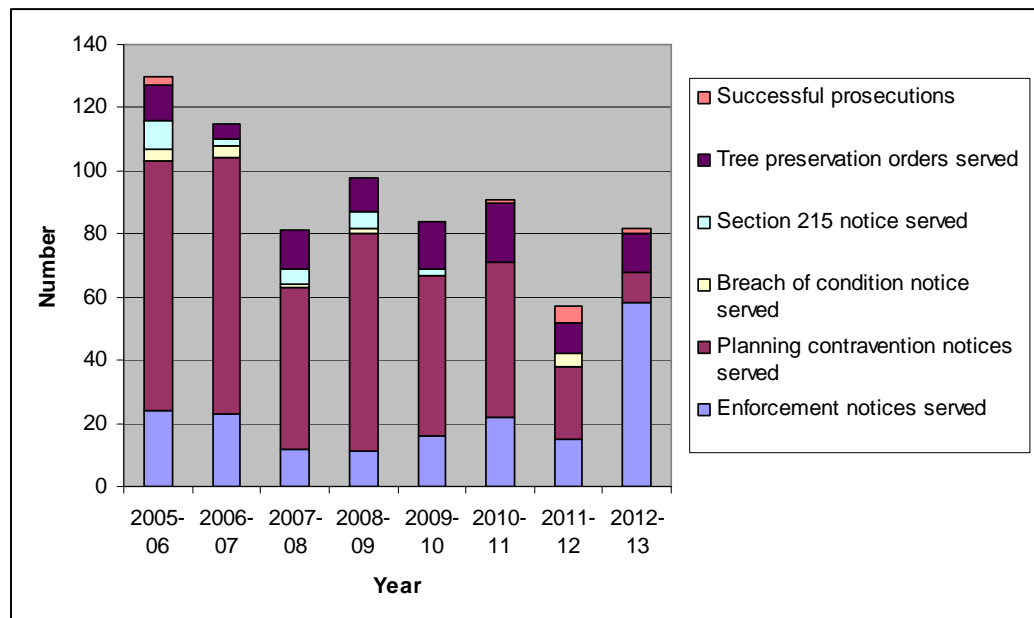
Table 7.4:
Enforcement
performance
during 2012/13

Type of enforcement	Number
Planning contravention notices served	58
Tree preservation orders served	12
Enforcement notices served	10
Successful prosecutions	2
Section 215 notice served	1
Breach of condition notice served	0
Stop notices served	0

There has been less enforcement activity compared to the previous year

Figure 7.5 shows that each type of formal enforcement activity has fluctuated over time. Most notable is the 45% increase in the planning contravention notices served in 2012/13 compared to the previous year, where only 23 notices were served.

Figure 7.5:
Enforcement
performance
2005/6 to
2012/13



¹ Data supplied by the Planning Service, London Borough of Lewisham

² Data from the Blue Book, supplied by the Planning Service, London Borough of Lewisham

³ Data supplied by the Planning Service, London Borough of Lewisham

8. Conclusions

Lewisham's ninth AMR has sought to provide a picture of the overall performance of LDF document production, the effectiveness of Core Strategy policies and any significant effects of policies. This has been achieved through the monitoring of a range of indicators and targets relevant to Lewisham's Core Strategy.

8.1 Overview

Appendix 2 shows that many of the targets have been met or exceeded

The AMR has monitored a number of indicators that cover a wide range of policy areas. Appendix 2 provides a detailed table of indicators, targets, a summary of performance during 2012/13 and whether the target has been achieved. Overall Appendix 2 shows that planning policy requirements in the Core Strategy are being implemented, with many of the targets being met or exceeded during 2012/13.

Targets that have been met or exceeded include:

Providing new homes

- Strategic sites are progressing well and are in line with the anticipated development timescales, with no blockages to delay the development of these schemes.
- There has been an increased supply of 1,805 net new homes, above the London Plan annual target of 1,105, and significantly higher than the previous eight years.
- There is a strong supply of housing with 15,429 dwellings anticipated in the future, completions that are expected to fluctuate during the next 15 years and a small surplus of 87 units by 2028/29 when compared to the London Plan cumulative target.
- With 6,734 dwellings anticipated in the first five years, the housing land supply also exceeds the London Plan cumulative target for 2014/15 to 2015/16.
- With affordable housing units representing 33% of the completed housing supply, the target of 50% has only partially been met but affordable housing completions were higher in 2012/13 than in the previous seven years.
- 100% of approved units built to Lifetime Homes standards and 10% of approved units built as wheelchair accessible homes.

Growing the local economy

- Completed development resulted in a net loss of 3,412 business floorspace but none resulted in the loss of defined employment areas (SIL, LEL and MEL). No floorspace changes took place in MELs during 2012/13 and all business floorspace gains were located on previously developed land.

- In 2012/13 the Local Labour and Business Scheme secured 18 apprenticeships, 33 work placements and 96 training projects.
- Lewisham's rate of economically active people is 79.8% in 2013. This was an increase of 6.4% between 2010 and 2013 and slightly higher than the London rate of 76.4%.
- During 2011 there were 7,845 active enterprises, 1,350 new enterprises were formed and 865 enterprises closed down. This is highest amount since 2004.
- There was only one retail scheme above 1,000m² and it was located at Loampit Vale and the target of locating 100% of large retail developments in major town centres has been met.
- All except one district centre (Downham) experienced a reduction in vacant units.
- With only Lewisham and Blackheath having less than 30% non A1/A2 uses in their primary shopping areas, the target has been partially met.

Environmental management

- With 1,400m² of green roofs on eight sites, this represents an increase in the number of completed living roofs and walls.
- Zero applications approved contrary to Environment Agency advice.
- 300m of River Ravensbourne improved since 2005.
- No inappropriate development on designated open spaces.
- 13 Green Flag awards renewed and one new award for Horniman Museum Gardens.
- No net loss of SINC sites.
- 37 allotment sites covering 17 hectares and no allotment land has been lost
- SELCHP within the borough and Bywater Materials Recycling Facility and Rainham landfill outside of the borough provide sufficient capacity to meet waste needs.

Building a sustainable community

- 2.6% journeys to work are made by bicycle, the same as London and a higher proportion than England.
- Six completed car free schemes compared to five in the previous year.
- Section 106 agreements seek to ensure that travel plans are secured.
- Progress has been made on transport schemes including East London Line, Thameslink and DLR.
- A review of North Lewisham Links Strategy has started, with three potential Phase Two sites identified.
- Net gain of 13,907m² of community and leisure floorspace completed in 2012/13.
- Progress has been made including Wells Park Community Centre, Glass Mill Leisure Centre, Forest Hill Pools, improvements to schools, open spaces and estate renewals.

- The proportion of LSOAs in the bottom 20% nationally has decreased slightly. Of Lewisham's 166 LSOAs, 38% were in the 20% most deprived in England, compared with 38.6% in 2007.
- 8% of residents have no formal qualifications in 2011. This compares with 10.1% in 2009 and 13.7% in 2005.
- 67% people achieved NVQ level 2 or equivalent or have professional and vocational qualifications in 2011. Lewisham is comparable to London and slightly more educated than England as a whole. Lewisham has experienced a drop in people with no qualifications from 13.7% in 2005 to 8% in 2011.

Significant improvements have been made towards reaching the remaining targets.

Overall, the impact from the economic recession in 2008 is still visible but it is evident that non residential development such as retail, employment and leisure and community use floorspace is taking place in the borough. Completed residential development is higher than previous years and above the current London Plan annual target. There is also a good committed housing supply for future years. Overall, the AMR demonstrates that progress is being made towards achieving the Core Strategy's vision for regeneration and growth of the borough.

Given the short timescale that the Core Strategy has been adopted, and therefore the limited opportunities for the Core Strategy policy requirements to filter through to planning applications and then to development on the ground, the performance so far is encouraging. There is no need to consider amending policies at this stage.

The AMR for 2013/14, due to be published in December 2014, will assess whether planning policy implementation continues in the future by considering development performance during 2013/14 and assessing it against previous years. The Council is continually renewing its approach to monitoring and it is anticipated that next year's AMR will be a more streamlined document that focuses on a range of indicators and targets of most relevance to the local area, especially those that assess the housing and economic growth and development potential of the borough.

Appendix 1: Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BAS	Business Advisory Service
BRE	Building Research Establishment
BREEAM	BRE Environmental Assessment Method
CIL	Community Infrastructure Levy
CHP	Combined Heat and Power
CO₂	Carbon Dioxide
CofE	Church of England
CRPL	Catford Regeneration Partnership Ltd
CSH	Code for Sustainable Homes
DCLG	Department of Communities and Local Government
DEA	Defined Employment Area
DfT	Department for Transport
DLR	Docklands Light Railway
DPD	Development Plan Document
EA	Environment Agency
ELL	East London Line Extension
GLA	Greater London Authority
GP	General Practitioner
GVA	Gross Value Added
HCA	Homes and Communities Agency
IDP	Infrastructure Delivery Plan
IMD	Index of Multiple Deprivation
LA	Local Authority
LBL	London Borough of Lewisham
LDF	Local Development Framework
LDS	Local Development Scheme
LEL	Local Employment Location
LPA	Local Planning Authority
LSOA	Lower Super Output Area
m²	Square metres

MEL	Mixed Use Employment Location
MRF	Materials Recovery Facility
NDO	Neighbourhood Development Order
NPPF	National Planning Policy Framework
ONS	Office of National Statistics
PTAL	Public Transport Accessibility Level
RP	Registered Provider
SCI	Statement of Community Involvement
SELCHP	South East London Combined Heat and Power Station
SIL	Strategic Industrial Location
SINC	Site of Importance for Nature Conservation
SOA	Super Output Area
SPD	Supplementary Planning Document
SUDS	Sustainable Urban Drainage Systems
TfL	Transport for London
UDP	Unitary Development Plan
UNESCO	United Nations Educational, Scientific and Cultural Organization

Appendix 2 Indicators, targets and performance summary

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
Regeneration and growth areas – see section 4					
CSO1: Physical and socio-economic benefits	All Core Strategy Policies	1. Implementation of strategic site allocations	<ul style="list-style-type: none"> All strategic site allocations started by 2016 	See sections 4 and 5	N/A until 2016
		2. Amount of completed residential development	<ul style="list-style-type: none"> 7,900 by 2016 13,000 by 2026 	See sections 4 and 5	N/A until 2016
		3. Amount of completed retail development	<ul style="list-style-type: none"> 40,000m² by 2026 	See sections 4 and 5	N/A until 2026
		4. Amount of completed business development	<ul style="list-style-type: none"> No target 	See sections 4 and 5	N/A
		5. Delivery of physical, social and green infrastructure	<ul style="list-style-type: none"> Delivery in accordance with Infrastructure Delivery Plan 	See section 5	N/A
Providing new homes – see section 5					
CSO2: Housing provision and distribution CSO3: Local housing need	CSP1: Housing provision, mix and affordability CSP2: Gypsies and travellers	6. Increase supply of new homes	<ul style="list-style-type: none"> 975 new additional homes per year 1,105 dwellings annually, the target in the London Plan (July 2011) 11,050 dwellings from all sources over the period 2010-11 to 2020-21 Net additional housing expected to come forward over a 15 year period Expected number. of dwellings likely to be completed in the current year (2013/14) Five year supply of net additional 	<ul style="list-style-type: none"> 1,805 net dwellings in 2012/13 7,769 dwellings 2007/08 to 2012/13, equating to 1,294 annually 13,574 dwellings 2010/11 to 2020/21 15,429 dwellings 2014/15 to 2028/29 1,066 dwellings in 2013/14 6,734 dwellings 2014/15 to 2018/19 	Target met 😊

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
			dwellings from ready to develop sites		
		7. An increased supply of affordable homes	<ul style="list-style-type: none"> 50% affordable housing on sites 0.5ha. or larger or capable of providing 10 dwellings or more 	<ul style="list-style-type: none"> Affordable housing units represent 33% of the net housing completed in 2012/13. On mixed sites that contain market and affordable housing, an average of 35% was provided as affordable units. 	Target partially met ☺
		8. Mix in housing tenure	<ul style="list-style-type: none"> 70:30 split between social rented and intermediate housing 	<ul style="list-style-type: none"> 57 social rent and affordable rent : 43 intermediate in 2013 	Target not met ☹
		9. Mix in dwelling sizes	<ul style="list-style-type: none"> At least 40% affordable homes to be 3+ bedrooms 	<ul style="list-style-type: none"> Of completions during 2011/12 17% homes were 3+ bedrooms Of affordable homes completions during 2011/12 24% were 3+ bedrooms 	Target not met ☹
		10. Net additional pitches (gypsy and traveller)	<ul style="list-style-type: none"> Net additional pitches 	<ul style="list-style-type: none"> No pitches created 	Target not met ☹
		11. Housing Quality – Building for Life Assessments (BfL)	<ul style="list-style-type: none"> Number of BfL Assessments 	<i>BfL is not currently assessed</i>	N/A
		12. Lifetime Homes and wheelchair accessible housing	<ul style="list-style-type: none"> 100% new homes built to Lifetime Homes standards 10% of homes wheelchair accessible 	<ul style="list-style-type: none"> 100% of approved units built to Lifetime Homes standards. 10% of approved units built as wheelchair accessible homes <p><i>Completed units predate the requirement</i></p>	Target met ☺
Growing the local economy – see section 6					

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
CSO4: Economic activity and local businesses	CSP3: Strategic Industrial Locations and Employment Locations	13. Ensure there is sufficient employment land available	<ul style="list-style-type: none"> No net loss of B use class floorspace in defined employment land areas (SIL, LEL, MEL) 	<ul style="list-style-type: none"> Completed development in 2012/13 resulted in a net loss of 3,412 B floorspace 	Target met ☺
			<ul style="list-style-type: none"> 100% of employment floorspace on previously developed land 	<ul style="list-style-type: none"> No loss of B floorspace on SIL, LEL and MEL. 100% of B floorspace was completed on previously developed land 	Target met ☺
	CSP4: Mixed Use Employment Locations		<ul style="list-style-type: none"> No more than 10% of available stock to be vacant per annum 	<i>Data not collected for this AMR</i>	N/A
	CSP5: Other employment locations including creative industries	14. Release of industrial land to accommodate B uses and mixed uses	<ul style="list-style-type: none"> 20% built floor space on MEL to be within the B use class 	<ul style="list-style-type: none"> No floorspace changes took place on MELs during 2012/13 	N/A
		15. Proportion of employment in creative industries (LQ)	<ul style="list-style-type: none"> 0.85 	<i>Data not collected for this AMR</i>	N/A
		16. Employment rate (working age)	<ul style="list-style-type: none"> Increase in the proportion of working age Lewisham residents in employment 2011 to 2026 	<ul style="list-style-type: none"> Lewisham's employment rate is 71.4% in 2013, Increase of 6% between 2010 and 2013. Slightly higher than London (69.4%) 	N/A until 2026
		17. No. of businesses/individuals participating in training	<ul style="list-style-type: none"> Year on year increase 	<ul style="list-style-type: none"> In 2012/13 the Local Labour and Business Scheme secured 18 apprenticeships, 33 work placements and 96 training projects 	Target met ☺
	18. % economically active people	<ul style="list-style-type: none"> Year on year increase 	<ul style="list-style-type: none"> Lewisham's rate of economically active people is 79.8% in 2013. 	Target met ☺	

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
				<ul style="list-style-type: none"> Increase of 6.4% between 2010 and 2013. Slightly higher than the London rate of 76.4% 	
		19. No. of training and employment spaces secured through planning obligations	<ul style="list-style-type: none"> As secured 	<i>Data not collected for this AMR</i>	N/A
		20. Net growth in VAT registered businesses	<ul style="list-style-type: none"> Year on year increase 	<ul style="list-style-type: none"> During 2011 there were 7,845 active enterprises 1,350 new enterprises were formed 865 enterprises closed down This is highest amount since 2004. 	Target met 😊
	CSP6: Retail hierarchy and location of retail development	21. Position of town centres in town centre hierarchy through yearly health checks	<ul style="list-style-type: none"> Reduction in vacancy rates 	<ul style="list-style-type: none"> Vacancy rates reduced in all town and district centres between 2011/12 and 2012/13, except one at Downham 	Target partially met 😐
		22. Lewisham achieve 'metropolitan' status	<ul style="list-style-type: none"> 100,000m² (gross) floorspace for Lewisham town centre by 2026 	<ul style="list-style-type: none"> One scheme during 2011/12/13, with more than 1,800m² of retail floorspace completed at Loampit Vale in Lewisham town centre. 	N/A until 2026
		23. Amount of completed retail, office and leisure development (overall and in town centres)	<ul style="list-style-type: none"> 100% retail development greater than 1,000m² located in major/district town centres 	<ul style="list-style-type: none"> One scheme during 2011/12/13, with more than 1,800m² of retail floorspace completed at Loampit Vale in Lewisham town centre 	Target met 😊
		24. Amount of employment floor space for town centre uses	<ul style="list-style-type: none"> Office development greater than 2,800m² located in Lewisham or 	<i>No large scale office developments were completed during 2012/13</i>	N/A

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
			Catford town centres		
		25. % non-retail uses in primary shopping frontages	<ul style="list-style-type: none"> No more than 30% non A1, A2 uses in primary shopping areas 	<ul style="list-style-type: none"> Only two centres, Lewisham and Blackheath, contain less than 30% of non A1/A2 uses in 2013 	Target partially met ☺
Environmental management – see section 7					
CSO5: Climate change	CSP7: Climate change and adapting to the effects	26. Energy generated through renewable sources	<ul style="list-style-type: none"> Year on year increase 	<i>Data not collected for this AMR</i>	N/A
		27. Renewable energy installed by type	<ul style="list-style-type: none"> Maximise renewable energy types Year on year increase in no. of properties connected to CHP 	<i>Data not collected for this AMR</i>	N/A
	CSP8: Sustainable design and construction and energy efficiency	28. Provision of decentralised energy	<ul style="list-style-type: none"> One decentralised energy 'hub' within the Regeneration and Growth Areas by 2016 and no. of homes linked 	<i>Data not collected for this AMR</i>	N/A until 2016
		29. Per capita reduction in CO ₂	<ul style="list-style-type: none"> Year on year reduction in CO₂ emissions and 8.5% reduction in CO₂ by 2011 from 2005 baseline 	<i>Data not collected for this AMR</i>	N/A
		30. Compliance with Code for Sustainable Homes	<ul style="list-style-type: none"> All housing built to CSH level 4 from April 2011 and Code level 6 by 2016 (zero carbon) 	<ul style="list-style-type: none"> 88% of completed units achieved level 4 and 12% achieved level 3. <i>Completions predate requirement introduced in April 2011</i>	N/A
		31. Compliance with BREEAM	<ul style="list-style-type: none"> All non-residential development built to BREEAM Excellent Standard 	<i>Completions predate requirement introduced in April 2011</i>	N/A
		32. No. of completed living roofs and walls	<ul style="list-style-type: none"> Increase in the no. of completed living roofs and walls 	<ul style="list-style-type: none"> 1,400m² of green roofs on eight sites 	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
	CSP9: Improving local air quality	33. Air pollution levels of Fine Particles, Nitrogen Oxide, Carbon Monoxide, Ozone and Benzene	<ul style="list-style-type: none"> Reduction in pollutants as identified in Air Quality Action Plan 	<i>Data not collected for this AMR</i>	N/A
CSO6: Flood risk reduction and water management	CSP10: Managing and mitigating the risk of flooding CSP11: River and waterways network	34. No. of planning permissions granted contrary to Environment Agency advice (flood defence or water quality grounds)	<ul style="list-style-type: none"> Zero applications 	<ul style="list-style-type: none"> Zero applications approved contrary to EA advice 	Target met 😊
		35. Flood and coastal erosion risk management	<ul style="list-style-type: none"> Length of river restored 	<ul style="list-style-type: none"> 300m of River Ravensbourne improved since 2005 	Target met 😊
		36. No. of approved developments which incorporate SUDS	<ul style="list-style-type: none"> Year on year increase 	<i>N/A until SUDS approving body has been established</i>	N/A
CSO7: Open spaces and environmental assets	CSP12: Open spaces and environmental assets	37. Prevent inappropriate development on open space	<ul style="list-style-type: none"> No net loss of open space 	<ul style="list-style-type: none"> No inappropriate development on designated open spaces 	Target met 😊
		38. % of eligible open spaces managed to Green Flag award standard	<ul style="list-style-type: none"> 1 additional Green Flag Award per year 	<ul style="list-style-type: none"> 13 Green Flag awards renewed. 1 new award for Horniman Museum Gardens 	Target met 😊
		39. Change in areas and populations of biodiversity importance	<ul style="list-style-type: none"> Maintain and enhance the current population of biodiversity importance – no net loss of SINC 	<ul style="list-style-type: none"> No net loss of SINC sites 	Target met 😊
		40. No. of new allotments	<ul style="list-style-type: none"> Area of land allocated for allotments 	<ul style="list-style-type: none"> 37 allotment sites covering 17 hectares. No allotment land lost 	Target met 😊

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
CSO8: Waste management	CSP13: Addressing Lewisham's waste management requirements	41. Capacity of new waste management facility by type	<ul style="list-style-type: none"> Provision of sufficient facilities to meet need 	<ul style="list-style-type: none"> SELCHP (within the borough), Bywater MRF and Rainham landfill (outside the borough) provides sufficient capacity 	Target met 😊
		42. Amount of municipal waste arising, and managed by management type, and the % of each management type	<ul style="list-style-type: none"> As reported 	<i>Data not collected for this AMR</i>	N/A
		43. Residual household waste per household	<ul style="list-style-type: none"> Year on year decrease 	<i>Data not collected for this AMR</i>	N/A
		44. % household waste sent for reuse, recycling and composting	<ul style="list-style-type: none"> 25% waste recycled by 2012 	<i>Data not collected for this AMR</i>	N/A
		45. % municipal waste land filled	<ul style="list-style-type: none"> Year on year decrease 	<i>Data not collected for this AMR</i>	N/A
Building a sustainable community – see section 8					
CSO9: Transport and accessibility	CSP14: Sustainable movement and transport	46. % completed non-residential development complying with car-parking standards	<ul style="list-style-type: none"> 100% non-residential development comply with car parking standards 	<i>Data not collected for this AMR</i>	N/A
		47. % completed new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	<ul style="list-style-type: none"> 100% new residential development located within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre 	<i>Data not collected for this AMR</i>	N/A
		48. Proportion of journeys made on foot and cycle	<ul style="list-style-type: none"> To increase existing walking and cycle trips by 10% by 2012 	<ul style="list-style-type: none"> 2.6% journeys to work are made by bicycle, the same as London and a higher proportion than England 	N/A until 2012

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
				(1.9%) • 4.3% journeys to work are made by foot. This is less than for London (5.7%) and England (6.9%)	
		49. No. of completed car free or car limited developments	• Year on year increase	• Six completed car free schemes. This compares to five in the previous year.	Target met ☺
		50. % of permitted major developments with travel plans	• All major development to have travel plans	• Section 106 agreements seek to ensure that travel plans are secured	Target met ☺
		51. Transport schemes delivered as identified in the IDP	• Delivery of transport schemes identified in the IDP	• Progress has been made including East London Line, Thameslink and DLR	Target met ☺
		52. No. of new cycle facilities	• All permitted major development to include cycle facilities	<i>Data not collected for this AMR</i>	N/A
		53. No. of car clubs and bays in the borough	• Year on year increase	<i>Data not collected for this AMR</i>	N/A
		54. Electric car charging points	• Year on year increase in electric car charging points	<i>Data not collected for this AMR</i>	N/A
		55. Access to service by public transport and walking	• Increase in access to services by public transport and walking	<i>Data not collected for this AMR</i>	N/A
		56. Implementation of Lewisham Links Strategy	• Route 1 complete 2011 • Area of Ladywell Fields restored	• Review of Links Strategy started. • Three potential Phase Two sites identified	Target met ☺
CSO10: Protect and enhance	CSP15: High quality design for	57. No. of appeals allowed following refusal on design grounds	• Zero appeals granted	<i>Data not collected for this AMR</i>	N/A

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
Lewisham's character	Lewisham				
	CSP16: Conservation areas, heritage assets and the historic environment	58. No. of listed buildings and scheduled monuments on the 'at risk' register	<ul style="list-style-type: none"> Year on year decrease in the number at risk 	<ul style="list-style-type: none"> 18 at risk buildings in 2013. 1 more than previous year. 	Target not met ☹️
		59. No. of conservation areas covered by up-to-date Conservation Areas appraisals and management plans	<ul style="list-style-type: none"> All Conservation Areas to have appraisals and management plans by 2016 	<ul style="list-style-type: none"> 14 Conservation Areas with management plans. 	N/A until 2016
	CSP17: Protected vistas, the London panorama and local views, landmarks and panoramas CSP18: Location and design of tall buildings	60. No. of planning permissions granted for buildings in protected vistas, the London Panorama, and local views and panoramas	<ul style="list-style-type: none"> No planning permission granted for buildings exceeding the development threshold plane 	<i>Data not collected for this AMR</i>	N/A
CSO11: Community well-being	CSP19: Community and recreational facilities	61. Gains and losses of community and recreational facilities completed	<ul style="list-style-type: none"> No net loss 	<ul style="list-style-type: none"> Net gain of 13,907m² of community and leisure floorspace completed in 2012/13. 	Target met 😊
		62. Delivery of identified social infrastructure	<ul style="list-style-type: none"> Delivery in accordance with IDP 	<ul style="list-style-type: none"> Progress has been made including Wells Park Community Centre, 	Target met 😊

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
				Glass Mill Leisure Centre, Forest Hill Pools, improvements to schools, open spaces and estate renewals.	
	CSP20: Delivering educational achievements and promoting healthy lifestyles and healthcare provision	63. Index of Multiple Deprivation	<ul style="list-style-type: none"> Improve overall rank and reduce SOAs within 20% most deprived 	<ul style="list-style-type: none"> The proportion of LSOAs in the bottom 20% nationally has decreased slightly. Of Lewisham's 166 LSOAs, 38% were in the 20% most deprived in England, compared with 38.6% in 2007. 	Target met 😊
		64. People aged 16-74 with no qualifications	<ul style="list-style-type: none"> Year on year reduction 	<ul style="list-style-type: none"> 8% of residents have no formal qualifications in 2011. This compares with 10.1% in 2009 and 13.7% in 2005. 	Target met 😊
		65. % pupils receiving 5 or more GCSEs at grades A* to C equivalent	<ul style="list-style-type: none"> Year on year increase 	<ul style="list-style-type: none"> 67% people achieved NVQ level 2 or equivalent or have professional and vocational qualifications in 2011 Lewisham is comparable to London and slightly more educated than England as a whole. Lewisham has experienced a drop in people with no qualifications from 13.7% in 2005 to 8% in 2011 	Target met 😊

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
		66. Mortality rate from circulatory diseases and cancers at ages under 75	<ul style="list-style-type: none"> Year on year reduction 	<ul style="list-style-type: none"> The premature mortality rate (under 75 years old) between 2005-2007, from all circulatory diseases (diseases of the heart and blood vessels) was for 148.33 for men and 61.99 for women in Lewisham per 100,000 population. These are above the rates for England (111.99 for males and 49.51 for females per 100,000 population). 	Target not met ☹
		67. Healthy life expectancy at age 65	<ul style="list-style-type: none"> Year on year increase 	<ul style="list-style-type: none"> For Lewisham, male life expectancy at birth is 77.6 and females in 82.3. This is an increase compared to last years AMR but still slightly lower than the London and national averages. 	Target partially met ☺
		68. Implementation of NHS Lewisham North Lewisham Health Improvement Plan	<ul style="list-style-type: none"> Delivery of plan 	<i>Data not collected for this AMR</i>	N/A
		69. Serious violent crime rate	<ul style="list-style-type: none"> Year on year reduction 	<ul style="list-style-type: none"> Lewisham has experienced a drop in overall crime since 2011 by 7.3%, including 16.7% less homicides, 3.9% less violent crimes against people, 20.4% less gun crimes Lewisham has experienced a rise in 	Target partially met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	Core Strategy Policies			Performance	Target Met/ Action Needed
				some crimes: 4.2% sexual assaults, 12.1% domestic crime, 3.2% hate crime	
		70. Serious acquisitive crime rate	<ul style="list-style-type: none"> Year on year reduction 	<ul style="list-style-type: none"> Lewisham has experienced a drop in crime since 2011, including 2.8% less robberies, 14.3% motor vehicle crimes Lewisham has experienced a rise in some crimes: 6.6% burglaries 	Target partially met ☹️
	CSP21: Planning obligations	71. Funding secured through planning obligations for infrastructure, facilities and services	<ul style="list-style-type: none"> Planning obligations contribute to Core Strategy and IDP 	<ul style="list-style-type: none"> 2 new s106 and 7 variations to s106 signed during 2012/13 150 affordable units secured £1,181,460 financial contributions secured in 2012/13 and £4,391,390 received 	Target partially met ☹️

Appendix 3: Lewisham's ward boundaries



Appendix 4: Use Class Order

The Town and Country Planning (Use Classes) Order 1987 as amended puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. (Source: nlppanning.com, May 2013)

A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services), betting offices
A3 Food and Drink	Restaurants and cafes
A4 Drinking establishments	Public houses, wine bars or other drinking establishments
A5 Hot food takeaways	For the sale of hot food for consumption off the premises
B1 Business	B1a) Office other than a use within Class A2 B1b) Research and development of products or processes B1c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)
B2 General industry	Industrial process other than that falling within Class B1
B8 Storage and distribution	Use for storage or as a distribution centre
C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)
C2 Residential institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes
C3 Residential institutions	Residential institutions: Use as a dwellinghouse (whether or not a main residence) by a) A single person or by people to be regarded as forming a single household, b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)
C4 Houses in multiple occupation	Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' (HMO). NB Large HMOs (more than 6 people) are unclassified therefore sui generis
D1 Non-residential institutions	Clinics, health centres, creches, day nurseries, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts
D2 Assembly and leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms
Sui Generis	A use which does not fall neatly within one of the above use classes: includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations

Appendix 5: Site information

Deptford and New Cross

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Convoys Wharf , New King Street, Deptford, SE8 3JH	Evelyn	SSA2	16.60	Total: 3,500 incl. 131 social rented and 394 intermediate	Construction: 700 Long term: 2,150	A1-A5: 10,330 incl. retail, restaurant and bars	B1: 15,500 B2: 32,200 incl. employment space and wharf uses	D1/D2: 13,000 incl. cultural and community space	C1: 27,070 incl. hotel plus public squares, open space and Thames Path	New developer in 2011 - Hutchison Whampoa
Planning status		Site issues		Progress 2012-13			Anticipated Development		Rating	
Outline application 13/83358 not yet approved and has been called in for determination by the Mayor of London.		Impacts on transport and traffic being resolved with TfL. Level of affordable housing at 15% needs to be justified. Need for a comprehensive scheme that also protects the wharf.		Application being progressed by Hutchinson Whampoa. Pre-submission negotiations on an application were held in 2012-2013. Application to be determined by the Mayor of London, with the outline application dealt with in early 2014 and reserved matters in late 2014.			1-5 years 2014/15 – 2018/19: 294 6-10 years 2019/20 – 2023/24: 840 11-15 years 2024/25 onwards: 2,380			

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Surrey Canal Triangle , to the North of Surrey Canal Road, SE14	New Cross	SSA3	10.05	Total: Up to 2,400 incl. up to 550 affordable	Construction: 700 Long term: 2,000	A1-A5: 6,300 incl. retail space, restaurants, bars and take-aways	B1: 15,000 business space	D1/D2: 25,800 incl. leisure, cultural and community space and the retention of the Football Stadium	C1: 10,000 hotel plus new public squares and open space	Renewal New Bermondsey Two Ltd (Applicant)
Planning status		Site issues		Progress 2012-13			Anticipated Development		Rating	
Outline application 11/76357 was approved in March 2012 but construction has not yet started. Submission of 73 application and appointment of architects to submit applications for reserved matters.		The developer will provide funding for a new railway station. The shell of a station at Surrey Canal Road has been constructed making it easier to have an additional stop on the line without interrupting services once funding is received from the developer.		Continued assembly of land and discussions with Council in respect of acquisition of land, with CPO as a fallback.			1-5 years 2014/15 – 2018-19: 770 6-10 years 2019/20 – 2023/24: 655 11-15 years 2024/25 – 2028/29: 940			

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Oxestalls Wharves (The Wharves Deptford) , Oxestalls Road Grove Street, Dragoon Street, Evelyn Street SE8 5RT	Evelyn	SSA4	4.52	Total: 905 incl. 185 affordable	Construction: 200 Long term: 743	A1-A5: 4,663 incl. retail space and bars.	B1: 8,725 incl. office and employment space	D1/D2: 3,005 incl. leisure, culture and community space.	Incl. open space and landscaping along former Surrey Canal Route.	City and Provincial Properties Plc
Planning status		Site issues		Progress 2012-13			Anticipated Development			Rating
Outline planning application 09/73189 was granted in March 2012 but construction has not yet started. Detailed planning permission granted for Phases 1 & 2 and scheme implementable once development partner secured and detailed conditions discharged.		Healthy local housing land supply and availability of less constrained/more accessible sites is hampering the marketability of the site. Applicant (majority land owner) securing development partner/RSL and are in advanced negotiations with Lend Lease. Acquisition of third party land required to enable Phase 2/3 to proceed.		LB Lewisham has indicated that it would consider using CPO powers to acquire land not in ownership of applicant to facilitate development and enable comprehensive development to proceed. The Council, City and Provincial and Lend Lease to continue discussions with the intention of signing a Planning performance Agreement for a work programme leading to the submission of a revised scheme in 2014.			1-5 years 2014/15 – 2018-19: 280 6-10 years 2019/20 – 2023/24: 514 11-15 years 2024/25 – 2028/29: 110			

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Marine Wharf West , (land formerly occupied by Jet Stationery), Plough Way, SE16 7UE	Evelyn	SSA5	2.83	Total: 532 incl. 78 social rented /extra care units and 25 shared ownership	Construction: 77 Long term: 264	A1-A3: 1,543 incl. retail	B1: 2,583 incl. offices		Incl. landscaping along former Surrey Canal Route.	Berkeley's Homes (Urban Renaissance) Ltd
Planning status		Site issues		Progress 2012-13			Anticipated Development			Rating
Outline application 10/73437 was granted in September 2011 and construction has started on site.				Continue with the developer to ensure that discharge of conditions and any amendments are dealt with as quickly as possible.			Development is underway with 97 units completed during 2012-13. Next monitoring year - 2013/14: 113 1-5 years 2014/15 – 2018-19: 322 6-10 years 2019/20 – 2023/24: 0 11-15 years 2024/25 – 2028/29: 0			

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Cannon Wharf , Cannon Wharf Business Centre, 35 Evelyn Street, SE8 5RT	Evelyn	SSA5	3.01	Total: 679 incl. 22 social rented and 95 intermediate	Construction: 320 Long term: 249		B1: 3,119 incl. business centre	D1: 280 incl. nursery	1,675 of mixed A1, A2, A3, A5, B1, D1 and landscaping along former Surrey Canal Route.	London Business Centres and Barratt's
Planning status		Site issues			Progress 2012-13			Anticipated Development		Rating
Outline application 08/68523 was approved in March 2012. Currently exploring s73 amendments to original approval but continuing with site remediation and piling.					LBL will continue to work with the Developer to progress the discharge of conditions and any amendments as quickly as possible.			1-5 years 2014/15 – 2018-19: 465 6-10 years 2019/20 – 2023/24: 214 11-15 years 2024/25 – 2028/29: 0		

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Marine Wharf East , Plough Way, SE16	Evelyn	SSA5	0.85	Total: 180	Construction or long term: unknown				1,000 of mixed A1, A2, A3, B1, B2, D1	Galliard Homes
Planning status		Site issues			Progress 2012-13			Anticipated Development		Rating
In pre application discussions with Galliard. Aiming for a planning application to be submitted by January 2013		Site is currently occupied for commercial use. Will not be vacant until mid 2015.			Continue to engage with the developer with the aim of receiving an application early 2014			1-5 years 2014/15 – 2018-19: 0 6-10 years 2019/20 – 2023/24: 180 11-15 years 2024/25 – 2028/29: 0		

Lewisham Town Centre

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Lewisham Gateway , Lewisham High Street, SE13 (land between Rennell Street and Lewisham Railway Station)	Lewisham Central	SSA6	6.06	Total: Up to 800 incl. up to 160 affordable	Construction: 490 Long term: 1,300	A1-A5: 17,000 incl. retail, restaurants and bars	B1: 17,500 incl. offices	D1: 500 D2: 5,000 incl. leisure, education and health facilities	C1: 3,000 incl. hotel plus new urban park, town square and bus interchange	Lewisham Gateway Develop- ments Ltd
Planning status		Site issues			Progress 2012-13			Anticipated Development		Rating
Outline application 06/62375 was approved in May 2009 but construction has not yet started. Reserved matters 13/82493 for phase 1 approved in May 2013.		Revised road alignment will be required and deperant upon HCA funding.			Finalise changes to road layout with TfL and LBL to enable commencement of development. Pre-commencement conditions and obligations being resolved to enable a start on site in late 2013.			1-5 years 2014/15 – 2018-19: 0 6-10 years 2019/20 – 2023/24: 485 11-15 years 2024/25 – 2028/29: 315		

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Renaissance at Loampit Vale , east and west of Elmira Street	Lewisham Central	LAAP4	1.84	Total: 788	Construction: Long term:			??	1,800 of mixed A1, B1	Barratts
Planning status		Site issues			Progress 2012-13			Anticipated Development		Rating
Outline application 09/71246 was granted in X and construction has started on site.					Site is partially built out and leisure centre and energy centre are operational.			Development is underway with 175 units completed during 2011-12 and 247 units completed during 2012-13. Next monitoring year - 2013/14: 93 1-5 years 2014/15 – 2018-19: 273 6-10 years 2019/20 – 2023/24: 11-15 years 2024/25 – 2028/29: 0		

Catford Town Centre

Site name/ address	Ward	Site allocation	Site size (ha)	Proposed Development						Developer
				Number of Homes	Number of Jobs	Retail m2 (A uses)	Business m2 (B uses)	Leisure m2 (D uses)	Other m2	
Former Catford Greyhound Stadium , Adenmore Road, Catford, SE6 4RJ	Rushey Green	CLP6	4.26	Total: 589	Construction: unknown Long term: 49			D1/D2: 298	508 of mixed A1, A2, A3, A4 and B1	GLA and Barratts
Planning status		Site issues			Progress 2012-13			Anticipated Development		Rating
Outline permission 07/67276 was granted in January 2009. Currently negotiating s73 amendments to the planning permission. Development has commenced by way of enabling works		Discussions to improve Catford and Catford Bridge stations with Network Rail, TfL and train operators			The GLA has entered into a development contract with Barratt's. LBL will deal with discharge of conditions and amendments applications as quickly as possible to facilitate timely build out of the development. Foundation/Ground prep works during Jan 2014 – April 2014. Above ground works will commence April 2014			1-5 years 2014/15 – 2018-19: 593 6-10 years 2019/20 – 2023/24: 0 11-15 years 2024/25 – 2028/29: 0		

Appendix 7: Major Town and District Centre Retail Report

9.1 Vacancy rates

Vacancy rates are the most immediate indication of a struggling town centre, however the majority of centres within the Borough are fairing well compared with the national and regional statistics.

9.1.1 Vacancy rates: the Borough compares well; but Lee Green is a cause for concern

The national mean vacancy rate is currently estimated to be between 11.1%¹ and 14%², with the London vacancy rate estimated at 9%³. Figure 9.1 shows that the mean vacancy rate for the Borough's two major town centres and the seven district centres compares favourably, being 6.8% in 2013.

Figure 9.1: Mean average vacancy rates

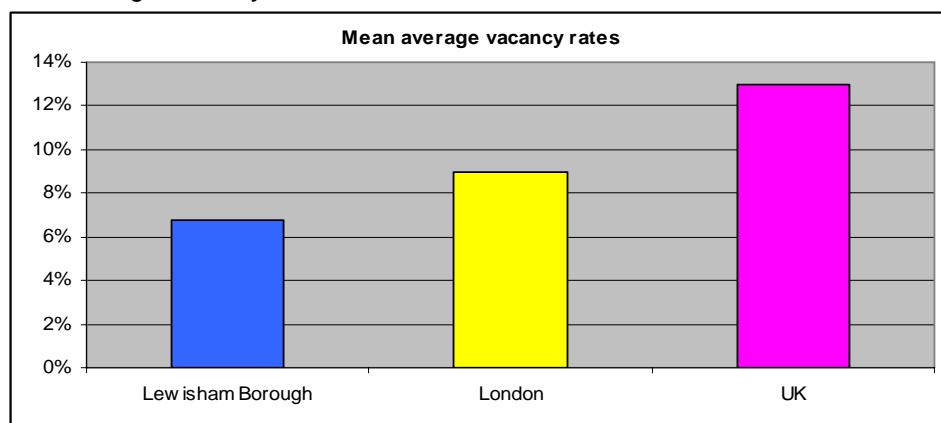


Figure 9.2: Vacancy rates 2013

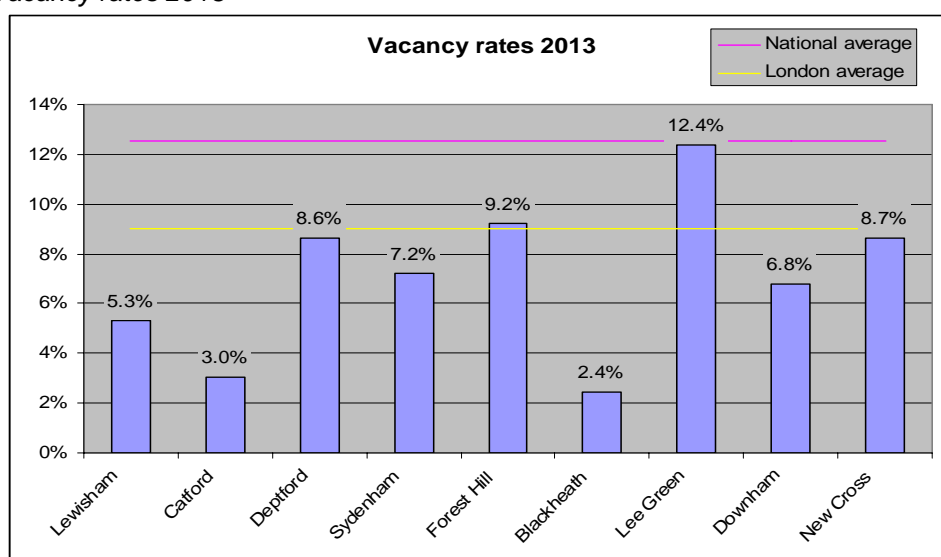


Figure 9.2 compares each of the Borough's retail centres with each other, and with the regional and national averages.

The Borough's two major town centres, Lewisham and Catford, significantly outperform the national and regional averages; with the two centres having vacancy rates of 5.3% and 3% respectively.

Amongst the district centres, Blackheath stands out as particularly a strong performer, with a vacancy rate of 2.4%, equalling the vacancy rate reported for Oxford Street in central London⁴.

All other district centres have vacancy rates below both the national and regional averages, aside from Forest Hill, which at 9.2% is close to the London average, and Lee Green, which at 12.4% is close to the national average.

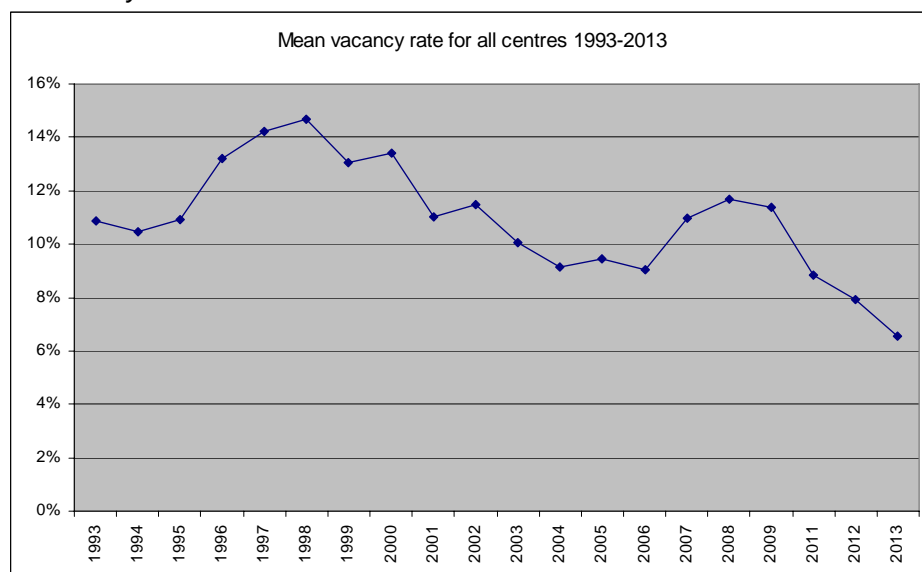
Based on the data outlined above, Lee Green district centre is the only centre in the Borough which stands out as having notably high vacancy rate, being significantly higher than the London average. However, the vacancy rate should not be seen as dire, as the rate is still in line with the national average.

9.1.2 Vacancy rate trends: a constantly improving picture

The vacancy rate of a town centre can also be judged against rates of previous years, to identify if centres are in ascent or decline, as shown in Figure 9.3.

The average figures for the Borough are encouraging, showing a significant reduction in the proportion of vacant units found in the town and district centres. Vacancy rates have improved markedly since the financial crises of 2008, and are now at the lowest level since our survey began 20 years ago.

Figure 9.3: Mean vacancy rates for all centres 1993-2013

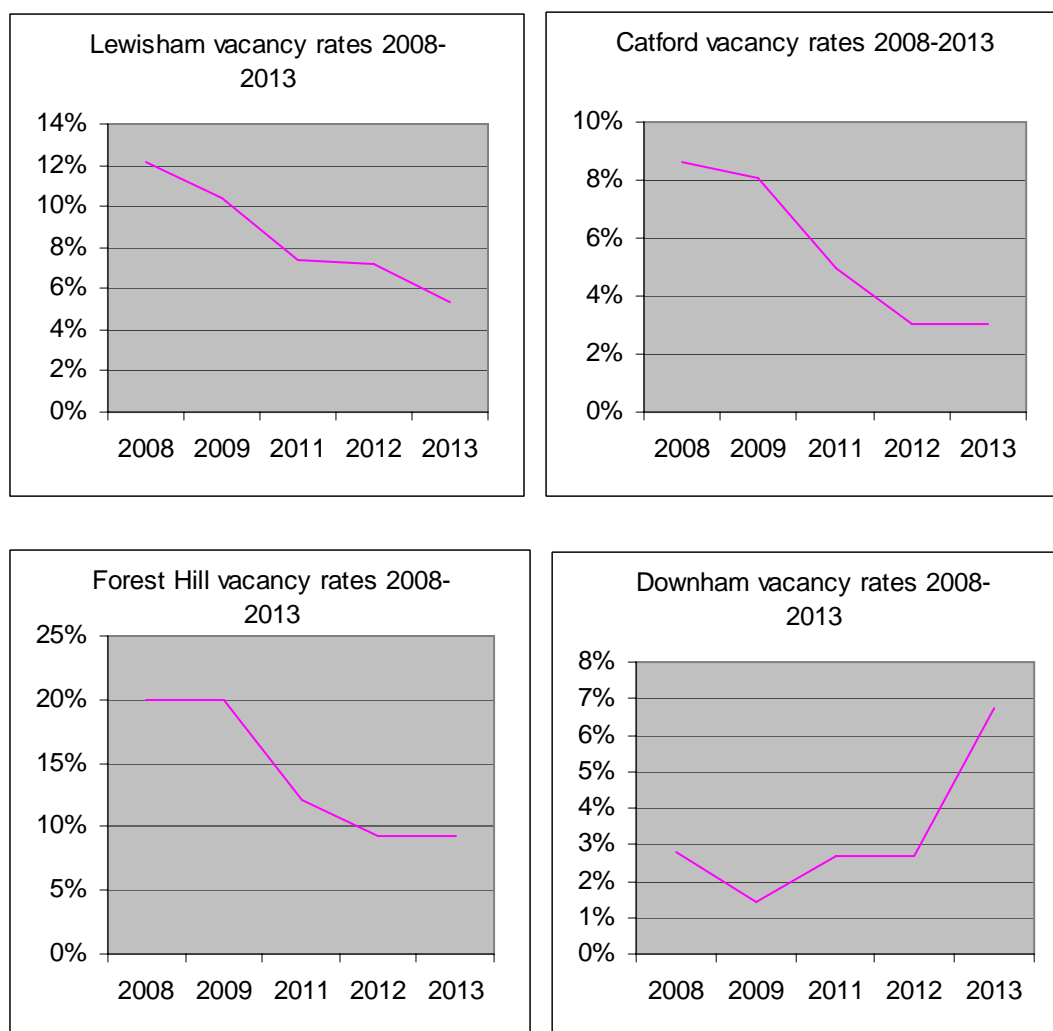


9.1.3 Vacancy rate trends: Lewisham, Catford and Forest Hill star performers

The majority of centres have seen vacancy rates dropping or remaining stable over a five year period. Lewisham, Catford and Forest Hill centres are notable for having seen significant reductions in the proportion of vacant units during this period (see Figures 9.4-9.7 below).

Only Downham has ended the five year period 2008-2013 with a higher vacancy rate than it began, rising from 2.8% to 6.8%, however Downham still poses the fourth lowest vacancy rate in the Borough. The increased vacancy rate is due to an additional 3 units becoming vacant within the last year, and therefore the increase may only be temporary whilst these units are re-filled.

Figures 9.4-9.7 Vacancy rates for different centres 2008-2013



Lee Green is the only centre which has seen a sustained increase in its vacancy rate over the entirety of the 20 year period (Figure 9.8). This has been masked somewhat by a significant decrease in vacant units in the last year, which may be the beginning of a recovery for the centre, or may be a temporary reprieve during a general downward trend for the centre. The general trend for increasing vacancy rates in this district centre is likely to be associated with the planned redevelopment of the Leegate Centre.

Figure 9.8: Lee Green vacancy rate 1993-2013



9.2 Proportion of units in A1 use

Town and district centres are traditionally considered to be primarily shopping destinations, with additional ancillary functions such as banking, food, drink, and other services playing a supporting role in the vitality of a centre.

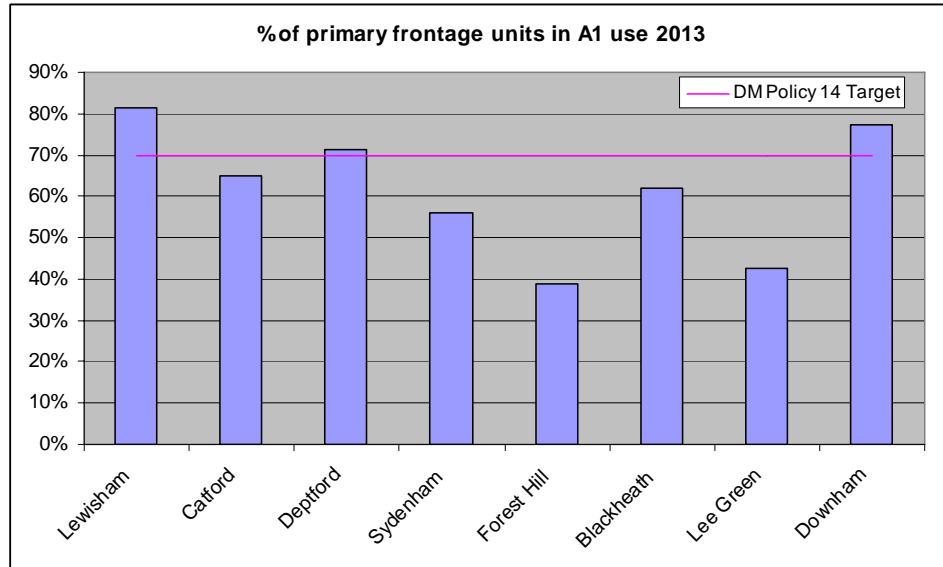
Concerns are often raised if the proportion of shops (use class A1) drops in a centre, as this may result in the centre losing its ability to meet the retail needs of the local population. With this in mind, the proposed Development Management Local Plan, alongside the Lewisham and Catford Town Centre Local Plans, set a target of 70% of units within the primary shopping frontage of each centre to be in A1 use.

9.2.1 A1 uses in primary frontages: majority of town and district centres fail to meet target

The majority of centres fail to meet the target of 70% A1 units in the primary shopping frontages, as shown in Figure 9.9. Only Lewisham, Deptford and Downham exceed the target. Catford and Blackheath are within 10% of the target.

Forest Hill and Lee Green both have less than 50% of primary shopping frontage units in A1 use, and therefore there is a concern that the primary shopping frontages of these centres no longer have a predominantly retail function.

Figure 9.9: Percentage of primary frontage units in A1 use in 2013

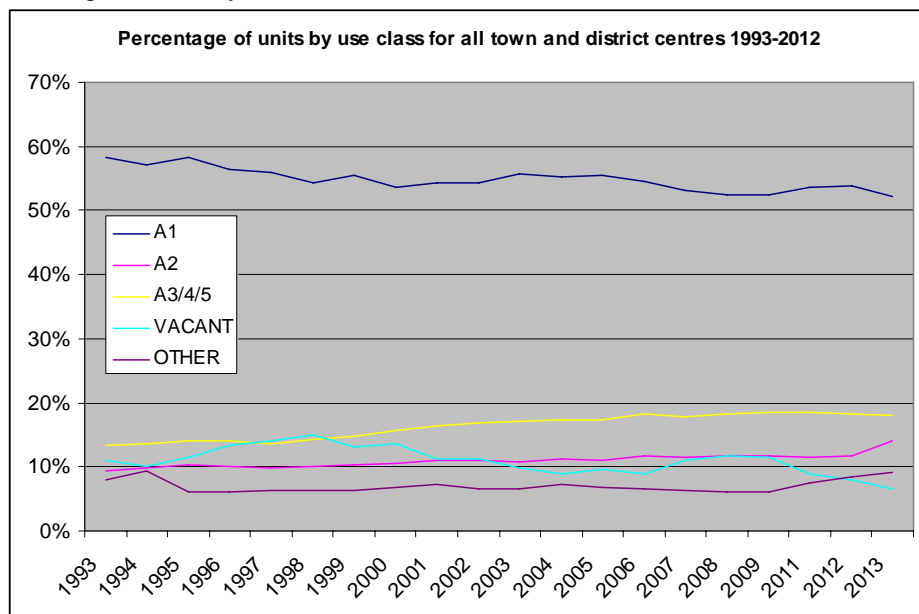


9.2.2 A1 and other uses long term trends: gradual, but not drastic, decline in A1 uses

The proportion of units in A1 use in all town and district centres (primary, secondary and other frontages) has gradually decreased from 58% in 1993 to 52% in 2013 (Figure 9.10). During the same period A2 uses (such as banks, betting shops and high street solicitors) have increased from 9% to 14%, and A3/A4/A5 uses (restaurants, cafés, pubs and takeaways) from 13% to 18%.

The shift in uses within the town centre has been gradual and fluctuating, therefore the loss of A1 units is not considered to pose an immediate threat to the Borough's centres as a whole.

Figure 9.10: Percentage of units by use class for town and district centres 1993-2012



9.3 Betting shops

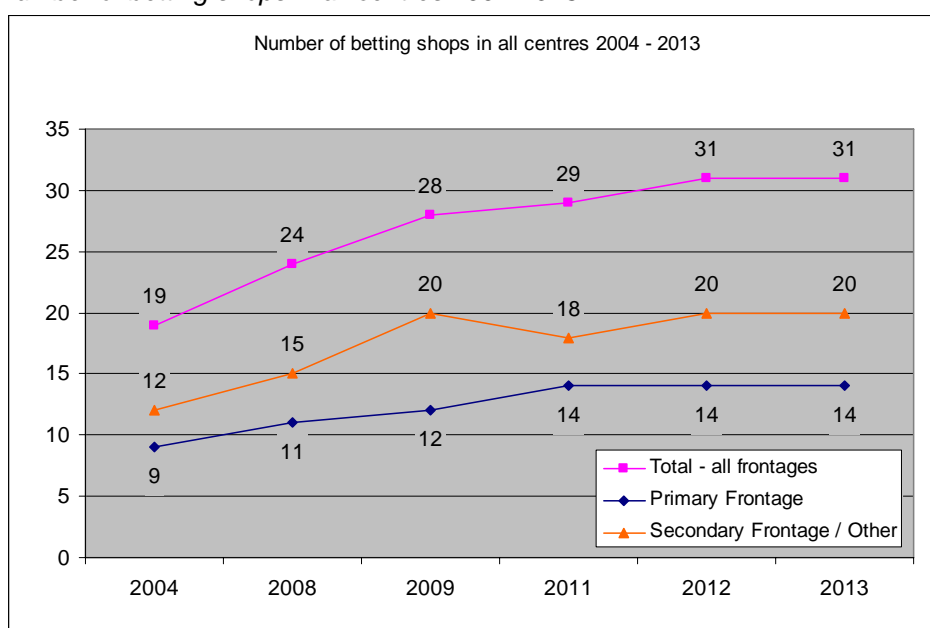
There are currently well publicised concerns that there is a proliferation of betting shops on the nation's high streets, and it is perceived by many that this is having negative consequences for town centres.

9.3.1 Betting shop trends: rate of growth slows to a halt

The local data shows that there was a notable increase in the number of betting shops within the Borough's town centres in the period succeeding the liberalisation of gambling licensing via the Gambling Act 2005. The total number of betting shops within the borough's town centres increased from 19 in 2004 to 31 in 2009 (Figure 9.11).

However, there has been only a small increase of two new betting shops in the Borough's town centres between 2009 and the present day, and no increase at all within the past year. Therefore it appears that the Borough is not currently facing an influx of gambling premises.

Figure 9.11: Number of betting shops in all centres 2004-2013



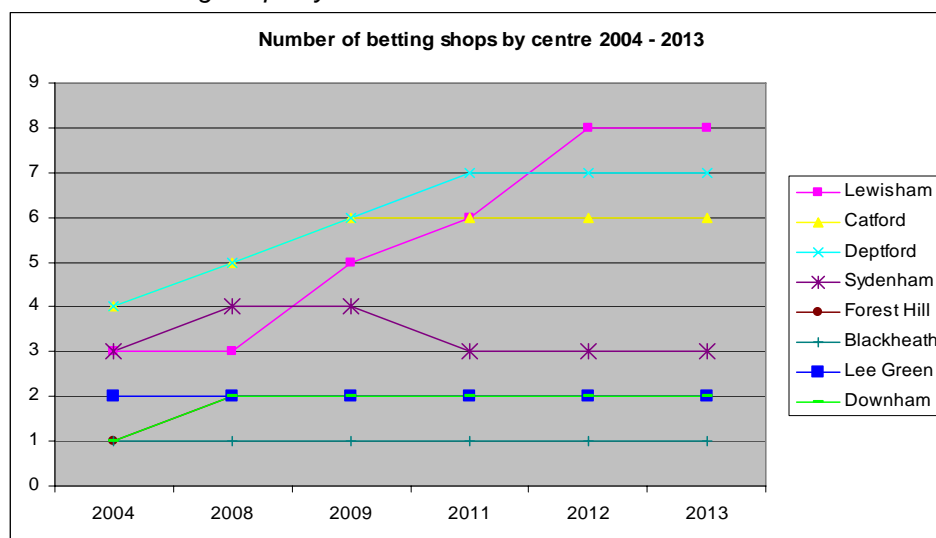
9.3.2 Betting shops trends: increases in numbers mainly limited to larger centres, smaller centres barely affected

The statistics for individual centres show a clear split between the three largest centres – Lewisham, Catford and Deptford which have generally experienced significant increases in the number of betting shops, and the remainder of the smaller centres (Table 9.1 and Figure 9.12).

Table 9.1: Gains and losses of betting shops 2004-2013

Centre	2004	2013	Gain / loss
Lewisham	3	8	5
Catford	4	6	2
Deptford	4	7	3
Sydenham	3	3	0
Forest Hill	1	2	1
Blackheath	1	1	0
Lee Green	2	2	0
Downham	1	2	1
Total	19	31	12

Figure 9.12: Number of betting shops by centre 2004-2013



Each of the smaller centres has seen no increase in the number of betting shops in the period 2004 to 2013, with the exception of Downham which has each seen an increase of just one betting shop over the period.

Lewisham town centre, on the other hand, has seen the number of betting shops more than double from 3 in 2004 to 8 in 2013. Deptford has also seen a significant increase, from 4 in 2004 to 7 in 2013. Catford has experienced a more moderate increase from 4 in 2004 to 6 in 2013.

Therefore the phenomena of the proliferation of betting shops, as discussed by the national media, has not been experienced by the majority of the Borough's centres. Instead, bookmakers have focused on the larger centres within the Borough, with Lewisham and Deptford both experiencing a notable influx of new gambling establishments.

One final point to note is that no centre has seen an increase in the number of betting shops since the period 2008-2009, with the exception of Deptford which saw an increase between 2009-2011, and Lewisham which saw an increase between 2011-2012. There was no increase in the number of betting shops in any centre in the

period 2012-2013. It is too early to say whether the increase in the number of betting shops has ceased, or whether this is a temporary reprieve.

9.4 Takeaways

There have been recent concerns regarding the number of takeaways in the Borough, and their potential health consequences. These concerns have led to the inclusion of DM Policy 18 in the proposed submission version of the Development Management Policies Local Plan. This policy seeks to limit the number of takeaways in major and district centres to 5% of the total number of units. The policy is expected to be adopted formally in 2014.

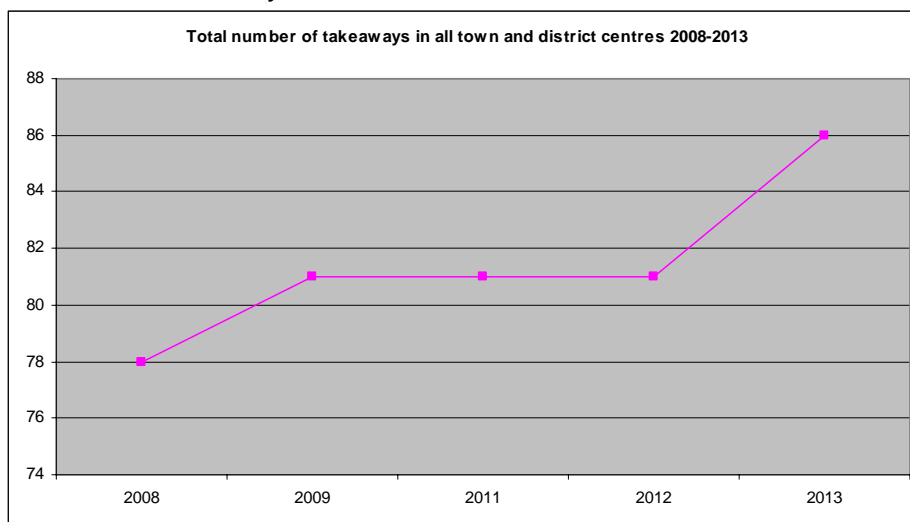
9.4.1 Takeaway trends: increase of 5 takeaways in period 2012-2013

The number of takeaways in the Borough's centres increased by 5 units in the period 2012-2013. This follows a period of 0 net increase in the number of takeaways over the three year period 2009-2012.

Over the longer period 2008-2013 there has been a net increase of 8 takeaways in all of the Borough's centres.

Therefore the perception that the number of takeaways in the Borough are increasing is correct, although Figure 9.13 demonstrates that the increase has not been constant throughout the period.

Figure 9.13: Total number of takeaways in town and district centres 2008-2013



9.4.2 Takeaway trends: significant increase in Catford, marginal increase, or decrease, elsewhere

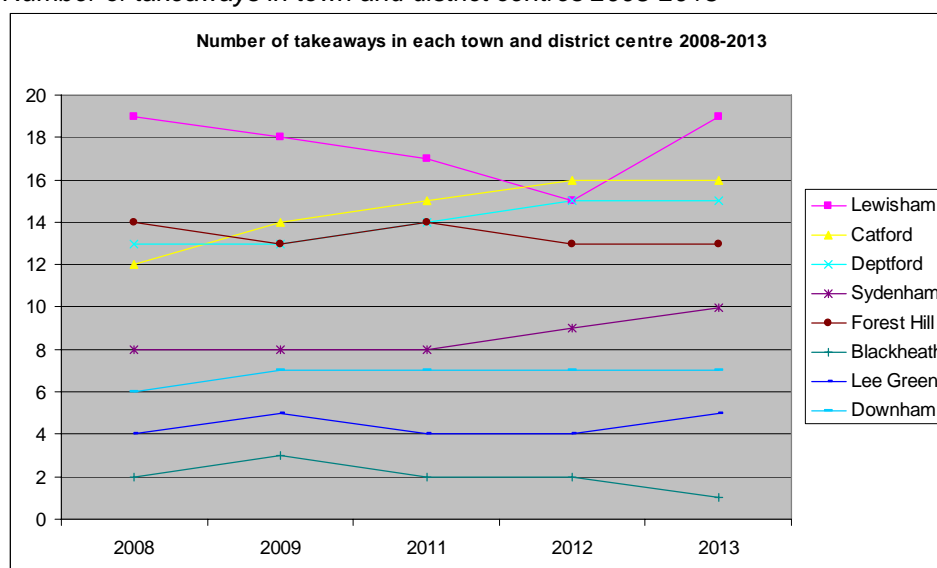
The survey data shows the number of takeaways decreased in two centres over the period, remained the same in one centre, and increased in five centres (Table 9.2 and Figure 9.14).

Catford was the only centre to experience a significant increase over this period, possessing four more takeaways in 2013 than in 2008. The remainder of the centres experiencing increases saw only one or two additional units.

Table 9.2: Number of takeaways by centre

Centre	2008	2013	Gain / loss
Lewisham	19	19	0
Catford	12	16	4
Deptford	13	15	2
Sydenham	8	10	2
Forest Hill	14	13	-1
Blackheath	2	1	-1
Lee Green	4	5	1
Downham	6	7	1
Total	78	86	

Figure 9.14: Number of takeaways in town and district centres 2008-2013



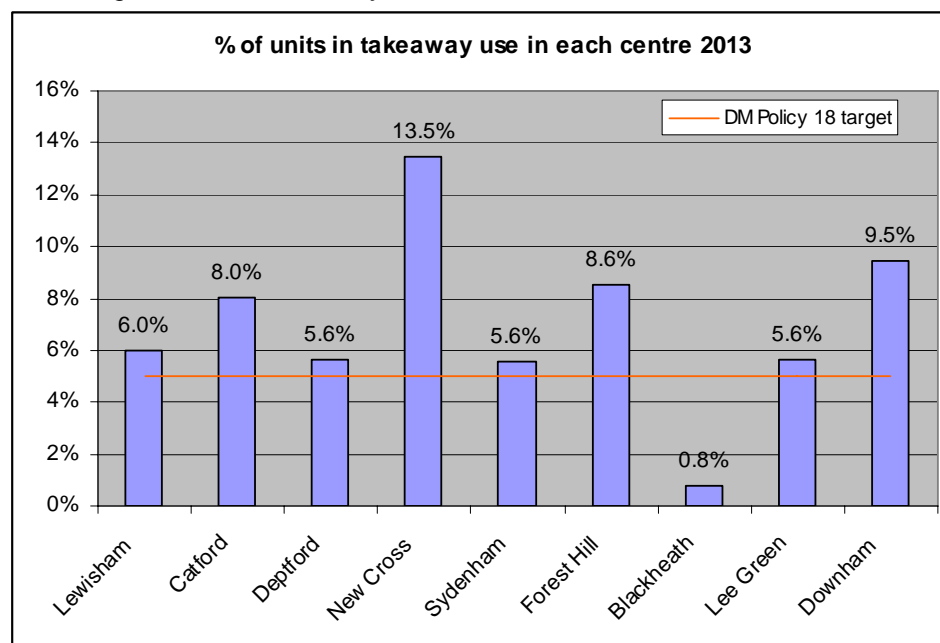
9.4.3 Takeaways: percentage of units in takeaway use too high for all centres except Blackheath

The data has been analysed to calculate the percentage all units in each centre that are in takeaway use. This analysis shows that every town and district centre fails to meet the DM Policy 18 target of a maximum of 5% units in takeaway use, with the exception of Blackheath (Figure 9.15).

The data shows New Cross to be significantly over the target, with Catford, Forest Hill, and Downham also having a notably high percentage of takeaway units.

The adoption of DM Policy 18 in 2014 will not necessarily see a reduction in the percentage of units used as takeaways in each of the centres, as the policy can only be applied to proposals for new takeaways, and cannot be used to regulate existing takeaways. However, the application of the policy will curtail the further growth of takeaways in eight out of the nine centres.

Figure 9.15: Percentage of units in takeaway use in each centre in 2013



9.5 Public houses and bars

Public houses are considered to be assets of community value, and the recent national decline in the number of public houses has been met with consternation. Lewisham's planning policies seek to protect assets of community value, however public houses may still be lost where permitted development rights exist, or where the public house use is no longer viable.

9.5.1: Public house long term trends: loss of pubs in every centre except Blackheath; significant losses in Lewisham town centre

The long-term data shows there has been a loss of 13 pubs and bars in the Borough's centres during the period 2004-2013 (Table 9.3).

Every centre except Blackheath has experienced a loss of pubs during the period (Table 9.3). These losses range from one to two units in the various centres, aside from Lewisham centre which has seen a significant loss of six pubs.

Downham is unique in that it has possessed no pubs during the survey period.

Table 9.3: Number of pubs/bars in each town and district centre 2004-2013

Centre	2004	2013	Gain / loss
Lewisham	11	5	-6
Catford	7	5	-2
Deptford	6	5	-1
Sydenham	5	3	-2
Forest Hill	6	5	-1
Blackheath	4	4	0
Lee Green	4	3	-1
Downham	0	0	0
Total	43	30	-13

9.5.2 Public house short term trends: respite from decline?

The short-term data shows no overall loss of pubs in the Borough's centres in the period 2011-2013 (Figure 9.16).

Only Lewisham town centre has experienced a loss (of one pub) in this period, however this has been balanced out by a gain of one pub in Forest Hill (Figure 9.17).

The short term data therefore shows promising signs that the decline in the numbers of public houses and bars may be subsiding, however it is too early to state this with any surety.

Figure 9.16: Total number of pubs/bars in town and district centres in 2004-2013

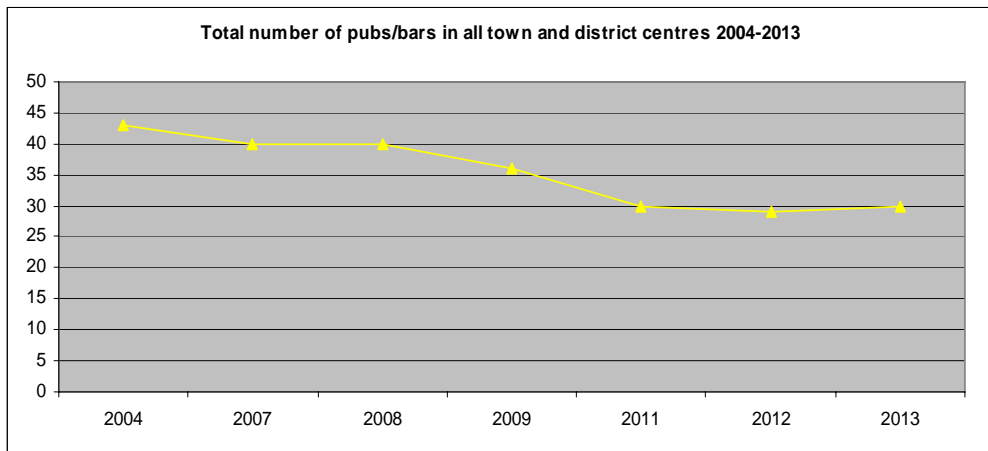
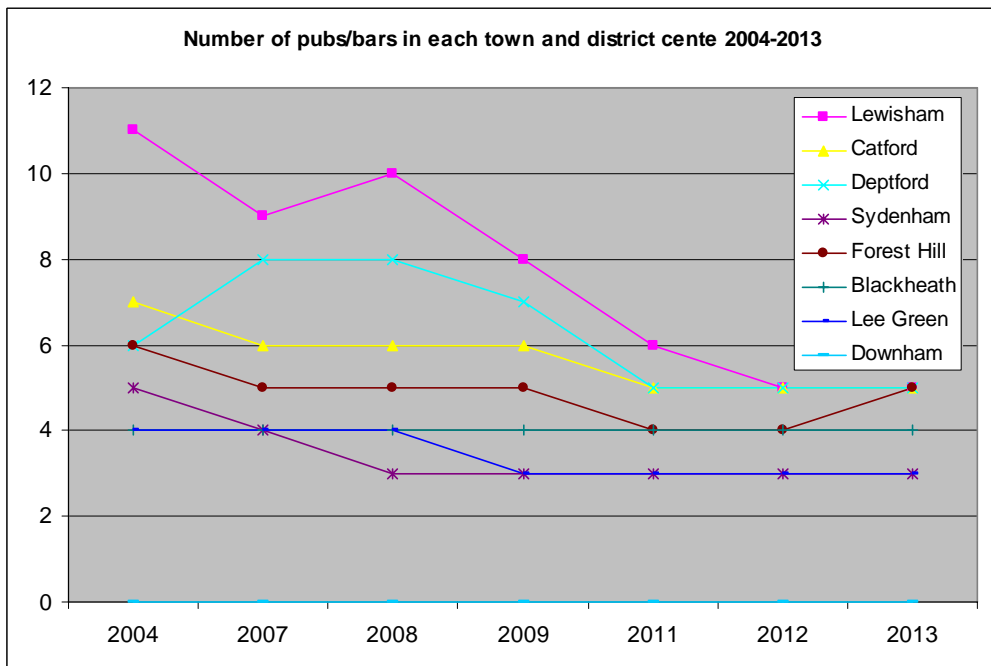


Figure 9.17: Number of pubs/bars in town and district centres in 2004-2013



¹ http://www.brc.org.uk/brc_news_detail.asp?id=2490, British Retail Consortium, July 2013

² <http://www.retailgazette.co.uk/articles/42103-demolition-or-alternative-use-only-option-for-empty-shops>, Local Data Company, September 2013

³ <http://www.retailgazette.co.uk/articles/42103-demolition-or-alternative-use-only-option-for-empty-shops>, Local Data Company, September 2013

⁴ <http://www.colliers.com/~media/Files/EMEA/UK/research/retail/201308-national-retail-barometer>, Colliers, April 2013

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Lewisham local development framework