

# Public Document Pack

## Sustainable Development Select Committee Item 6 – Annex 1

Tuesday, 29 November 2016

**7.00 pm,**

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Timothy Andrew (02083147916)

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

### Part 1

Item	Pages
6. Planning - annual monitoring report	1 - 102

**This page is intentionally left blank**

# Planning Service Annual Monitoring Report 2015-16

December 2016





# **Annual Monitoring Report**

**For 1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2016**

**December 2016**

# CONTENTS

<b>Executive Summary</b>	<b>3</b>
1. Introduction	3
2. Development in 2015-16	3
3. Future Development	4
4. The Value of Planning	6
5. Planning Service Performance	7
6. Conclusion	8
<b>1. Introduction and Context</b>	<b>9</b>
1.1 Content of the AMR	9
1.2 Parameters	9
1.3 Planning Framework	11
1.3.1 National Policy Framework and the AMR	11
1.3.2 Local Policy Framework and the AMR	12
1.4 Key Trends in the Borough	14
1.4.1 Overview	14
1.4.2 Population	15
1.4.3 Housing	16
1.4.4 Economy	18
1.4.5 Deprivation	19
<b>2. Development in 2015-16</b>	<b>22</b>
2.1 Residential Completions	22
2.1.1 Amount of New Housing	22
2.1.2 Types of Sites with New Housing	23
2.1.3 Distribution of New Housing	25
2.1.4 Types of New Housing	26
2.1.5 Amount of New Affordable Housing	28
2.1.6 Types of Sites with New Affordable Housing	29
2.1.7 Distribution of New Affordable Housing	29
2.1.8 Types of New Affordable Housing	29
2.2 Non-residential Completions	31
2.2.1 New Business Floorspace	32
2.2.2 New Retail Floorspace	33
2.2.3 New Leisure and Community Floorspace	33
2.2.4 New Other Floorspace	34
<b>3. Future Development</b>	<b>36</b>
3.1 Residential Approvals	36
3.1.1 Amount of Newly Approved Housing	36
3.1.2 Types of Sites with Newly Approved Housing	36
3.1.3 Distribution of Newly Approved Housing	38
3.1.4 Types of Newly Approved Housing	38
3.1.5 Newly Approved Affordable Housing	39
3.1.6 Residential Density	39
3.1.7 Planning Pipeline	40
3.2 Non-residential Approvals	40
3.2.1 Newly Approved Business Floorspace	41
3.2.2 Newly Approved Retail Floorspace	42
3.2.3 Newly Approved Leisure and Community Floorspace	43

3.2.4	Newly Approved Other Floorspace	44
3.3	Regeneration and Growth Areas	44
3.3.1	Convoys Wharf	45
3.3.2	Surrey Canal Triangle	46
3.3.3	Oxestalls Road	47
3.3.4	Plough Way	47
3.3.5	Lewisham Gateway	49
3.4	Forecasting the Future Housing Supply	51
3.4.1	15 Year Housing Land Supply	51
3.4.2	Summary of Progress of Housing Trajectory Sites	54
3.4.3	Meeting the Housing Target in the Future	54

<b>4.</b>	<b>The Value of Planning</b>	<b>61</b>
4.1	The Benefits of Enhanced Infrastructure	61
4.2	Section 106 Agreements	61
4.3	Community Infrastructure Levy	63
4.4	New Homes Bonus	66
4.5	Investment in the Borough	68
4.6	Design Awards	68

<b>5.</b>	<b>Planning Service Performance</b>	<b>70</b>
5.1	Progress in Plan Preparation	70
5.2	Neighbourhood Planning	72
5.3	Duty to Co-operate	74
5.3.1	Statutory Requirements	74
5.3.2	Actions to Meet the Duty to Co-operate	74
5.4	Self-build and Custom Housebuilding Register	75
5.5	Planning Applications	75
5.6	Appeals	78
5.7	Enforcement	79
5.8	Conservation and Urban Design	80
5.8.1	National and Local Conservation Listings	80
5.8.2	Design Review Panel	82

<b>6.</b>	<b>Conclusion</b>	<b>84</b>
6.1	Main Achievements	84
6.2	Concerns	85

<b>Appendices</b>	<b>A1</b>
Appendix 1: Abbreviations	A2
Appendix 2: Ward Boundaries Map	A3
Appendix 3: Non-residential Development	A4
Appendix 4: Progress of Housing Trajectory Sites	A8
Appendix 5: Housing Trajectory	A14
Appendix 6: CIL Accounts	A15

# EXECUTIVE SUMMARY

This is the twelfth 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 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 and the extent to which the Council's planning policies are being implemented.

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

## 1. Introduction

### Overview of the AMR

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

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

The national policy framework, the local policy context and a number of parameters govern the content of the AMR. A variety of sources of data have been used including internal records and GLA data such as the Local Development Database, the 2016 population and household estimates and the 2015 population projections. The 2011 Census and the 2015 Index of Multiple Deprivation for England still remain relevant.

The borough will experience significant population (14%) and household (23%) growth by the end of the Plan period in 2033. There will be a need for new development, housing and infrastructure to accommodate this growth; and to contribute to the regeneration of the borough.

## 2. Development in 2015-16

### Housing completions

With a net 1,533 dwellings completed during 2015-16, completions were the second highest in the last 12 years. Completions exceeded the London Plan target of 1,385 dwellings per year by 11%. 76% of the completions were concentrated on six sites at Thurston Road Industrial Estate, Loampit Vale, Marine Wharf West, Riverdale House 58 Molesworth Street, Deptford Project and the former Clifton Medical Centre at Batavia Road.

68% of the housing completions have been concentrated in the Regeneration and Growth Areas. They reflect the modern day housing market as the majority are flats (85%), purpose built new dwellings (77%) and smaller one and two bedroom units (90%). However, choice has been provided with some houses, conversions and larger 3+ bedroom properties completed too. Furthermore, 48% of the completions have been built in tall buildings and 98% has been completed at densities above 50 dwellings per hectare.

**Affordable housing completions**

211 new affordable homes were completed during 2015-16, representing 14% of the total completions, which is below the 50% Core Strategy target. Note that in practice the amount and type of affordable housing actually delivered on-site differs from the granted permission, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum. The social rent/affordable rent: intermediate ratio of 77:23 is similar to the Core Strategy 70:30 target.

**Non residential completions**

There has been an overall net gain of 5,783m<sup>2</sup> of non-residential floorspace during 2015-16. All use classes except A5, B1, B8 and C2 experienced a gain in floorspace. The main floorspace changes are detailed below:

- There was a net loss of 13,383m<sup>2</sup> of business (B) floorspace.
- There was a net gain of 7,229m<sup>2</sup> of retail (A) floorspace.
- There was a net gain of 8,683m<sup>2</sup> of leisure and community (D) floorspace.
- There was a net gain of 3,334m<sup>2</sup> of other floorspace.
- 29 sites that experienced floorspace losses have been redeveloped solely for housing, the majority of these relate to Prior Approvals on 11 sites.

### **3. Future Development**

**Housing approvals**

The total new dwellings approved during 2015-16 will create 2,371 new units, of which 73% will be located on four sites at Oxestalls Road, Lewisham House 25 Molesworth Street, Marine Wharf East and Kent Wharf. 84% will be located in the Regeneration and Growth Areas.

The approvals reflect the modern day housing market, with the majority being new build units (76%), flats (92%) and small properties with one and two bedroom units (86%). Furthermore, 97% will be built at densities above 50 dwellings per hectare and four newly approved sites will contain tall buildings.

**Affordable housing approvals**

387 net affordable housing units were approved by the Council in 2015-16, equating to 16% of the net housing approved. Note that in practice the amount and type of affordable housing to be actually delivered on-site may differ from the original approval, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum. The social rent/affordable rent: intermediate ratio of 43:57 differs from the 70:30 Core Strategy target. One 100% affordable housing schemes that was approved in



the last monitoring year has been constructed during 2015-16, with 24 temporary affordable housing units at Place Ladywell.

**Residential density**

On average over the last six years, 51% of the residential units permitted will be provided at densities above the London Plan's Sustainable Residential Quality Matrix.

**Planning pipeline**

Sites in the planning pipeline will provide an additional supply of homes that will come forward in the future, including 20 sites that were granted permission prior to April 2015 and are currently under construction and eight sites that were granted permission prior to April 2015 and have not yet started to be built, as at 31 March 2016.

**Non-residential development**

Approvals during 2015-16 amounted to a net loss of 40,040m<sup>2</sup> of non-residential development, of which 41% relates to Prior Approvals. The main floorspace changes are detailed below:

- There will be a net loss of 35,939m<sup>2</sup> of business (B) floorspace.
- There will be a net gain of 1,227m<sup>2</sup> of retail (A) floorspace.
- There will be a net gain of 264m<sup>2</sup> of leisure and community (D) floorspace.
- There will be a net loss of 5,592m<sup>2</sup> of other floorspace.
- 33 sites that experienced floorspace losses have been redeveloped solely for housing, the majority of these relate to Prior Approvals on 10 sites.

**Regeneration and Growth Areas**

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

- Convoys Wharf – has planning permission and the first reserved matters application is anticipated in 2017. Enabling works have commenced on site.
- Surrey Canal Triangle – has planning permission and in February 2015 the GLA designated this site as a Housing Zone, which will facilitate an accelerated delivery. In September 2016 the Council approved a CPO to help facilitate development of the site.
- Oxestalls Road - the Council resolved to approve the application in October 2015 and signed the Decision Notice in March 2016. Construction of the site has started.
- Plough Way – consists of three main sites with planning permission: Marine Wharf West, Cannon Wharf and Marine Wharf East, all of which are now under construction and two are nearing completion. An application for 19 Yeoman Way has also been submitted.
- Lewisham Gateway – has planning permission and the first phase consisting of two residential towers is nearing completion. Road re-alignment and environmental works are currently under construction. Two more residential towers will be completed by 2017 and further phases are being negotiated.

**Forecasting future housing supply**

There is a resilient supply of housing land for the next 15 years, with a supply of 13,961 dwellings and 59% of the units being developed in the first five years. This equates to an 18% over supply in the first five years compared to the London Plan target. Only 7% of the housing supply is identified as being at medium or medium/high risk of not being implemented. Despite this, and the good housing performance in the past, the supply will fall short of the cumulative London Plan target by 2029/30. In the future, it is likely that the target will need to be increased further to 1,670 per year, in line with the Objectively Assessed Need in the South East London Strategic Housing Market Assessment. To help meet the increased target the Council has started to prepare a Strategic Housing Land Availability Assessment which will identify potential additional housing sites to be included in the 15 year supply.

**4. The Value of Planning****Section 106 Agreements**

The funds generated from Section 106 Agreements (S106) during 2015-16 equated to £5.2 million. £6 million has been allocated for spend on a range of projects. 555 affordable units were also secured on seven sites through S106.

**Community Infrastructure Levy**

The Council began to charge Community Infrastructure Levy (CIL) from 1<sup>st</sup> April 2015 and by the end of the first year, i.e. March 2016, £1.4 million has been paid. It is anticipated that CIL payments will increase in the future as more developments become CIL liable. During 2015-16 £2.25 million was also collected on behalf of the London Mayor's CIL.

**New Homes Bonus**

The Council's provisional allocation for the New Homes Bonus in 2015-16 was £1,889,351. In total the Council has received £22.3 million since the grant started in 2011 and it is likely that the scheme will continue in the future.

**Investment in the borough**

Investment in the borough can act as a catalyst for development and regeneration. Two Housing Zones have been designated by the GLA at New Bermondsey (Surrey Canal Triangle Strategic Site Allocation) and Catford Town Centre, which will facilitate and fast track development in these zones. The TFL have also confirmed their commitment to the Bakerloo Line Extension to Lewisham town centre, which will also unlock development potential in the northern part of the borough.

**Design Awards**

The borough's high quality of design is being recognised. During 2015-16, three schemes in the borough won design awards, which are helping to drive up quality of design in forthcoming developments. One notable scheme is Place Ladywell, which was awarded the best temporary scheme and the London Mayor's Prize, with 24 temporary affordable housing units to accommodate homeless families and start up business space for the local community.

## 5. Planning Service Performance

<b>Plan preparation against the LDS</b>	<p>Prior to this monitoring year, a suite of Local Plans have been adopted by the Council including the Core Strategy (2011), Site Allocations (2013), Development Management Local Plan (2014) and the Lewisham Town Centre Local Plan (2014). Although later than anticipated in the Local Development Scheme, two Local Plans have been progressed this monitoring year and up till November 2016:</p> <ul style="list-style-type: none"><li>• The Local Plan for Lewisham went out for Issues and Options consultation in October/November 2015 and work has already started on preparing the evidence base and preparing Preferred Options policies, with the next consultation likely to take place in Spring 2017.</li><li>• The Gypsy and Traveller Site(s) Local Plan went out for Issues and Options consultation in March/April 2016 and Preferred Sites consultation in October/November 2016, with submission anticipated in early 2017.</li></ul>
<b>Neighbourhood Planning</b>	<p>To date, the Council has received six formal applications:</p> <ul style="list-style-type: none"><li>• Three of these had been formally designated by the Council as neighbourhood forums and areas prior to this monitoring year at Crofton Park and Honor Oak Park (June 2014), Grove Park (September 2014) and Corbett Estate (April 2015).</li><li>• Two have been formally designated by the Council as neighbourhood forums and areas during this monitoring year at Lee Community Group (January 2016) and Deptford Neighbourhood Action Community Group (February 2016).</li><li>• Upper Norwood and Crystal Palace also submitted their application for a neighbourhood forum and area in March 2015.</li></ul>
<b>Duty to Co-operate</b>	<p>The Council has been working proactively, meeting quarterly with the London Boroughs of Bexley, Bromley, Greenwich and Southwark to discuss cross boundary issues. The group jointly commissioned consultants to prepare a Strategic Housing Market Assessment (SHMA) for the South East London sub-region, which was published in June 2014. The Councils are working to meet their Objectively Assessed Need.</p>
<b>Self-build register</b>	<p>Since it was implemented in April 2016, 28 people or organisations have registered their interest on the Self-build and Custom Housebuilding Register on the Council's website.</p>
<b>Planning applications</b>	<p>A total of 3,234 applications were lodged with the Council during 2015-16, the second highest amount in the last 12 years. The majority of applications received were planning applications (77%) and in terms of size of applications, the majority were minor applications (45%). The performance for determining major, minor and other applications met or exceeded target levels.</p>
<b>Appeals</b>	<p>87 appeals were in lodged in 2015-16. The majority (77%) were dismissed and only 20% were upheld, which is better than the national average.</p>

<b>Enforcement</b>	379 enforcement cases were opened in 2015-16, 249 cases closed and 33 enforcement notices were served.
<b>Heritage assets</b>	The borough has a rich heritage with over 900 buildings, structures and places listed nationally and locally, 28 Conservation Areas, 21 Areas of Archaeological Priority and a World Heritage Site buffer zone. One grade II building has been upgraded to II* during this monitoring year and one church at Beckenham Hill has become a new grade II listed building. 19 buildings/structures and Deptford High Street Conservation Area currently remain on Historic England's 'at risk' register, although their condition is now classed as "improving".
<b>Design Review Panel</b>	28 schemes have been reviewed by the Design Review Panel during 2015-16, providing design advice on 3,075 dwellings and 15,256m <sup>2</sup> of non-residential floorspace at application and pre-application stage. This helps to address design concerns at an early stage in the planning process.

## 6. Conclusion

<b>Main achievements</b>	In assessing the type and quantum of development that has taken place in 2015-16, and will take place in the future, the AMR has identified a number of achievements for the borough. It is evident that much of the development taking place reflects the spatial strategy set out in the Core Strategy. Furthermore, a resilient 15 year housing land supply, progress in terms of the strategic sites, Local Plans and Neighbourhood Planning, significant S106 and CIL funding, investment in the Borough through Housing Zones and the Bakerloo Line Extension, good performance in determining applications and design and heritage initiatives all add up to make 2015-16 a successful year for planning in the borough of Lewisham.
<b>Main concerns</b>	No new concerns have arisen in this AMR, although a number of concerns raised in last year's AMR remain relevant: <ul style="list-style-type: none"> <li>• Affordable housing falls short of the 50% target.</li> <li>• Large scale losses of non-residential floorspace, (especially B uses) to housing continues, primarily due to Prior Approvals.</li> <li>• Half of the housing approved in the last six years has been above London Plan density standards.</li> <li>• Despite a resilient housing supply that meets the London Plan cumulative target up till 2028/29, it is likely that the housing target will need to increase to 1,670 in the future to meet Objectively Assessed Need. This means additional housing sites will need to be found.</li> </ul>
<b>Further monitoring is needed</b>	The concerns identified above will need to be further monitored in future AMRs, to determine: <ul style="list-style-type: none"> <li>• Any long term impacts.</li> <li>• If any mitigation actions are needed.</li> <li>• If current policies remain relevant for the new Local Plan, especially in relation to affordable housing, business floorspace and residential density.</li> </ul>

# 1. INTRODUCTION AND CONTEXT

This is the twelfth Lewisham Annual Monitoring Report (AMR). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 and the extent to which the Council's planning policies are being implemented.

## 1.1 Content of the AMR

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

Table 1.1: Structure of the AMR

Chapter	Summary of contents
<b>Chapter 1</b>	Explains the preparation of the AMR, relevant legislation and trends relating to population, housing, the economy and deprivation.
<b>Chapter 2</b>	Provides an overview of the type and amount of development that has taken place during 2015-16. It also assesses whether Core Strategy and London Plan housing targets have been met.
<b>Chapter 3</b>	Provides an overview of the type and amount of development approved for the future. It gives an overview of the Regeneration and Growth Areas and the progress made on strategic sites. It also considers the likely housing land supply for the future, based on a housing trajectory.
<b>Chapter 4</b>	Highlights the funding secured through Section 106 Agreements (S106), Community Infrastructure Levy (CIL) and the Government's New Homes Bonus. It also summarises the investment taking place in the borough and highlights the quality of design in new developments.
<b>Chapter 5</b>	Discusses development plan preparation, neighbourhood planning and duty to co-operate activities. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives.
<b>Chapter 6</b>	Provides a summary of the main achievements in 2015-16 and raises a number of concerns.

## 1.2 Parameters

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

- The data contained in this AMR has been taken from two main sources. The first is from the Lewisham Council Planning Service and specifically internal records relating to planning applications.
- The second is from the Greater London Authority (GLA), including data retrieved from the London Development Database (LDD), the GLA 2016 population and household estimates and the 2015 round population borough and ward level projections.
- Other sources of data have also been used and are acknowledged beneath figures and tables and in notes at the end of each chapter.
- In some instances, data from last year's AMR remains relevant, such as the 2011 Census and the 2015 Index of Multiple Deprivation, and they have been reiterated in this AMR.

- Where possible the AMR incorporates time series data, drawing on data from previous AMR, in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.
- Chapters 2 and 3 do not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that has been completed and approved during the monitoring year.
- Chapters 2 and 3 considers whether some of the Core Strategy policies are being delivered (especially CS1-6, CS19 and SSA2-6), whether the spatial strategy for the borough (as outlined in Core Strategy policies SP1 and SP2) is being achieved and whether the local and regional housing targets are being met.
- There may be some duplication between Chapters 2 and 3 as some sites that have been approved during 2015-16 may also have been completed within the same monitoring year.
- The AMR only looks at development from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016. This creates a time-lag, where development that has taken place in the interim up to the present date, is not acknowledged in this AMR.
- The housing land supply mentioned in Chapter 3 and Appendices 4 and 5 provide an indication of the likely amount of development that will come forward in the next 15 years. However, given that development relies on many external factors including the private sector for implementation, the actual supply of housing cannot be guaranteed.
- The AMR makes references throughout to different Use Classes, as listed in Table 1.2. However, given the frequently changing nature of the Use Classes Order and the General Permitted Development Order, the following weblink should be used for definitive use class information.

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

Table 1.2:  
Use Classes

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

Source:  
Planning  
Portal

## 1.3 Planning Framework

### 1.3.1 National Policy Framework and the AMR

**Local Authorities are required to prepare an AMR each year**

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

The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 introduced changes to the legal requirements governing the content of the AMR. The Council is no longer required to submit the AMR to the Secretary of State, but must produce a monitoring report, having collected information during the monitoring year, and to make it available to the public. The Council publishes each AMR on the Planning Policy pages of its website annually, after it has been agreed by the Mayor.

The 2012 Regulations also require the Council to report on the progress of local plan preparation against the timetable specified in the latest Local Development Scheme (LDS). If the preparation of a local plan is lagging behind, the reasons for this must be given in the AMR.

The 2008 Planning Act, the 2011 Localism Act and the 2012 Regulations introduced new planning practices and monitoring requirements in relation to the Community Infrastructure Levy, Neighbourhood Planning and the Duty to Co-operate.

The 2013 General Permitted Development Order (GPDO) introduced conversions from office and retail to residential via the Prior Approvals process. It allows disused offices and shops to be converted into dwellings without the need for full planning permission. With Prior Approval, the Council has limited powers to resist such development. The 2016 GPDO made the Prior Approval process permanent and now offices can be completely demolished then replaced with new dwellings.

The 2013 and 2016 GPDO have reduced the type and scale of developments that require approval from the Council, and hence the AMR is not capable of capturing all development taking place in the borough, including:

- Small scale alterations, extensions and development to dwellings that have permitted development rights.
- Changes between some Use Classes.

In March 2015, the Government published a written statement to Parliament announcing changes to national planning policy, specifically relating to technical standards for new housing. The new system comprises new optional Building Regulations on water and access and the 'nationally described space standard' which came into effect on 1<sup>st</sup> October 2015. This replaces the Code for Sustainable Homes.

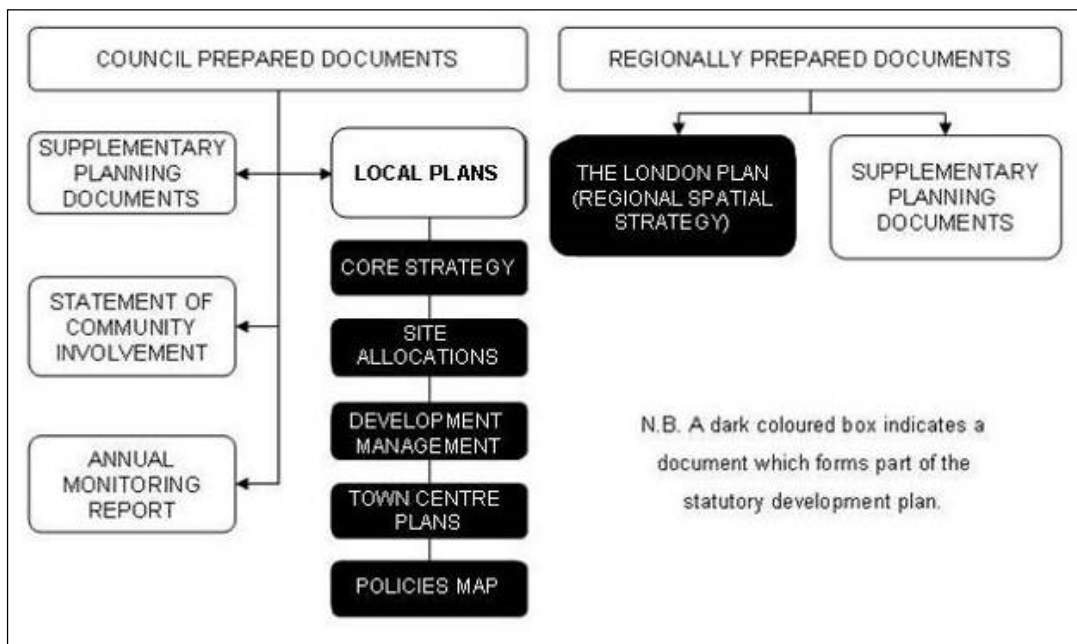
The 2015 Housing and Planning Bill proposes wholesale changes to planning, compulsory purchase and housing practices and procedures, including amongst others Permission in Principle, Brownfield Register, Self-build and Custom House-building Register, Starter Homes, speeding up the delivery of Local Plans and changes to Neighbourhood Planning. It became an Act in May 2016 and regulations that detail how these changes will be implemented into the planning system are expected in the coming months.

The 2016/17 Neighbourhood Planning Bill also seeks further changes to Neighbourhood Planning practices.

### 1.3.2 Local Policy Framework and the AMR

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

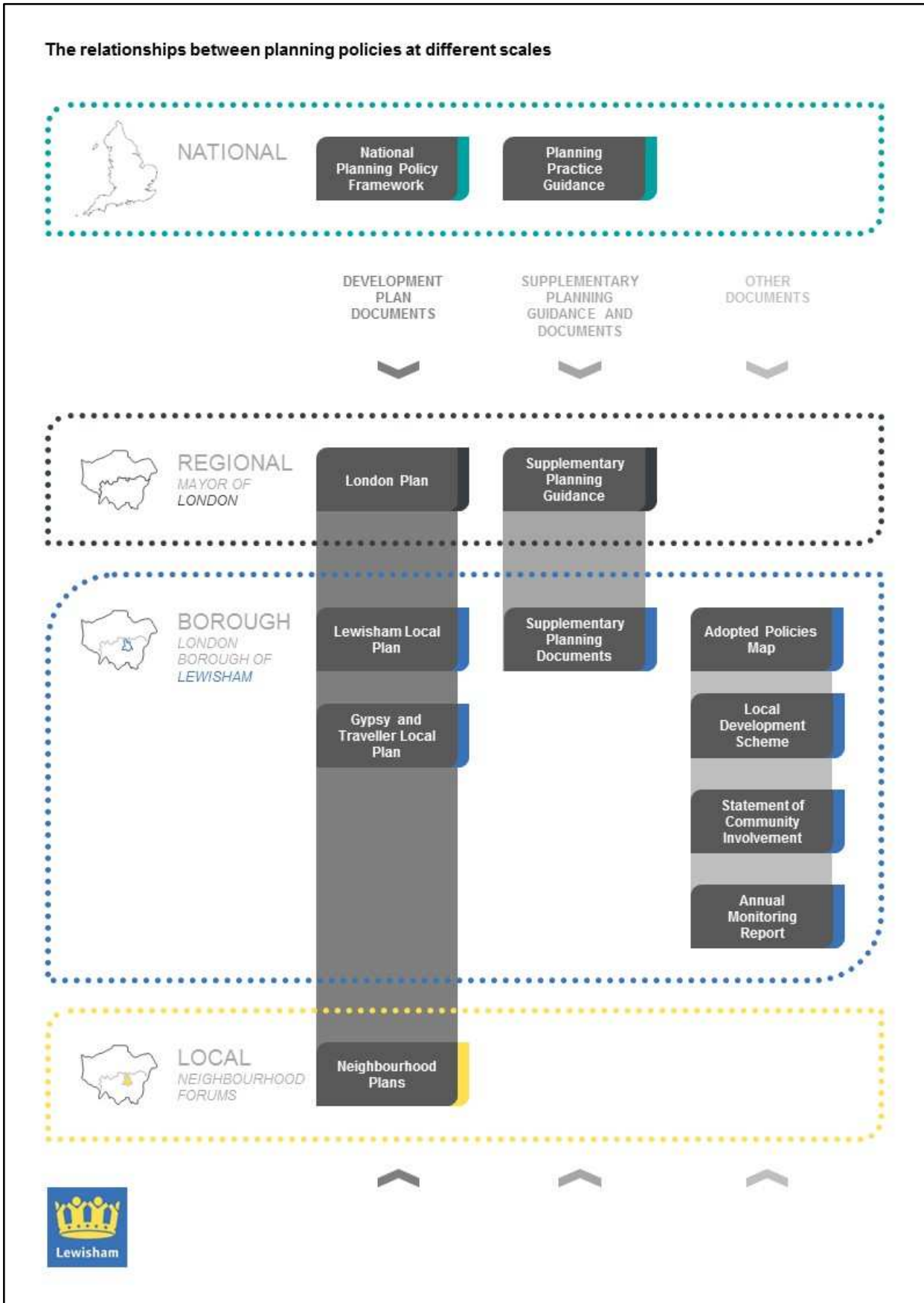
Figure 1.1: Relationship between the documents making up Lewisham's current Local Development Framework



Source: Lewisham Planning Policy Team



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



Source: Lewisham Planning Policy Team

## 1.4 Key Trends in the Borough

### 1.4.1 Overview

Figure 1.3 shows Lewisham, Inner London's third largest borough in terms of area. It covers 35.16 square kilometres. It is located to the south-east of Central London, and 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 1.3: Map of South East London, showing the location of Lewisham borough

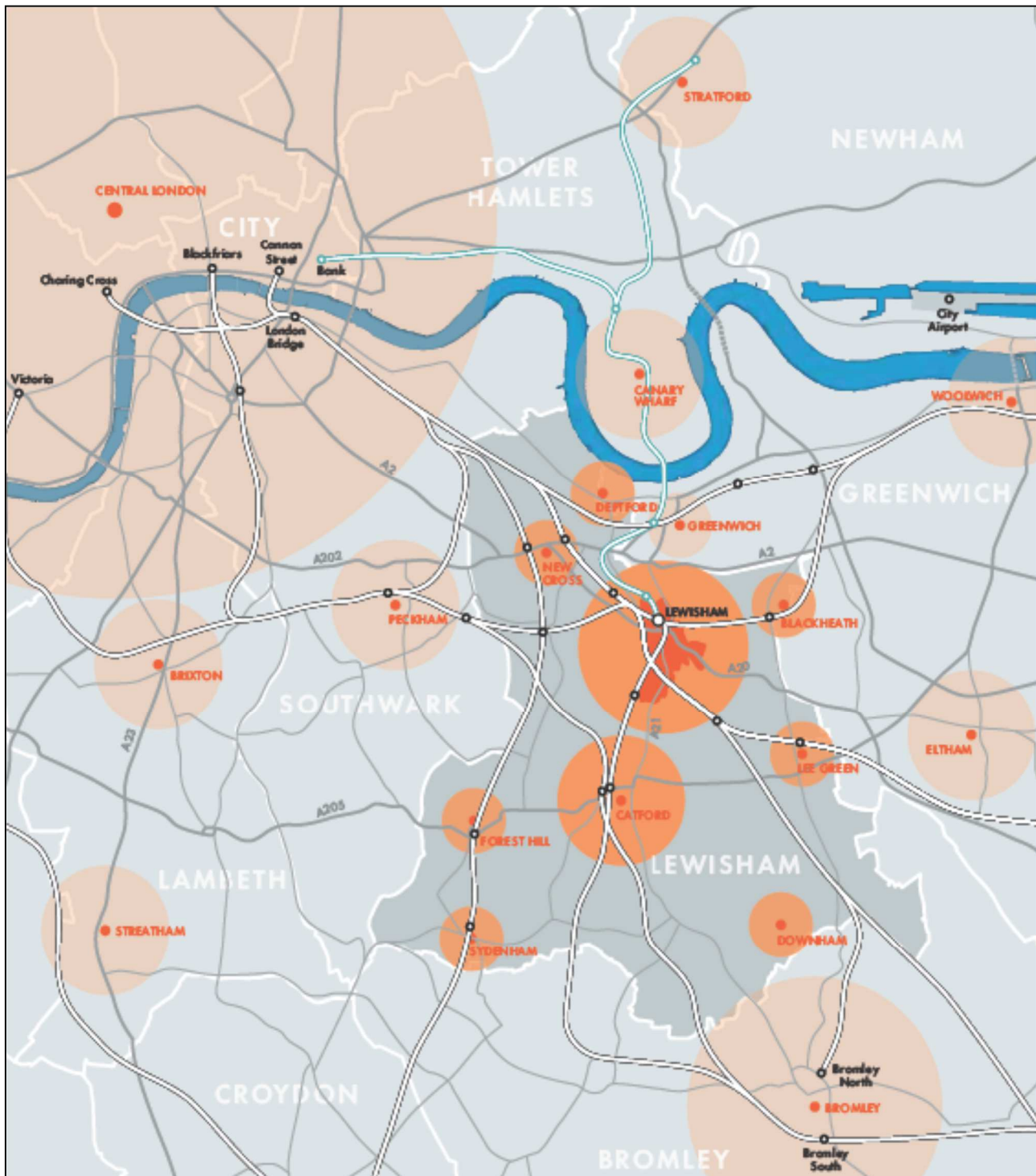


Table 1.3 shows that Lewisham is a diverse borough and has various characteristics that make it a unique place.

Table 1.3: Lewisham: a unique place

Characteristic	Examples of characteristic
<b>A large, growing and diverse population</b>	<ul style="list-style-type: none"> <li>Including over 299,817<sup>1</sup> people who speak 170 languages, it is the 15th most ethnically diverse borough in England. By 2033 the population is predicted to rise to 342,896<sup>2</sup>.</li> </ul>
<b>Diverse neighbourhoods</b>	<ul style="list-style-type: none"> <li>Including strong communities with unique identities at Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham.</li> </ul>
<b>Extensive housing areas</b>	<ul style="list-style-type: none"> <li>Including approximately 128,966<sup>3</sup> households, living in mainly older Victorian neighbourhoods in the north of the borough and in 20<sup>th</sup> century suburbs in the south.</li> </ul>
<b>Key regeneration sites</b>	<ul style="list-style-type: none"> <li>Including Opportunity Areas<sup>4</sup> at Lewisham, Catford, New Cross and Deptford that will accommodate substantial new jobs and/or homes in the future and the nationally significant Thames Gateway in the north of the borough.</li> </ul>
<b>A hierarchy of retail centres</b>	<ul style="list-style-type: none"> <li>Including the two major town centres of Lewisham and Catford, seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades.</li> </ul>
<b>A range of employment</b>	<ul style="list-style-type: none"> <li>Including two Strategic Industrial Locations at Bromley Road and Surrey Canal Road, and other employment areas across the borough.</li> </ul>
<b>Good transport links</b>	<ul style="list-style-type: none"> <li>Including important road and rail transport routes (radial and orbital routes and 21 railway stations) connecting within London<sup>5</sup> and between London, Kent and Sussex.</li> </ul>
<b>A rich heritage</b>	<ul style="list-style-type: none"> <li>Including 28 conservation areas, 364 nationally listed entries, 301 locally listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and, at Blackheath, part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site.</li> </ul>
<b>Extensive green and blue networks</b>	<ul style="list-style-type: none"> <li>Including greenspace that encompasses over one fifth of the borough, a variety of award winning parks and a 8km long network along the Rivers Thames, Ravensbourne, Quaggy and Deptford Creek.</li> </ul>

Source: various – see endnotes.

The remainder of this chapter provides a summary of the key trends experienced in the borough.

## 1.4.2 Population

### High levels of population growth

The 2016 GLA population estimate for the borough of Lewisham is 299,817<sup>6</sup>. Table 1.4 shows that the population has grown by 20% since 2001, which is well above the national rate of 11%, but below London's growth of 22%.

Table 1.4:  
Population growth since 2001

Estimate of usual residents	Lewisham borough	Greater London	England
2001 Census <sup>7</sup>	248,922	7,172,100	49,138,800
2011 Census <sup>8</sup>	275,900	8,173,900	53,013,500
<b>GLA population estimate 2016<sup>9</sup></b>	<b>299,817</b>	<b>8,750,753</b>	<b>54,316,618</b>
Change 2001 to 2016	50,895	1,578,653	5,177,818
% change 2001 to 2016	20%	22%	11%

Sources:  
various – see endnotes.

The borough's population will continue to grow from 299,817 in 2016 to 342,896 in 2033 and 354,843 in 2041<sup>10</sup>. This represents a 14% increase in population by the end of the Plan period (2033).

**The amount of population growth will vary across the borough**

This population increase will vary by ward, with an anticipated 66% increase in Evelyn, 49% increase in New Cross, 29% increase in Lewisham Central and 25% increase in Rushey Green<sup>11</sup>. The projections also predict a significant ageing of Lewisham's population by 2033 including a 60% increase in people aged 65 plus and a 48% increase in people aged 80 plus<sup>12</sup>.

**1.4.3 Housing**

**Household growth continues**

In the 2011 Census the number of households in the borough was 116,091, representing a 7.5% increase since the 2001 Census.

The 2016 GLA household estimate for the borough of Lewisham is 128,966<sup>13</sup>, which represents a growth of 11% since the 2011 Census. The number of households will continue to grow, with an expected 158,964 households by 2033 and 168,195 by 2041<sup>14</sup>. This represents a 23% increase in households by the end of the Plan period (2033).

**Flats represent an increasing proportion of the dwelling stock**

According to the 2011 Census, purpose-built flats were the most common dwelling type (36%), followed by terrace houses (28%). There was a change in the proportions of dwelling types between 2001 and 2011, with a decline in terrace houses and converted flats and an increase in purpose built flats.

**Household tenure is changing**

The housing tenure structure changed significantly between the 2001 and 2011 Censuses, with the private sector doubling from 13% in 2001 to 24% in 2011. Table 1.5 shows the split between different dwelling tenures in 2011<sup>15</sup> and 2014<sup>16</sup> for the borough and for London. It shows that 48% of the homes in 2014 are owned or mortgaged, and this is similar to the proportion for London as a whole. There has been a 5% increase in home ownership since 2011. It also shows that social and private renting has reduced slightly since 2011. Proportionately there is more social rent in Lewisham than London, but less private rent.

*Table 1.5: Dwelling tenures in 2011 and 2014*

Tenure type	Lewisham borough		Greater London	
	2011	2014	2011	2014
Owned/Mortgaged/shared ownership	44%	48%	57%	50%
Social rent	31%	28%	26%	23%
Private rent	24%	24%	16%	27%

Source: 2011 census – ONS and GLA Lewisham Borough Profile 2016

**House price increases continue**

Table 1.6 shows the trends over the last twelve years in average house prices (all dwelling types) in the borough and London<sup>17</sup>. House prices in Lewisham have escalated by 91% in the last twelve years and in 2016 Lewisham house prices are at 86% of the London average.

Table 1.6:  
Average house prices between 2004 and 2016

Date	Greater London		Lewisham		Lewisham as % of Greater London
	Average Price (£)	% Change since 2004	Average Price (£)	% Change since 2004	
Mar 2004	263,343	NA	209,202	NA	79
Mar 2005	273,783	4	221,871	6	81
Mar 2006	283,371	8	227,386	9	80
Mar 2007	321,405	22	252,003	21	78
Mar 2008	347,512	32	283,594	36	82
Mar 2009	294,622	12	239,412	14	81
Mar 2010	329,390	25	255,287	22	78
Mar 2011	336,018	28	259,358	24	77
Mar 2012	340,252	29	272,031	30	80
Mar 2013	367,758	40	284,503	36	77
Mar 2014	416,098	58	328,561	57	79
Mar 2015	463,348	76	387,609	85	84
Mar 2016	464,647	76	399,893	91	86

Source: Land Registry

**Housing affordability is getting worse**

Affordability is also getting worse as there has been a 31% increase in average social weekly rent between 2008 and 2014<sup>18</sup>, from £79.54 to £103.94.

**1.4.4 Economy**

**Lewisham has a small but growing economy**

Lewisham has a small economy, with a job density of 0.4 in 2014<sup>19</sup>. This compares to 1.0 for London and 0.8 for England. The borough's Gross Value Added (a measure of how well an economy is performing) was ranked 30th out of the 33 London Boroughs<sup>20</sup>.

In line with other parts of London, Lewisham has lost the majority of its major private sector companies in the past 30 years. However, the number of jobs in Lewisham has grown from 73,000 in 2010 to 82,700 in 2013 to 90,000 in 2014<sup>21</sup>.

**Youth unemployment is an issue**

Table 1.7 provides data on employment and unemployment for the borough, as well as for London and England<sup>22</sup>. It shows Lewisham in good light as the employment rate for the borough (76%) is slightly higher than for London and England. The unemployment rate for the borough (6%) is the same as London. However, the borough's youth employment rate at 8% is significantly higher than London's 5%

Table 1.7:  
Employment and unemployment in 2015

Rate	Lewisham	Greater London	England
Employment rate	76%	73%	74%
Unemployment rate	6%	6%	5%

Source: GLA Lewisham Borough Profile 2016



**Educational attainment in the borough is higher than London and the UK**

Table 1.8 looks at educational attainment for the borough, London and the UK. The borough performs well as proportionately it has less working age people with no qualifications than London and significantly less than the UK. Furthermore, the 6% experienced in 2015 is lower than the previous year's 8%. Conversely there are significantly more working age people with degree and equivalent qualifications in Lewisham than London and the UK.

Table 1.8:  
Educational attainment in 2015

Qualifications	Lewisham	Greater London	UK
Working age people with no qualifications	6%	7%	9%
Working age population with degree or equivalent qualifications	53%	50%	37%

Source: GLA Lewisham Borough Profile 2016

**2.5 times more people commute out of the borough than commute into the borough**

Despite having 9,625 active businesses in 2014, the borough still has a relatively small internal economy and is a major supplier of labour to neighbouring areas. The 2011 Census showed that 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 who travelled into the borough to work, mostly from South East London<sup>23</sup>.

The borough's town and district centres are frequently surveyed to determine how well they are performing by looking at the proportion of primary frontage used as shops, vacancy rates and the presence of betting shops, take-aways and public houses. The most recent survey results can be found at: <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Pages/LDF-evidence-base-employment-and-retail.aspx>

**1.4.5 Deprivation**

**Lewisham continues to experience deprivation**

The Indices of Multiple Deprivation (IMD) for England 2015 measures multiple deprivation, made up of several 'domains' encompassing Income, Employment, Health and Disability, Education Skills and Training, Barriers to Housing and Other Services, Crime and Living Environment.

**The borough is the 26<sup>th</sup> most deprived in England**

Table 1.9 ranks Lewisham against each of the domains and compares them against London, England and the Lower Super Output Area (LSOAs) that are the 10% most deprived nationally. The lower the rank, the more deprived the borough is. Overall Lewisham ranks as the 26<sup>th</sup> most deprived borough in England and the 10<sup>th</sup> most deprived out of the 33 London Boroughs. Lewisham ranks poorly against many of the domains, as can be seen in Table 1.9.

Table 1.9: Lewisham's ranking against the domains in the Index of Multiple Deprivation for England 2015

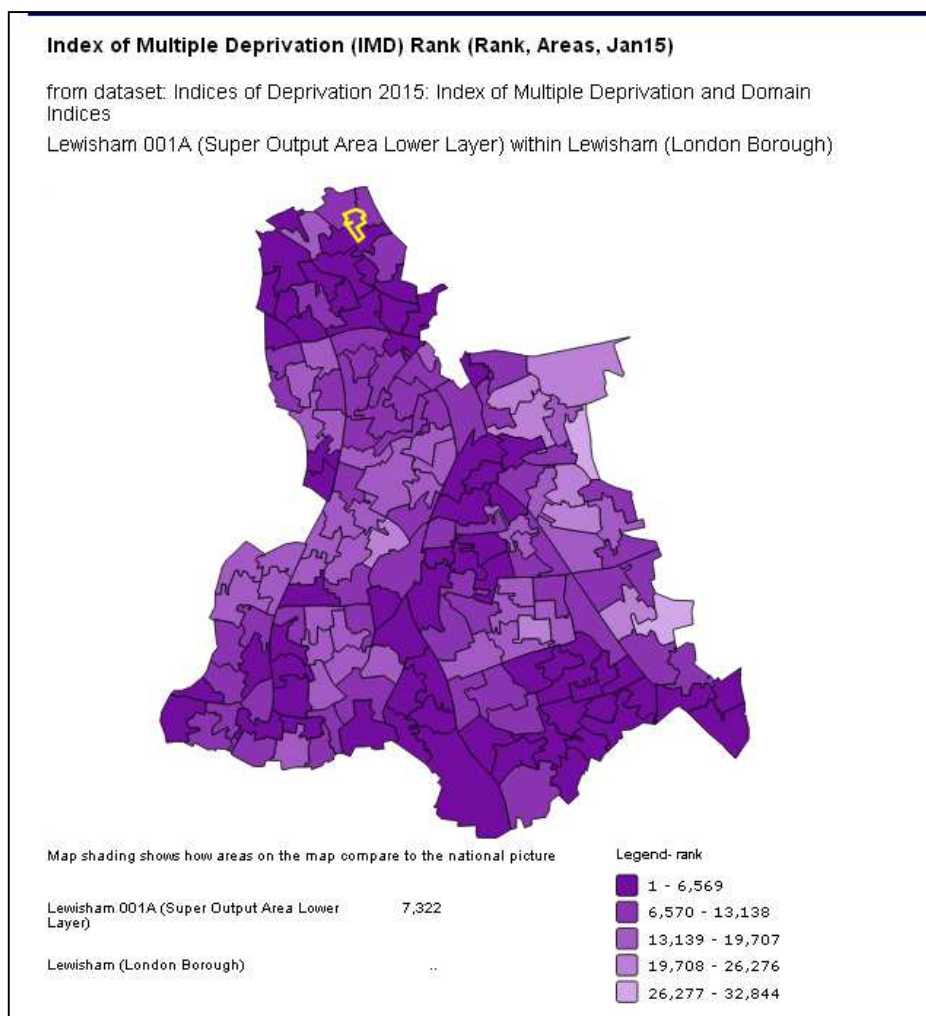
IMD Domain	Most deprived in England	Rank of proportion of LSOAs in most deprived 10% nationally	Most deprived of the London Boroughs
IMD rank	26 <sup>th</sup>	136 <sup>th</sup>	10 <sup>th</sup>
Income	18 <sup>th</sup>	104 <sup>th</sup>	6 <sup>th</sup>
Employment	58 <sup>th</sup>	155 <sup>th</sup>	4 <sup>th</sup>
Education and skills	211 <sup>th</sup>	257 <sup>th</sup>	14 <sup>th</sup>
Health	98 <sup>th</sup>	160 <sup>th</sup>	8 <sup>th</sup>
Crime	10 <sup>th</sup>	20 <sup>th</sup>	9 <sup>th</sup>
Barrier to housing	21 <sup>st</sup>	47 <sup>th</sup>	17 <sup>th</sup>
Living environment	17 <sup>th</sup>	67 <sup>th</sup>	13 <sup>th</sup>

Source: Index of Multiple Deprivation for England 2015

**Deprivation varies across the borough**

Figure 1.4 shows that there is a wide variation in deprivation across the borough<sup>24</sup>. The LSOA which is most deprived in the borough ranks as 1,483 nationally and the LSOA which is the least deprived ranks as 27,504 nationally. The darker the area on the map in Figure 1.4, the more it is deprived. Concentrations of deprivation can be seen in the north and south of the borough and around Lewisham and Catford too.

Figure 1.4: Map showing Lewisham's ranking for the Index of Multiple Deprivation for England in 2015



Source: Index of Multiple Deprivation for England 2015

**There is a need to accommodate large scale population and household growth, to enhance the local economy and to reduce deprivation**

To summarise, the borough will experience significant population and household growth by the end of the Plan period in 2033. There will be a need to identify additional housing sites to ensure existing and future residents can be accommodated, and that the type of housing provided meets their needs. There will also be a need to supply new facilities, services and infrastructure in the coming decades, to support a larger population.

With a small local economy and areas of considerable deprivation, protection and enhancement of existing business premises, retail and the environment will be important, and new developments will have a role to play in helping to regenerate the borough.

- 
- <sup>1</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>2</sup> GLA Datastore GLA 2015 round population projections using the London 2013 SHLAA development assumptions and capped household size model. Update provided.
- <sup>3</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>4</sup> As designated in the Sustainable Communities Plan, Sustainable Communities: Building For The Future, 2003. No update required.
- <sup>5</sup> Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames). No update required.
- <sup>6</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>7</sup> 2001 Census, Office of National Statistics. No updated data available.
- <sup>8</sup> 2011 Census, Office of National Statistics. No updated data available.
- <sup>9</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>10</sup> GLA Datastore GLA 2015 round population projections using the London 2013 SHLAA development assumptions and capped household size model. Update provided.
- <sup>11</sup> GLA Datastore GLA 2015 round ward population projections using the London 2013 SHLAA development assumptions and capped household size model. Update provided.
- <sup>12</sup> GLA Datastore GLA 2015 round population projections using London 2013 SHLAA development assumptions and capped household size model. Update provided.
- <sup>13</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>14</sup> GLA Datastore GLA 2015 round household projections using London 2013 SHLAA development assumptions and capped household size model. Update provided.
- <sup>15</sup> 2011 Census, Office of National Statistics. No updated data available.
- <sup>16</sup> GLA Datastore Lewisham Borough Profile 2016. No updated data available.
- <sup>17</sup> <http://landregistry.data.gov.uk/app/hpi>. Update provided.
- <sup>18</sup> GLA Economics, London's changing economy since 2008. No updated data available.
- <sup>19</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>20</sup> GLA Economics, London's changing economy since 2008. No updated data available.
- <sup>21</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>22</sup> GLA Datastore Lewisham Borough Profile 2016. Update provided.
- <sup>23</sup> 2011 Census, Office of National Statistics. No updated data available.
- <sup>24</sup> ONS, Neighbourhood statistics. No updated data available.



## 2. DEVELOPMENT IN 2015-16

This chapter reviews planning performance in relation to the amount and type of development that has taken place during 2015-16, including completions for different types of housing, business, retail, community/leisure and other floorspace.

### 2.1 Residential Completions

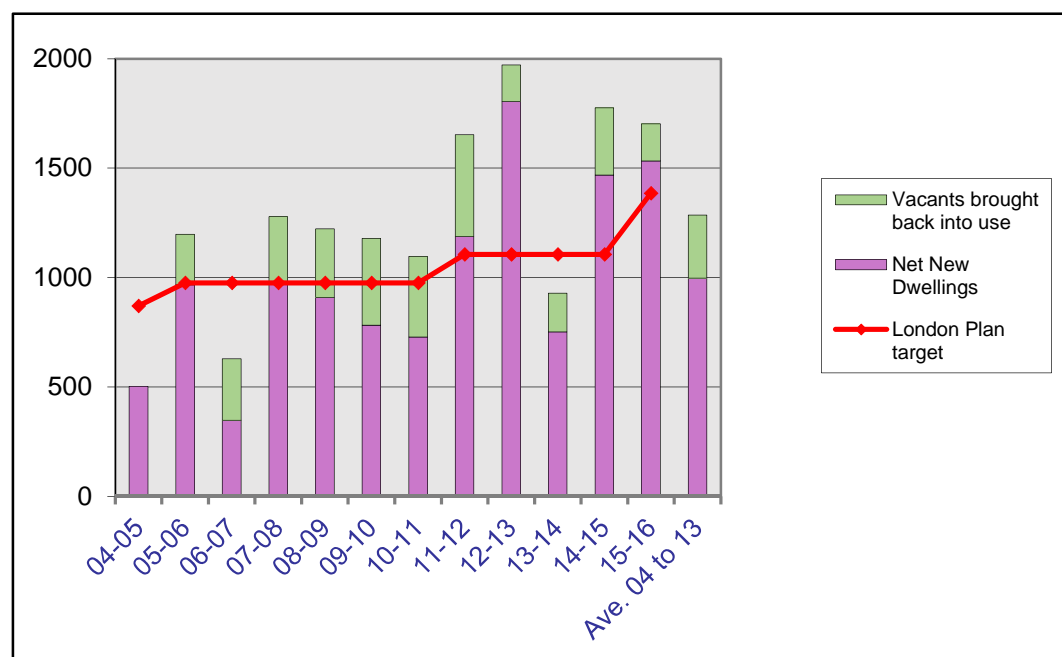
#### 2.1.1 Amount of New Housing

**Net new dwellings in 2015-16 remains high**

An additional 1,592 new dwellings were completed in the borough during 2015-16. Together with the loss of 59 existing dwellings, there has been a net increase of 1,533 dwellings.

Only one completed scheme relates to non-conventional dwellings, where a 10 bed House of Multiple occupation (HMO) has been replaced with four self-contained units. An additional 169 long term vacant units have also been brought back into use.

Figure 2.1: New housing and vacant dwellings brought back into use 2004-05 to 2015-16

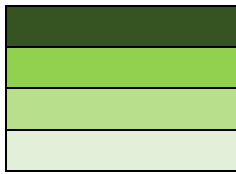


Source: LDD

**The London Plan target has been exceeded by 148 dwellings**

Figure 2.1 shows the housing completions in the borough and the London Plan targets over the last 12 years. The 1,533 net completions during 2015-16 remains high, with 65 more units completed than year. It is the second highest amount of annual net completions experienced in the last 12 years. This level of completions exceeded the London Plan’s housing target of 1,385 by 148 dwellings (11%).

### 2.1.2 Type of Sites with New Housing



The completed dwellings have been divided into four different categories:

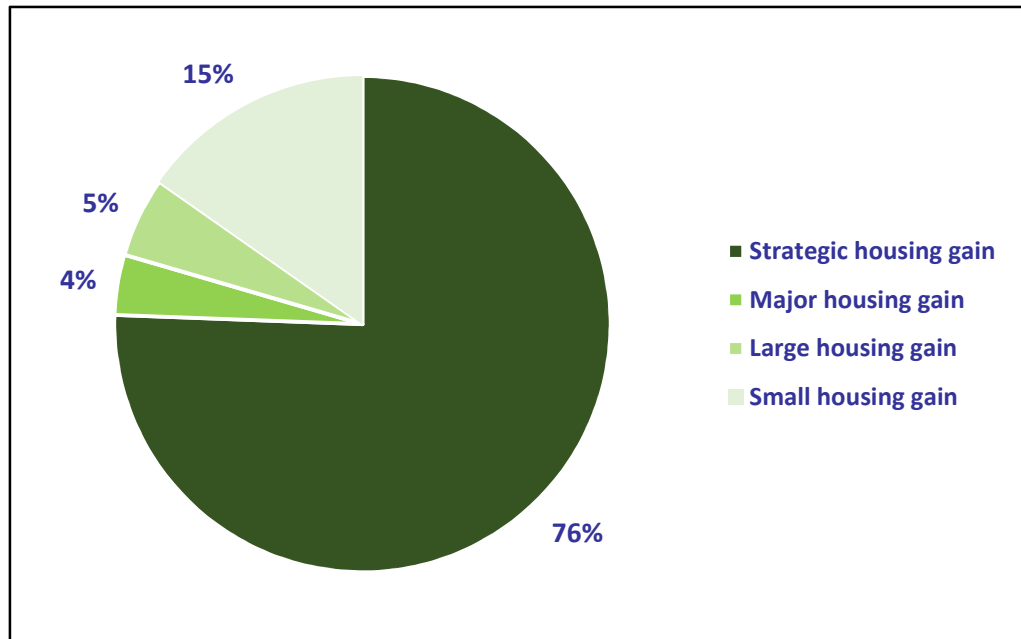
Strategic gains of more than 100 net dwellings.

Major gains of more than 50 dwellings.

Large gains of 10 dwellings or more.

Small gains of less than 10 dwellings.

Figure 2.2:  
Housing completions by size of site 2015-16



Source: LDD

Figure 2.2 shows that 76% (1,159 units) of the net dwellings completed were concentrated on six sites that experienced strategic gains. 4% (60 units) were completed on one site with major gains. 5% (80 units) were developed on four sites with large gains. Sites that experienced small gains were the most numerous type of site but provide only 15% of the net new homes. This proportion remains similar to last year's 79% for major gains, 7% for large gains and 14% for small gains.

14% (216 units) of the completed dwellings relate to Prior Approvals. As mentioned previously this allows the conversion of office or retail floorspace to residential use, with the Council having limited powers to resist such development.

Table 2.1 provides further details of the sites that have experienced strategic, major and large gains in conventional dwellings during 2015-16:

- The largest scheme, with 415 net dwellings provided 27% of the total net dwellings at Thurston Road Industrial Estate.
- 79% have been provided as part of mixed use schemes, not just housing.
- 70% have been located on either sites that are Strategic Site Allocations or Site Allocations.

- 68% have been located within town centres at Lewisham, New Cross and Deptford – see Photo 2.2.
- 14% were Prior Approvals.
- 5% have been provided as accommodation for older people.
- Nine out of 11 sites have already been fully completed. Marine Wharf West is still under construction and is due to be completed in the next few years - see Photo 2.1. Riverdale House is soon to have a roof extension.

Table 2.1: Summary of sites that experienced housing gains above 10 dwellings in 2015-16

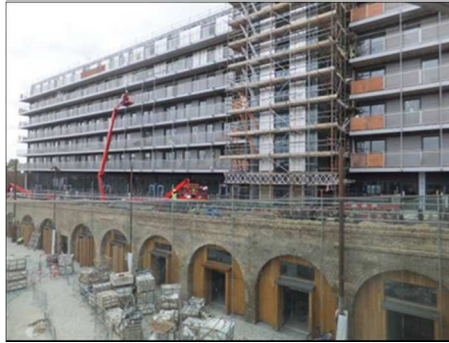
Site name	Ward	Site description	Net units completed	Has the site been completed?
<b>Strategic gains</b>				
Thurston Road Industrial Estate, Jerrard Street	Lewisham Central	Site Allocation. In town centre. Mixed use scheme.	415	Yes
Land south of Loampit Vale	Lewisham Central	Site Allocation. In town centre. Mixed use scheme.	195	Yes
Marine Wharf West, Plough Way	Evelyn	Strategic Site Allocation. Mixed use scheme.	166	No. Remainder of the site (106 units) still to be built.
Riverdale House, 68 Molesworth Street	Lewisham Central	In town centre. Residential scheme. Prior approval.	137	No. Roof extension has been approved for an additional 25 dwellings
Deptford Project, Octavius Street	New Cross	Site Allocation. In town centre. Mixed use scheme.	132	Yes
Former Clifton Medical Centre, Clifton Rise and Batavia Road	New Cross	Mixed use scheme.	114	Yes
<b>Major gains</b>				
Hazelhurst Court, Beckenham Hill Road	Downham	Extra care residential facility.	60	Yes
<b>Large gains</b>				
54 Trundleys Road	Evelyn	Residential scheme.	27	Yes
Kelvin House, Worsley Bridge Road	Bellingham	Prior approval. Residential scheme.	27	Yes
Hatcham Mews Business Centre, Hatcham Park Mews	New Cross	Prior approval. Residential scheme.	16	Yes
128 New Cross Road	Telegraph Hill	In town centre. Residential scheme.	10	Yes
<b>TOTAL:</b>			<b>1,299</b>	

Source: LDD

Photo 2.1:  
Completed  
housing at  
Marine Wharf  
West



Photo 2.2: Flats  
at the Deptford  
Project that have  
been  
constructed this  
year and are  
now completed.



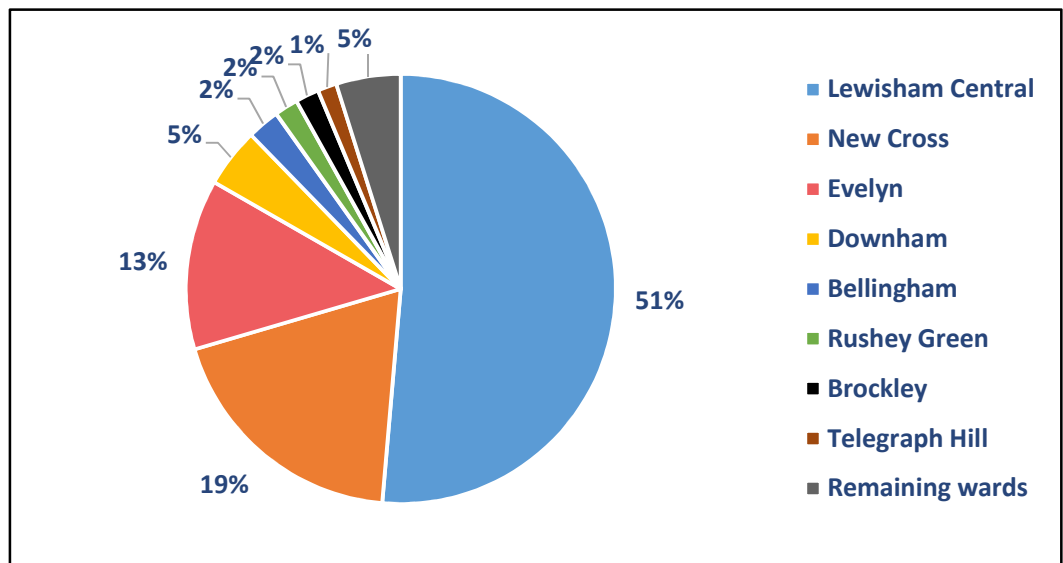
### 2.1.3 Distribution of New Housing

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

Figure 2.3 shows that 85% of the total net dwellings were built in the four wards located in the Regeneration and Growth Areas designated by the Core Strategy – Lewisham Central (51%), New Cross (19%) Evelyn (13%) and Rushey Green (2%). The map at Appendix 2 shows the locations of the wards. For the remainder of the Borough, each ward has delivered 5% or less of the net dwellings built.

This geographical distribution is different to that in the previous year, where new housing was mostly concentrated in the Regeneration and Growth Areas but with different proportions for each ward: Evelyn (42%), Rushey Green (17%), New Cross (14%) and Lewisham Central (11%).

Figure 2.3:  
Distribution of  
housing  
completions by  
ward 2015-16



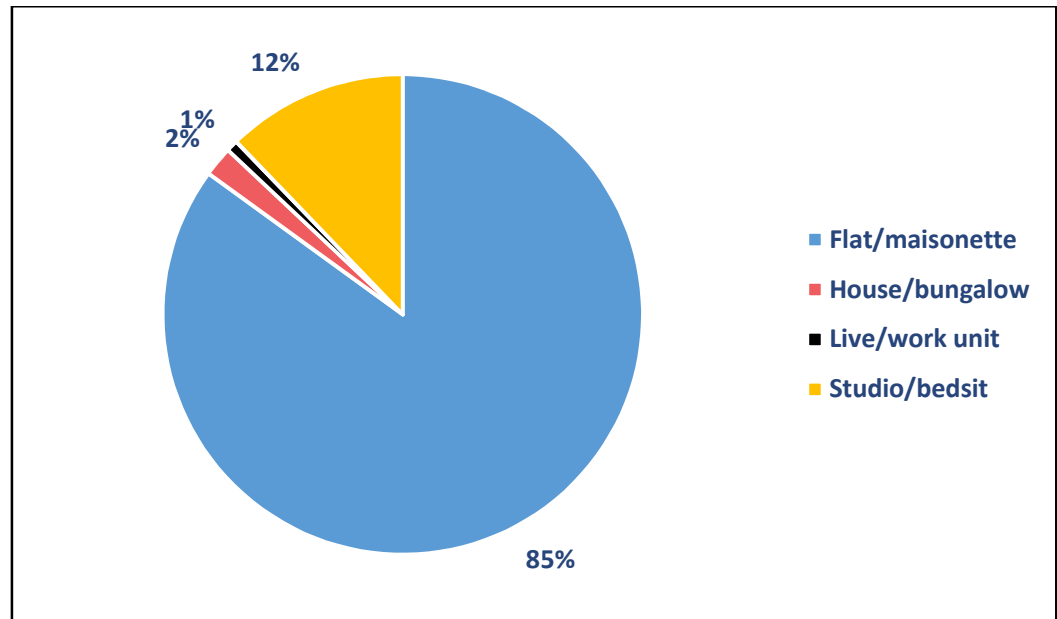
Source: LDD

### 2.1.4 Types of New Housing

**Most new dwellings are flats**

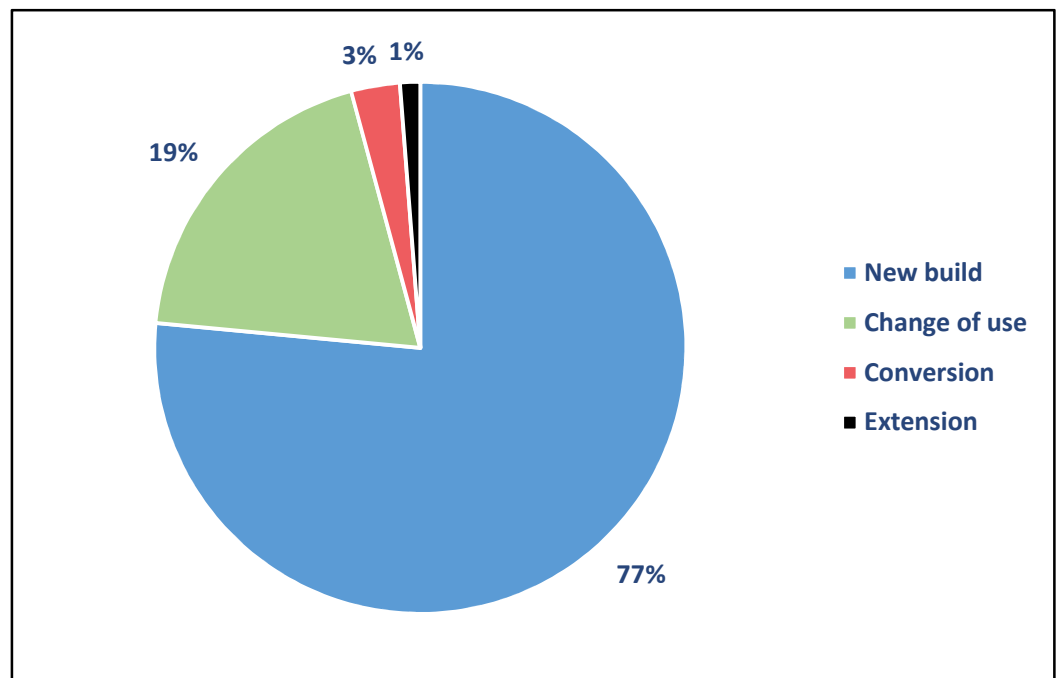
An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Figure 2.4 shows that the net dwellings completed in 2015-16 were overwhelmingly (85%) in the form of flats, although at 12% studios/bedsits also form a significant part of the supply. Houses and live/work units represent only a small proportion (3%) of the overall supply of completed dwellings. The dominance of flats continues the trend from previous years. However there has been a reduction in houses/bungalows built compared to 8% last year and an increase of studio/bedsits compared to last year's 1%.

Figure 2.4: Housing completions by type of dwelling 2015-16



Source: LDD

Figure 2.5: Sources of new housing 2015-16



Source: LDD

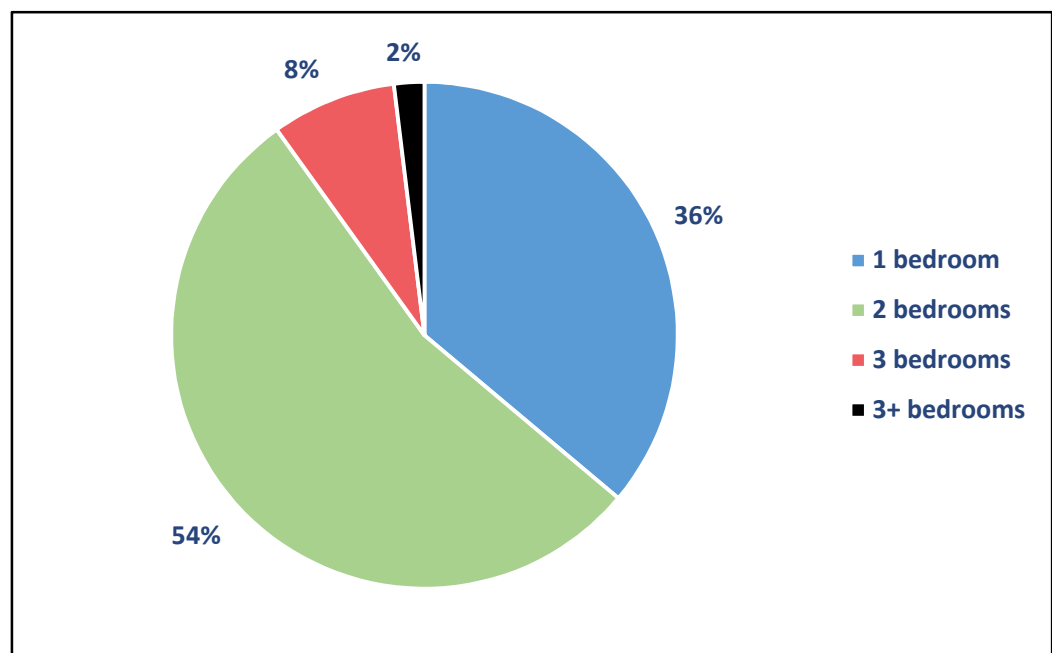
**Most new dwellings are purpose-built**

Figure 2.5 shows that 77% of the completed net dwellings were in new, purpose built development, slightly lower than last year's 88%. Housing has also been created through existing buildings being converted and extended (4%). At 19% there has been a significant increase in new dwellings arising from a change of use, compare to last year's 4%. The majority of this (14%) is due to Prior Approvals that came into force in May 2013.

**90% of the new dwellings are one or two bedrooms**

Figure 2.6 shows the number of dwellings completed by number of bedrooms in 2015-16. It shows that a variety of dwelling sizes have been built. 90% of the dwellings are made up of one or two bedroom units. The proportion of two-bedroom units has risen to 54%, compared to last year's 38% whilst the proportion of one-bedroom units (36%) has remained similar to last year's 38%. Larger properties containing three or more bedrooms has significantly decreased from 24% last year to 10% this year.

*Figure 2.6:  
Housing completions by number of bedrooms 2015-16*



Source: LDD

**Some of the completed housing has been built in tall buildings**

There has also been a variety in the height of developments completed during 2015-16. 48% of the completed net dwellings have been built in tall buildings:

- Loampit Vale which has a maximum of 24 storeys,
- Thurston Road Industrial Estate which has a maximum of 17 storeys,
- Clifton Rise Medical Centre which has a maximum of 11 storeys.

**Some of the completed housing has been built at high densities**

Furthermore, 98% of the completed dwellings have been built at densities above 50 dwellings per hectare (dph). 10 of the completed sites have densities above 500 dph and the highest density schemes include:

- 1,000 dph at 128 New Cross Road,
- 667 dph at 122 Lewisham Road,
- 524 dph at Thurston Road Industrial Estate,
- 503 dph at Loampit Vale.
- 500 dph at 1 Harton Street.

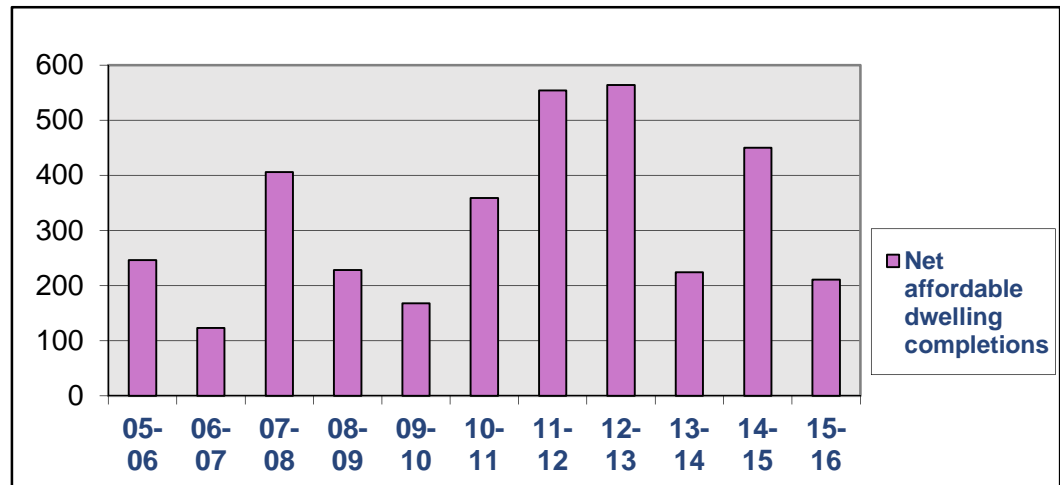
## 2.1.5 Amount of New Affordable Housing

**Affordable housing represents 14% of the total net dwellings completed**

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.

211 net new affordable dwellings were completed in 2015-16. This is considerably lower than the previous year, as shown in Figure 2.7. Note that monitoring takes place against the original permission. However, in practice the amount and type of affordable housing actually delivered on-site differs from the granted permission. This is because affordable housing can be negotiated through Section 106 Agreements and S73 or other changes to the original permission. This is particularly evident this year in Lewisham Town Centre where a number of sites are providing significantly higher affordable housing than originally specified. The figures outlined in the AMR should therefore be considered as a minimum. Affordable housing represents 14% of the net dwellings that were completed during 2015-16, so it is below the Core Strategy's target of 50%. Viability is the main reason why lower amounts of affordable housing are being negotiated.

Figure 2.7: Affordable housing completions 2004-05 to 2015-16



Source: LDD

Table 2.2 provides an overview of the affordable housing completions since 2005-06, which now totals 3,533 affordable units.

Table 2.2: Affordable housing completions 2005-06 to 2015-16

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

Source: LDD and GLA Affordable Housing database

### 2.1.6 Type of Sites with New Affordable Housing

**Affordable housing has been provided on 10 sites**

Of the ten sites completed during the year which contained an element of affordable housing, four sites provided solely affordable housing and accounts for 31% of affordable dwellings. The remaining 69% of affordable dwellings were built as part of a mix of tenures on six private development sites.

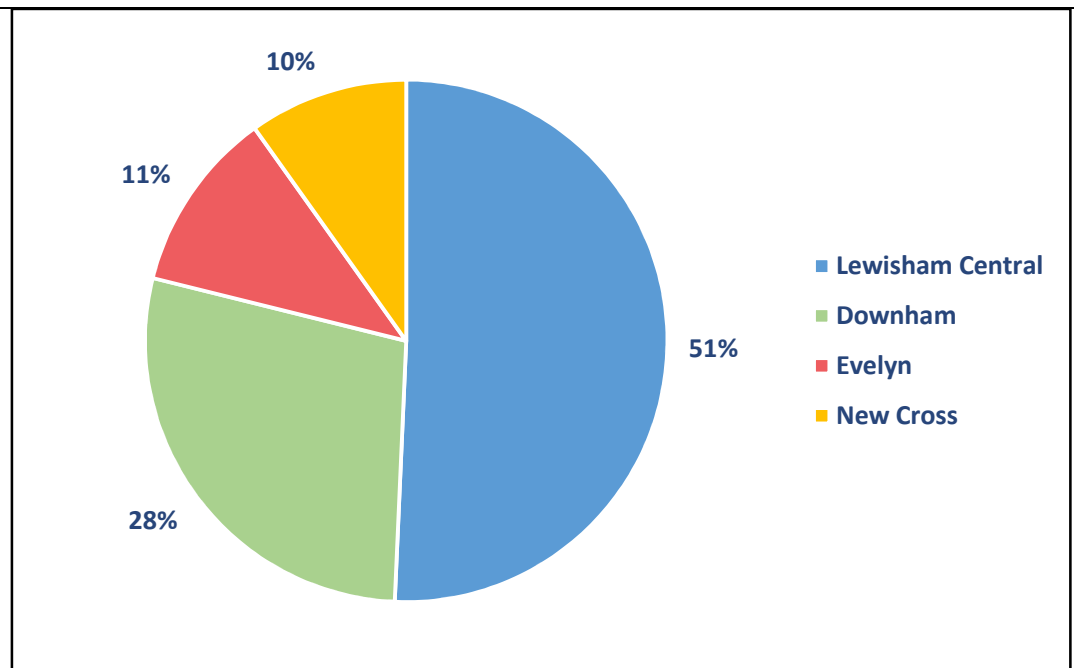
Although no new affordable units have been completed on Local Authority sites during 2015-16, the Council remains committed to delivering a programme that will provide new affordable units and regenerate existing housing estates.

### 2.1.7 Distribution of New Affordable Housing

**Affordable housing is concentrated in the north of the borough**

Figure 2.8 shows that the affordable housing completed in 2015-16 was not equally spread across the borough. Of the 18 wards, new affordable housing was completed in four wards. 72% were provided in the Regeneration and Growth Areas, in the wards of Lewisham Central (51%), Evelyn (11%) and New Cross (10%). The remaining 28% in Downham represents the extra care residential facility at Hazelhurst Court.

Figure 2.8: Distribution of affordable housing by ward 2015-16



Source: LDD

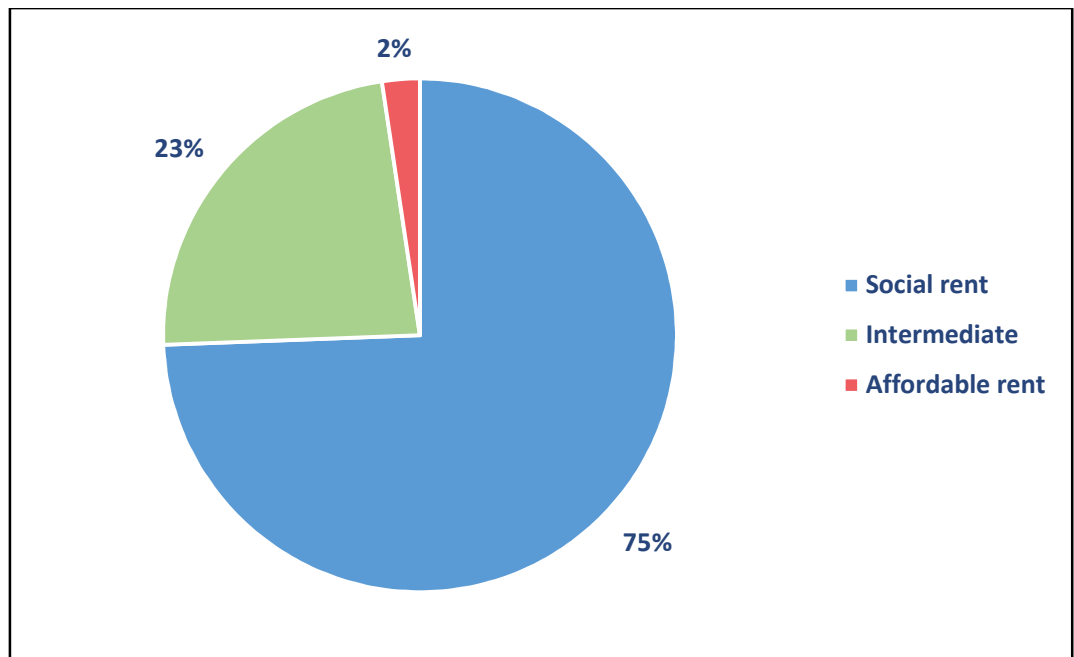
### 2.1.8 Types of New Affordable Housing

**75% of the affordable housing completed is social rented units**

Figure 2.9 shows that the most popular form of affordable housing is social rent, with 75% of the completions. This is higher than last year's 61%. By contrast only 2% is affordable rent. The remaining 23% is intermediate housing, whereby the occupants buys between 25% and 75% of the ownership of the dwelling and rents the balance from a housing provider. This is lower than last year's 36%.



Figure 2.9:  
Tenures of new  
affordable  
housing 2015-16



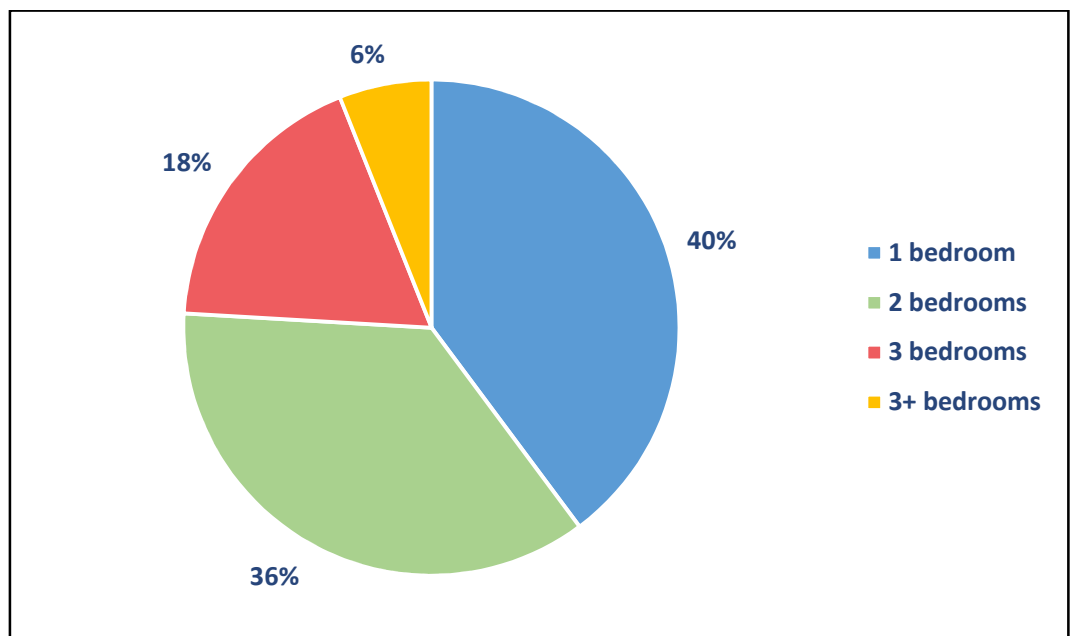
Source: LDD

The social/affordable rent:intermediate ratio of the completed dwellings equates to 77:33, which differs slightly from the target ratio of 70:30 in the Core Strategy. However, the ratio has fluctuated over the years since 2005-06 – see Table 2.2.

**There is a variety of sizes of affordable housing**

Figure 2.10 shows that there is a variety in the size of affordable housing units, with 40% of the affordable units completed as 1-bedroom units and 36% as 2-bedroom units, while 24% are larger affordable 3-bed properties.

Figure 2.10:  
Affordable  
housing by  
bedroom size  
2015-16



Source: LDD

**New affordable housing is mostly flatted**

92% of the affordable housing completed during 2015-16 were built as flats, with the remaining 5% built as houses and 3% as studios/bedsits.

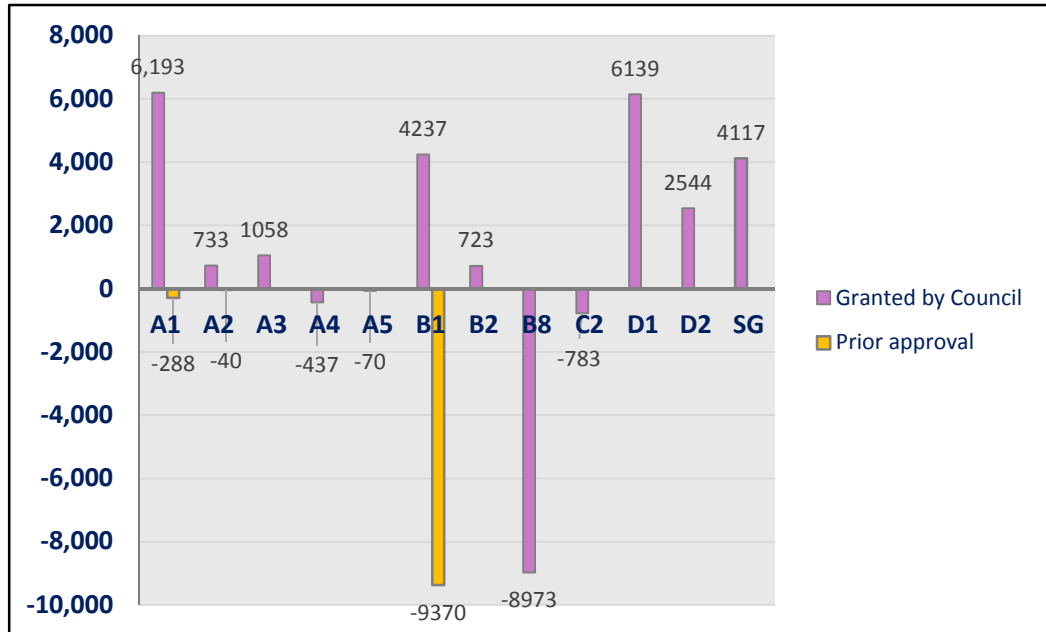
Future AMRs will need to consider the significant changes that will be made to affordable housing in the future, including the introduction of Starter Homes, to reflect the 2016 Housing and Planning Act.

## 2.2 Non-residential Completions

**There has been an overall net gain in non-residential floorspace**

There has been an overall net gain of 5,783m<sup>2</sup> of non-residential floorspace during 2015-16. 25,744m<sup>2</sup> has been completed, but 19,961m<sup>2</sup> has been lost. Figure 2.11 shows overall net gains in A1, A2, A3, B2, D1, D2 and Sui generis and net losses in A4, A5, B1, B8 and C2.

Figure 2.11 Net completions of non-residential floorspace in 2015-16



Source: LDD

It is important to note from the outset that 49% (9,698m<sup>2</sup>) of the non-residential floorspace losses relate to Prior Approvals.

This section considers the significant changes that have taken place in non-residential floorspace due to completions made during 2015-16. Tables A3.1 – A3.4 in Appendix 3 list all sites where change to non-residential floorspace has been experienced (except those sites with less than net 100m<sup>2</sup>). The non-residential completions have been categorised as follows:

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

## 2.2.1 New Business Floorspace

There has been a net loss in business floorspace

Table 2.3 shows the net changes resulting from completions in business (B) floorspace during 2015-16, with a net loss of 13,383m<sup>2</sup>.

Table 2.3:  
Change in business floorspace during 2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
B1	-14,658	-5,133	9,525
B2	-412	723	1,135
B8	-14,156	-8,973	5,183
<b>TOTAL:</b>	<b>-29,226</b>	<b>-13,383</b>	<b>15,843</b>

Source: LDD

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

Major net gains at: <ul style="list-style-type: none"> <li>Marine Wharf West (2,719m<sup>2</sup>).</li> </ul>
Large net gains of 218m <sup>2</sup> and 626m <sup>2</sup> on three sites.
Small net gains of less than 100m <sup>2</sup> on two sites.
Small net losses of less than 100m <sup>2</sup> on nine sites.
Large net losses of between 120m <sup>2</sup> and 712m <sup>2</sup> on 15 sites.
Major net losses at: <ul style="list-style-type: none"> <li>Tower Hatcham Mews Business Centre (1,252m<sup>2</sup>),</li> <li>Kelvin House, Worsley Bridge Road (1,603m<sup>2</sup>),</li> <li>Units 1-3 Blackhorse Road (1,697m<sup>2</sup>).</li> </ul>
Strategic net losses at: <ul style="list-style-type: none"> <li>Thurston Road Industrial Estate, Jerrard Street (3,872m<sup>2</sup>),</li> <li>Riverdale House, 68 Molesworth Street (5,038m<sup>2</sup>).</li> </ul>

Of the 20 sites with large, major and strategic net losses:

- 15 sites have been redeveloped solely for housing. The trend of demolishing business floorspace to build new dwellings has therefore continued.
- Four sites have been redeveloped for mixed uses encompassing both non-residential, residential and/or live/work units.
- Only one site has been redeveloped solely for non-residential development.

In total 10 of the sites that have experienced net losses in business floorspace (excluding losses below 100m<sup>2</sup>) are Prior Approvals.

Whilst the scale of lost business floorspace at first seems alarming, there are a number of ways in which it can benefit the borough. It will help by providing much needed housing as well as a range of new mixed use developments that can help to regenerate the borough. It will also re-provide business floorspace that is modern and more suited to the modern-day economy.

## 2.2.2 New Retail Floorspace

**There has been a net gain in retail floorspace** Table 2.4 shows the net changes resulting from completions in retail (A) floorspace during 2015-16, with a net gain of 7,229m<sup>2</sup>.

Table 2.4:  
Change in retail  
floorspace during  
2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
<b>A1 (shops)</b>	-1,303	5,905	7,208
<b>A2 (services)</b>	-840	773	1,613
<b>A3 (restaurants)</b>	-84	1,058	1,142
<b>A4 (pubs &amp; bars)</b>	-437	-437	0
<b>A5 (takeaways)</b>	-70	-70	0
<b>TOTAL:</b>	<b>-2,734</b>	<b>7,229</b>	<b>9,963</b>

Source: LDD

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

Strategic net gains at: <ul style="list-style-type: none"> <li>Thurston Road Industrial Estate, Jerrard Road (6,771m<sup>2</sup>)</li> </ul>
Large net gains of 116m <sup>2</sup> and 980m <sup>2</sup> on four sites.
Small net gains of less than 100m <sup>2</sup> on one site.
Small net losses of less than 100m <sup>2</sup> on 12 sites.
Large net losses of between 105m <sup>2</sup> and 310m <sup>2</sup> on eight sites.

Of the eight sites with large net losses:

- Seven sites have been redeveloped solely for housing.
- One site has been redeveloped for mixed uses encompassing both non-residential and residential.
- No sites have been redeveloped solely for non-residential development.

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

## 2.2.3 New Leisure and Community Floorspace

**There has been a net gain in leisure and community floorspace** Table 2.5 shows the net changes resulting from completions in leisure and community (D) floorspace during 2015-16, with a net gain of 8,683m<sup>2</sup>.

Table 2.5:  
Changes in  
leisure and  
community  
floorspace in  
2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
D1	-3,663	6,139	9,802
D2	-588	2,544	3,132
<b>TOTAL:</b>	<b>-4,251</b>	<b>8,683</b>	<b>12,934</b>

Source: LDD

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

Strategic net gains at: <ul style="list-style-type: none"> <li>Brent Knoll School, 69 Perry Rise (3,670m<sup>2</sup>),</li> <li>Prendergast Ladywell Fields College, Manwood Road (3,132m<sup>2</sup>)</li> </ul>
Major net gains at: <ul style="list-style-type: none"> <li>Adamsrill Primary School, Adamsrill Road (1,915m<sup>2</sup>)</li> </ul>
Large net gains of 173m <sup>2</sup> and 863m <sup>2</sup> on two sites.
Large net losses of between 190m <sup>2</sup> and 588m <sup>2</sup> on three sites.

Of the three sites with large net losses:

- Two sites have been redeveloped solely for housing.
- One site has been redeveloped for solely non-residential uses.

## 2.2.4 New Other Floorspace

There has been  
a net gain in  
other  
floorspace

Table 2.6 shows the net changes resulting from completions in other (C2 and Sui generis) floorspace during 2015-16, with a net gain of 3,334m<sup>2</sup>.

Table 2.6:  
Change in other  
floorspace in  
2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
C2	-790	-783	7
Sui generis	-1,925	4,117	6,042
<b>TOTAL:</b>	<b>-2,715</b>	<b>3,334</b>	<b>6,049</b>

Source: LDD

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

Major net gains at: <ul style="list-style-type: none"><li>• Marine Wharf West (2,100m<sup>2</sup>),</li><li>• Units 1-3 Blackhorse Road (1,697m<sup>2</sup>),</li><li>• Haberdashers Askes Hatcham Boys College, Pepys Road (1,374m<sup>2</sup>).</li></ul>
Large net gains of 172m <sup>2</sup> and 629m <sup>2</sup> on two sites.
Small net gains of less than 100m <sup>2</sup> on two sites.
Small net losses of less than 100m <sup>2</sup> on two sites.
Large net losses of between 160m <sup>2</sup> and 790m <sup>2</sup> on six sites.

Of the six sites with large net losses:

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

**The trend of losing non-residential floorspace to dwellings continues**

To summarise, completions during 2015-16 have resulted in a net gain of 5,783m<sup>2</sup> of non-residential floorspace. However, there has also been significant losses too, especially in B1 and B8 uses, and it is evident that the majority of this loss has resulted in sites being redeveloped for housing.

# 3. FUTURE DEVELOPMENT

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

## 3.1 Residential Approvals

### 3.1.1 Amount of Newly Approved Housing

2,371 net new dwellings were approved in 2015-16

In total 2,371 net dwellings have been approved during 2015-16. 85 existing dwellings will be lost whilst 2,456 new dwellings will be built in the future. Of the 2,371 net dwellings:

- Less than 1% (9 units) have been approved at Appeal by the Planning Inspectorate.
- 13% (309 units) have been approved as Prior Approvals.
- 87% (2,062 units) have been granted planning permission by the Council through a variety of application types.

In addition, 1,169 net non self-contained rooms have been approved including halls of residence, C2 bedrooms and hostel bedrooms on eight sites.

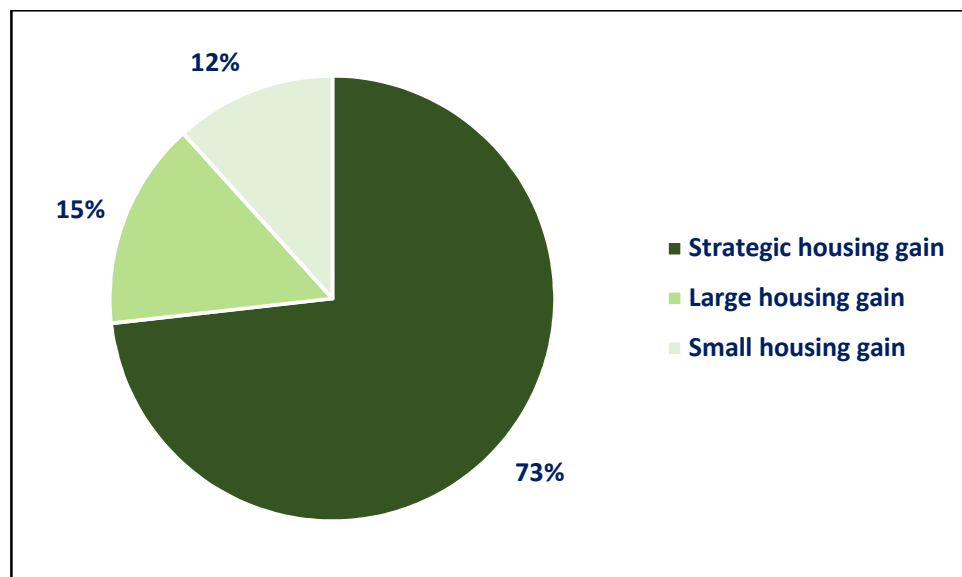
### 3.1.2 Type of Sites with Newly Approved Housing



The approved dwellings have been categorised as follows:

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

Figure 3.1: Housing completions by size of site 2015-16



Source: LDD

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

Figure 3.1 shows that 1,736 net dwellings (73%) will be developed on four sites that will experience strategic gains. 358 net dwellings (15%) will be built on 13 sites that will experience large gains. The most numerous sites are those that will experience small gains but will only provide 12% of the net new dwellings.

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

Site name	Ward	Site description	Net units approved	Has the site started construction as at 31 <sup>st</sup> March 2016?
<b>Strategic gains</b>				
Oxestalls Road	Evelyn	Strategic Site Allocation Mixed use scheme. Outline application.	1,131	Yes
Lewisham House, 25 Molesworth Street	Lewisham Central	In town centre. Prior approval. Residential scheme.	237	No
Marine Wharf East	Evelyn	Strategic Site Allocation. Mixed use scheme.	225	Yes
Kent Wharf and 24a Creekside	New Cross	Site Allocation. Mixed use scheme.	143	Yes
<b>Large gains</b>				
Astra House, 23-25 Arklow Road	Evelyn	Site Allocation. Mixed use scheme.	44	Yes
29 Pomeroy Street	Telegraph Hill	Residential scheme.	37	Yes
Tower House, 65-71 Lewisham High Street	Blackheath	In town centre. Prior approval. Mixed use scheme.	56	Yes
Featherstone Lodge, Eliot Bank	Forest Hill	Elderly residential scheme	33	No
Former petrol station, 167 Lewisham High Street	Lewisham Central	In town centre. Mixed use scheme.	28	No
Garages north of Longfield Crescent Estate	Forest Hill	Residential scheme.	27	Yes
Fairway House, rear of 53 Dartmouth Road	Forest Hill	Site Allocation. Mixed use scheme.	27	No
Roof extension at Riverdale House, 68 Molesworth Street	Lewisham Central	In town centre. Residential scheme.	25	No
Former Ladywell Leisure Centre, 261 Lewisham High Street	Lewisham Central	Site Allocation. In town centre. Mixed use scheme. Temporary scheme.	24	Yes
16-22 Brownhill Road	Rushey Green	In town centre. Mixed use scheme.	19	No
Garages at 288 Wood Vale	Forest Hill	Residential scheme.	17	Yes
302-308, 310 New Cross Road	Brockley	Mixed use scheme.	11	No
128 New Cross Road	Telegraph Hill	Residential scheme - <i>this was completed in 2015-16</i>	10	Yes
<b>TOTAL:</b>			<b>2,056</b>	

Source: LDD



Table 3.1 provides further details of the large and strategic sites that have been approved during 2015-16:

- The largest scheme, with 1,131 net dwellings will provide 48% of the total net dwellings at one site at Oxestalls Road.
- 70% will be provided as part of mixed use schemes, not just housing.
- 67% will be located on sites that are Strategic Site Allocations or Site Allocations.
- 16% will be located within town centres at Lewisham or Catford.
- 12% are Prior Approvals.
- 1% will be provided as accommodation for older people.
- 10 out of 17 sites had already started construction by the end of the monitoring year in which they had been approved, i.e. 31<sup>st</sup> March 2016.

### 3.1.3 Distribution of Newly Approved Housing

**84% of the approved housing will be located within the Growth and Regeneration Areas.**

84% of the newly approved dwellings will be located within three wards: 59% in Lewisham Central, 16% in Lewisham Central, 7% in New Cross and 2% in Rushey Green, reflecting the Growth and Regeneration Areas. The remaining 16% of the approved dwellings will be spread throughout the rest of the borough, with less than 5% in each ward, except Whitefoot which received no approvals for housing.

### 3.1.4 Type of Newly Approved Housing

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

76% of the dwellings are new build units, whilst change of use represents 20% of the approvals. Extensions (3%) and conversions (2%) will provide only a small proportion of the approved dwellings.

92% of the approved housing will be in the form of flats, whilst 4% will be houses, 4% be bedsits/studios and 1% will be live/work units. The majority of the approved housing will be one bedroom units (45%) and two bedroom units (41%), but there will also be larger properties with three or more bedrooms (14%).

Approvals will lead to a variety in the height of developments coming forward for development. Tall buildings have been approved at four sites:

- 24 storeys at Oxestalls Road.
- 20 storeys at Lewisham House 25 Molesworth Street.
- 16 storeys at Kent Wharf.
- 10 storeys at Marine Wharf East.

Furthermore, 97% of the approved dwellings will be built at densities above 50 dwellings per hectare (dph).

### 3.1.5 Newly Approved Affordable Housing

**387 of the approved dwellings will be affordable units.**

387 of the dwellings approved will be affordable units, equating to 16% of the supply. Note that in practice the amount and type of affordable housing to be actually delivered on-site may differ from the original approval, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum.

In terms of tenure, 57% will be intermediate, 41% will be affordable rent and 2% will be social rent. There will also be a good mix with 35% two bedroom units, 31% one bedroom units and 29% three plus bedroom units.

67% will be provided on privately owned sites, 20% will be provided by Housing Associations and the Council will provide 13% of the approved affordable units.

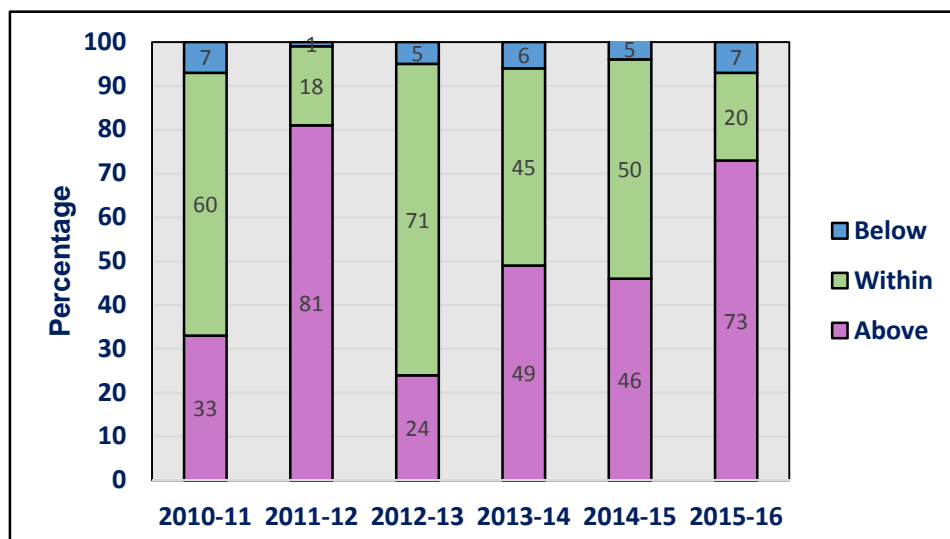
The affordable housing that has been approved will not be spread evenly across the borough and is concentrated in six wards, in the Regeneration and Growth Areas: Evelyn (67%), Lewisham Central (10%), New Cross (5%) and elsewhere in the borough: Forest Hill (12%), Brockley (5%) and Telegraph Hill (2%).

### 3.1.6 Residential Density

**Overall in the last six years there is a trend of densities increasing above the SRQ matrix.**

The London Plan seeks residential development to meet the density standards set out in the Sustainable Residential Quality (SRQ) Matrix. All approvals made in the last six years (2010-11 to 2014-15) have been assessed to determine whether the permitted development is to be built at a density above, within or below the SRQ matrix. Figure 3.2 shows that on average over the last six years, 51% of the residential units permitted will be provided at densities above the SRQ matrix. Furthermore, only 27% of the approvals during 2015-16 will be developed at densities below or within the SRQ matrix and 73% will be above.

Figure 3.2: Proportion of housing units granted permission in relation to the SRQ matrix by year



Source: LDD

### 3.1.7 Planning Pipeline

When considering the supply of housing, there is an additional supply of homes that will come forward in the future, that have not been accounted for in the approvals above. This relates to sites in the pipeline that:

- Were granted permission prior to April 2015 and have started to be built but have not resulted in the site being completed as at 31<sup>st</sup> March 2016, e.g. Heathside and Lethbridge, Lewisham Gateway, Catford Green, Cannon Wharf, Neptune Works Grinstead Road, Excalibur Estate, 120 Tanners Hill, Faircharm (see photo 3.1), New Cross Station Sites, Marine Wharf West, Rear of 15-17a Tyson Road, Northwest of Sherwood Terrace, 165 Wells Park Road, 483-385 New Cross Road, 78 Nightingale Grove, Rising Sun Public House 88 Rushey Green, Mercator Road, 180 Brockley Road, 22-24a Sydenham Road and Independents Day Centre.

Photo 3.1:  
Faircharm under  
construction



- Were granted permission prior to April 2015 but have not yet started to be built as at 31<sup>st</sup> March 2016, e.g. Surrey Canal Triangle, SR House Childers Street, Boones Almshouses, Rear of Chiddingstone House, 23 Boone Street, 223-225 Lewisham High Street, 154-158 Sydenham Road and Evelyn Court Grinstead Road.

### 3.2 Non-residential Approvals

This section considers the significant changes that will take place in non-residential floorspace due to approvals made during 2015-16. Tables A3.5 – A3.8 in Appendix 3 list all sites where change to non-residential floorspace will be experienced in the future (except those sites with less than net 100m<sup>2</sup>).

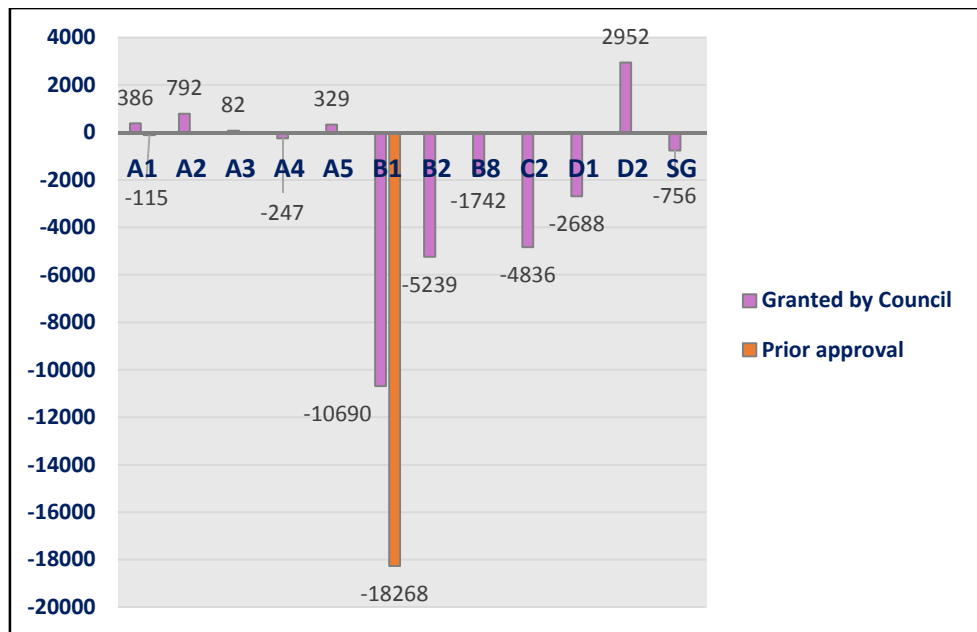
#### Approvals in 2015-16 will result in a net loss of non-residential floorspace

Figure 3.3 shows the net losses and gains of non-residential development that will arise from the approvals made during 2015-16. In total a net loss of 40,040m<sup>2</sup> of non-residential floorspace has been approved.

It shows that there will be an overall net gain of 4,541m<sup>2</sup> of non-residential floorspace in A1, A2, A3, A5 and D2. However, there will be a net loss of 44,581m<sup>2</sup> in A1, A4, B1, B2, B8, C2, D1 and Sui generis.

It is important to note from the outset that 41% (18,383m<sup>2</sup>) of the non-residential floorspace losses relate to Prior Approvals.

Figure 3.3:  
Changes in non-residential floorspace approvals by use class 2015-16



Source: LDD

The non-residential approvals have been categorised as follows:

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

### 3.2.1 Newly Approved Business Floorspace

Table 3.2 shows the net changes that were approved in business (B) floorspace during 2015-16, with a net loss of 35,939m<sup>2</sup>.

Table 3.2:  
Changes in business floorspace approved in 2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
B1	-43,380	-28,958	14,422
B2	-5,239	-5,239	0
B8	-2,732	-1,742	990
<b>TOTAL:</b>	<b>-51,351</b>	<b>-35,939</b>	<b>15,412</b>

Source: LDD

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

Major net gains at: <ul style="list-style-type: none"> <li>• Tower House, TWIN, 65-71 Lewisham High Street (2,206m<sup>2</sup>),</li> <li>• Railway land at Landmann Way (1,559m<sup>2</sup>).</li> </ul>
Large net gains of 136m <sup>2</sup> and 771m <sup>2</sup> on four sites.
Small net losses of less than 100m <sup>2</sup> on 14 sites.
Large net losses of between 100m <sup>2</sup> and 846m <sup>2</sup> on 23 sites.
Major net losses at: <ul style="list-style-type: none"> <li>• Riverdale House, 65 Molesworth Street (1,075m<sup>2</sup>),</li> <li>• 29 Pomeroy Street (1,076m<sup>2</sup>),</li> <li>• Tower House, TWIN, 65-71 Lewisham High Street (2,178m<sup>2</sup>).</li> </ul>
Strategic net losses at: <ul style="list-style-type: none"> <li>• Kent Wharf and 24a Creekside (3,542m<sup>2</sup>),</li> <li>• Marine Wharf East (4,491m<sup>2</sup>),</li> <li>• Oxestalls Road (7,734m<sup>2</sup>),</li> <li>• Lewisham House, 25 Molesworth Street (14,558m<sup>2</sup>).</li> </ul>

Of the 30 sites with large, major and strategic net losses:

- 21 sites will be redeveloped solely for housing. The trend of demolishing business floorspace to build new dwellings will therefore continue in the future.
- Nine sites will be redeveloped for mixed uses encompassing both non-residential, residential, student units and/or live/work units.
- No sites will be redeveloped solely for non-residential development.

In total 16 of the sites that will experience net losses in business floorspace are Prior Approvals. Office floorspace will continue to be lost through the Prior Approval process and the borough could experience a weakened local economy as a result of this. Further monitoring of Prior Approvals will be necessary to determine long term impacts.

### 3.2.2 Newly Approved Retail Floorspace

Table 3.3 shows the net changes that were approved in retail (A) floorspace during 2015-16, with a net gain of 1,227m<sup>2</sup>.

Table 3.3:  
Changes in retail floorspace approved in 2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
A1	-4,695	386	5,081
A2	-216	677	893
A3	-790	82	872
A4	-1,844	-247	1,597
A5	-45	329	374
<b>TOTAL:</b>	<b>-7,590</b>	<b>1,227</b>	<b>8,817</b>

Source: LDD

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

Major net gains at: <ul style="list-style-type: none"> <li>• Tower House, 65 Lewisham High Street (1,947m<sup>2</sup>),</li> <li>• Lidl, 3 Bestwood Street (1,200m<sup>2</sup>).</li> </ul>
Large net gains of 104m <sup>2</sup> and 627m <sup>2</sup> on six sites.
Small net gains of less than 100m <sup>2</sup> on two sites.
Small net losses of less than 100m <sup>2</sup> on eight sites.
Large net losses of between 136m <sup>2</sup> and 672m <sup>2</sup> on five sites.
Major net losses at: <ul style="list-style-type: none"> <li>• Unit 8, Thurston Central, Thurston Road (-1,539m<sup>2</sup>).</li> </ul>

Of the six sites with large and major net losses:

- Two sites will be redeveloped solely for housing.
- Two sites will be redeveloped for mixed uses encompassing both non-residential, residential and student units.
- One site will be redeveloped solely for non-residential development.
- One site will be redeveloped as a temporary construction site.

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

### 3.2.3 Newly Approved Leisure and Community Floorspace

Table 3.4 shows the net changes that were approved in leisure and community (D) floorspace during 2015-16, with a net gain of 264m<sup>2</sup>.

Table 3.4: Changes in leisure and community floorspace approved in 2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
D1	-3,620	-2,688	932
D2	-903	2,952	3,855
<b>TOTAL:</b>	<b>-4,523</b>	<b>264</b>	<b>4,787</b>

Source: LDD

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

Major net gains at: <ul style="list-style-type: none"> <li>• Unit 8, Thurston Central, Thurston Road (1,539m<sup>2</sup>),</li> <li>• Tower House, TWIN, 65 Lewisham High Street (1,203m<sup>2</sup>).</li> </ul>
Large net gains of 100m <sup>2</sup> and 916m <sup>2</sup> on four sites.
Small net gains of less than 100m <sup>2</sup> on one site.
Small net losses of less than 100m <sup>2</sup> on one site.
Large net losses of between 107m <sup>2</sup> and 900m <sup>2</sup> on eight sites.
Major net losses at: <ul style="list-style-type: none"> <li>• Astra House, Arklow Road (-1,884m<sup>2</sup>)</li> </ul>

Of the nine sites with large and major net losses:

- Seven sites will be redeveloped solely for housing.
- Two sites will be redeveloped for mixed uses encompassing both non-residential and residential.

### 3.2.4 Newly Approved Other Floorspace

Table 3.5 shows the net changes that were approved in other (C2 and Sui generis) floorspace during 2015-16, with a net loss of 5,592m<sup>2</sup>.

Table 3.5:  
Changes in  
other floorspace  
approved in  
2015-16

Use Class	Existing floorspace lost in 2015 -16 (m <sup>2</sup> )	Net change during 2015-16 (m <sup>2</sup> )	Resulting proposed floorspace gained in 2015-16 (m <sup>2</sup> )
<b>C2</b>	-4,836	-4,836	0
<b>Sui generis</b>	-3,649	-756	2,893
<b>TOTAL:</b>	<b>-8,485</b>	<b>-5,592</b>	<b>2,893</b>

Source: LDD

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

Large net gains of 172m <sup>2</sup> on one site.
Small net gains of less than 100m <sup>2</sup> on three sites.
Small net losses of less than 100m <sup>2</sup> on two sites.
Large net losses of between 163m <sup>2</sup> and 790m <sup>2</sup> on four sites.
Major net losses at: <ul style="list-style-type: none"> <li>• Featherstone Lodge, Eliot Bank (1,395m<sup>2</sup>),</li> <li>• Oxestalls Road (2,238m<sup>2</sup>).</li> </ul>

Of the six sites with large and major net losses:

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

## 3.3 Regeneration and Growth Areas

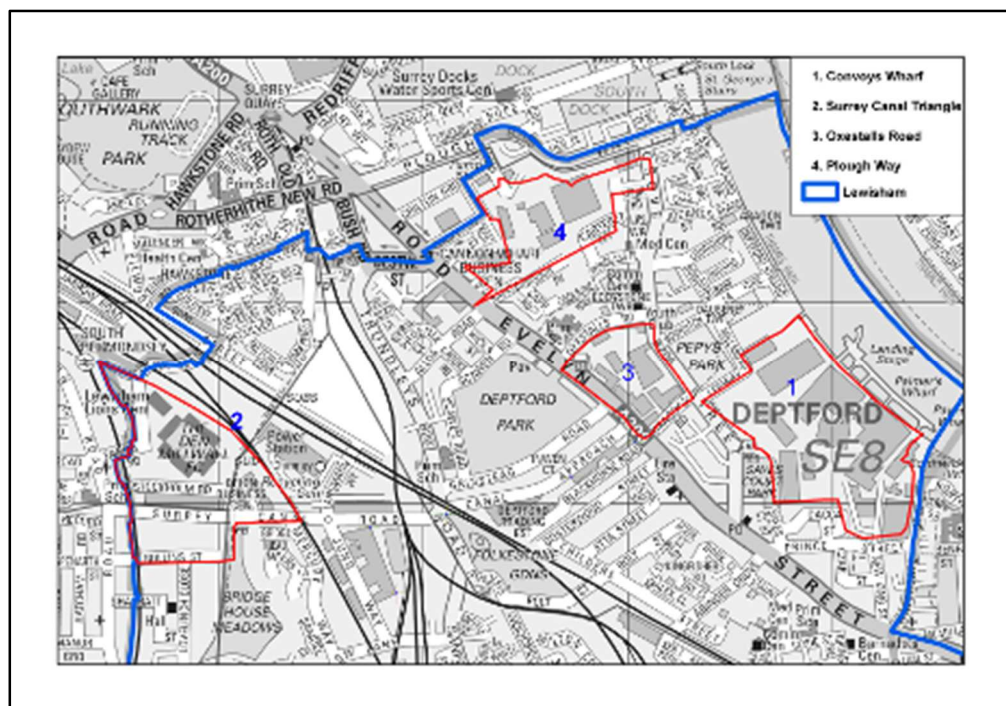
**The five strategic sites allocations are progressing well**

Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas. Due to their scale five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough's housing during the Plan period and are crucial for the regeneration of the borough.

Four of the five sites are located in Deptford and New Cross (see Figure 3.6) and the other in Lewisham Town Centre. Updates on each are provided below.



Figure 3.4:  
Locations of  
strategic sites in  
Deptford & New  
Cross



### 3.3.1 Convoys Wharf

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

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

Photo 3.2:  
Convoys Wharf  
development site



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

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



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

The London Mayor took over the determination of the planning application and in March 2014 he resolved to grant planning permission for the development subject to conditions and the completion of a Section 106 Agreement. That agreement was signed and planning permission was granted in March 2015. The first reserved matters application is expected in 2017. Enabling works have commenced on site.

### 3.3.2 Surrey Canal Triangle

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

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

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

*Photo 3.3: New rail station at Surrey Canal Triangle*



The Council approved an outline planning permission for the scheme in March 2012 with a revision to the outline parameters in December 2015. In February 2015 the GLA announced that the scheme would be one of London's first designated Housing Zones. This will assist with the funding of transport improvements to accelerate delivery, including the new London Overground station, speed up the construction of homes and accelerate the entire development to complete construction within eight years.

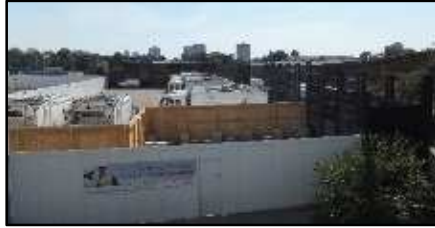
In September 2016 the Council approved that a Compulsory Purchase Order be made for the acquisition of land at New Bermondsey for the purpose of facilitating the comprehensive redevelopment of the site to provide a mixed use residential-led scheme.

### 3.3.3 Oxestalls Road

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

*Photo 3.4: Oxestalls Road development site*

This site covers an urban block of 4.6 hectares defined by four streets. The Council approved an application for the redevelopment of the site, also known as 'The Wharves' in March 2012. The approved scheme allows for 905 dwellings and 14,000m<sup>2</sup> of mixed employment, retail and community space.



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

- 1,132 dwellings.
- New workspace of approximately 10,500m<sup>2</sup>.
- A range of shops and cafes.
- Significantly improved public realm areas, including a new linear park following the route of the former Surrey Canal.
- A new pedestrian and cycle link underneath Oxestalls Road connecting the route with that running through to the Plough Way schemes to the north.

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

*Photo 3.5: How Oxestalls Road will look when developed*



### 3.3.4 Plough Way

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

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

#### **Marine Wharf West**

This scheme provides for:

- 566 dwellings including sheltered housing in an 'extra care' facility.
- Space for shops and businesses.

- Buildings ranging in height from one to eight storeys.
- A landscaped linear park along the route of the former Surrey Canal.

Phases 1-6 are now complete and Phase 7 (Blocks J and K) is under construction and due to be completed in December 2016. The linear park including Pepys section was opened in July 2016.

*Photo 3.6:  
The café at  
Marine Wharf  
West, now open*



### **Marine Wharf East**

The redevelopment of this site, which adjoins Marine Wharf West, will create:

- 225 dwellings.
- Commercial floorspace.
- Two buildings of up to 10 storeys, which are now known as Canary Point and Harbourside.

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

*Photo 3.7:  
The start of  
construction at  
Marine Wharf  
East.*



### **Cannon Wharf**

This scheme, now known as Greenland Place, provides:

- 697 dwellings, following amendments to the original consent granted in April 2016 to increase unit numbers.
- Nine blocks of which two of which are buildings of 20 and 23 storeys.
- A business centre provided as part of approximately 6,500m<sup>2</sup> of commercial space that also includes shops, restaurants and gym uses.

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

Photo 3.8:  
Park adjoining  
Cannon Wharf  
and Marine  
Wharf West



### **7-17 Yeoman Street**

In March 2012 planning permission was granted, and has now been constructed with:

- A five storey building.
- 33 dwellings.

### **19 Yeoman Street**

An application was submitted in August 2016 for the final part of the Plough Way Strategic site. It proposes demolition of existing structures and:

- A building of between 5 to 8 storeys comprising 72 residential dwellings.
- 371m<sup>2</sup> of commercial floorspace.
- An energy centre.

## **3.3.5 Lewisham Gateway**

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

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

The scheme will include:

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

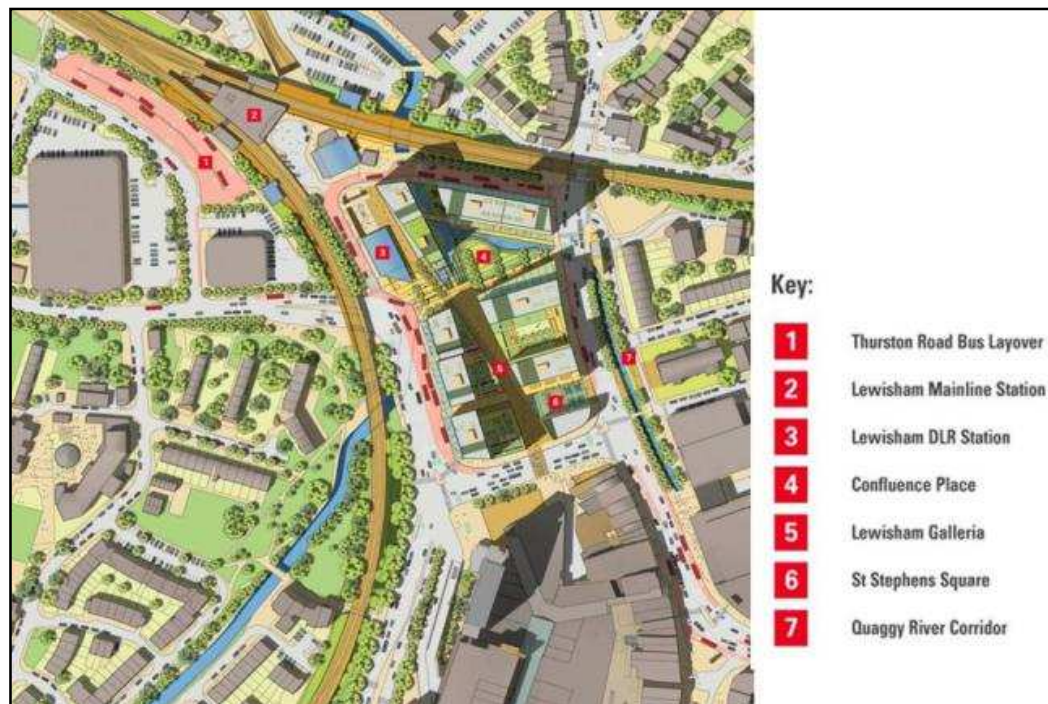


Photo 3.9:  
Construction at  
Lewisham  
Gateway



The first phase, which involves the realignment of the road layout is nearly complete with two buildings constructed (15 storey and 25 storey) which provide 193 dwellings with a ground-floor shop and restaurant/cafe. Two further buildings of 15 storeys and 22 storeys respectively to provide a total of 169 residential units and additional shops or restaurants are to be completed in 2017. The new public space at Confluence Place is currently anticipated to be completed in late 2018. The applicant is consulting on a revised masterplan with a view to making a new planning application in Autumn 2016. The revised masterplan proposes to increase the number of dwellings, change the approved uses and public realm and make alterations to the size, height and siting of the buildings.

Figure 3.5: Lewisham Gateway regeneration site



### 3.4 Forecasting the Future Housing Supply

#### 3.4.1 15-Year Housing Land Supply

This section is a more in-depth look at the amount of housing that is likely to come forward as part of the housing land supply for the next 15 years (as shown in the housing trajectory in Appendix 5); and assesses whether the amount of housing will be sufficient to meet the London Plan housing target, which currently stands at 1,385 for the borough.

To inform and underpin Lewisham's 15 year supply the Council has undertaken the following tasks:

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

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

Appendix 5, Table 3.6 and Figures 3.8 and 3.9 show Lewisham's housing trajectory. They summarise the projected annual total of additional housing capable of being delivered each year to 2031-32 (a 15-year period)<sup>29</sup>. They also show the supply compared to the London Plan housing target.

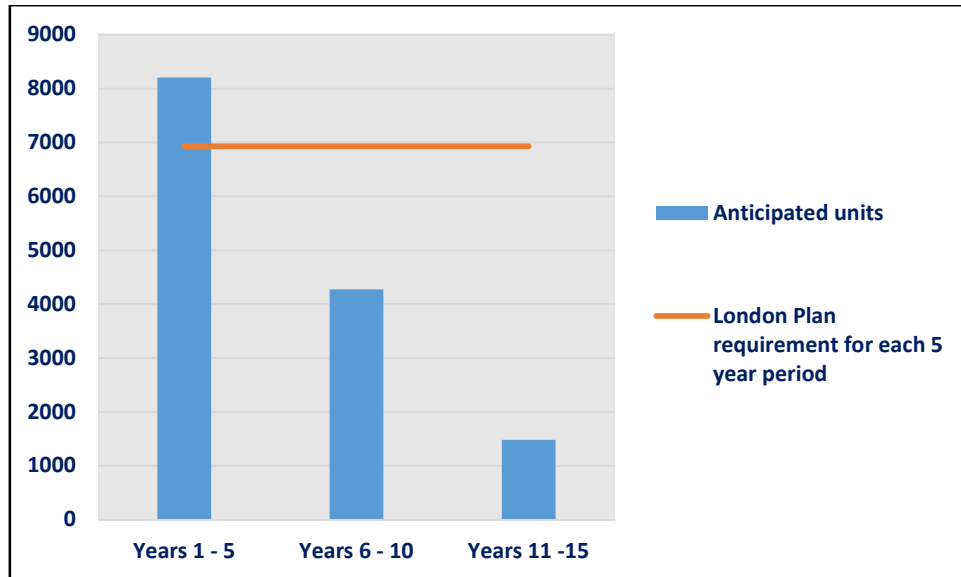
**The 15 year supply amounts to 13,961 dwellings, of which 59% will be delivered in the first five years**

Figure 3.6 provides an overview of the anticipated amount of residential development in each of the five year land supply periods. It shows:

- During years 1-5 8,205 dwellings are anticipated to be delivered, equating to an average of 1,641 dwellings per year. This will create 59% of the 15 year supply – see Table 3.7 for the list of sites that form the 5 year supply.
- During years 6-10 4,274 dwellings are anticipated to be delivered, equating to an average of 855 dwellings per year. This will create 31% of the 15 year supply.

- During years 11-15 1,482 dwellings are anticipated to be delivered, equating to an average of 296 dwellings per year. This will create 11% of the 15 year supply.
- During the full 15 years 13,961 dwellings are anticipated to be delivered, equating to an average of 931 dwellings per year.

Figure 3.6:  
Overview of 15-  
year housing  
land supply



Source: Lewisham Council Planning Policy

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

Throughout the coming year and years 1-15 there will be a strong housing supply on 77 sites, as shown on the housing trajectory in Appendix 5:

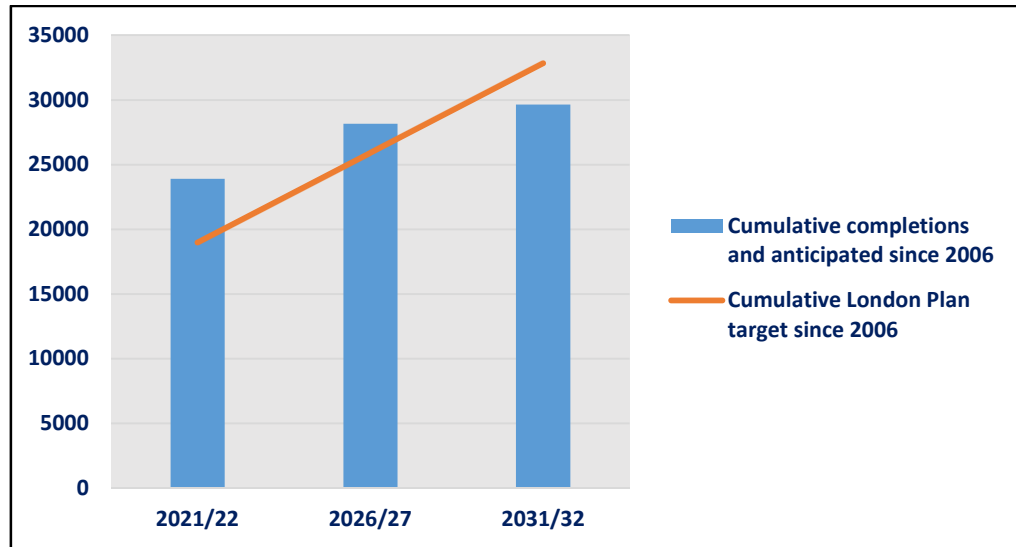
- Note that prior to the start of the 15 year supply, it is anticipated that 32 sites will be under construction in the next monitoring year (2016-17), creating a large supply of 2,255 units.
- Seven sites relate to the five strategic site allocations in the Core Strategy. All have planning permission and only two sites have yet to start construction.
- Out of the remaining 70 sites, 25 sites are already under construction, 17 sites already have planning permission, 19 sites have reached pre-application stage or have submitted planning applications and only nine sites have made no progress at all.

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

Figure 3.6 highlights that the supply of housing will fluctuate, with shortfalls in years 6-10 and 11-15 compared to the London Plan target for their respective periods (6,925). However, this is compensated by the oversupply of housing land in the first five years. This frontloading of 18% is significantly above the 5% buffer required by the Government (paragraph 47 of the NPPF<sup>29</sup>).

Figure 3.7 shows the cumulative supply against the London Plan target for each five year period. It shows an over-supply during years 1-5 and 6-10 but an under-supply during years 11-15.

Figure 3.7:  
Cumulative land supply since 2006 compared to the cumulative London Plan requirement



Source: Lewisham Council Planning Policy

**There has been good housing performance in the past, with a cumulative over supply of 26% as at 2015-16.**

There has also been good performance in the past, with eight out of the 10 years since 2006-07 exceeding their London Plan annual target, and a cumulative oversupply of 26% as at 2015-16. The orange line on Figure 3.8 shows the cumulative London Plan requirement, based on annual past and projected completions. It shows that the annual requirement falls between 2014-15 to 2023-24, due to past good past performance and the frontloading of housing sites. However, the annual requirement steadily increases once again during the last five years.

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

Figure 3.9 shows that the number of units do not fall below the cumulative London Plan requirement until 2029/30, which will then result in an under-supply of 3,189 units by 2031/32.

The housing trajectory does not include small sites below 10 units, some sites that have submitted applications and some sites that are at pre-application stage. The anticipated dwellings from development on these sites will significantly boost the overall 15 year housing supply. Furthermore, with a 18% over-supply anticipated in the first 5 years, there is confidence that an adequate supply of 5-year housing land can be maintained. For more details see Lewisham Housing Implementation Strategy 2015 at <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Pages/housing.aspx>.



### 3.4.2 Summary of Progress of Housing Trajectory Sites

Appendix 4 summarises the development progress made on the sites identified in the housing trajectory. The sites have been categorised and colour coded, dependent upon the risk of not being implemented, and the results can be seen below. Table 3.7 also shows the sites that make up the five year housing land supply.

	9 sites – <b>medium to high</b> risk of not being implemented when planned as site is suitable for residential development but are unlikely to be granted planning permission in the next few years.
	5 sites – <b>medium</b> risk of not being implemented when planned as site is making slower than expected progress but which continue to be implemented.
	21 sites – <b>low to medium</b> risk of not being implemented when planned as site is at an early stage but are not currently stalled.
	42 sites – <b>low</b> risk of not being implemented when planned as site is progressing well.

#### Development sites are progressing well

Overall the sites are progressing well and that there are no significant barriers or blockages to delay the development of these sites. Only 14 out of 77 sites (7% in terms of housing units) are identified as being at medium risk or medium-high risk of not being implemented. They relate to sites which have had planning permission for a number of years without it being implemented or sites where no development discussions have yet taken place. However, these sites are generally phased towards the end of the first five year period and beyond, which is sufficient time to allow site and application issues to be resolved and enable the sites to progress in the future.

### 3.4.3 Meeting the Housing Target in the Future

To summarise the analysis above, the borough has a 15 year housing supply which is reliable, flexible, has no significant blockages and can meet the cumulative London Plan housing target of 1,385 up until 2029/30, but will then experience a shortfall in supply of 3,189 units by 2031/32.

#### The target will need to be increased to 1,670 per year, in line with the South East London SHMA

It is anticipated that in the future the annual target will need to increase by a further 285 units to 1,670 units per annum. This is in line with the results of the objectively assessed need identified in the South East London Strategic Housing Market Assessment (SHMA). This was prepared by consultants on behalf of the London Boroughs of Lewisham, Bexley, Bromley, Greenwich and Southwark and published in June 2014.

#### A SHLAA will identify additional housing land supply for the future

With an increased annual target, it is likely that the existing housing trajectory sites will be used more quickly and the point at which the anticipated completions fall below the cumulative London Plan requirement will occur earlier on in the 15 year period. This means that a further housing sites will need to be identified, to increase the housing supply for the future. The Council has started to prepare a Strategic Housing Land Availability Assessment (SHLAA) in order to identify new potential housing sites, to assess

whether they are developable and deliverable and can be included in the 15 year land supply.

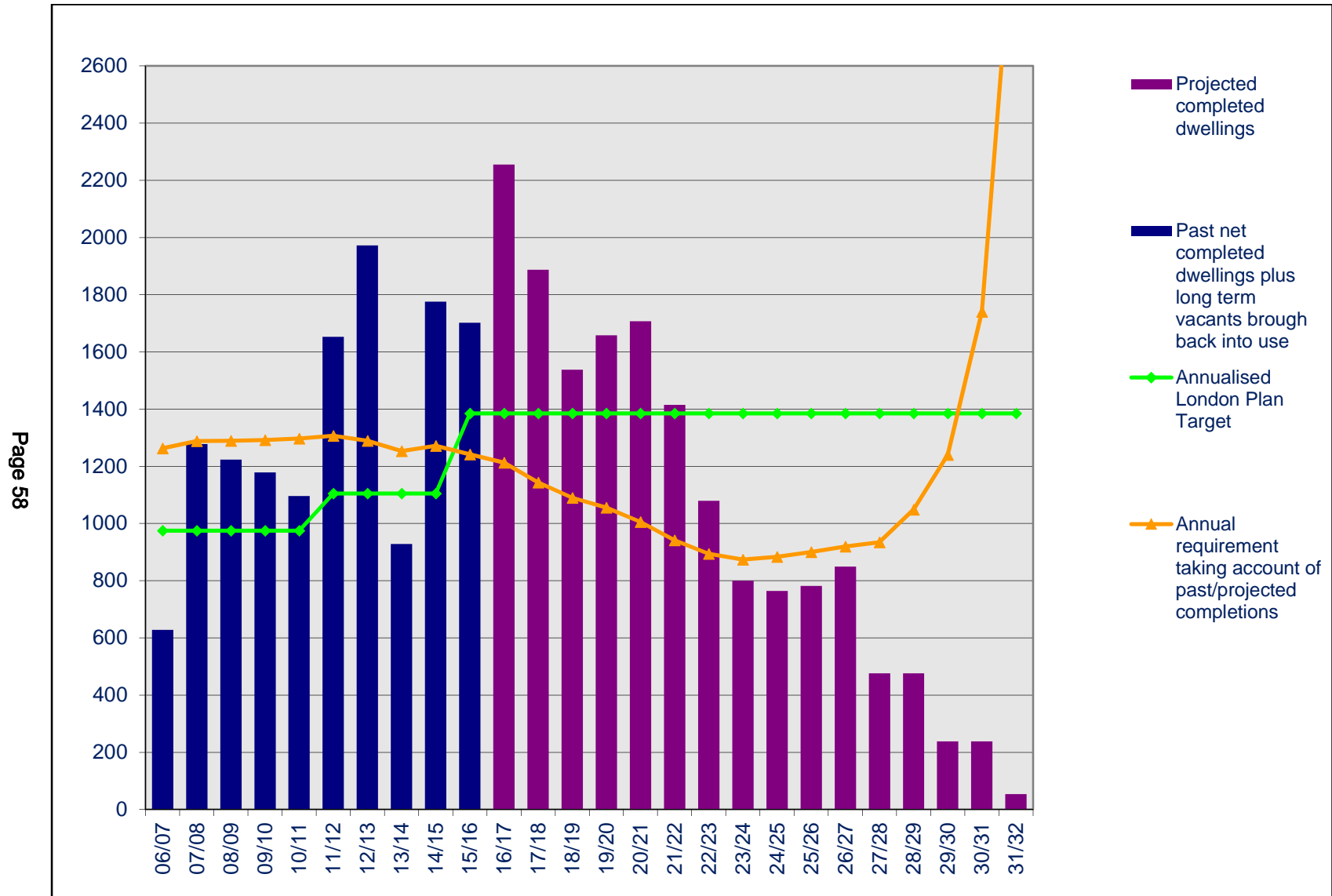
Monitoring of the 15-year housing supply will continue on an annual basis, with actions taken in instances where completions are shown to be significantly less than those anticipated in the housing trajectory and where the supply significantly falls short of the London Plan housing target.

Table 3.6: Lewisham housing trajectory 2015- 2031 input data

Year of Plan	-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Monitoring Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Past net completed dwellings plus long term vacants brought back into use	628	1278	1223	1179	1096	1653	1972	928	1776	1702																
Projected completed dwellings											2,255	1,887	1,538	1658	1707	1415	1079	800	764	782	849	476	476	238	238	54
Cumulative Completions	628	1906	3129	4308	5404	7057	9029	9957	11733	13435	15690	17577	19115	20773	22480	23895	24974	25774	26538	27320	28169	28645	29121	29359	29597	29651
Annualised London Plan Target	975	975	975	975	975	1105	1105	1105	1105	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385	1385
Cumulative London Plan Target	975	1950	2925	3900	4875	5980	7085	8190	9295	10680	12065	13450	14835	16220	17605	18990	20375	21760	23145	24530	25915	27300	28685	30070	31455	32840
No. dwellings above or below cumulative allocation	-347	-44	204	408	529	1077	1944	1767	2438	2755	3625	4127	4280	4553	4875	4905	4599	4014	3393	2790	2254	1345	436	-711	-1858	-3189
Annual requirement taking account of past/projected completions	1263	1288	1289	1292	1297	1306	1289	1253	1271	1242	1213	1143	1090	1056	1006	942	895	874	883	900	920	934	1049	1240	1741	3243

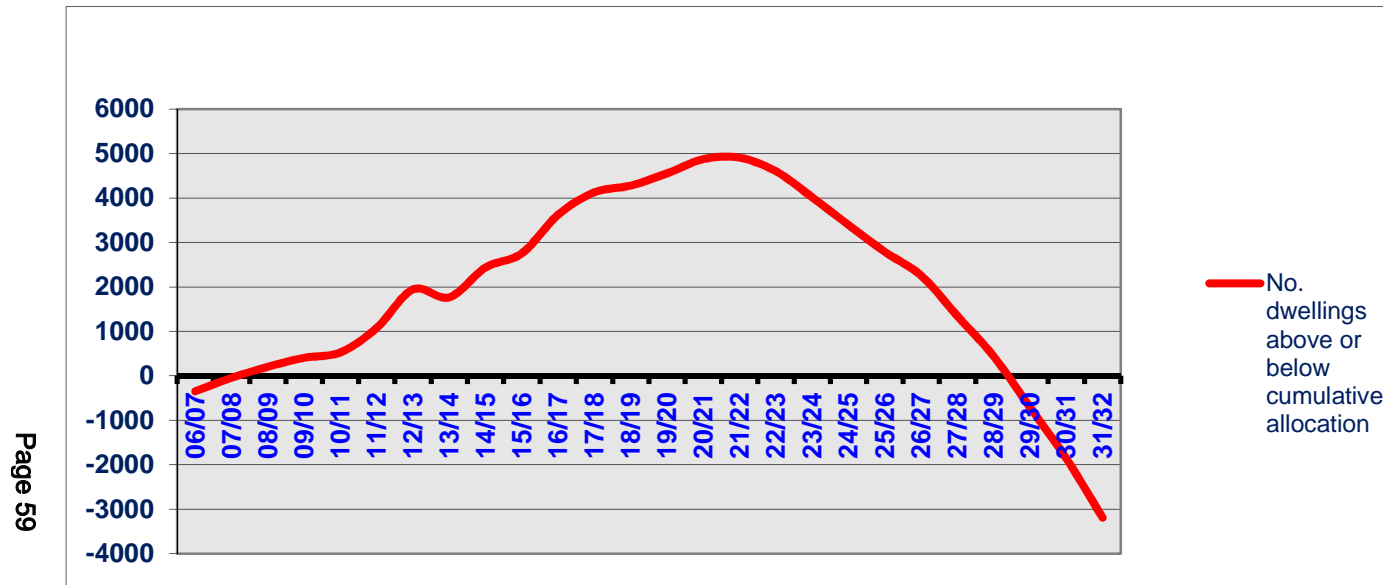
Source: Lewisham Council Planning Policy

Figure 3.12: Lewisham housing trajectory against the London Plan target



Source: Lewisham Council Planning Policy

Figure 3.13: Number of dwellings above or below the cumulative London Plan target



Source: Lewisham Council Planning Policy

Table 3.6: Five year housing supply 2017/18 to 2021/22

Lewisham Housing Trajectory by Ward		FIVE YEAR SUPPLY YEARS 1-5					
		1	2	3	4	5	Total
		17/18	18/19	19/20	20/21	21/22	2017-2022
Ward	Site name/address						
Blackheath	Heathside & Lethbridge Estate	118	118	0	0	132	368
	23 Boone Street, Dacre Park Estate (south)	25	0	0	0	0	25
	BMW site, Lee Terrace	30	0	0	0	0	30
	<b>Ward total</b>	<b>173</b>	<b>118</b>	<b>0</b>	<b>0</b>	<b>132</b>	<b>423</b>
Brockley	302-308, 310 New Cross Road	11	0	0	0	0	11
	<b>Ward total</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>
Evelyn	Arklow Road Trading Estate	0	96	96	95	0	287
	Deptford Wharves, Oxestalls Road	70	100	100	120	120	510
	Plough Way, Marine Wharf East	100	25	0	0	0	125
	Convoys Wharf (GLA issued approval)	0	147	147	168	168	630
	Thanet Wharf	0	30	130	120	100	380
	Evelyn Court, Grinstead Road	18	0	0	0	0	18
	Neptune Works, Parkside House, Grinstead Road	99	0	0	0	0	99
	19 Yeoman Street		72	0	0	0	72
<b>Ward total</b>	<b>287</b>	<b>470</b>	<b>473</b>	<b>503</b>	<b>388</b>	<b>2,121</b>	
Forest Hill	Rear of Christian Fellowship site, rear of 15-17a Tyson Road	28	0	0	0	0	28
	Fairway House, rear of 53 Dartmouth Road	27	0	0	0	0	27
	Featherstone Lodge, Eliot Bank	33	0	0	0	0	33
	<b>Ward total</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>
Lee Green	Leegate Shopping Centre	0	65	65	65	34	229
	<b>Ward total</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>34</b>	<b>229</b>
Lewisham	35 Nightingale Grove	0	0	0	0	35	35
	37-43 Nightingale Grove	0	0	0	0	30	30
	Lewisham Gateway	169	146	146	146	0	607
	Lewisham Retail Park, east of Jerrard Street	0	0	0	0	100	100
	Tesco, Conington Road	0	0	100	100	100	300
	223-225 Lewisham High Street	22	0	0	0	0	22
	Rear Chiddingstone House, Lewisham Park	51	0	0	0	0	51
	87-89 Loampit Vale	49	0	0	0	0	49
	Lewisham House, 25 Molesworth Street	80	157	0	0	0	237
	Roof extension at Riverdale House, 68 Molesworth Street	25	0	0	0	0	25
	Carpet Right, east of Thurston Road	0	0	100	100	60	260
<b>Ward total</b>	<b>396</b>	<b>303</b>	<b>346</b>	<b>346</b>	<b>325</b>	<b>1716</b>	
New Cross	New Cross Gate station sites (29, 23-27 Goodwood Road)	148	0	0	0	0	148
	Kent Wharf, Creekside	43	0	0	0	0	43
	Sun Wharf	0	94	93	93	0	280
	Giffin St Masterplan Area	0	0	110	100	0	210
	New Bermondsey, Surrey Canal Triangle	266	266	351	350	297	1530
	New Cross Gate Retail Park/ Sainsbury, New Cross Road	0	0	0	100	100	200
	Bond House, 20-32 Goodwood Road	89	0	0	0	0	89
	The Albany Centre, Douglas Way	0	0	60	0	0	60
	Former Deptford Green Secondary School, Amersham Vale	0	60	60	0	0	120
	Faircharm Trading Estate, Creekside	100	0	0	0	0	100
<b>Ward total</b>	<b>646</b>	<b>420</b>	<b>674</b>	<b>643</b>	<b>397</b>	<b>2780</b>	
Rushey Green	Catford Green, former Catford Greyhound Stadium	100	0	0	100	79	279
	16-22 Brownhill Road	19	0	0	0	0	19
	<b>Ward total</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>79</b>	<b>298</b>
Sydenham	O'Rourke Transport/Siwyer Transport, 154-158 Sydenham Road	15	0	0	0	0	15
	<b>Ward total</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
Telegraph Hill	111 & 115 Endwell Road	0	0	0	0	40	40
	New Cross Gate NDC scheme, Besson Street	0	100	100	50	0	250
	6 Mantle Road	0	0	0	0	20	20
	47-49 Pomeroy Street	0	39	0	0	0	39
	<b>Ward total</b>	<b>0</b>	<b>139</b>	<b>100</b>	<b>50</b>	<b>60</b>	<b>349</b>
Whitefoot	Excalibur Estate, Baudwin Road	152	0	0	0	0	152
	Foster House, Whitefoot Lane	0	23	0	0	0	23
	<b>Ward total</b>	<b>152</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175</b>
<b>ALL WARDS TOTAL:</b>		<b>1,887</b>	<b>1,538</b>	<b>1,658</b>	<b>1,707</b>	<b>1,415</b>	<b>8,205</b>

Source: Lewisham Council Planning Policy

---

<sup>29</sup> In accordance with the requirements outlined in the National Planning Policy Framework.

<sup>29</sup> National Planning Policy Framework, paragraph 47.

## 4. THE VALUE OF PLANNING

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

### 4.1 The Benefits of Enhanced Infrastructure

**The planning systems has mechanisms for securing infrastructure**

The need for physical infrastructure (transport, environment and utilities) and social infrastructure (education, health, leisure and cultural facilities) in order for a community to function is widely understood, as is the need to provide additional infrastructure capacity as the population increases. The ongoing population increase and ageing of infrastructure mean replacement and additional infrastructure is a constant cost.

The ongoing reductions in Government funding to Councils means that the Council needs to identify opportunities to increase its income from other sources. The planning system provides a mechanism for funding infrastructure by developer contributions. Whilst the mechanics of how they operate are different, both Section 106 Agreements (S106) and the Community Infrastructure Levy (CIL) provide a means for the Council to raise funds to help provide part – and in some cases all – of the infrastructure needed by a new development. Through S106 and CIL, the Council can use its planning powers to provide a considerable stream of revenue to help pay for both scheme-required and strategic infrastructure to benefit the entire community.

### 4.2 Section 106 Agreements

**£5.2 million of S106 contributions were received in 2015-16**

Despite the adoption of the CIL in the borough on 1<sup>st</sup> April 2015, S106 continues to play an important role in generating funds to contribute towards infrastructure, and is expected to continue to be the main source of funding for the next few years. Table 4.1 shows that 34 S106 agreements, unilateral agreements and deeds of variation were entered into or secured during 2015-16. The largest agreement entered into was a variation to an existing development consent at Surrey Canal Triangle, which includes a £10 million contribution to a new rail station.

£5.2 million of contributions were received in 2015-16. While this marks a reduction on the £7.6 million achieved in 2014-15, this is still higher than the amount secured in the preceding two years. It is anticipated that S106 income received will increase in the next few years as the large strategic sites that were granted approval prior to the adoption of CIL come forward; once these sites are delivered, income via S106 is expected to drop significantly and be overtaken by CIL income.

The 555 on-site affordable housing units that have been secured through S106 during 2015-16 is less than last year's figure of 623, however it is still



significantly more than the previous two years. The 555 new affordable units will be located on seven sites at:

- Kent Wharf and Surrey Canal Triangle in the ward of New Cross.
- Deptford Wharves and Marine Wharf East in the ward of Evelyn. (In addition a further 30 ‘pocket living’ units were secured as part of the redevelopment at Astra House, on Arlow Road).
- Pomeroy Street in the ward of Telegraph Hill.
- Lewisham Road in the ward of Blackheath.
- Nightingale Road in the ward of Lewisham Central.

Table 4.1: S106 agreements secured 2006-07 to 2015-16

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

Source: Lewisham Council Development Management databases

The level of S106 secured during 2015-16 reflects the continuing increase in regeneration activity through new consents being awarded on large strategic sites and the reconfiguration of existing consents, to increase their development potential further.

During 2015-16 approximately £6 million S106 funds were allocated for spend on Housing (50%), Community (22%), Education (9%), Transport (9%), Planning (6%), Health (2%) and Environment (2%) projects.

The balance of S106 funds held by the Council at the end of 2015-16 was approximately £25.4 million. Over the next few years it is expected that the balance will continue to vary significantly as major schemes make large payments. These can then experience significant delays, waiting for the associated infrastructure projects to be implemented, alongside the building out of the subsequent phases of these large sites.

### 4.3 Community Infrastructure Levy

**CIL will collect financial contributions for infrastructure in the future**

The 2008 Planning Act made provision for Councils to introduce a Community Infrastructure Levy (CIL) on new development. It is essentially a tax based on the profitability and scale of development, whereby new development can be levied to help pay for necessary infrastructure. CIL is required to be underpinned by an evidence base which demonstrates that there is a need for new infrastructure, that there is a shortfall in the funding for this infrastructure, and that the proposed CIL rate will not make development unviable.

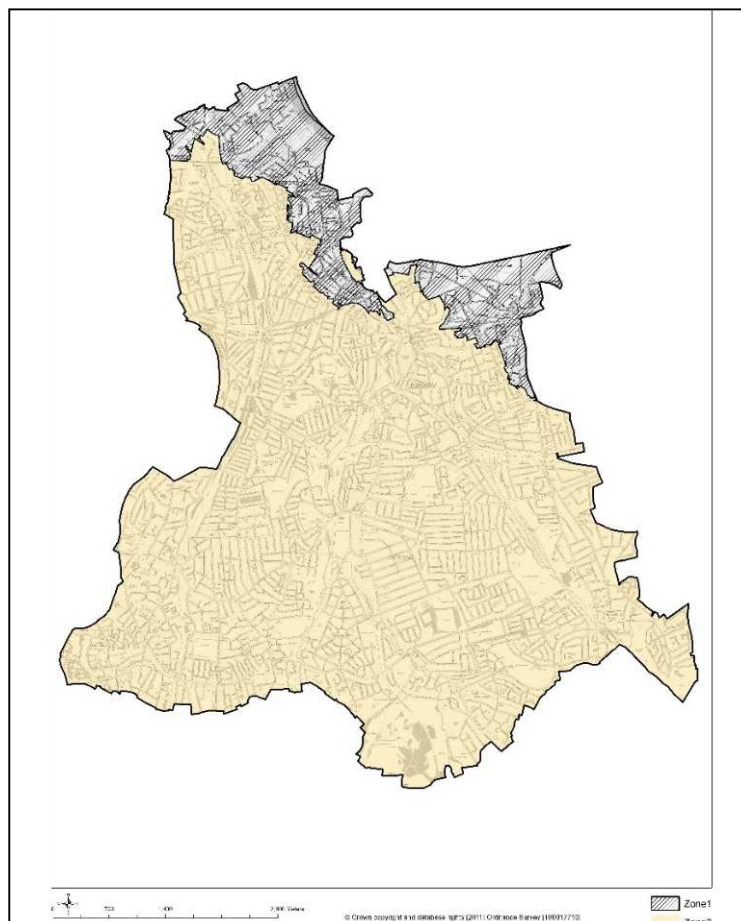
The Council’s approved CIL charging schedule has demonstrated the need for additional infrastructure, that there is presently a funding shortfall, and that development is able to sustain a CIL charge that will not be a burden on developers. This has occurred through the testing of the proposed charges through the consultation and examination process that was carried out during March 2012 and January 2014. The adopted CIL rates are shown in Table 4.2.

Table 4.2:  
Proposed CIL rates

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

Source:  
Lewisham Council  
Development Management

Fig 4.1: CIL charging zones map



Source:  
Lewisham Council  
Development Management

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

**£1.4m was collected for the Lewisham CIL in 2015/16**

The Council began to charge CIL from 1<sup>st</sup> April 2015 and has commenced collection of CIL funds. During 2015-16 83 CIL liability notices were issued on qualifying new planning consents – of which 11 carried liability to pay Lewisham CIL (LCIL). With the total potential revenue to LCIL totalling £1.5m; £1.4m was paid to the Council by the end of the financial year.

CIL will be used to fund the strategic components of infrastructure that will have a borough-wide benefit, e.g. bus stations, whilst S106 will be used to implement infrastructure directly related to the site, e.g. traffic lights or roundabout at the site access. The Council is permitted to spend 5% of the receipts on administration of CIL, which comes to £72k.

Appendix 6 provides an overview of the CIL accounts. This first year of CIL operation has resulted in low levels of liabilities as many potential development sites would have sought planning permission before CIL came into effect. It is anticipated that Lewisham CIL collection rates could potentially double over the next year as more CIL liable developments are implemented.

**£2.25m was collected for the London Mayoral CIL during 2015-16**

The Council is also a collecting authority on behalf of TfL for the 'Mayoral CIL, which has been in operation since 1<sup>st</sup> April 2012, collecting funds towards Crossrail. During 2015-16, £2.3m of Mayoral CIL liabilities were issued, with £2.25m received and paid over to TfL. The Council retained 4% of the fees for administration purposes, which amounted to £90k.

This is a significant jump from the Mayoral collection rates in 2014/15, where £400,000 was collected. This is due in part to increasing attention to collection of historic liabilities.

#### **4.4 New Homes Bonus**

**Lewisham has secured £22.3 million in New Homes Bonus since 2011**

The New Homes Bonus scheme was introduced in 2011. It is a grant paid by Central Government to Councils for increasing the number of dwellings and dwellings occupied. The scheme is administered by the Department for Communities and Local Government (DCLG).

The scheme runs for six years, during which the DCLG matches the Council Tax on new dwellings, conversions and long-term empty dwellings brought back into use. An extra premium is paid for new affordable housing added to the housing stock. Under the scheme's affordable dwellings premium mechanism, payments for new build affordable housing are based on matching the average national Council Tax band of the dwelling built, plus an additional £350 per unit per annum.

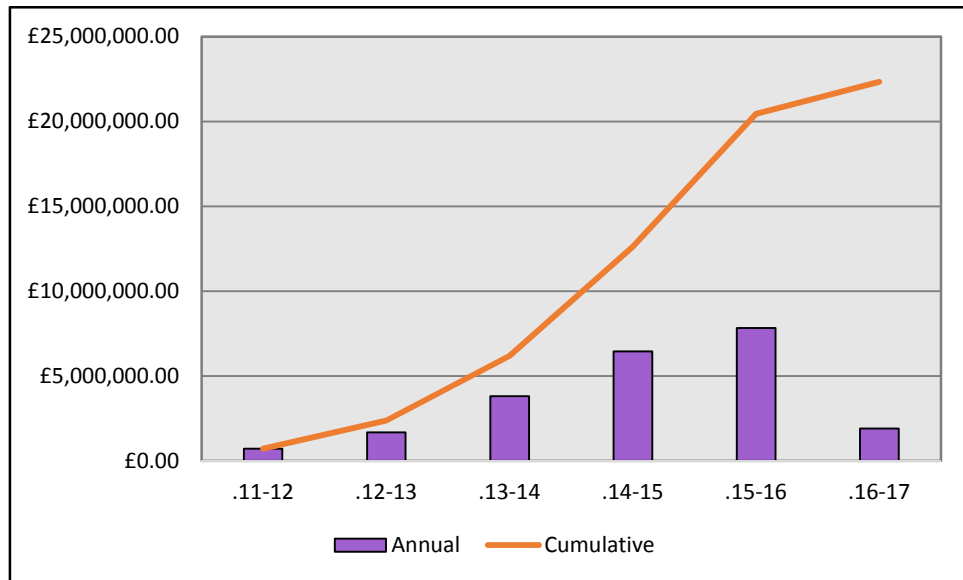
Councils can decide how to spend the New Homes Bonus. However, DCLG expects Councils to consult communities about how they will spend the money, especially in those parts of it's area where housing stock has increased.

Figure 4.2 shows that Lewisham has been awarded the following amounts for the six years in which the scheme has been operating:

- 2011-12: £ 705,698
- 2012-13: £1,663,886
- 2013-14: £3,813,791
- 2014-15: £6,442,780
- 2015-16: £7,824,253
- 2016-17: £1,889,351<sup>31</sup>.

Figure 4.2 shows that in total since 2011 Lewisham has received £22.3 million.

Figure 4.2: New Homes Bonus grant 2011-17



Source: New Homes Bonus

Although the original six years have now past, it is likely that the New Homes Bonus will continue in the future. From December 2015 to March 2016 the Government consulted upon “New Homes Bonus: sharpening the incentive: technical consultation”. It sought views on options for changes to the New Homes Bonus to better reflect authorities’ delivery of new housing and on reducing the number of years in which current and future payments are made.

## 4.5 Investment in the Borough

Two initiatives have been announced during 2015-16 which will act as important catalysts for development, deliver a range of infrastructure benefits, speed up the delivery of homes and jobs, as well as significantly boosting regeneration in the borough.

In October 2015, and subsequently in March 2016, the Mayor of London designated 31 **Housing Zones** across London, with £600 million going towards building 77,000 new homes. Within the borough, two zones have been designated. The first is New Bermondsey, (known as SSA3 in the Core Strategy). It will receive £20 million from the GLA to help speed up the delivery of 2,372 new homes, 2,000 new jobs and a new Overground station, with completion of the scheme anticipated within eight years<sup>32</sup>. The second is Catford town centre, where a number of proposed development sites will benefit from £30 million from the GLA, to help transform the town centre and create 2,500 new homes.

In December 2015 TfL confirmed their commitment to the **Bakerloo Line Extension** (BLE) and began detailed technical work in 2016 to build a case for extending the line to Lewisham town centre. TfL will seek permission from Government to start the construction and anticipate that the extension will open by 2030. The BLE will be vital in helping support the anticipated growth in south London by providing improved transport infrastructure, enabling regeneration in Opportunity Areas including New Cross Gate and Lewisham and providing much-needed new capacity on a key underground line<sup>33</sup>. TfL are also considering extending the Bakerloo Line via Catford to Hayes, although this option is at very early stage and no commitment has been given to this as yet.

## 4.6 Design Awards

The borough is becoming known for the high quality of design that is accompanying new development. One notable scheme is Place Ladywell (see photo 4.1 and also the photo on the front cover). This is a new type of temporary development that will last for four years before being dismantled and moved elsewhere. It provides two bedroom homes for 24 homeless families (who were previously housed in B&Bs) at LHA rent levels and provides a place for them to stay until permanent accommodation can be found. It also provides start up space on the ground floor for local businesses, retailers, artists, small cinema space and a café. With a waiting list to use these commercial units, it is proving popular with the local business community. At the New London Awards in July 2016, it won the award for the best temporary schemes and also won the Mayors Prize.

*Photo 4.1:  
Award winning  
development at  
Place Ladywell*



Other schemes that won awards include the Deptford Project which was specially commended in the Mayors prize. The Millwall Quietway Link was also commended for public space.

Winning these awards not only reflects well on the Planning Service but will also help to drive up design quality, help to foster good working relationships with architects and set the tone for how the Council expects to engage with developers, architects and the public in future developments.

---

<sup>31</sup> New Homes Bonus: Provisional allocations 2016 to 2017. <https://www.gov.uk/government/publications/new-homes-bonus-provisional-allocations-2016-to-2017>.

<sup>32</sup> <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/housing-zones>.

<sup>33</sup> <https://tfl.gov.uk/info-for/media/press-releases/2015/december/bakerloo-line-extension-to-improve-transport-links-in-south-london-by-2030>.

## 5. PLANNING SERVICE PERFORMANCE

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

### 5.1 Progress in Plan Preparation

Tables 5.1 and 5.2 provides a complete picture of Local Plan preparation.

#### Four Local Plans are now adopted by the Council

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

*Table 5.1: Plans adopted by the Council*

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

Source: Lewisham Council Planning Policy

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

The National Planning Policy Framework (NPPF)<sup>33</sup> favours a single plan approach. It directs Local Authorities to produce a Local Plan for its area, with additional Local Plans only being prepared where clearly justified. The Council agrees with this approach.

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

Document	Key milestone	Milestone met?	Comment
Local Plan for Lewisham	<b>Regulation 18 Issues and Options</b> due September/October 2015	☺	The public consultation for the Issues and Options Report took in October / November 2015, in line with the LDS.
	<b>Preferred Options</b> due March/April 2016	☹	Work has started on drafting new preferred options policies and preparing evidence base studies and documents. Consultation will take place on the Preferred Options Report during spring 2017 – later than anticipated.
Gypsy and Travellers Sites Local Plan	<b>Regulation 18 Notification and Issues and Options</b> due February/March 2016	☹	In light of an updated Needs Assessment, this stage of plan preparation has been repeated. Mayor and Cabinet approved the notification document in January 2016. It went out for consultation during March/April 2016 – slightly later than anticipated.
	<b>Publication Document</b> due July/August 2016	☹	Mayor and Cabinet approved the site search parameters in July 2016. Mayor and Cabinet and Full Council approved the Potential Sites Report (i.e. Publication Document) in September 2016. Consultation took place in October/November 2016 – slightly later than anticipated.
	<b>Submission of Plan</b> due November 2016	☹	Submission of the Plan, which will identify a recommended gypsy and traveller site, will likely take place in early 2017 – later than anticipated.

Source: Lewisham Council Planning Policy

**Council has started preparing an integrated Local Plan for Lewisham, and is currently working on drafting policies for the Preferred Option Report**

Table 5.2 shows that preparation of a new integrated Local Plan for Lewisham is underway. During this monitoring period, the Regulation 18 Issues and Options Document was consulted upon during October/November 2015, meeting the target timescale identified in the LDS. Since then, the work programme has slipped whilst the Policy Team have carried out an in-depth review of national, regional and local policy requirements, started working on a range of evidence base documents and studies and started drafting policies for inclusion in the Preferred Options Report.

It is anticipated to be consulted upon during spring 2017, which is later than anticipated in the LDS. However, this delay is advantageous in that it has enabled an insight into how the London Plan will be reviewed and how the Housing and Planning Act will be implemented, thereby allowing local policies to reflect the wider policy situation and be aligned with regional and national guidance.



**Council has started preparing a Gypsy & Traveller Local Plan**

The Council has started to prepare a separate Local Plan specifically for the allocation of a site or sites for Gypsy and Traveller accommodation. There has been no site in Lewisham for Gypsy and Traveller accommodation since 2009 and there is a pressing need to meet the needs of Gypsy and Traveller population. Therefore, preparation of this document separately as a single issue Local Plan is considered justified. Previous progress has been halted whilst a Needs Assessment was prepared, and published in June 2015.

Subsequent to this it has been necessary to revisit and update the Needs Assessment again, to take into account the new definition of Gypsy and Travellers in the new national guidance "Planning policies for Travellers". This has resulted in a delay against the LDS target milestones. However, progress is being made. An officer steering group with input from various Council departments has been established. The Regulation 18 Notification and Issues and Options Report was consulted upon in March/April 2016 and the Preferred Sites Report was consulted upon in October/November 2016. Furthermore, it is likely that this Local Plan will be submitted to Government in early 2017, a few months behind the milestone scheduled in the LDS.

## **5.2 Neighbourhood Planning**

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

NDPs are led by local people who set out how they want their local area to develop. Once adopted, the NDP becomes part of the borough's development plan and will be used to consider relevant planning applications. NDPs can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. Lewisham Council is responsible for designating neighbourhood forums and areas. An NDP is subject to an independent examination and referendum before the Council can consider adopting it.

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

Since the Act came into force the Council has received six formal applications for the designation of neighbourhood forums/areas, as can be seen from the overview in Table 5.3. A complete picture of neighbourhood planning so far is provided by showing the actions achieved during this AMR's monitoring year and up to present day as grey coloured cells and bold text. In addition, the main actions achieved prior to this monitoring year are shown as grey text.

Table 5.3: Progress of Neighbourhood Planning

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

Source: Lewisham Council Planning Policy

**Currently five neighbourhood forum/areas have been adopted by the Council**

The **Crofton Park and Honor Oak Park** Neighbourhood Forum submitted an application seeking the designation as a forum and a neighbourhood area in January 2014. The Council consulted on these and designated the forum and area in June 2014. This took place prior to this AMR's monitoring period. They are currently preparing their draft plan.

**Grove Park** Neighbourhood Forum submitted an application seeking designation as a forum and a neighbourhood area in February 2014. The application was withdrawn, but was resubmitted in June 2014 and the Council designated the forum and area in September 2014. This took place prior to this AMR's monitoring period.

The **Corbett Estate** Neighbourhood Forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in December 2014. The Council consulted on these and designated the forum and area in April 2015, within this AMR's monitoring period.

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

The **Deptford** Neighbourhood Action community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated the forum and area in February 2016, within this AMR's monitoring period.

The **Upper Norwood and Crystal Palace** forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in March 2015. The proposed neighbourhood area boundary includes a small parcel of land in Lewisham but much larger parcels of land within the London

Boroughs of Bromley, Croydon, Lambeth and Southwark. Further information has been requested within this AMR's monitoring period from the Upper Norwood and Crystal Palace forum in order for the Council to progress this application.

In September 2016 a Neighbourhood Planning Bill was announced. The implications for Neighbourhood Planning arising from this Bill will be covered in next year's AMR.

## 5.3 Duty to Co-operate

### 5.3.1 Statutory Requirements

#### **There is a statutory Duty to Co-operate**

The Localism Act 2011 requires LPAs to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. Specifically, the Localism Act 2011<sup>34</sup> places a duty on boroughs to cooperate where:

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

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

The NPPF<sup>35</sup> provides details regarding the expectations of LPAs to cooperate on strategic issues, and highlights those policies that should be considered as strategic priorities.

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

### 5.3.2 Actions to Meet the Duty to Co-operate

#### **Consultation and co-operation with other south-east London Boroughs continues**

The Council has undertaken a considerable amount of engagement activity and discourse with neighbouring Local Authorities in 2015-16, 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.

The Council is proactively working with neighbouring LPAs to identify cross-boundary planning issues and to co-operatively work on solutions to these issues. The Council organises a quarterly Planning Policy Group meeting of the South East London Planning Authorities, attended by the London Boroughs of Bexley, Bromley, Greenwich and Southwark. During the monitoring year topics discussed included education, Gypsy and traveller sites, housing and waste.

Prior to this AMR's monitoring period, the South East London Planning Authorities group jointly commissioned consultants to prepare a Strategic Housing Market Assessment (SHMA) for the South East London sub-region. The result was the production of the Objectively Assessed Need (OAN) for housing in the sub-region. The report was published in June 2014 and the group are currently working to meet their OAN.

#### **5.4 Self-build and Custom Housebuilding Register**

**There are now 28 entries on the self-build and custom housebuilding register**

The Self-build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes<sup>36</sup>. The Council has set up a register. It can be accessed via the Council's website. This register will form part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses. To date, 28 people or organisations have registered their interest on the Council's on-line registration form. Further monitoring will take place in next year's AMR.

#### **5.5 Planning Applications**

**There were 487 more applications than the previous year**

Table 5.4 and Figure 5.1 show that there was a total of 3,234 applications where decisions were made during 2015-16<sup>37</sup>. This equates to 487 more planning applications than the previous monitoring year. This intake of planning applications is higher than the preceding 11 years. In addition, the Planning Service also dealt with 815 other types of applications including Prior Approvals, non-material amendments and approval of details.

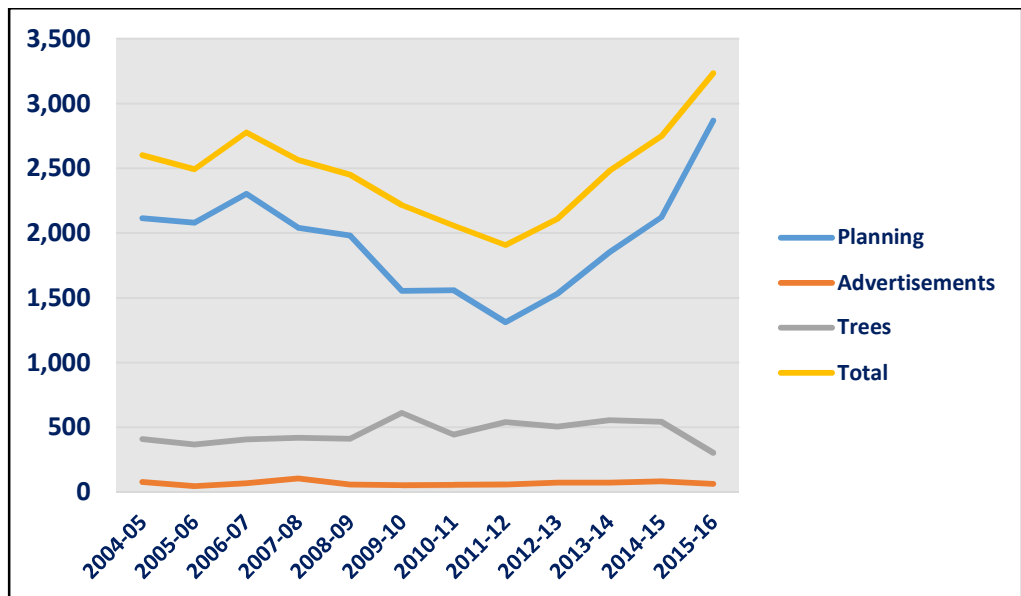
2015-16 saw an 18% increase in applications from the previous year. The increases over the last few years have reversed a trend of continual decreases in applications in the years 2005 to 2011 (except 2006). This reflects the recent upturn in the economy and the strengthening of the house building and construction industry.

Table 5.4:  
Development  
management  
applications by  
type 2004-05 to  
2015-16

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

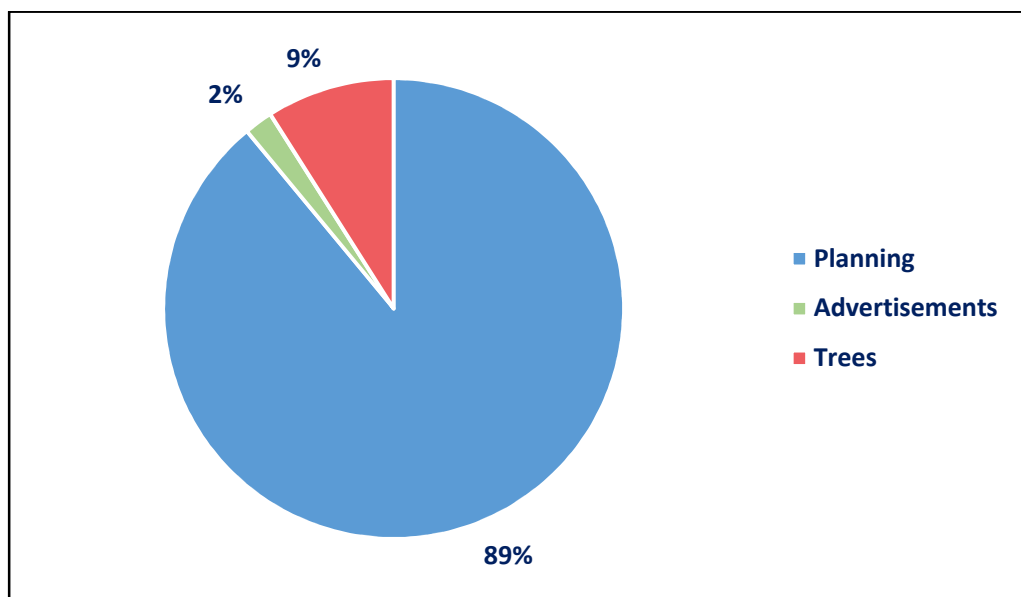
Source: Lewisham Council Development Management databases

Figure 5.1:  
Development  
Control  
applications  
2004-05 to 2015-  
16



Source: Lewisham Council Development Management database

Figure 5.2:  
Applications by  
type in 2015-16



Source: Lewisham  
Council  
Development  
Management  
databases

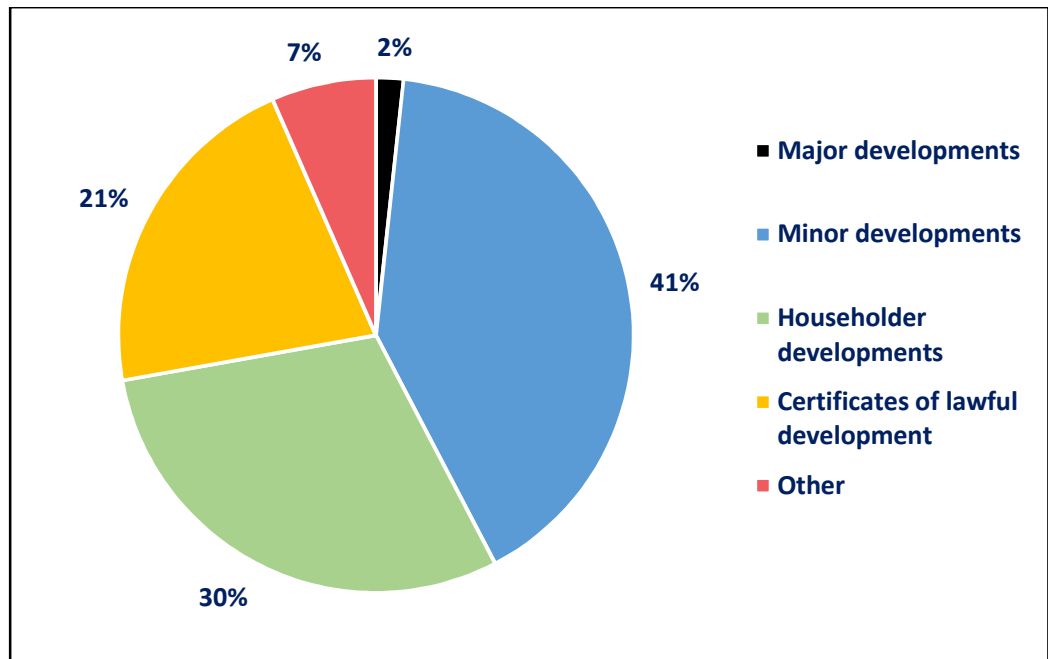
**Almost 90% of applications were for planning**

Figure 5.2 shows that 89% of the applications related to planning. Tree applications are next, accounting for 9% of the total applications. Only a small number of advertisement applications were lodged (2%). These proportions remain similar to previous years.

**Almost half of applications were minor applications**

Figure 5.3 shows that for planning applications lodged during 2015-16, only 2% were major applications i.e. involving 10 dwellings or more (same as last year). Minor applications formed the largest category with 41% (slightly less than last year's 45%), followed by 30% householder applications (same as last year). Certificates of Lawful Development are now 21% of the intake (more than last year's 16%). The remaining 7% relate to other types of applications.

*Figure 5.3: Planning applications by category, 2015-16*



Source: Lewisham Council Development Management databases

**Performance against targets is good**

Table 5.5 compares the rate of delivery for different types of applications with the targets set by the Council. It shows that in 2015-16 the performance for determining all types of applications either met or exceeded the targets.

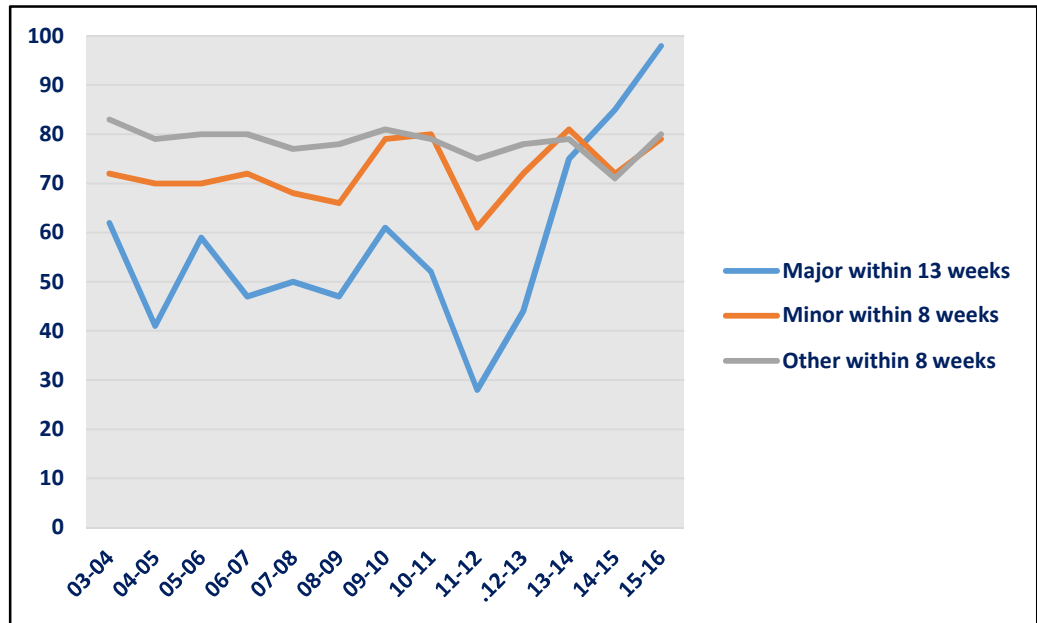
*Table 5.5: Development Control performance during 2015-16*

Type of application	Target	Actual
Major	60% within 13 weeks	98% within 13 weeks
Minor	70% within 8 weeks	79% within 8 weeks
Other	80% within 8 weeks	80% within 8 weeks

Source: Lewisham Council Development Management databases

Figure 5.4 shows how the percentage of applications determined within the 8 and 13 week target periods have fluctuated over the years. It also shows that the performance for this year has been better than previous years.

Figure 5.4: Percentage of applications determined within target timescales, 2003-04 to 2015-16



Source: Lewisham Council Development Management databases

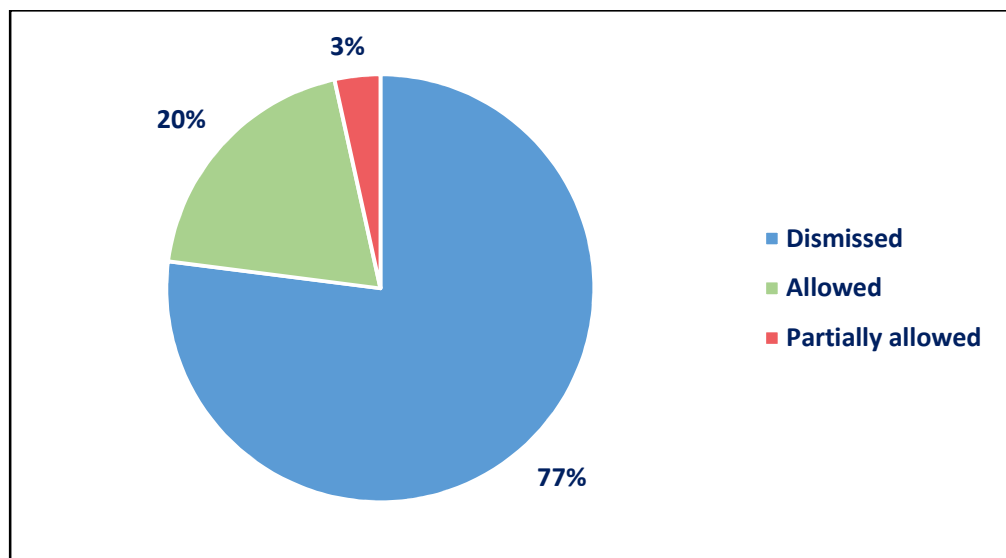
## 5.6 Appeals

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

### 77% of appeals were dismissed

The number of appeals lodged has fluctuated from 72 in 2012-13 to 96 in 2014-15 and now 87 in 2015-16. Figure 5.5 shows the outcome of the appeals lodged in 2015-16, where the majority (77%) were dismissed whilst 20% were upheld and 3% were partially upheld. This is better than the national average, with a ratio of two thirds dismissed to one third upheld nationally. It is also slightly better than last year where 22% of appeals were upheld.

Figure 5.5: Success rates in appeals performance 2015-16



Source: Lewisham Council Development Management databases

## 5.7 Enforcement

**379 enforcement cases registered during 2015-16**

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

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

The Council carries out its enforcement duties in accordance with the Primary Acts, the Local Plan and the London Plan. In addition, enforcement functions within the wider Council core commitments to the borough with respect to protecting the human and physical environments, its urban form, heritage assets and green spaces.

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

In 2015-16 379 reports of alleged breaches of planning control were registered and 249 cases were closed. This is less than previous years, with 411 cases received in 2013-14 and 408 in 2014-15. Likewise, 271 cases were closed in 2013-14 and 291 in 2014-15.

Although performance seems lower than previous years, this is due to the way in which enforcement cases are registered. Only cases that strongly suggest a breach of planning control have been registered. Many more complaints are closed down after initial investigations show no breach has taken place, e.g:

- works that are classed as permitted development (planning permission is deemed to be granted for certain types of development subject normally to conditions);
- planning permission has been granted for the works and the implementation of those works are within the start period (normally 3 years),
- the works do not amount to development (they may be works which affect only the interior of the property or are di minimus).
- it is not expedient to enforce the alleged breach (marginal or non-material breaches of planning control).
- the unauthorised development has subsequently stopped (stopping the use causing harm to the property or reinstated the property to its original form).
- it is immune to enforcement action (the unauthorised development has been in place: for more than 4 years as a new or separate residential unit, or building works which have been substantially complete for 4



years or more, or 10 years for a change of use to a non-residential use.

**33 enforcement notices issued during 2015-16**

Government guidance advises Local Authorities to only serve enforcement notices in the most severe of planning circumstances having regard to the development plan and the public interest. The team issued 33 enforcement notices in 2015-16. This is higher than previous years, with 17 in 2014-15 and 18 in 2013-14.

## **5.8 Conservation and Urban Design**

### **5.8.1 National and Local Conservation Listings**

**The borough has a rich heritage**

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

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

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

Lewisham has a number of statutory designated heritage asset entries, each benefitting from the same level of protection despite their listing grade. There are a total of 364 **nationally listed entries**, which include buildings, structures and monuments:

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

One Grade II building in Blackheath was also upgraded to Grade II\* due to its exceptionally preserved and intact late 17<sup>th</sup> century interior, which is increasingly rare in London.

**One new nationally listed entry in 2015-16**

During the period of this AMR there has been one new Grade II list entry: the Roman Catholic Church of the Annunciation and St Augustine at Beckenham Hill. Together with the attached presbytery and parish hall, it has been listed Grade II for its special architectural and historic interest. The church is a striking design inside and out reflecting advanced architectural thinking of the early 1960s, and is a reworked version of a highly commended design for Liverpool Metropolitan Cathedral.

*Photo 5.1: Newly listed Grade II Church at Beckenham Hill*



**Over 600 buildings, structures and places are listed nationally**

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

**There are 301 buildings on the local list**

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

The borough has 28 **Conservation Areas**. Conservation area status protects individual buildings as well as the spatial qualities of an area. The Conservation Team has an ongoing programme of reviewing existing Conservation Areas and identifying new ones. Public consultation is to follow soon for the review of two areas and the designation of one new area.

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

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

**Improved circumstances of buildings at risk**

19 buildings/structures (including ten graveyard monuments in one churchyard) and the Deptford High Street Conservation Area are currently on Historic England's '**at risk**' register due to neglect and decay. The same buildings/items and conservation area remain at risk as last year. However, the

Council continues to work with Historic England and property owners to reduce the risk status and, although they remain at risk, the condition of all items classed as at risk is improving due to this work.

## 5.8.2 Design Review Panel

### **To date over 28 schemes have been reviewed**

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

During 2015-16 DRP have reviewed 16 sites (some multiple times creating a total of 28 assessed schemes) and provided design advice on 3,075 dwellings and 15,256 m<sup>2</sup> of non-residential floorspace<sup>38</sup>. Two additional schemes will provide enhancements to six different schools.

Table 5.7 provides further details of the 16 sites that were reviewed at DRP during 2015-16:

- 10 sites are at pre-application stage, of which three are site allocations. Given that they are not yet at formal application stage, they are deemed confidential and cannot be referenced in this report and are instead referred to as Site A, B and so on.
- Six sites are in the planning pipeline (shown as named sites in Table 5.7). These sites have either been granted permission after having been to DRP but before the end of the monitoring period (31<sup>st</sup> March 2016) or are already approved sites where DRP has assessed the design of specific phases of their development.
- 10 of the 16 sites are located within the Growth and Regeneration Area, thereby helping to enhance the design quality of the sites being regenerated. Six are at New Cross, two are at Evelyn, two are at Lewisham Central and one is at Rushey Green.
- The remaining sites are located mostly in the north of the borough at Telegraph Hill, Brockley and Blackheath, with only one site at Forest Hill in the south of the borough being reviewed.
- Nine of the sites will be developed with a mix of uses, not just housing. They will provide mixed use developments encompassing a range of commercial, hotel, retail, art studios, health centre, café, car sales and residential units.
- Seven out of the 16 sites will provide solely residential units.

Table 5.7: Sites reviewed at DRP during 2015-16

Site name	Ward	Site description	Net units completed	Has the site been approved as at 31 <sup>st</sup> March 2016
<b>Strategic gains</b>				
Catford Green (part of site)	Rushey Green	Residential scheme.	179	Yes
Site A	New Cross	Mixed use scheme.	380	No
Site B	New Cross	Mixed use scheme.	250	No
Lewisham House, 25 Molesworth Street	Lewisham Central	Residential scheme.	230	Yes
Site C	Telegraph Hill	Mixed use scheme.	103	No
<b>Major gains</b>				
Site D	Evelyn	Mixed use scheme.	67	No
<b>Large gains</b>				
29 Pomeroy Street	Telegraph Hill	Residential scheme.	37	Yes
Featherstone Lodge, Eliot Bank	Forest Hill	Residential scheme.	36	Yes
Site E	New Cross	Residential scheme.	31	No
Site F	Forest Hill	Residential scheme.	22	No
<b>Unknown site capacity</b>				
Arklow Trading Estate	Evelyn	Mixed use scheme.	?	Yes
Site G	New Cross	Mixed use scheme.	Not specified	No
Site H	New Cross	Mixed use scheme.	Not specified	No
Site I	Lewisham Central	Mixed use scheme.	Not specified	No
Site J	Blackheath	Mixed use scheme.	Not specified	No
Breakspear Mews, 19 Wickham Road	Brockley	Residential scheme.	?	Yes

Source: Design Team database

Further information about the DRP can be found here:

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

<sup>33</sup> Paragraph 153 of the National Planning Policy Framework.

<sup>34</sup> Section 110 (1)(4) of the Localism Act.

<sup>35</sup> Paragraphs 156, 178-181 of the National Planning Policy Framework.

<sup>36</sup> <http://planningguidance.communities.gov.uk/blog/guidance/self-build-and-custom-housebuilding/self-build-and-custom-housebuilding-registers/>

<sup>37</sup> This excludes applications that were dismissed, not validated etc.

<sup>38</sup> The totals include return reviews and provide totals only where statistics are available as part of the Design Review Panel process.

## 6. CONCLUSION

### 6.1 Main Achievements

In assessing the type and quantum of development that has taken place in 2015-16, and will take place in the future, the AMR has identified a number of achievements for the borough. Table 6.1 highlights some of the key facts relating to these achievements.

Table 6.1: Main achievements

Category	Main achievements
<b>Housing completions</b>	With 1,533 net housing completions, it is the 2 <sup>nd</sup> highest in the last 12 years and exceeds the London Plan target of 1,385 by 11%. The completions are focussed in the Regeneration and Growth Areas. Affordable housing is being provided - with 211 net affordable housing completions. A social rent/affordable rent: intermediate ratio of 77:23 differs only slightly from the Core Strategy 70:30 target.
<b>Housing approvals</b>	2,371 net dwellings were approved in 2015-16, of which 73% will be located on four sites and 84% will be focussed in the Regeneration and Growth Areas. 387 of the approved dwellings will be affordable housing units.
<b>Non-residential floorspace</b>	There has been a gain of 5,783m <sup>2</sup> non-residential floorspace completions. Overall, completions have resulted in net gains in retail, leisure and community and other floorspace. From approvals, there will be a net gain in retail, leisure and community floorspace.
<b>Strategic sites</b>	Progress has been made on the five strategic sites - Plough Way, Lewisham Gateway and Oxestalls Road are currently under construction and Convoys Wharf and Surrey Canal Triangle have planning permission.
<b>Future housing supply</b>	There is a resilient supply of housing land for the next 15 years – with 2,255 dwellings in the forthcoming year and 13,961 dwellings in years 1-15 and an 18% over-supply in the first five years compared to the London Plan target. Development sites are progressing well, with only 7% of the units at medium or medium/high risk of not being implemented.
<b>Section 106 funds / CIL</b>	Significant funds have been generated in 2015-16 – with £5.2 million received from S106, £1.4 million collected for the Lewisham CIL and £2.25 million collected for the London Mayor's CIL. A total of £22.3 million has also been granted through the New Homes Bonus since 2011.
<b>Investment in the borough</b>	The two Housing Zones designated at New Bermondsey and Catford Town Centre and TFL's commitment to the Bakerloo Line extension to Lewisham Town centre will act as catalysts for development.
<b>High quality design</b>	A number of awards recognise the high quality of design taking place in the borough, including the temporary mixed use development of 24 affordable housing units and start up commercial space at Place Ladywell.
<b>Local plans</b>	Although slower than anticipated in the LDS, progress has been made on two Local Plans - the Local Plan for Lewisham and the Gypsy and Traveller Site(s) Local Plan.
<b>Neighbourhood planning</b>	Neighbourhood planning is gathering pace, with five formally designated neighbourhood forums and areas.
<b>Co-operative working</b>	The Council is working co-operatively with neighbouring local authorities, who meet quarterly to discuss cross boundary issues.
<b>Planning applications/enforcement</b>	3,234 applications were decided in 2015-16, 487 more than the preceding year. The performance for determining major, minor and other applications either met or exceeded target levels. 77% of appeals were dismissed. 379 enforcement cases were opened in 2015-16, 249 cases closed and 33 enforcement notices were served.
<b>Heritage assets</b>	There are over 900 buildings, structures and places listed either nationally or locally. One Grade II building was upgraded to II* and one church has become a Grade II entry at Beckenham Hill.
<b>Design Review Panel</b>	28 schemes have been assessed by the Design Review Panel at application and pre-application stage, enabling design issues to be addressed at an early stage.

Overall, it is evident that much of the development taking place across the borough reflects the spatial strategy set out in the Core Strategy. Furthermore, a resilient 15 year housing land supply, progress in terms of the strategic sites, Local Plans and Neighbourhood Planning, significant S106 and CIL funding, investment in the Borough through Housing Zones and the Bakerloo Line Extension, good performance in determining applications and design and heritage initiatives all add up to make 2015-16 a successful year for planning in the borough of Lewisham.

## 6.2 Concerns

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

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

Only 14% of the completions are affordable housing. This falls short of the 50% target in the Core Strategy. Note that in practice the amount and type of affordable housing to be actually delivered on-site may differ from the original approval, through Section 106 Agreements and S73 or other changes to the original permission. The affordable housing figures outlined in the AMR should therefore be considered as a minimum. Viability is the main reason why lower amounts of affordable housing are being negotiated.

### **Losing non-residential floorspace to housing**

The Prior Approval process has enabled 14% of the completions on non-residential sites to be redeveloped solely for housing. 13% of the approvals made during 2015-16 were Prior Approvals and this trend will continue in the future. It is detrimental to local economic diversity and could undermine the protection of scarce employment land in the future. In addition the dwellings created from prior approvals consist mostly of small properties which do not cater for the needs of local families.

### **Large scale loss of business floorspace**

There has been a net loss of business floorspace, with 13,383m<sup>2</sup> completed and 335,939m<sup>2</sup> approved. At first, this large scale loss seems alarming but it can help to regenerate the borough by allowing for the redevelopment of mixed use sites, including the strategic site allocations, and by providing modern business units more suited to the modern day economy.

### **Developments are above density standards**

Much of the borough is experiencing densities above the London Plan Sustainable Residential Quality (SRQ) matrix, with an average of 51% of residential units permitted over the last six years exceeding the SRQ matrix.

### **Future housing supply**

Despite a resilient 15 year housing supply, it is likely that the target will need to be increased further to 1,670 per annum, in line with the South East London SHMA. To help meet the increased target the Council has started to prepare a SHLAA which will identify potential additional housing sites to be included in the 15 year supply.

**Further monitoring is needed**

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

- Any long-term impacts.
- If any mitigating actions need to be carried out.
- If current policies remain relevant for the new Local Plan, especially affordable housing, business floorspace and residential densities.





## APPENDIX 1: ABBREVIATIONS

<b>AMR</b>	Annual Monitoring Report
<b>BLE</b>	Bakerloo Line Extension
<b>CIL</b>	Community Infrastructure Levy
<b>DCLG</b>	Department of Communities and Local Government
<b>DMLP</b>	Development Management Local Plan
<b>DRP</b>	Design Review Panel
<b>GLA</b>	Greater London Authority
<b>GPDO</b>	General Permitted Development Order
<b>HMO</b>	House of Multiple Occupation
<b>IDP</b>	Infrastructure Delivery Plan
<b>IMD</b>	Index of Multiple Deprivation
<b>km<sup>2</sup></b>	Square kilometres
<b>LDD</b>	London Development Database
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LPA</b>	Local Planning Authority
<b>LSOA</b>	Lower Super Output Areas
<b>LTCLP</b>	Lewisham Town Centre Local Plan
<b>m<sup>2</sup></b>	Square metres
<b>NDO</b>	Neighbourhood Development Order
<b>NDP</b>	Neighbourhood Development Plan
<b>NPPF</b>	National Planning Policy Framework
<b>OAN</b>	Objectively Assessed Need
<b>ONS</b>	Office of National Statistics
<b>PCN</b>	Planning Contravention Notices
<b>S106</b>	Section 106 Agreement
<b>SALP</b>	Site Allocations Local Plan
<b>SCI</b>	Statement of Community Involvement
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SPD</b>	Supplementary Planning Document
<b>SRQ</b>	Sustainable Residential Quality Matrix
<b>TFL</b>	Transport for London
<b>UDP</b>	Unitary Development Plan

## APPENDIX 2: WARD BOUNDARIES MAP



## APPENDIX 3: NON-RESIDENTIAL DEVELOPMENT

The tables below are split into two sections - completions and approvals.

The tables below identify the large, major and strategic scale gains and losses in different types of land uses. Changes less than net 100m<sup>2</sup> are not shown in the tables, and therefore do not provide the complete set of data.

**(P)** denotes Prior Approvals.

**(D)** denotes where a site is duplicated, and is shown in more than one table as the site contains a mix of existing uses.

**(B)** denotes where sites appear in both completions and approvals as granting planning permission and construction of the development has taken place within the same financial year 2015-16.

The sites are listed in order from net gains to net losses. The coloured cells show:

	Strategic gains of more than 2,800m <sup>2</sup> .
	Major gains of more than 1,000m <sup>2</sup> .
	Large gains of more than 100m <sup>2</sup> .
	Large losses of more than 100m <sup>2</sup> .
	Major losses of more than 100m <sup>2</sup> .
	Strategic losses of more than 2,800m <sup>2</sup> .

Where losses are shown, the last column identifies the new uses that have replaced or will replace the existing ones.

### Section 1: COMPLETIONS

**Table A3.1: Business floorspace completions during 2015-16**

Site name	Net B1	Net B2	Net B8	Net change	Replaced by other uses
<b>(D) (B)</b> Marine Wharf West, Plough Way	2,719			2,719	
<b>(D)</b> Loampit Vale	626			626	
<b>(D)</b> Elizabeth Industrial Estate, Juno Way	1,428	1,135	-1,972	591	
<b>(D)</b> Former Clifton Medical Centre, 23-27 Clifton Rise and Batavia Road	993		-775	218	
Guild House, Rollins Street	1,675		-1,675	0	
35 David's Road		-120		-120	2 live/work units
<b>(P)</b> 1 Penerley Road	-130			-130	4 dwellings
<b>(P)</b> 17 Brownhill Road	-131			-131	4 dwellings
<b>(P)</b> Lower Sydenham Social Club, 2-10 Laurel Grove	-132			-132	6 dwellings
183 Rushey Green	-135			-135	5 dwellings
<b>(P)</b> 5 Manor Park Parade, Lee High Road	-150			-150	3 dwellings
<b>(P)</b> City Link Court, 7 Baildon Street	-154			-154	4 dwellings
<b>(D) (B)</b> 97 St Asaph Road	-172			-172	Live/work unit
54 Trundley's Road		-220		-220	27 dwellings
1 Harton Street	-236			-236	14 dwellings
<b>(P)</b> Phoenix Works, Bird in Hand Passage	-275			-275	1 dwelling
<b>(P)</b> 74-76 Rushey Green	-293			-293	6 dwellings
25-27 Montpelier Vale and 4-5a Tranquil Passage	-322			-322	6 dwellings
<b>(D)</b> Land at Octavius Street, Deptford Project	-547		173	-374	Retail, Community, 121 dwellings
2 Elswick Road			-712	-712	7 dwellings
<b>(P)</b> Hatcham Mews Business Centre	-1,252			-1,252	16 dwellings
<b>(P)</b> Kelvin House, Worsley Bridge Road	-1,603			-1,603	27 dwellings
<b>(D)</b> Units 1-3 Blackhorse Road			-1,697	-1,697	Sui generis
<b>(D)</b> Thurston Road Industrial Estate, Jerrard Street	-1,705		-2,167	-3,872	Retail, 406 dwellings
<b>(P) (B)</b> Riverdale House, 68 Molesworth Street	-5,038			-5,038	137 dwellings

**Table A3.2: Retail floorspace completions during 2015-16**

Site name	Net A1	Net A2	Net A3	Net A4	Net A5	Net change	Replaced by other uses
(D) Thurston Road Industrial Estate, Jerrard Street	6,771					6,771	
(D) Land at Octavius Street, Deptford Project	345	173	462			980	
(D) (B) Wharf West, Plough Way	-136	515	514			893	
(D) Loampit Vale		615				615	
(D) Former Clifton Medical Centre, 23-27 Clifton Rise and Batavia Road			116			116	
253-255 Malpas Road	-105					-105	2 dwellings
(P) 1 Station Buildings, Catford Road	-107					-107	1 dwelling
2-4 Pagnell Street	-110					-110	Business, 1 dwelling
127 Rushey Green		-130				-130	2 dwellings
(B) The Sydney Arms, 122 Lewisham Road				-180		-180	4 dwellings
Rear of 323 Lewisham High Street				-215		-215	2 dwellings
(D) 447-453 New Cross Road	-288					-288	8 dwellings
28 Deptford High Street		-360	50			-310	2 dwellings

**Table A3.3: Leisure and community floorspace completions during 2015-16**

Site name	Net D1	Net D2	Net change	Replaced by other uses
Brent Knoll School, 69 Perry Rise	3,670		3,670	
Prendergast Ladywell Fields College, Manwood Road		3,132	3,132	
Adamsrill Primary School, Adamsrill Road	1,915		1,915	
John Ball Primary School, Southvale Road	863		863	
(D) Land at Octavius Street, Deptford Project	173		173	
(B) Ardmere Cottages, Ardmere Road	-190		-190	1 dwelling
481-483 Downham Way	-292		-292	5 dwellings
(D) Haberdashers Askes Hatcham Boys College, Pepys Road	-588		-588	Education

**Table A3.4: Other floorspace completions during 2015-16**

Site name	Net C2	Net Sui generis	Net change	Replaced by other uses
(D) (B) Marine Wharf West, Plough Way		2,100	2,100	
(D) Units 1-3 Blackhorse Road		1,697	1,697	
(D) Haberdashers Askes Hatcham Boys College, Pepys Road		1,374	1,374	
(D) Elizabeth Industrial Estate, Juno Way		629	629	
(D) (B) 97 St Asaph Road		172	172	
Garage site at Kitto Road		-160	-160	2 dwellings
82 Manwood Road		-360	-360	7 dwellings
(D) 447-453 New Cross Road		-366	-366	8 dwellings
(D) Land at Octavius Street, Deptford Project		-391	-391	Business, Retail, Community, 121 dwellings
(B) 1 Edwin Hall Place		-460	-460	1 dwelling
(B) 2 Church Rise	-790		-790	8 dwellings

## Section 2: APPROVALS

**Table A3.5: Business floorspace approved during 2015-16**

Site name	Net B1	Net B2	Net B8	Net change	To be replaced by other uses
(D) 65 Lewisham High Street	2,206			2,206	
Railway Land at Landmann Way	1,559			1,559	
87 Old Road			771	771	
Astra House, 23-25 Arklow Road	771			771	
261 Lewisham High Street	210			210	
(D) (B) Marine Wharf West, Plough Way	136			136	
Lee Court, Lee High Road	-100			-100	1 dwelling
(P) 116a Deptford High Street	-108			-108	1 dwelling
(P) 30 Devonshire Road	-112			-112	2 dwellings
85 Nightingale Grove		-117		-117	3 dwellings
Forman House, Friendsbury Road	-120			-120	2 dwellings
310 New Cross Road	-148			-148	Business, Live/work units, 18 dwellings
(P) 93-95 Deptford High Street	-148			-148	2 dwellings
Rear of 11 Perry Vale			-163	-163	2 dwellings
(P) 2 Malham Road	-165			-165	4 dwellings
118 Burnt Ash Road	-170			-170	1 dwelling
22 Tranquil Vale	-172			-172	3 dwellings
(D) (B) 97 St Asaph Road	-172			-172	1 live/work unit
(P) 178 Brownhill Road	-194			-194	1 dwelling
Fairway House, rear of 53 Dartmouth Road	830	-1,042		-212	Business, 27 dwellings
(P) 94a Rushey Green	-221			-221	4 dwellings
246 Brownhill Road			-230	-230	5 dwellings
(P) 35-37 Waite Davies Road	-234			-234	7 dwellings
33-35 Tranquil Vale	-278			-278	3 dwellings
1 Comet Street			-474	-474	9 dwellings
Rear of 101-103 Springbank Road			-527	-527	6 dwellings
33-39 Beadnell Road	-530			-530	2 live/work units, 7 dwellings
Sherwood Court, Thurston Court	-700			-700	142 student units
10 Mercy Terrace	181		-1,027	-846	Business, 92 student units
(P) (B) Riverdale House, 68 Molesworth Street	-1,075			-1,075	25 dwellings
29 Pomeroy Street	-1,076			-1,076	37 dwellings
(P) Tower House, TWIN, 65-71 Lewisham High Street	-2,178			-2,178	36 dwellings
(D) Kent Wharf and 24a Creekside	458	-4,000		-3,542	Business, Community, 143 dwellings
(D) Marine Wharf East, Plough Way	-4,491			-4,491	Retail, Business, Community, 225 dwellings
(D) Oxestalls Road	-7,734			-7,734	Retail, Business, Community, 1,132 dwellings
(P) Lewisham House, 25 Molesworth Street	-14,588			-	237 dwellings
				14,558	

**Table A3.6: Retail floorspace approved during 2015-16**

Site name	Net A1	Net A2	Net A3	Net A4	Net A5	Net change	To be replaced by other uses
(D) Tower House, TWIN, 65 Lewisham High Street	1,334			613		1,947	
Lidl, 3 Bestwood Street	1,200					1,200	
(D) Marine Wharf East	209	209	209			627	
(D) Former Ladywell Leisure Centre, 261 Lewisham High Street	210	210				420	
(D) 16-22 Brownhill Road		100	147			247	
(D) Petrol station at 167 Lewisham high Street	178					178	
498-500 Bromley Road			107			107	
92 Lewisham High Street	104					104	
(D) (B) Marine Wharf West	-136					-136	Temporary construction use
(B) The Sydney Arms, 122 Lewisham Road				-180		-180	4 dwellings
Lord Clyde Public House, 9 Wootton Road				-382		-382	7 dwellings
(D) Oxestalls Road	-1,238	374	-363	374	374	-479	Retail, Business, Community, 1,132 dwellings
403, 405 and 407 New Cross Road				-672		-672	87 student units
(D) Unit 8, Thurston Central, Thurston Road	-1,539					-1,539	Leisure

**Table A3.7: Leisure and community floorspace approved during 2015-16**

Site name	Net D1	Net D2	Net change	Replaced by other uses
(D) Unit 8, Thurston Central, Thurston Road			1,539	
(D) Tower House, TWIN, 65 Lewisham High Street			1,203	
(D) Kent Wharf and 24a Creekside		458	458	916
(D) Oxestalls Road		374	374	748
(D) Marine Wharf East		209		209
(D) 16 Brownhill Road		100		100
446 New Cross Road		-107		-107
321 Evelyn Street		-151		-151
(B) Ardmere Cottages, Ardmere Road		-190		-190
(D) 23 Lewisham High Street		-228		-228
(D) 23 Lewisham High Street		-228		-228
Our Lady of Lourdes Primary School, Cedar Road, Belmont Hill		-280		-280
Hall at 14 Wastdale Road		-500		-500
(D) Former Ladywell Leisure Centre, 261 Lewisham High Street			-900	-900
Astra House, 23-25 Arklow Road		-1,884		-1,884

**Table A3.8: Other floorspace approved during 2015-16**

Site name	Net C2	Net Sui generis	Net change	Replaced by other uses
(D) (B) 97 St Asaph Road		172	172	
Hamilton Lodge, 36 Honor Oak Road	-2,069	2,069	0	
118 Canonbie Road	-582	582	0	
Former stables, rear of 251-257 Algernon Road		-163	-163	3 dwellings
(B) 1 Edwin Hall Place		-460	-460	1 dwelling
(D) Petrol station at 167 Lewisham High Street		-600	-600	Retail, 24 dwellings
(B) 2 Church Rise	-790		-790	8 dwellings
Featherstone Lodge, Eliot Bank	-1,395		-1,395	33 dwellings including elderly units
(D) Oxestalls Road		-2,238	-2,238	Retail, Business, Community, 1,132 dwellings

Source: All data in the tables above are from the LDD.

## APPENDIX 4: PROGRESS OF HOUSING TRAJECTORY SITES

The table below lists the sites shown on the Housing Trajectory in Appendix 5. It assesses the progress made on each site using a colour code in the last column, as follows:

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

Sites are ordered by location: Deptford/New Cross, Lewisham Town Centre, Catford Town Centre, District Hubs, Local Hubs and Areas of Stability and Managed Change.

New sites added to the housing trajectory this year are shown in italics in the table below.

The table below does not include sites protected for current use such as Local Employment Locations (SA13-SA15, SA24–SA25, SA37, SA45-SA50), schools (SA16-SA17, SA51), nature conservation sites (Sinc1-18) and waste sites (1-3). Some Site Allocations have already been completed and are therefore not included in this Appendix.

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2016	Started construction , as at 31 March 2016	Rating
<b>1. DEPTFORD – NEW CROSS</b>									
Convoys Wharf	<b>SSA2</b>	3,514	18/19-30/31			13/83358 Approved by Mayor of London	Y		
New Bermondsey, Surrey Canal Triangle	<b>SSA3</b>	2,365	17/18-24/25			11/76357 13/85143	Y		
Deptford Wharves, Oxestalls Road	<b>SSA4</b>	1,131	16/17-26/27			09/73189 15/92295		Y	

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved	Not yet started on site, as at 31 March 2016	Started construction, as at 31 March 2016	Rating
Thanet Wharf	SA12	380	18/19-21/22		Y				
Plough Way, Greenland Place, Cannon Wharf	SSA5	^ 332	16/17			08/68523 13/82731 13/85236 14/86864 15/93017		Y	
Arklow Road Trading Estate	SA9	287	18/19-20/21		Y				
Sun Wharf	SA11	280	18/19-20/21		Y				
New Cross Gate NDC Scheme, Besson Street	SA7	250	18/19-20/21		Y				
Plough Way, Marine Wharf East	SSA5	225	16/17-18/19			13/85917 14/89436 15/91087		Y	
Giffin Street Masterplan Area	SA3	210	19/20-20/21		Y				
New Cross Gate Retail Park/Sainsbury, New Cross Road	SA6	200	20/21-21/22		Y				
Neptune Works, Parkside House, Grinstead Road	SA10	199	16/17-17/18			10/75331 14/88810		Y	
New Cross Gate Station sites	SA5	148	17/18			11/77418 13/83377		Y	
Faircharm Trading Estate, Creekside		148	16/17-17/18			12/82000		Y	
Kent Wharf, Creekside	SA11	143	16/17-17/18			14/89953	Y		
Former Deptford Green Secondary School, Amersham Vale	SA17	120	18/19-19/20		Y				
Plough Way, Marine Wharf West	SSA5	^ 106	16/17			10/73437 13/84296 14/89436		Y	
Bond House, 20-32 Goodwood Rd		89	17/18		Y				



Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved	Not yet started on site, as at 31 March 2016	Started construction, as at 31 March 2016	Rating
Acme House, Childers Street	SA8	85	22/23	Y					
SR House, Childers Street MEL	SA8	83	16/17			10/74526 14/86930 15/93521	Y		
19 Yeoman Street	SSA5	72	18/19		Y				
The Albany Centre, Douglas Way		60	19/20		Y				
120, 120a and 136 Tanners Hill	SA41	58	16/17			13/84686		Y	
403-407 New Cross Road		58	16/17			14/86833		Y	
483-485 New Cross Road		44	16/17			13/83322		Y	
Astra House, Arklow Road	SA9	44	16/17			14/89678 15/93689		Y	
47-49 Pomeroy Street		39	18/19		Y				
29 Pomeroy Street		37	16/17			15/91987		Y	
Evelyn Court, Grinstead Road		18	17/18			14/89442	Y		
302-308, 310 New Cross Road		11	17/18			15/93085	Y		
<b>2. LEWISHAM TOWN CENTRE</b>									
Lewisham Gateway	SSA6	800	16/17-20/21			06/62375/ 13/82493/ 13/84296 14/89233		Y	
Lewisham Retail Park, east of Jerrard Street	LTC4	530	21/22-25/26		Y				
Tesco, Conington Road	LTC5	380	19/20-22/23		Y				

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2016	Started construction , as at 31 March 2016	Rating
Carpet Right, east of Thurston Road		260	19/20-21/22		Y				
Lewisham House, 25 Molesworth Street		237	17/18-18/19			15/92471	Y		
Place Ladywell, former Ladywell Leisure Centre, 261 Lewisham High Street	LTC7	24 96	16/17 25/26-26/27			15/90792		Y	
High, Rennell and Molesworth Streets	LTC8	100	26/27	Y					
Model Market, High and Molesworth Streets	LTC8	99	26/27	Y					
Northwest of Sherwood Court		56	16/17			14/88367		Y	
<i>Tower House, 65-71 Lewisham High Street and roof extension</i>		56	16/17			14/88015 14/89174 15/94039 15/94870		Y	
87-89 Loampit Vale		49	17/18			15/93404	Y		
Former petrol station, 167 Lewisham High Street		28	16/17			15/91914	Y		
Garages & community hall, corner of Marischal & Mercator Roads		26	16/17			14/86354		Y	
Roof extension at Riverdale House, 68 Molesworth Street		^25	17/18			14/86564	Y		
223-225 Lewisham High Street		22	17/18			14/85398	Y		
<b>3. CATFORD TOWN CENTRE</b>									
Catford Green, former Catford Greyhound Stadium		^ 419	16/17-17/18, 20/21-21/22			07/67276 / 13/84895		Y	
Former Rising Sun Public House		29	16/17			10/74455		Y	
16-22 Brownhill Road		19	17/18			14/89404	Y		

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved	Not yet started on site, as at 31 March 2016	Started construction, as at 31 March 2016	Rating
<b>4. DISTRICT HUBS</b>									
Leegate Shopping Centre	SA23	229	18/19-21/22		Y				
113-153 Sydenham Road	SA22	98	23/24-24/25	Y					
Station forecourt, Dartmouth Road, west of the Railway Line	SA19	74	22/23	Y					
Waldram Place and Perry Vale, east of the Railway Line	SA18	33	26/27	Y					
Fairway House, rear of 53 Dartmouth Road	SA20	27	17/18			15/90942	Y		
22A-24 Sydenham Road		18	16/17			14/89339		Y	
Independents Day Centre, Independents Road		16	16/17			10/76229		Y	
O'Rourke/Sivyer Transport, Sydenham Road, 154-158 Sydenham Road	SA21	15	17/18			14/88852	Y		
<b>5. LOCAL HUBS</b>									
Nightingale Mews Trading Estate, 78-82 Nightingale Grove	SA32	43	16/17			13/85721		Y	
111-115 Endwell Road	SA30	40	21/22		Y				
35 Nightingale Grove	SA34	35	21/22		Y				
Driving Test Centre, off Ennersdale Road	SA33	30	22/23	Y					
37-43 Nightingale Grove	SA35	30	21/22		Y				
180 Brockley Road, Coulgate Street	SA27	25	16/17			12/80369		Y	
6 Mantle Road	SA28	20	21/22		Y				

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/ application submitted	Application approved	Not yet started on site, as at 31 March 2016	Started construction , as at 31 March 2016	Rating
<b>6. AREAS OF STABILITY AND MANAGED CHANGE</b>									
Heathside and Lethbridge Estate		863	16/17-24/25			12/81169 14/87333		Y	
Excalibur Estate, Baudwin Road		193	16/17-17/18			10/75973		Y	
Rear of Christian Fellow Fellowship site, rear of 15-17a Tyson Road	<b>SA40</b>	68	16/17-17/18			09/71953		Y	
Boones Almshouses, Belmont Park		58	16/17			10/74143	Y		
Rear Chiddingstone House, Lewisham Park		51	17/18			14/89027	Y		
St Clements Heights, 165 Wells Park Road		50	16/17			14/90031		Y	
Best Way Cash and Carry, 1 Mildreds Road		38	31/32	Y					
Featherstone Lodge, Eliot Bank		33	17/18			14/86666	Y		
<i>BMW site, Lee Terrace</i>		30	17/18		Y				
Garages north of Longfield Crescent Estate		27	16/17			14/89888		Y	
23 Boone Street, Dacre Park Estate (south)		25	17/18			14/89902	Y		
Foster House, Whitefoot Lane		23	18/19			15/91734	Y		
Garages at Buckley Close, 288 Wood Vale		17	16/17			14/90021		Y	
Catford Sorting Office, 92-102 Bromley Road		16	31/32	Y					

More in-depth site progress details can be found in the Lewisham Housing Implementation Strategy 2015-16.



## APPENDIX 6: CIL ACCOUNTS

<b>Receipts</b>		(£)
Total CIL receipts in the reported year (2015/16)		1,440,463.66
of which land		Nil
of which infrastructure		Nil
The amount of CIL carried over from the previous year(s)		n/a
of which is land payments		n/a
of which infrastructure payments		n/a
<b>Expenditure</b>		(£)
Total CIL Expenditure in the reported year		Nil
<b>Infrastructure</b> - The items of infrastructure to which CIL has been applied:		(£)
N/A		Nil
<b>Other</b>		(£)
The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure that borrow money was used to provide		Nil
The amount of CIL passed to any person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure		Nil
<b>Administration</b>		(£)
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	72,023.18	5%
<b>CIL Neighbourhood Proportion</b>		(£)
Total amount of the neighbourhood proportion of CIL receipts in the reported year (15% of receipts)		216,069.55
The items to which neighbourhood CIL funding has been applied and the amount of expenditure on each item		Nil
N/A		Nil
<b>Totals</b>		(£)
Total amount of CIL receipts for the reported year retained at the end of the reported year excluding the neighbourhood proportion		1,152,370.93
Total amount of CIL receipts from previous years retained at the end of the reported year excluding the neighbourhood proportion		Nil
Total amount of neighbourhood proportion CIL receipts for the reported year retained at the end of the reported year		216,069.55
Total amount of neighbourhood proportion CIL receipts from previous years retained at the end of the reported year		Nil

Prepared by  
Planning Policy  
London Borough of Lewisham

Laurence House  
1 Catford Road  
Catford  
SE6 4RU

E-mail: [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)

December 2016



**This page is intentionally left blank**