

Sustainable Development Select Committee Agenda

Monday, 11 December 2017

7.00 pm

Committee Room 3
Civic Suite
Lewisham Town Hall
London SE6 4RU

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

Part 1

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Sustainable Development Select Committee Members

Members of the committee, listed below, are summoned to attend the meeting to be held on Monday, 11 December 2017.

Janet Senior, Acting Chief Executive
Thursday, 30 November 2017

Councillor Liam Curran (Chair)	
Councillor Mark Ingleby (Vice-Chair)	
Councillor Abdeslam Amrani	
Councillor Andre Bourne	
Councillor Suzannah Clarke	
Councillor Amanda De Ryk	
Councillor Sophie McGeevor	
Councillor Eva Stamirowski	
Councillor Paul Upex	
Councillor James-J Walsh	
Councillor Alan Hall (ex-Officio)	
Councillor Gareth Siddorn (ex-Officio)	

MINUTES OF THE SUSTAINABLE DEVELOPMENT SELECT COMMITTEE

Wednesday, 8 November 2017 at 7.00 pm

PRESENT: Councillors Liam Curran (Chair), Mark Ingleby (Vice-Chair), Abdeslam Amrani, Andre Bourne, Suzannah Clarke, Amanda De Ryk, Sophie McGeevor, Eva Stamirowski, Paul Upex and James-J Walsh

ALSO PRESENT: Timothy Andrew (Scrutiny Manager), David Austin (Head of Corporate Resources), Deborah Efemini (Capital Project Manager), Nick Harvey (Cycling Programme Manager), Jessie Lea (Senior Programme Manager), Kplom Lotsu (SGM Capital Programmes), Emma Talbot (Head of Planning) and Sarah Walsh (Regeneration and Urban Design Planning Manager)

1. Minutes of the meeting held on 13 September 2017

1.1 **Resolved:** that the minutes of the meeting held on 13 September be agreed as an accurate record, subject to a minor amendment as follows: the full title of the Intercultural Cities report mentioned at the last meeting was 'Knowing Lewisham'.

2. Declarations of interest

2.1 There were none.

3. Responses from Mayor and Cabinet

3.1 There were none.

4. Lewisham Future Programme

4.1 David Austin (Head of Corporate Resources) introduced the report, the following key points were noted:

- Local Government was on a journey of austerity that started in 2010 and would continue until at least 2020 (and likely into the mid-2020s).
- There were an unusual number of uncertainties, pressures and risks in planning the Council's future finances. There had been a number of changes (and further changes were anticipated) around council tax and the social care precept.
- The Council was still awaiting additional information about the funding review, it was anticipated that there would be further changes to the new homes bonus.
- There was a possibility that there would be changes to the Better Care Fund.
- There were also upcoming changes to the pooling of business rates in London, as well as potential longer term changes to demographics and Lewisham's potential future tax base.
- The Council's target for savings in 2018/19 was £22m, which included £5m of savings from 2017/18 that had not been achieved.
- It was proving increasingly challenging to deliver savings.
- The Council was currently forecasting £13m of overspend for 2017/18, including £7m of unachieved savings.
- Savings that had been agreed were taking longer to deliver.

- It was felt that the strategic challenge set by the Lewisham Future Programme was correct but the current focus was on delivering savings that had already been identified.
- Reserves would need to be used for the end of year overspend, as well as the unachieved savings target. This figure was currently in the region of £30m.

4.2 David Austin responded to questions from the Committee, the following key points were noted:

- The £30m that would be taken from reserves was made up of £13m overspend from 2017/18 and the shortfall in the savings for 2018/19.
- The current level of reserves was £149m. £79m was committed. The other £70m had some commitments against it – but it was earmarked for certain projects that would have to be cancelled if the level of savings required next year was not achieved.
- There were very few areas of the Council that were not trying to make savings.
- The biggest single area of overspending was children’s services, which represented £7m of the existing £13m overspend. £1m of the overspend in children’s services was as a result of unachieved savings.
- Some additional spending was also required in children’s services following the Ofsted inspection. Over time the changes would produce efficiencies.
- Another area that was overspending was the environment division. The delay in introducing the fortnightly collections and changes necessary to improve fleet vehicles had created a £1m overspend.
- Adult services also had some unachieved savings but they were in a better financial position than children’s services because of the nationally recognised pressure on adults’ services and the additional funding that had been made available.
- Changes to IT were producing efficiency to officers’ work. Better data was also available about the impact of decisions.
- There were also efficiencies being found through IT for in the customer facing aspects of the Council’s services.
- There was some good news in the savings programme, but not at the scale of the challenges that were being faced. Joining the London business rate pool should be beneficial for Lewisham and might provide Lewisham with an extra £3m a year.
- There were minor risks to the London pooling arrangements failing. All boroughs had to agree to the pooling for it to take effect. However, leaders of councils in London had all agreed to the new process so the political will was in place and it was left to officers to manage the process.
- There was a variable definition of what constituted statutory and non-statutory services.
- The Council provided about £15m of purely voluntary services – most of the remainder of the provision of services was a matter of interpretation and degree.
- There were £13m of completely un-earmarked reserves. Of the earmarked reserves, some were being used to build up funds to meet future contractual financial commitments, some funds were allocated to schools and there were some funds for paying insurance balances.
- There was also funding allocated to: the transformation programme; potential redundancies as the organisation downsized and outstanding pension liabilities from legacy organisations.

4.3 Emma Talbot (Head of Planning) introduced savings proposal P3 – the following key points were noted:

- The planning service had previously proposed a saving of £240k for 2018/19, made up of £200k of income and £40k to be found from a minor restructure.
- Since the saving had been proposed, officers had been working on the income part of the proposal. However, the Government had proposed an increase of planning fees by 20%. In order to accept this increase councils had to commit not to reduce their base planning budgets.
- Legislation had been laid out to implement these changes and it was anticipated that they would come into place next year.
- Officers were looking at generating additional surplus, which meant that the service would not only achieve the £200k it had originally set out, but also an additional £70k, which would more than offset the saving it would not make from the restructure.
- Income for non-statutory services provided £370k of income last year and it was anticipated that it would make £450k this year. Therefore, the projection of making £200k was relatively conservative.
- The service was looking at using charges to cover staffing costs.
- Developers were positive about paying for improved service delivery.
- It was unlikely that the planning service would reach a zero net position in terms of costs and income.
- Running the service as professionally as possible meant that people would be willing to pay for quality delivery.
- The planning service was also intending to ensure that it continued to offer some services for free.

4.4 Emma Talbot responded to questions from the Committee, the following key points were noted:

- There was currently a maximum £150 charge for an appointment with a duty planner (it was anticipated that this would rise by 20%).
- The charge provided advice about plans for changes to a property, which were reviewed against existing policies to determine whether they were likely to be approved. Applicants were also invited to a meeting to discuss the plans with their agent (if they had one) to get advice about how best to make their plans compliant.
- The appointment also provided the opportunity for officers to encourage people to speak to their neighbours- and to engage quality architects.
- A review of the delivery of the service indicated that it had improved the quality of plans being submitted and increased satisfaction.
- For a larger planning applications there was a longer process, which involved a series of meetings with a dedicated planner.
- Alongside these changes, the Council would provide additional information online about what people needed planning permission for.
- Advice given to applicants was reviewed and quality controlled by managers in order to ensure that it was consistent.
- Pre-application advice was given carefully and always related to agreed policy.
- It was made clear to applicants that pre-application advice was not a final decision and that the advice was not binding on the Council.
- The planning service regularly shared best practice and advice with other councils.
- After every planning committee meeting, there was a debrief with all officers in the service about the outcome of the meeting.
- The Council did not want to introduce charges for very minor services. In some cases, looking at many small scale changes would not be cost effective.

- The planning service intended to do more work to manage expectations about planning advice and decisions.
- The government had ring-fenced planning expenditure for the remainder of the parliament. It had strongly encouraged all local planning authorities in the country to submit to the new terms. This meant that the base budget for the planning service could not be cut.
- The service was considering which budgets planning related and support services were allocated to.
- There was an increasing scale of charges for advice on applications of different sizes (depending of the number of units being proposed in a new development).
- Creating a schedule of charges for small scale schemes (including homeowners) on a sliding scale would likely be very labour intensive to manage.
- Payment by developers for planning services did not impinge on the independence of the planning service nor the professionalism of officers.
- When there were problems with developers schemes which were not progressing positively as part of a planning performance agreement the planning agreement could be terminated and this had happened previously.
- It was not currently proposed to change the statement of community involvement in order to cease publishing neighbour letters about planning permissions.

4.5 In the Committee discussion the following key point was also noted:

- Some other councils were charging more for their duty planning service.

4.6 **Resolved:** that the report be noted.

5. Lewisham cycling strategy

5.1 Nick Harvey (Cycling Programme Manager) introduced the update. The following key points were noted:

- The second draft cycling strategy was consulted on in October, it was based on comments from key stakeholders – including the select committee and Lewisham Cyclists.
- There were 53 individual responses to the consultation. 80% of the respondents were Lewisham residents and 85% of respondents were cyclists or cycled at least once a week. 86% of the respondents said that the strategy had clear aims and 75% agreed that these were the right aims. 55% of respondents found the strategy easy or very easy to understand a further 36% found it neither easy nor difficult.
- There were a number of suggestions for changes to the strategy, including: concern about the lack of a delivery plan (which would be included in the Local Infrastructure Plan annual submission); the identification of funding for the different elements of the delivery of the strategy (more information would be included in the finalised version for the strategy); the standards for new infrastructure (the London design standards would be used); disability cycling and the use of non-traditional cycles (further information about this would also be included in the finalised strategy – and all new infrastructure schemes would give consideration to non-traditional cycles); the general maintenance and condition of the roadway (this fell down the list of current concerns for highways inspectors, changes would be made to improve the way that the Council dealt with repairs, missing signage and alternative arrangements during traffic diversions).

5.2 Nick Harvey responded to questions from the Committee, the following key points were noted:

- There were a number of sustainable bike days and bike to work days in the UK. The Council's road safety team were responsible for promoting these activities locally.
- There were proposals to bring 'dockless bikes' (as opposed to the Mayor of London's bikes, which were checked in and checked out at docking stations) to Lewisham.
- There was a joint partnership with Southwark Council to supply and deliver bike hangers in Lewisham. Initially it was considered that it would be straightforward to deliver new hangers but it was actually very complicated.
- A new tender for delivering bike hangers was currently being finalised and would be delivered in the near future.
- Consultation for all new controlled parking zones would include options for electric charging points and bike hangers.
- The Council received regular complaints about inconsiderate cycling. Officers had commissioned an awareness campaign in one part of the borough to encourage people to cycle more considerately.
- Work was being carried out to ensure that dockless cycle services were managed effectively in future.
- The design standards for cycle superhighways were implemented to encourage considerate cycling. Cycle superhighway four (due to be constructed across the north of the borough) would have a high level of design quality.
- There was currently a bid in place for funding to create a new greenway in the north of the borough.
- Officers would consider how cycling infrastructure could be improved in less well served areas, including Forest Hill.
- Cycling on the pavement was illegal. The Council could never have a policy that encouraged cycling on the pavement.
- Segregating cycle routes was expensive and difficult to implement. Each area required its own solution to enable cycling.

5.3 **Resolved:** that the report be noted.

6. **Catford Town Centre regeneration: masterplan update**

6.1 Kplom Lotsu (Service Group Manager, Capital Programmes) introduced the report, the following key points were noted:

- The last update to the Committee (in September) focused on the realignment of the South Circular, this update provided additional details about the masterplanning process as well as the engagement, meanwhile use and the Broadway theatre. The programme team would welcome comments from the Committee about the masterplanning process.
- Transport for London (TfL) were working on plans for the relocation of the south circular (A205) and had developed an initial timeline: work on feasibility would take place up until September 2018; concept design work until March 2019 and detailed design until February 2020 with a view to the road move happening in 2021. The expectation was that work would take place moving the road for six to nine months.

- Officers at TfL were also submitting a bid for funding for the next stage of development, the Council would find out in the next week or two whether this had been successful.

6.2 Deborah Efemini (Capital Project Manager) introduced an update on the engagement process, the following key points were noted:

- ‘Team Catford’ was a specialist team of consultants who were purposely separate from the Council. It was hoped that this separation would enable people to better relate to the team.
- The majority of the people who made up the engagement team lived in Catford.
- The engagement officially started in March 2017.
- In the next stage of the consultation the team would feedback what people had been saying.
- There had been some concerns about the online focus of the Commonplace platform – but people were also proactively coming to engagement monthly engagement meetings to discuss their thoughts about the future of Catford in person.
- Fliers about the engagement would be delivered to all homes in Catford.
- Team Catford was also measuring sentiment on social media about Catford.
- There were a number of place making activities happening, including the painting of murals around the town centre and the refurbishment of the Catford dog track signage as well as plans for a ‘wall of fame’ of the top 20 most famous people from Catford.
- The Catford Broadway monthly market and the Catford Canteen (originally started in 2015 as part of the Mayor of London’s outer London fund) would be revived.

6.3 Kplom Lotsu, Deborah Efemini, Jessie Lea and Sarah Walsh responded to questions from the Committee. The following key points were noted:

- A heritage lottery bid was going to be submitted by the programme team alongside officers in the Council’s culture division. The submission of the bid hinged on a conservation management plan being completed, this was being worked on at present.
- The conservation and management plan would set out how the theatre should physically be maintained and managed as well as how it should be understood culturally and historically. The plan would also help to set out options for a sustainable future for the theatre.
- Until the conservation management plan was finished a bid could not be submitted to the heritage lottery fund. The plan should be finished in the next two months, after which work would be taken forward to submit the bid.
- A list of existing studies carried out in Catford would be provided as part of the masterplanning brief.
- Expert advice was being sought on creating a programme of phasing for the masterplanning process. It was recognised that the retail environment was changing and the programme for developing the masterplan had to be carefully managed.
- Options for a pedestrian bridge across the A205 had previously been considered by TfL but the likely costs of the idea had been prohibitive.
- A structural survey had been commissioned to investigate required improvements for the old conservative club building that housed the Catford constitutional club.
- Officers were aware of the requirement to ensure that companies operating in Catford were sustainable.

6.4 In the Committee's discussion, the following key points were also noted:

- The Broadway theatre should be given greater prominence in the masterplanning process.
- The work on the future plans for the Broadway theatre should be accelerated.
- Members had some concerns about programming at the theatre. There had been a recent instance of lots of people parking inconsiderately along the Catford Broadway. There had also been at least one instance of people serving food on the street outside the theatre.
- The growth of online shopping was a major rival to high street shopping.
- Team Catford should engage with young people, including the young Mayor and their advisors.
- There should also be efforts to engage with people who were less economically active.
- The social impact of retailers and prospective retailers in the current Catford shopping centre should be considered as part of the Catford shopping centre company's forward planning.
- Further consideration should be given to the inclusion of a wide pedestrian and cycling bridge across the A205 from Plassy Island towards the Catford stations.
- The Committee believed that companies renting space in Catford should be encouraged to pay the London Living Wage.

6.5 **Resolved:** The Committee believes that the joint oversight of theatre operations and plans for its future should be brought under the remit of a single senior manager. The Committee has been encouraged by the Catford programme team's accomplishments and abilities and as such, the Committee believes that serious consideration should be given to moving future management and forward planning for the theatre under the remit of the capital programmes division.

7. **Response to the Mayor of London's draft environment strategy**

7.1 **Resolved:** The Committee noted the report from officers and endorsed the efforts to ensure that the Bakerloo line was extended into Lewisham to Catford and beyond.

8. **Select Committee work programme**

8.1 The Committee discussed the work programme for its meeting on 14 December. The following key points were noted:

- The planning update on section 106 and CIL should include information about the amount of funds clawed back from developers who had made increased profits on developments and therefore had a greater liability under planning obligations.
- Information should be included about the mechanism for spending section 106 and CIL funds.
- An item would be added to the agenda on the Catford regeneration – in order to update on the next steps for the housing zone.
- An update on waste and recycling would be included on the agenda for January.

8.2 **Resolved:** that the report be noted and that the revised work programme for the meeting on 14 December be agreed.

9. **Items to be referred to Mayor and Cabinet**

9.1 **Resolved:** that the Committee's views under item six be referred to Mayor and Cabinet.

The meeting ended at 9.40 pm

Chair:

Date:

Sustainable Development Select Committee		
Title	Declaration of interests	
Contributor	Acting Chief Executive	Item 2
Class	Part 1 (open)	11 December 2017

Declaration of interests

Members are asked to declare any personal interest they have in any item on the agenda.

1. Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct:

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests

2. Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain
- (b) Sponsorship – payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member's knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:
 - (a) that body to the member's knowledge has a place of business or land in the borough;

(b) and either

- (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
- (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

3. Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25

4. Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

5. Declaration and Impact of interest on members' participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in

consideration of the matter and vote on it unless paragraph (c) below applies.

- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

6. Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

7. Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

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Sustainable Development Select Committee		
Title	Responses to referrals	
Contributor	Scrutiny Manager	Item 3
Class	Part 1 (open)	11 December 2017

1. Purpose

To advise the Committee of responses to its referrals.

2. Recommendations

2.1 The Committee is recommended to receive the responses to its referrals, as set out below.

3. Responses to referrals

3.1 At its meetings on 15 November and 6 December Mayor and Cabinet considered responses to the Committee's referrals on:

- Fire safety in tall buildings
- Catford regeneration
- Lewisham Cycling Strategy

3.2 These responses are appended to the report.

4. Financial implications

There are no financial implications arising from this report.

5. Legal implications

The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

Background documents

Minutes of the meetings of Mayor and Cabinet on:

- 15 November 2017:
<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=4931&Ver=4>
- 6 December 2017:
<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=4640&Ver=4>

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Mayor and Cabinet			
Report Title	Response to Sustainable Development Select Committee, fire safety in tall buildings.	Item No	
Contributors	Executive Director for Customer Services and Executive Director for Resources & Regeneration		
Class	Part 1	Date	15 November 2017

1. Purpose of paper:

- 1.1. At its meeting on 20 July 2017 the Sustainable Development Select Committee asked officers questions regarding fire safety in tall building, for presentation back to Mayor and Cabinet.
- 1.2. This paper sets out the responses from the referral.

2. Recommendations:

- 2.1. It is recommended that Mayor and Cabinet note the responses laid out below in response to the queries raised by the Sustainable Development Select Committee.

3. Referral from the Sustainable Development Select Committee:

- 1.1. At its meeting on 20 July 2017, the Sustainable Development Committee noted the report 'Fire Safety in Tall Buildings' which provided a comprehensive update on the work undertaken in relation to fire safety post the fire in Grenfell Tower.
- 1.2. The Committee made a number of referrals in relation to tall buildings and building control. The responses, as far as officers are able to answer, are laid out below.

4. Referral 1: publically available list of tall buildings

Referral

- 4.1. The Committee requests that a publicly available list of all tall buildings in the borough be produced for ease of reference. This should contain a summary of fire safety activities, that can be cross checked against each building, with the action taken and assurances provided to date. This would include, for example, dates on key building control actions, whether private or council, fire safety inspections, LFB inspections, cladding checked or not etc.

Response

- 4.2. Attached at Appendices A, B and C is the list of all tall residential buildings in Lewisham, with detail against each one as to actions taken to ensure fire-safety. There are further non-residential buildings which are likely to be over 18m in height, including the Lewisham Old Town Hall and Laurence House, and parts of Lewisham Hospital. These have not been included so far on these lists, however it will be updated over time to include them.
- 4.3. There are a considerable number of buildings on the list and Officers are still working through some of the detail around building regulations approval, where it has been required, and the dates associated with those. Where there is no commentary, then there are no records in relation to Building Regulations approval.

5. Referral 2: Council responsibilities as part of building control

Referral

- 5.1. Officers have agreed to provide additional information about the Council's responsibility for buildings for which it has provided building control services. The checklist for buildings (requested above) would need to include actions taken by officers to meet all building control requirements in those buildings. This information should also be provided to the fire service.

Response

- 5.2. It is the responsibility of the developer, in conjunction with their chosen Building Control Body (local authority or Approved Inspector), to demonstrate that the building regulations have been satisfied.
- 5.3. Regulations cover a wide variety of items within the building such as the layout of the floors, materials, structural and fire safety, energy efficiency, drainage, accessibility amongst other things.
- 5.4. Due to the highly complex nature of developments, there is no standardised 'checklist' of building control activities. However, Officers have set out below the stages, and procedure, the Council's Building Control service follow when providing Building Regulations approval on a development/building.

Stage 1 – Post Planning Permission

- 5.5. Plans are submitted to the Council detailing, amongst other things, foundations and drainage proposals, materials for external and internal finishes, elevations, cross-sections. A Building Surveyor will check the plans thoroughly, liaising with the developer/contractor until they are satisfied the plans propose a compliant development. Surveyors ensure that the plans meet all relevant technical requirements of the regulations. The plans are then passed or passed subject to certain conditions.

Stage 2 – Development/Construction

- 5.6 Officers will undertake site visits at regular stages through development. Inspections are based on risk assessments. Normally, there would be intensive inspections in early and final stages. In the early stages, foundations and drainage below ground would be targeted. Essentially the inspections would focus on critical elements that would be covered up during construction. In the final stages, the focus would be on items such as fire safety, above ground drainage, etc. These inspections are limited in that surveyors are not always able to inspect every aspect of a building's construction. Periodic inspections would pick up issues of non-compliance which are then addressed through the construction process, rather than at the end. The developer is responsible for demonstrating compliance with the regulations. Building Control Body is there to verify compliance as far as it is practicable.

Stage 3 – Building Sign Off/Approval

- 5.7 Following practical completion of the development the Council will usually approve the development. This is where Building Control involvement ends, unless or until further changes are made to the building which require approval under Building Regulations.
- 5.8 Approvals under Building Regulations can be issued by the local authority or an Approved Inspector (private sector 'for profit' providers of Building Control that operate in direct competition with local authority Building Control teams). When a developer chooses to work with an Approved Inspector, local authorities do not have any powers to intervene or enforce the regulations unless the projects is returned to the local authority by the Approved Inspector.
- 5.9 Where building work is being undertaken within existing buildings the person carrying out the work has a responsibility to demonstrate that both the building work complies with the requirements of the building regulations and that these works do not make any other parts of the existing building any worse in terms of compliance.

- 5.10 **Question 3:**

Referral

- 5.11 The Committee is concerned about the complex technical nature of some of the materials and machinery being used in new developments. The Committee therefore recommends that officers be tasked with considering what expert advice the appropriate Council Committees need when making decisions in relation to new developments.

Response

- 5.12 Planning decisions taken by planning committee are made based on the planning merits only with applications judged against the relevant planning policy plus any other material considerations. Fire safety is not a planning consideration and instead is the responsibility of the Building Regulations regime and as such is not a consideration at the planning application stage. Whilst applications do usually provide detail around materials such as cladding and other building finishes, the technical elements of the building, and how they are constructed, are not part of the planning consideration and the exact detail of construction is generally not known at the planning application stage. Such details are considered as part of the Building Regulations process and are approved by the Council, or externally if they are approved by the private sector.
- 5.13 While there is no formal role for the planning committee in this matter, Officers do recognise that there is an understandable concern about ensuring that everything is done to make sure that new developments are safe. As such, officers are considering wording for a new informative to emphasise the need for early engagement with Building Control and to highlight the need for new development to have full regard to Building Regulations and the need to ensure the safety of all future residents.

6 Financial Implications

- 6.1 There are no financial implications arising directly from this report.

7 Legal Implications

- 7.1 There are no legal implications arising directly from this report.

8 Equalities implications

- 8.1 There are no equalities implications arising directly from this report.

9 Crime and Disorder implications

- 9.1 There are no crime and disorder implications arising directly from this report.

10 Environmental implications

- 10.1 There are no environmental implications arising directly from this report.

Report Author: Freddie Murray – Service Group Manager for Property, Asset Strategy & Estates: Freddie.murray@lewisham.gov.uk / 020 8314 3914

Address	Landlord	FRA	Additional checks undertaken?	ACM Cladding and action?
HATFIELD CLOSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	ACM cladding identified and in process of being removed. Wardens in place
HATFIELD CLOSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	ACM cladding identified and in process of being removed. Wardens in place
GERRARD HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	ACM cladding identified and in process of being removed. Wardens in place
ASHLEIGH POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
CLAIRVILLE POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
DEEPDENE POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
HEATHWOOD POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
ROSEMOUNT POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
DAUBENEY TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
EDDYSTONE TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
KENDER STREET	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
Syringa House	Lewisham Council (RB3)	Up to Date		No ACM identified
Alder House	Lewisham Council (RB3)	Up to Date		No ACM identified
Jasmin House	Lewisham Council (RB3)	Up to Date		No ACM identified
Myatt Court	Lewisham Council (RB3)	Up to Date		No ACM identified
Veronica House	Lewisham Council (RB3)	Up to Date		No ACM identified
Conifer House	Lewisham Council (RB3)	Up to Date		No ACM identified
Holly Tree House	Lewisham Council (RB3)	Up to Date		No ACM identified
Poplar House	Lewisham Council (RB3)	Up to Date		No ACM identified
Foxborough Gardens (Block 1)	Lewisham Council (RB3)	Up to Date		No ACM identified
Foxborough Gardens (Block 2)	Lewisham Council (RB3)	Up to Date		No ACM identified
RAWLINSON HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
HAWKE TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
MILTON COURT ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
MILTON COURT ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
NEWBRIDGE POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
RADCOT POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
STANDLAKE POINT	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
ELIOT BANK	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
ELIOT BANK	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
ELIOT BANK	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
ELIOT BANK	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
GREYSTEAD ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
SHIRBURN CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
WOOD VALE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
WOOD VALE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
HAZEL GROVE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
CAMBRIA HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
LONGHEDGE HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
PEMBERTON HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
SHAMROCK HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
TARQUIN HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
BELL GREEN LANE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
BELL GREEN LANE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
BELL GREEN LANE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
PORTCAWE ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
WINCHFIELD ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified

WINCHFIELD ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
WINCHFIELD ROAD	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
MILFORD TOWERS	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
MILVERTON HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
MILFORD TOWERS	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
ROSENTHAL HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
DOLPHIN TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
LAPWING TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
MARINE TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
MERMAID TOWER	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
ASHFORD HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
HOWARD HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
WARDALLS HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
GIFFIN STREET	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
CITRUS HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
ARGOSY HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
BEMBRIDGE HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
BENCE HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
CLEMENT HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
HARMON HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LANYARD HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
PELICAN HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
PENDENNIS HOUSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
ARLINGTON HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
CORNBURY HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
LANGFORD HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
PITMAN HOUSE	Lewisham Council (Lewisham Homes)	Up to Date	Visual inspection undertaken and adequate fire safety measures in place	No ACM identified
TRUNDLEYS TERRACE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified
LETHBRIDGE CLOSE	Lewisham Council (Lewisham Homes)	Up to Date		No ACM identified

Address	Provider/Landlord	Building Control	FRA	Agent/Applicant/Inspector	Key Actions & Dates
Ingres Apartments (Clyde Terrace)	L&Q	Council	Not LBL Owned	Applicant: Arrendana South East Limited , Unecol House, 819 London Road, North Cheam SM3 9BN Agent: BPTW Partnership Hiltons Wharf, Norman Road, Greenwich SE10 9QX	Last Inspection: 05/03/08 Inspector: BOS Completion Date: 05/03/08
Manila Apartments (Clyde Terrace)	L&Q	Council	Not LBL Owned	Applicant: Allenbuild South East Limited , Unecol House, 819 London Road, North Cheam SM3 9BN Agent: BPTW Partnership Hiltons Wharf, Norman Road,	Last Inspection: 05/03/08 Inspector: BOS Completion Date: 05/03/09
Azure Apartments (Clyde Terrace)	L&Q	Council	Not LBL Owned	Applicant: Allenbuild South East Limited , Unecol House, 819 London Road, North Cheam SM3 9BN Agent: BPTW Partnership Hiltons Wharf, Norman Road,	Last Inspection: 05/03/08 Inspector: BOS Completion Date: 05/03/10
Quadrille Apartments (Clyde Terrace)	L&Q	Council	Not LBL Owned	East Limited , Unecol House, 819 London Road, North Cheam SM3 9BN Agent: BPTW Partnership Hiltons Wharf, Norman Road, Greenwich SE10 9QX	Last Inspection: 05/03/08 Inspector: BOS Completion Date: 05/03/11
Ream Apartments (Clyde Terrace)	L&Q	Council	Not LBL Owned	East Limited , Unecol House, 819 London Road, North Cheam SM3 9BN Agent: BPTW Partnership Hiltons Wharf, Norman Road, Greenwich SE10 9QX	Last Inspection: 05/03/08 Inspector: BOS Completion Date: 05/03/12
Meadowcroft Mews, George Lane, SE6 (Rushey Green)	L&Q		Not LBL Owned		No records on system
01-17 Bluebell House, Copperwood Place, SE10 8GB	Family Mosaic		Not LBL Owned		No records on system
1-78 JUBILEE HEIGHTS PRIMROSE WAY LONDON SE10 8FN	Family Mosaic		Not LBL Owned		No records on system
BLK 1-20 Mulberry House Parkside Avenue London SE10 8FW	Family Mosaic		Not LBL Owned		No records on system
BLK 1-50 Mountsfield House Primrose Way London SE10 8FL	Family Mosaic		Not LBL Owned		No records on system
BLK 2-43 Kestrel House Parkside Avenue London SE10 8FP	Family Mosaic		Not LBL Owned		No records on system
Flats 1-17 Blossom House Hillside Avenue London SE10 8GB	Family Mosaic		Not LBL Owned		No records on system
Flats 1-18 Liberty House Silverwood Place London SE10 8FZ	Family Mosaic		Not LBL Owned		No records on system
Flats 1-26 Osprey House Copperwood Place London SE10 8FY	Family Mosaic		Not LBL Owned		No records on system
Flats 1-56, Gentian House, Blackheath Hill, SE10 8FJ	Family Mosaic		Not LBL Owned		No records on system
1 Avonley Road, New Cross, London	Hyde		Not LBL Owned		No records on system
1-22 Wardalls Grove,	Hyde		Not LBL Owned	Applicant: Osborne Homes , Mercers Manor Barns. Manopr Farm, Sherrington, Newport Pagnell MK16 9NN Agent: Butler and Young Limited , Trenton House, Imperial Way, Croydon CR0 4RR	Last Inspection: 21/10/16 Inspector: AI Completion Date: 21/10/16
1-80 The Drakes, The Drakes, 390 Evelyn Street, Deptford	Hyde		Not LBL Owned		No records on system
1-56 Orchard Court, Bell Green	Clarion		Not LBL Owned		No records on system
57-97 Orchard Court, Bell Green	Clarion		Not LBL Owned		No records on system
98-122 Orchard Court, Bell Green	Clarion		Not LBL Owned		No records on system
Aurora House, Bromley Road	Clarion		Not LBL Owned		Insufficient information details to carry out search.
St Peters Gardens	Clarion		Not LBL Owned		No records on system
Leybridge Court A, Leybridge Estate	Clarion	Council	Not LBL Owned		No records on system
Leybridge Court B, Leybridge Estate	Clarion	Approved Inspector	Not LBL Owned		No records on system
Leybridge Court C, Leybridge Estate	Clarion	Approved Inspector	Not LBL Owned		No records on system
Merridale, Leybridge Estate	Clarion		Not LBL Owned	CODE LC HBAS ZZZZ 6210 9999 Applicant: Lewisham Homes, Home Park Housing Office Winchfield Road, Sydenham SE26 5TH Agent: Pellings Ltd , 24 Widmore Road, Bromley BR1	Last Inspection: 06/05/09 Inspector: KF Completion Date: 06/05/09
Nara building, Connington Road	Clarion		Not LBL Owned		
Astral House, Bromley Road	Clarion		Not LBL Owned		Insufficient information details to carry out search.

Aube House, Bromley Road	Clarion		Not LBL Owned		Insufficient information details to carry out search.
52-54 Thurston Road	Family Mosaic	Approved Inspector	Not LBL Owned	REF: BCP/12/10330 Applicant: PDR Construction Ltd , Waverley House, 7-12 Noel Street W1F 8GQ Agent: Building Control Partnership Ltd , 118A Boothferry Road, Goole, East Riding of Yorkshire DN14 6AG	Last Inspection: 26/03/15 Inspector: AI Completion Date: 26/03/15
11-28 Mill House, Elder Walk, Lewisham, London, SE13 7EN	L&Q		Not LBL Owned	Applicant: Galliard Homes , Sterling House, Langston Road, Loughton IG10 3TS Agent: Alan Camp Architects , 88 Union Street SE1 0NW	No Inspection Record on System
1-9 Tower Court, Foxberry Court, Brockley, London, SE4 2SY	L&Q		Not LBL Owned		No records on system
Flats 1-32, 1 Concorde Way, Rotherhithe, London, SE16 2PY	L&Q		Not LBL Owned		No records on system for 1-32
Kingsfield House, Lambcroft Avenue, London, SE9 4PG	L&Q		Not LBL Owned		No records on system
73 - 143 Sandstone Road, Grove Park, London, SE12 0UT	L&Q		Not LBL Owned		No records on system
Merryfield House, Grove Park Road, London, SE9 4PR	L&Q		Not LBL Owned	Applicant: L&Q , Renway House, Artillery Place SE18 4AB Agent: The Apollo Group , Conquest House, Church End, Waltham Abbey EN9 1DX	Last Inspection: 22/10/10 Inspector: KF Completion Date: 22/10/10
15 EUGENIA ROAD, LONDON, SE16 2RU	L&Q		Not LBL Owned		No records on system
FLATS 1 -38, 22 TIDEMILL WAY, DEPTFORD, LONDON, SE8 4BF	L&Q		Not LBL Owned		No records on system
34 - 66 Mandara Place, Yeoman Street, London, SE8 5ET	L&Q		Not LBL Owned		No records on system
1 - 7 Mandara Place, Yeoman Street, London, SE8 5ET	L&Q		Not LBL Owned		No records on system
Flats 1 - 161, Booth Court, Thurston Road, Lewisham, London, SE13 7GU	L&Q	Approved Inspector	Not LBL Owned		No records on system for 1-161 Booth Court
Thurston Point, Flats 1 - 56 , Orwell Court, Jerrard Street, Lewisham, London, SE13 7TA	L&Q	Approved Inspector	Not LBL Owned		No records on system for 1-56 Orwell Court
Flats 1 - 136 Swanton Court), Jerrard Street, Lewisham, London, SE13 7HE	L&Q	Approved Inspector	Not LBL Owned		No records on system for 1-136 Swanton Court
Flats 1 - 57 Lindsay Court, Loampit Vale, London, Lewisham, SE13 7LL	L&Q	Approved Inspector	Not LBL Owned		No records on system
1-24 CROSSPOINT HOUSE, 2 WATSON'S STREET, NEW CROSS, LONDON, SE8 4DB	L&Q		Not LBL Owned		No records on system
1-10 Mill House, Elder Walk, Lewisham, London, SE13 7EN	L&Q		Not LBL Owned		No records on system
Tuscany Corte, 71 Loampit Vale SE13	L&Q	Council	Not LBL Owned		No records on system
Paris Corte, 75 Loampit Vale, SE13	L&Q	Council	Not LBL Owned		No records on system
PAMPAS COURT, 13 WATERWAY AVENUE, LONDON, SE13 7GB	L&Q	Council	Not LBL Owned		No records on system
18-32,THE ARCHES,CHILDERS STREET,ROTHERHITHE,LONDON	Optivo		Not LBL Owned		Insufficient information details to carry out search.
1-17,THE ARCHES,CHILDERS STREET,ROTHERHITHE,LONDON	Optivo		Not LBL Owned		Insufficient information details to carry out search.
30-58,NORFOLK HOUSE,BROOKMILL ROAD,DEPTFORD,LONDON	Optivo		Not LBL Owned		No record of works application or notice received.
1-29,NORFOLK HOUSE,BROOKMILL ROAD,DEPTFORD,LONDON	Optivo		Not LBL Owned		No record of works application or notice received.

Address	Provider/Landlord	Building Control	FRA	Agent/Inspector Details	Key Actions & Dates
Loampit Vale (Renaissance)	Barratt London	Council	Not LBL Owned	Sayar Architectural Design & Construction , 12 Handsworth Road N17 6DE	Inspection Checked - No Records No Completion date - Agent Sayar Design
Cannon Wharf (Greenland Place)	Barratt London	Approved Inspector	Not LBL Owned		Insufficient information details to carry out search.
Catford Green	Barratt London	Approved Inspector	Not LBL Owned		Insufficient address details to carry out search.
Marine Wharf West	Berkeley Homes	Council	Not LBL Owned	N H B C Building Control Services , NHBC House, Davy House, Knowhill, Milton Keynes MK5 8FP	Last Inspection scheduled with RP 04/11/136 -Ref: 50551297 Cancellation notice received 26/01/12.
Chapter Student Living (Sherwood Court)	Greystar	Council	Not LBL Owned	HA-(1) Mr Mike Jenner , Floor 5 62-64 Baker Street W1U 7DF (2) Brent Council Building Control , Brent Civic Centre, Engineers Way, Wembley HA9 0FJ	Changed from 616 to 611 Units. Last Inspection 12/08/16 Completion 19/08/16
Seager Distillery	Galliard Homes	Approved Inspector	Not LBL Owned	N H B C Building Control Services , NHBC House, Davy House, Knowhill, Milton Keynes MK5 8FP	362 Residential Units & 5 Non residential units: Completion Date: 14/12/11
Block 1 Lewisham Gateway	Muse	Approved Inspector	Not LBL Owned		Insufficient information details to carry out search.
Block 2 Lewisham Gateway	Muse	Approved Inspector	Not LBL Owned		Insufficient information details to carry out search.
Block 3 Lewisham Gateway	Muse	Approved Inspector	Not LBL Owned		Insufficient information details to carry out search.
Batavia Road	Real Star Living	Council	Not LBL Owned	Scialphatrack Piper House, 14 West Place, West Road, Harlow, Essex CM20 2GY	Final Inspection 28/11/13 & Confirmed by LBL Officer Completion Date: 28/11/13
Deptford Rise, 123 Deptford High St	U+i	Approved Inspector	Not LBL Owned		No record of works application or notice received.
Goldsmiths College Buildings	Goldsmiths College		Not LBL Owned		Insufficient information details to carry out search.
ALASKA BUILDING	Berkeley Seventy-Six Limited	Approved Inspector	Not LBL Owned		No record of works application or notice received.
NEBRASKA BUILDING	ST JAMES HOMES LIMITED	Approved Inspector	Not LBL Owned		No record of works application or notice received.
BAQUBA BUILDING	St James Group Limited	Approved Inspector	Not LBL Owned		No record of works application or notice received.
HESTER HOUSE 72-78	ST JAMES GROUP LIMITED	Approved Inspector	Not LBL Owned		No record of works application or notice received.
COLORADO BUILDING	ST JAMES HOMES LIMITED	Approved Inspector	Not LBL Owned		No record of works application or notice received.
BOULTON HOUSE 72-78	ST JAMES GROUP LIMITED	Approved Inspector	Not LBL Owned		No record of works application or notice received.
CALIFORNIA BUILDING	Berkeley Seventy-Six Limited	Approved Inspector	Not LBL Owned		Insufficient information details to carry out search.

WASHINGTON BUILDING	ST JAMES HOMES LIMITED	Approved Inspector	Not LBL Owned	Applicant: St James Group Ltd (Urban Living) , Marlborough House, 298 Regents Park Road, Finchley N3 2UA Agent: N H B C , NHBC House, Davy House, Knowhill, Milton Keynes MK5 8FP	Last Inspection: 03/08/12 Inspector: TER Completion Date: 03/08/12
DAKOTA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		No record of works application or notice received.
MONTANA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		No record of works application or notice received.
IDAHO BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		No record of works application or notice received.
ARIZONA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		No record of works application or notice received.
NEVADA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		Nothing on the system
MADISON BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		Nothing on the system
BROOKLYN BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		Nothing on the system
HUDSON BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned	Applicant: Life Residential , Unit 2, Portal West Business Centre, 6 Portal Way W3 6RU Agent: Thames Building Control Ltd , Unit 10, Cygnus Park, Dalmeyer Road NW10 2XA	Ref: C11/13/3851 Last Inspection: 14/01/15 Inspector: TEMP Completion Date: 14/01/15
CHENLA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		Nothing on the system
ADANA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		ONLY Info on system is for Unit 3 for New Dental Practice
NARA BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		Nothing on the system
AUGUSTINE BUILDING	Berkeley/St James Homes	Approved Inspector	Not LBL Owned		Nothing on the system
INDIANA BUILDING	Berkeley Seventy-Six Limited	Approved Inspector	Not LBL Owned		No record of works application or notice received.
SIENNA ALTO	Barratts	Approved Inspector	Not LBL Owned		No record of works application or notice received.
DA VINCI TORRE	Aviva	Approved Inspector	Not LBL Owned		No record of works application or notice received.

MAYOR & CABINET			
Report Title	Formal Adoption of Lewisham Cycling Strategy and response to Sustainable Development Select Committee		
Key Decision	Yes		Item No.
Ward	All		
Contributors	Executive Director for Resources and Regeneration		
Class	Part 1	Date: 6 December 2017	

1 Purpose

- 1.1 This report sets out the key reasons for the Mayor and Cabinet to consider formally adopting the Lewisham Cycling Strategy, collaboratively created by the Transport Policy team within the Resources and Regeneration Directorate over the last year with direction from community stakeholders and the Council's Sustainable Development Select Committee.

2 Recommendations

- 2.1 It is recommended that the Mayor:
- 2.2 Notes the response from the Executive Director for Resources and Regeneration to the recommendations from the Sustainable Development Select Committee as set out in section 5 of this report, and agrees that this report be forwarded to the Sustainable Development Select Committee
- 2.3 Formally adopts the Lewisham Cycling Strategy (2017)

3 Policy Context

- 3.1 The Local Implementation Plan (LIP) sets out Lewisham's policy objectives for transport including cycling and has been developed within the framework provided by the Mayor's Transport Strategy.
- 3.2 Lewisham's second LIP was approved by the Lewisham Mayor and the London Mayor in 2011. The LIP was developed within the framework provided by the Mayors Transport Strategy (MTS) and consists of an evidence base, objectives, targets and initial three year programme. The goals, objectives, and outcomes for the LIP reflect local policies and priorities and are aligned with the Council's Corporate Priorities and the Sustainable Community Strategy.
- 3.3 As a major policy document, the LIP supports all six priorities of the Sustainable Community Strategy and has particular relevance to the many economic, environmental and social improvements that rely on a modern transport system. In particular it impacts on the following Corporate Priorities:

- clean, green and liveable
- safety, security and a visible presence
- strengthening the local economy
- Active, healthy citizens

- 3.4 In preparation for the formal adoption of the draft cycling strategy this upcoming years annual LIP spending submission (2018/19) identifies several projects from the Cycling Strategy to be delivered in that year.

4 Background

- 4.1 At the Sustainable Development Select Committee on 29th June 2016, the Committee was presented with a Draft Cycling Strategy for Lewisham, by Lewisham Cyclists (a local cycling group affiliated with London Cycling Campaign (LCC)).
- 4.2 Contained within the document is some base line data relating to current cycling rates in Lewisham (Census 2011), and the report goes on to highlight the desire to increase numbers of borough residents partaking in cycling. Aims and objectives are included within the document that Lewisham Cyclists believe would help to increase participation - these include both infrastructure and publicity measures, along with strategic network maps showing current and potential routes through the borough.
- 4.3 At the Mayor and Cabinet meeting 19th October 2016 a report was presented in which Lewisham committed to developing a stand-alone **Cycling Strategy** identifying key policy's and projects to promoting cycling in the borough.
- 4.4 In early 2017 Lewisham commissioned The Project Centre (Transport consultants) to help develop the Draft cycling Strategy including gathering baseline data and holding workshops with local cycling groups and TfL to understand the hopes and desires for any strategy produced. Below is an outline of the timeline

2017

- **February** – Project Centre commissioned to write Cycling strategy
- **March to May** – Background data collection and discussion
- **June** – Sustainable Transport Select Committee Update
- **July** – Workshops with TfL and Lewisham Cyclists
- **August** – Draft Strategy produced for consultation.
- **September** – second draft completed representing comments from Members and key stakeholders consultation comments.
- **October** – Second draft offered for public consultation.
- **November** – Public consultation results analysed and reported back to SDSC.
- **December** – Report presented to Mayor and Cabinet for their consideration for formal adoption of Lewisham draft Cycling Strategy version 3.

5 Sustainable Development Select Committee Recommendations and Public Consultation

- 5.1 On 20th July 2017 the Sustainable Select Committee considered a report presenting the Draft Cycling Strategy, the committee resolved to advise Mayor and Cabinet of the following:

1. The Committee recommends that there should be a communications campaign to encourage the uptake of the Council's cycle proficiency training.

Officer Response: The Road Safety team who run the borough cycle training are continually promoting cycle training, they will look into what more can be done to promote the scheme.

2. The Committee recommends that the programme of activities in the draft strategy be reevaluated to determine how the dates for implementation could be brought forward. The Committee would particularly welcome efforts to bring forward the work on the Transport for London Road Network.

Officer Response: The Strategy and associated projects are on the whole dependant on funding streams not directly controlled by the Council and due to this timescales for delivery contained within the Strategy reflect the external programmes of the funding streams.

However, we are aware of the importance of the A21 alignment and have raised the importance within the strategy of the proposal to create a Cycle Superhighway while also to improving the public realm for pedestrian movements along the A21.

Such a scheme will require large investment (Millions) and require multi organisation involvement. Because of this, we have committed within the strategy to lobby TfL to include the alignment in their Business plan for Superhighway Delivery.

5.2 Public Consultation 26/09/17 – 22/10/17

- 5.2.1 Version 2 of the Draft Cycling Strategy went to public consultation throughout October 2017, the consultation received 53 individual responses. A link to the report results can be found in the appendix of this report. However high level figures are listed below.

- 80% of respondents were Lewisham residents.
- 86% of respondents cycle at least once a week
- 87% of respondents agreed that the strategy's aims were clear
- 75% of respondents thought the pledges in the strategy would encourage greater levels of cycling in Lewisham.
- 55% of respondents found the Strategy very easy or easy to understand with a further 35% feeling the Strategy was neither easy nor difficult to understand.

- 5.2.2 From the consultation there were several comments from respondents that I have summarised below with an officer response and an indication of changes if any we are making to Version 3 of the Draft Cycling Strategy.

- I. **More indication of potential funding streams**

Indicative funding streams to be added to table 3 page 35.

- II. **Indication to annual tracking of progress**

We will set up an annual cycling forum where updates on progress of schemes will be reported.

- III. **To what standard are scheme going to be designed to and how do you ensure full inclusion for all users?**

All schemes will be designed to London Cycling Design Standards (LCDS) and scheme will be evaluated to ensure they are accessible for all users including disabled cyclists.

IV. Include a awareness campaign for proper use of shared use areas

With the increased use of road shared facilities, we intend to organise some awareness days encouraging users to respect others and use shared use areas in the appropriate way.

V. Include Major cycle routes in inspection regimes

Strategic cycle routes need to maintained to a high standard including road surface. We intend to make highway inspectors more aware of these routes and the need to maintain surfaces to a higher standard than maybe required for general traffic.

6 Key Pledges contained with Draft Cycling Strategy

6.1 Below is a list of 31 key pledges outlined in the Lewisham Draft Cycling Strategy, the pledges have been made using information from Lewisham cyclists original Strategy document, other key policy documents, feedback from workshops and interrogating the data collected from the research carried out as part of the Draft Cycling Strategy.

Where is Cycling in Lewisham?

- Lewisham will work with businesses to promote and support cycling to work.
- We will introduce “Liveable Neighbourhoods” sections to roads near schools, offering traffic free space for people walking and cycling.
- We will offer free cycle training to year 6 pupils in all schools.
- We will continue to support schools in the STARS programme (TfL funded programme to encourage school communities to choose sustainable travel options).

Safer cycling.

- We will work with TfL to implement improvements to the streets along routes and junctions to significantly reduce the cycle casualty rate.

Reducing barriers to cycling.

- We will take into account the mental barriers when designing upgrades and new cycle routes.
- We will continue to provide free cycle training to those that live, work or study in Lewisham.
- We will work with and encourage TfL to improve the cycle route crossings of the TfL road network, with particular attention to the A21 and A2
- We will look for opportunities to improve conditions for cycling across the rail lines.
- We will support the implementation of a pedestrian and cycling bridge between Rotherhithe and Canary Wharf.
- We will support the London Borough of Greenwich in their trial of allowing cycling through the Greenwich foot tunnel.

A better cycle network.

- We will assess the existing cycle route signs and carriageway marking, reinstate any missing and add them where it would be valuable.
- We will assess and change one-way streets to allow cycling two-way for as many roads as is reasonably feasible.
- Where speed humps need replacing or are introduced we will do so with cycle friendly sinusoidal profiled humps, or other cycle friendly designs.

The Lewisham Link

- We will seek TfL's support to improve the 'Lewisham Spine' (A proposed strategic cycle route that runs along the A21 and linking it to the wider cycle network) (see page 4 of strategy)
- We will continue to implement the improvement to the Cycling Quietways, phase 2
- We will work with TfL to agree future Cycling Quietway phases, with this as our starting position.
- We will work with neighbouring local authorities to ensure that cycle routes
- Continue across borough borders ensuring a joined up cycle network.
- We will progress feasibility studies on future Cycling Quietways during the current TfL business plan period, so they are ready to implement Cycle Superhighways
- We will continue to work with TfL to deliver Cycle Superhighway 4.
- We will seek TfL's support for further Cycle Superhighways for the A2 and A21.

Education, training and promotion.

- We will continue delivering training and support schools on their initiatives to promote cycling within the STARS programme.
- We will continue the cycle loan scheme
- We will offer cycling training to people who live, work or study in Lewisham.

Cycle hire.

- We will support schemes and encourage providers of hire bikes including dockless cycle hire schemes.

Cycle Parking.

- We will assess cycle parking quantities at local and major shopping centres and other destinations in Lewisham. The number of on street spaces will be significantly increased.
- We will introduce lockable on-street cycle hangars, or similar. These will be implemented where people desire them.
- We will work with developers to ensure residential cycle parking is implemented as part of new developments.
- We will work with developers to implement covered cycle parking, cycle maintenance stands and cycle pumps.
- We will ensure the highest standard of cycle hubs are introduced as part of future redevelopments at Lewisham and Catford Train Stations.

- We will review the progress of cycling against the targets set out in this Strategy and set new targets once data from the 2021 Census and London Travel Demand Surveys are available.
- 6.2 The Council welcomes Lewisham Cyclists' draft Cycling Strategy. Cycling across London has seen rapid growth over the past decade or so, with funding for cycle related initiatives increasing yearly.

7 Financial Implications

- 7.1 Funding to develop the cycling strategy has been identified in the LIP, which was approved by Mayor & Cabinet on 28th September 2016. The LIP spending submission includes an allocation of £100,000 per annum from 2017/18 to 2019/20 to develop the cycling strategy and to deliver small scale local improvements to the cycle network. The LIP also includes an allocation of £153,000 per annum over the same three year period towards Cycle Training.
- 7.2 Financial resources will be required in the future to develop projects identified by the strategy. Where new projects and funding gaps are identified, the need for such resources will be considered as part of the strategy.
- 7.3 **2018/19/20/21 Funding.**
- 7.3.1 The Cycle Superhighways and Cycling Quietways are funded through separate TfL funding streams outside of the Boroughs LIP allocation. There are currently one cycle super highway (CS4) and 5 Quietway alignments with funding allocated to development and pending consultation delivery.
- 7.3.2 The 2018/19 Annual LIP spending submission presented to Mayor and Cabinet on 4th October 2017 identifies several spending streams and associated projects that will support the delivery of projects identified in the draft cycling strategy.
- 7.3.3 A link to the full Mayor and Cabinet report for the Annual LIP spending submission can be found in the supporting documents section below, however the main table of indicative 3 year spend is provided on the following page with schemes deemed to support the Cycling Strategy.

LIP Corridors, Neighbourhoods and Supporting Measures Programme	Proposed Funding £'000		
	2018/19	2019/20	2020/21
Scheme name		Subject to LIP3 review	
Road Safety Education, Training and Publicity	65	65	65
Cycle Training	153	153	153
Noise and air quality	100	100	100
School Travel Planning	100	100	100
Travel Awareness	44	44	44
Completion of previous years schemes	30	30	30
Bus Stop Accessibility	40		
Small traffic management works	70	30	30
Crofton Park Corridor	830	727	
Kirkdale / Dartmouth Road Neighbourhood		250	753
Burnt Ash Hill Neighbourhood		250	350
Sangley Road / Sandhurst Road	348		
Hither Green Lane (George Lane to Thornford Road)		225	350
Air Quality MAQF2 Contribution	23		
LIP3 Data Collection and Studies	10		
Local Cycling Improvements	100	100	100
Road Safety Measures	200	100	100
Local Pedestrian Improvements	160	49	48
Total	2,273	2,223	2,223

8 Legal Implications

- 8.1 The Constitution provides that the Executive respond to reports and or recommendations by t an Overview and Scrutiny Committee.
- 8.2 The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to undertake the proposals contained in the Draft Cycling Strategy.
- 8.3 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.4 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

- advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.5 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 8.2 above.
- 8.6 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 8.7 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:
<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>
<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>
- 8.8 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- [The essential guide to the public sector equality duty](#)
 - [Meeting the equality duty in policy and decision-making](#)
 - [Engagement and the equality duty: A guide for public authorities](#)
 - [Objectives and the equality duty. A guide for public authorities](#)
 - [Equality Information and the Equality Duty: A Guide for Public Authorities](#)
- 8.9 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more

detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

- 8.10 Specific actions taken by the Council to implement the approved Cycling Strategy would have to comply with all relevant legal requirements.

9 Crime and Disorder Implications

- 9.1 There are no direct crime and disorder implications arising from this response.

10 Equalities Implications

- 10.1 The Council's Comprehensive Equality Scheme for 2016-20 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.

- 10.2 An Equalities Analysis Assessment has been developed alongside the LIP to ensure that any potential adverse impacts were fully considered and, where necessary, appropriate changes made. The overall findings of the assessment were that the proposals within the LIP do not discriminate or have significant adverse impacts on any of the protected characteristics.

- 10.3 There are no direct equalities implications arising from this response, however, an assessment of differential impact on equalities would be required at such time as detailed proposals are considered.

11 Environmental Implications

- 11.1 There are no direct environmental implications arising from this response.

12. Human Rights Act Implications

- 12.1 There are no direct Human Rights Act implications arising from this response.

13. Background Papers and originator

Lewisham Local Implementation Plan 2011 to 2031	https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/Local%20Implementation%20Plan%2011-31.pdf
Mayors Transport Strategy 2017	https://www.london.gov.uk/what-we-do/transport/our-vision-transport/mayors-transport-strategy
Lewisham Cycling Strategy 2017	Included with report
Draft cycling strategy consultation results report Nov17	Included with report
Annual LIP spending Submission 2018/19	http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=4633
LIP2 Equalities Impact Assessment EAA	Included with report

For further details about the content of this report contact:

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14. Appendix

- a. **Draft Lewisham Cycling Strategy (issue 3)**
<http://councilmeetings.lewisham.gov.uk/documents/s53983/Lewisham%20Cycle%20Strategy%202017.pdf>
- b. **Draft cycling strategy high level consultation report**
<http://councilmeetings.lewisham.gov.uk/documents/s53964/Cycling%20Strategy%20Consultation.pdf>

Mayor and Cabinet	
Report Title:	Response To Referral From Sustainable Development Select Committee – Catford Town Centre Quarterly Update
Key decision:	Yes
Ward:	Rushey Green
Contributors:	Executive Director for Resources and Regeneration
Class:	Part 1
	Date: 6 th December, 2017

1. Purpose:

- 1.1 This report sets out the response to the referral made by the Sustainable Development Select Committee to the Mayor on 4th October 2017 following their consideration of the Catford Programme Quarterly Update report presented by officers at the Sustainable Development Select Committee on 13th September 2017.

2. Recommendations:

The Mayor is asked to:

- 2.1 Approve the officer response to the referral by the Sustainable Development Select Committee, and
- 2.2 Agree that this report should be forwarded to the Select Committee.

3. Background:

- 3.1 On 13th September 2017, the Sustainable Development Select Committee held a meeting at which an officer paper on The Catford Regeneration Programme Quarterly Update was considered (Appendix 1). The purpose of the paper was to provide a general update on progress of the Catford Regeneration programme
- 3.2 Having considered the report, the Select Committees resolved to advise Mayor and Cabinet of their views (attached as Appendix 2 of this report). The Select Committees' referral was considered by Mayor and Cabinet on 4th October 2017 and officers were asked to respond. The referral and subsequent response are detailed below.

4. Referral and Officer Response:

- 4.1 *Referral:* The Committee welcomes the sense of coherence and direction provided by the masterplanning process. The Committee commends the work of

the Catford regeneration programme team and reiterates its appreciation for the careful consideration that officers are giving to all elements of the programme.

Response: Officers thank the Committee for their continued support and direction with regards to the Catford programme.

- 4.2 Referral: The Committee believes that the process of masterplanning has reached a point at which all councillors would benefit from the opportunity to be involved in discussions. The Committee asks that opportunities be provided for all elected members to be involved in the next stages of development of the Catford town centre masterplan.

Response: Officers have noted and acted upon the Committee's request. Monthly drop-in sessions are now available to all Members, where officers from the Catford programme team are available to discuss any issues Members wish to raise. These sessions are held from 6:30pm, prior to the regular Labour Group meetings. Officers have also recently helped facilitate an all Member workshop on sustainability held 21st November, 7-9pm. All Members are able to make comments on the Catford online engagement platform at: <https://catfordtowncentre.commonplace.is/about>, which also contains information about upcoming public engagement events, and links to Team Catford's Twitter and Facebook pages for the latest news.

- 4.3 Referral: The Committee recommends that proposals for the future of the Councils offices and civic facilities retain a connection between civic functions, office space and the public. The Committee believes that the Council's offices should be open and accessible to the community so that there are opportunities for all residents to engage in the civic life of the borough.

Response: Officers note the Committees recommendation and will ensure that their aspirations are communicated to the successful masterplanner for Catford once appointed.

- 4.4 Referral: The Committee recommends that officers' future discussions with Transport for London and the Greater London Authority should emphasise the connection between the delivery of housing action zone targets and improvements in transport connections. The Committee is concerned about current plans to stop the extension of the Bakerloo line in Lewisham, rather than extending it to Hayes (via Catford).

Response: Officers note the views of the Committee and thus will ensure that the relevant connections are made in any future discussions with TfL in relation with the realignment of the South Circular as well as the Bakerloo Line extension programme.

- 4.5 Referral: The Committee reiterates the importance of incorporating quality cycling and walking routes on the key arterial routes into Catford.

Response: Officers note the Committee's continued commitment to improving the cycling and pedestrian environment in Catford. TfL's work to date on the re-alignment of the South Circular through Catford, has been very much focused on

improvements of this nature, in line with their Healthy Streets Agenda. The masterplanner for Catford will be informed of the importance of this element of the scheme and will be expected to work closely with TfL and our internal Highways and Transport team to deliver the best possible experience for cyclists and pedestrians.

- 4.6 *Referral:* The Committee Recommends that as part of the master planning process officers should consider the potential for the development of an education campus with further and higher education providers.

Response: Officers recognise the potential benefits that a further education campus could bring to the town centre, and will request that the masterplanner considers potential locations within the town centre for uses of this type as part of the masterplanning process.

- 4.7 *Referral:* The Committee highlights the importance of Catford's varied and unique collection of businesses. The Committee recommends that consideration be given to options for provision of affordable premises for local businesses and organisations with a social purpose. This might include changes to the business rate system which enable innovation, encourage a social purpose and support community participation.

Response: Officers note and agree the importance of Catford's businesses to the local economy and will ensure that the masterplan seeks to provide a range of options for business premises which caters for various business types including those of local businesses. Currently, officers are looking at innovative ways, within the Catford Regeneration Programme, to encourage successful local businesses, with a social purpose, to operate within the town centre, a case in point being the recent leasing of the derelict Thomas Lane Depot to a local film and theatre set-building company, who have crowdfunded to contribute towards extra provision such as a children's beach-play area, among other community initiatives.

5. Financial Implications:

- 5.1 There are no direct financial implications arising from this response.

6. Legal Implications:

- 6.1 There are no specific legal implications arising from this response, save for noting that the Council's Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

7. Crime and Disorder Implications:

- 7.1 There are no direct crime and disorder implications arising from this response.

8. Equalities Implications:

8.1 There are no direct equalities implications arising from this response.

9. Environmental Implications:

9.1 There are no environmental implications arising from this response.

Appendices:

Appendix 1: Catford Regeneration Programme Quarterly Update Report to Sustainable Development Select Committee 13th September 2017

Appendix 2: Sustainable Development Select Committee Decisions for referral to Mayor and Cabinet, from 13th September 2017

If you would like further information on this report please contact Jessie Lea, Senior Programme Manager – Catford Regeneration on ext: **49256**

Sustainable Development Select Committee			
Title	Catford Regeneration Programme - Update	Item No	5
Contributors	SGM Capital Programme Delivery		
Class	Part 1	Date	13 September 2017

1. Purpose of paper:

- 1.1. SDSC has requested regular updates on the progress of the Catford Regeneration Programme. This paper provides a general update on the delivery of the programme.

2. Recommendations:

- 2.1. The Select Committee is asked to note the contents of the reports.

3. Background:

- 3.1. The previous update to SDSC was provided on 14 June 2017. The following report seeks to update the Committee on all relevant matters in relation to progress made on the Catford Regeneration Programme since that date.
- 3.2. The report will be presented to the Committee alongside a Part 2 presentation, which will detail some of the most recent work that will be used to support the creation of a Masterplan Brief for Catford Town Centre.

4. Update:

4.1. Engagement

- 4.1.1. A full update on engagement is provided in the presentation slides at Appendix 1, which will be presented at the Committee Meeting.

4.2. Meanwhile Use:

- 4.2.1. The meanwhile use and placemaking workstream of the Catford Regeneration Programme continues to gain pace. Officers now hold a regular cross-departmental working group meeting to ensure all opportunities are captured, a properly joined-up approach is taken and the workstream continues to be driven forward effectively. As described in the Engagement section of this report (Appendix 1), there is a close overlap between the various ongoing engagement events and meanwhile use/temporary use of assets to enable this. In this regard, officers are developing a meanwhile use strategy to align opportunities and make effective use of assets to help further the regeneration effort.

- 4.2.2. Heads of Terms have been agreed with the Council's selected preferred tenant for Thomas Lane Depot; Supersets, a film and theatre set-building company. They will be moving into the Depot subject to lease agreement and planning permission. They have set up a crowdfund for the community element of their proposal, which has attracted a £25,000 pledge from the Mayor of London. Details at <https://www.spacehive.com/creative-community-space-for-catford>.
- 4.2.3. Heads of Terms are currently in negotiation with the Council's selected preferred tenant for the Brookdale Club, following a full structural survey, which has revealed a number of issues with the building that will need resolving prior to any agreement.
- 4.2.4. Officers are considering the possibility of CRPL's units at 17 and 18 Catford Broadway before putting them back on the market. This is a consequence of the earlier marketing of the site where the offers or expressions of interest received were below what CRPL expected due in part to the condition of the buildings. The intention therefore will be to make them structurally sound, and reconfigured to make the best use of the space. This will take approximately 12 months, subject to planning permission. CRPL will then market the ground floors for appropriate commercial uses that meet the Council's regeneration objectives, and the upper floors for residential use. This will provide a long-term income stream to CRPL from its property assets, whilst contributing positively to the regeneration of the town centre.
- 4.2.5. Other opportunities for meanwhile uses and/or development of CRPL assets are actively being investigated by the working group and will be reported to the Committee in due course.

4.3. Broadway Theatre

- 4.3.1. The Programme Team continue to work closely with the Community Services team to deliver the three main workstreams associated with the theatre. A brief update on each element is provided below.

4.3.1.1. *Café/bar*

Planning consent has now been granted for adaptations to allow Little Nan's to provide a more extensive food offer.

4.3.1.2. *Minor Works Programme*

Initial discussions with Planning indicate that the majority of minor works planned will be likely to require Listed Building Consent. The project team are working towards submitting a comprehensive application to cover all works, that will balance the (sometimes conflicting) needs of Listed Building legislation with DDA compliance and Health & Safety legislation.

The project team is prioritising works that have been identified as health and safety requirements. Some works related to fire safety improvements have already been undertaken over the summer period.

4.3.1.3. Heritage Lottery Fund Bid

The Conservation Management Plan, which is key to informing the HLF bid, is now underway, starting with a full measured survey of the theatre and town hall chambers taking place in September. Members of the Committee will be consulted as part of the research undertaken, and will be kept updated with the findings.

4.4. Housing Zone:

- 4.4.1 The Overarching Borough Agreement from the GLA is currently with the Council's Legal department for final review prior to sign-off. Once this has been completed, work can begin on the process to draw down funding for early initiatives around station improvements and flood resilience.

4.5. TfL - Road Realignment

- 4.5.1. On 19th July 2017 the Mayor and Cabinet approved the officer recommendation to relocate the A205 South Circular to an alignment south of Laurence House. The Council believes this decision is an essential step in delivering the regeneration of Catford and allows the town centre masterplanning process to begin. This road option is progressed by TfL through the next stage of design development - Feasibility design.
- 4.5.2. Funding for Feasibility design has been approved by the Mayor & Cabinet. This is being matched by a contribution from TfL's Pipeline fund. The programme team are also working closely with TfL to review the possible funding avenues for construction and delivery of the road project and are actively exploring a range of potential sources. Alongside proposed Council contributions, TfL are submitting an application bid to their Growth Fund. The Growth Fund bid, if successful, can provide an absolute maximum of 50% of delivery costs; a decision on this bid is expected in the Autumn. The programme team is also seeking approval from M&C to submit a bid to the new Housing Infrastructure Fund, recently opened by the Department for Communities and Local Government. The Committee will be kept informed as to the development of the funding and delivery strategy as Feasibility design progresses.
- 4.5.3. Indicative delivery timescales for the road move, from TfL, are:

<i>Feasibility:</i>	<i>to September 2018</i>
<i>Concept Design:</i>	<i>to March 2019</i>
<i>Detailed Design:</i>	<i>to February 2020</i>

Delivery:

to December 2021

4.5.4. Site Studies and The Masterplan Brief

4.5.5. The Committee is reminded that, as detailed in the previous report, the Masterplan Brief will form the instructions for the Masterplanner. It will clearly set out the central principals, requirements and parameters for the scheme within a viable and deliverable framework. The main objective of the Brief is to ensure clarity, consistency and certainty in relation to the Council's requirements for the Masterplan. The Brief will comprise input from:

- Architectural Site Studies & Urban Framework principles
- Members
- Property development advice
- Catford Regeneration Partnership Ltd
- TfL
- A205 re-alignment work
- Housing Zone/GLA
- General due diligence (e.g. legal, financial)
- Planning Policy
- Engagement feedback from CommonPlace, Urban Narrative and other sources
- Council Service Delivery Plan requirements
- LBL Office Accommodation Strategy
- Any other relevant information

4.5.6. The Committee's input into the Masterplan Brief will be welcomed by the Programme Team and they are encouraged to contact the Programme Team directly with any feedback, comments or information that they feel should be included, throughout the Brief creation process.

4.5.7. Further details of the current site studies and urban framework principles for the Masterplan Brief will be provided to the Committee in the Part 2 presentation following this report in the meeting.

4.5.8. Programme of Key Dates

Some amendment has been made to the previously supplied programme, to take into account sufficient opportunities for engagement in the development of a very robust master plan brief and subsequent procurement of a masterplanner.

An updated list of planned key dates is set out in the table below.

13-Sep-17	SDSC Catford Update
08-Nov-17	SDSC Catford Update

18-Jan-18	SDSC Catford Update: Masterplan Brief final review
07-Feb-18	M&C Report: Masterplan Brief
Feb 2018	Procurement of Masterplanner begins
22-Mar-18	SDSC Catford Update
Spring 2018	Appointment of Catford Masterplanner

Appendix 1: Catford Regeneration Engagement Update

For further information please contact Jessie Lea, Senior Programme Manager, Capital Programme Delivery on 020-8314-9256.

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Mayor and Cabinet		
Title	Comments of the Sustainable Development Select Committee on the Catford regeneration programme	
Contributor	Sustainable Development Select Committee	
Class	Part 1 (open)	4 October 2017

1. Summary

- 1.1 This report informs the Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions held on the latest report on the regeneration of Catford, considered at the Committee's meeting on 13 September 2017.

2. Recommendation

- 2.1 Mayor and Cabinet is recommended to note the Committee's comments as set out in this report and to ask the Executive Director for Resources and Regeneration to provide a response.

3. Sustainable Development Select Committee views

- 3.1 On 13 September 2017, the Sustainable Development Select Committee considered a (part one) report on the Catford programme as well as a (part two) presentation about the development of the master planning process for the town centre. The Committee resolved to share its views with Mayor and Cabinet, as follows:
- 3.2 The Committee welcomes the sense of coherence and direction provided by the delivery of the masterplanning process. The Committee commends the work of the Catford regeneration programme team and it reiterates its appreciation for the careful consideration that officers are giving to all elements of the programme.
- 3.3 The Committee believes that the process of masterplanning has reached a point at which all councillors would benefit from the opportunity to be involved in discussions. The Committee asks that opportunities be provided for all elected members to be involved in the next stages of the development of the Catford town centre masterplan.
- 3.4 The Committee recommends that proposals for the future of the Council's offices and civic facilities retain a connection between civic functions, office space and the public. The Committee believes that the Council's offices should be open and accessible to the community so that there are opportunities for all residents to engage in the civic life of the borough.

- 3.5 The Committee recommends that officers' future discussions with Transport for London and the Greater London Authority should emphasise the connection between the delivery of housing action zone targets and improvements in transport connections. The Committee is concerned about current plans to stop the extension of the Bakerloo line in Lewisham, rather than extending it to Hayes (via Catford).
- 3.6 The Committee reiterates the importance of incorporating quality cycling and walking routes on the key arterial routes into Catford.
- 3.7 The Committee recommends that as part of the master planning process officers should consider the potential for the development of an education campus with further and higher education providers.
- 3.8 The Committee highlights the importance of Catford's varied and unique collection of businesses. The Committee recommends that consideration be given to options for provision of affordable premises for local businesses and organisations with a social purpose. This might include changes to the business rate system which enable innovation, encourage social purpose and support community participation.

4. Financial implications

- 4.1 There are no financial implications arising out of this report per se; but there may be financial implications arising from carrying out the action proposed by the Committee.

5. Legal implications

- 5.1 The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

6. Further implications

- 6.1 At this stage there are no specific environmental, equalities or crime and disorder implications to consider as a result of implementing the recommendation in this report. However, there may be implications arising from the implementation of the Committee's recommendations.

Background papers

Sustainable Development Select Committee agenda 13 September 2017: [link](#)

If you have any questions about this report, please contact Timothy Andrew, Scrutiny Manager (timothy.andrew@lewisham.gov.uk)

Sustainable Development Select Committee		
Title	Section 106 Obligations and Community Infrastructure Levy (CIL) Update	
Contributor	Head of Planning	Item
Class	Part 1 (open)	14 December 2017

1. Purpose

- 1.1 This report is intended to update Members on the work being undertaken in relation to S106 obligations (S106) and the Community Infrastructure Levy (CIL).

2. Recommendations

- 2.1 The Select Committee is asked to note the content of this information report and direct any questions to officers.

3. Background

- 3.1 A report was presented to Sustainable Development Select Committee (SDSC) on S106 and CIL on the 29 November 2016. This was in response to matters raised by SDSC at its meetings on 22 October 2015, 18 April 2016 and 12 May 2016 which led to the consideration of the emerging processes for allocating CIL funds and S106. This was presented in a response to the Mayor and Cabinet (M&C) referral on 25 October 2016. The issue has also been considered before M&C on the 1 June 2016 and 7 September 2016.

- 3.2 An update on this is presented below.

4. S106 Obligations & CIL Update

- 4.1 Officers are in the process of finalising the full review of S106 and CIL processes, following the recently completed migration of its S106 and CIL functions into an integrated software system, managed and operated by the Strategic Planning Team. Working closely with Finance, officers now have access to quarterly reconciled updates, as well as 'real time' funding information for both S106 and CIL, and for project spending. This migration has included a digitalisation of all S106 agreements.

- 4.2 Officers previously updated Members on the proposal to undertake an allocation of S106 and CIL as part of the annual process for agreeing capital and S106/CIL funds for the coming year. This process has been in progress over the summer and as per the previous report to SDSC, these are being evaluated by Regeneration and Capital Delivery Board. These will then be presented for ratification by Regeneration Board and then published as part of the annual budget reported to Mayor and Cabinet in order to ensure greater

transparency and Member involvement in the allocation of S106 and CIL funds.

- 4.3 Officers have already begun work in looking at how the process of community engagement around the neighbourhood proportion of CIL would be run, and have been working with the Evelyn Ward Assembly looking at S106 & CIL allocations in the ward as an initial pilot. This work has involved creating a draft S106 project shortlist for the ward, to inform the allocation of S106 amounts in 2016/17. This was based on a roundtable workshop with the ward assembly run in June 2017 which identified local priorities. Officers are in the process of reviewing how the process functioned, and looking at ways in which it can be improved in the context of allocating the neighbourhood portion of CIL in the future. This will include looking at the resource and time implications, and ways to streamline the process and reduce delays.
- 4.4 Based on the outcomes of this pilot, Officers are in the process of drafting recommendations for the detailed process for the spending of the neighbourhood portion of CIL, aligned to the recommendations made to SDSC in November. It is anticipated that this process will be subject to a wider pilot in early 2018, and rolled out across the borough within the year.
- 4.5 As per the report presented to SDSC in November, the neighbourhood CIL spending strategy will include processes to ensure greater Member and community involvement, greater transparency in process, with greater use of the Council's webpage to publish information. In line with identified aspirations, the process is looking at incorporating participatory budgeting principles where possible.
- 4.6 Alongside this work, the Strategic Planning Team are beginning a partial review of the Local Plan, including a new spatial strategy for the borough. The timetable and scope of the work is outlined within the Local Development Scheme, which is being presented to Mayor & Cabinet on 10 January 2018.
- 4.7 Within the context of this review, an opportunity has been identified to better align the planning and funding of the infrastructure necessary to support development, and the development of the new spatial strategy. Officers are drafting recommendations in this regard that will aim to ensure that essential infrastructure is planned for and delivered alongside emerging Local Plan aspirations for good growth. This will include a more strategic use of S106 and CIL, and better infrastructure planning capacity at a neighbourhood level.

5. Financial Implications

- 5.1 There are no direct financial implications arising from this report.

6. Legal implications

- 6.1 As this is an information item there are no direct legal implications arising from this report.

7. Crime and disorder implications

7.1 There are no crime and disorder implications rising from this report.

8. Equalities implications

8.1 Lewisham's Comprehensive Equalities Scheme (CES) 2012-16 describes the Council's commitment to equality for citizens, service users and employees. The CES is underpinned by a set of high level strategic objectives which incorporate the requirements of the Equality Act 2010 and the Public Sector Equality Duty:

- tackle victimisation, harassment and discrimination
- to improve access to services
- to close the gap in outcomes for citizens
- to increase understanding and mutual respect between communities
- to increase participation and engagement

9. Environmental Implications

9.1 There are no direct environmental implications arising from this report.

10. Conclusion

10.1 The Committee is asked to note the content of this report setting out an update on work being undertaken by officers. If you have any questions about this report please contact Simon Zelestis, Programme and Infrastructure Manager simon.zelestis@lewisham.gov.uk

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Sustainable Development Select Committee		
Title	Planning Policy Update	
Contributor	Head of Planning	Item 6
Class	Part 1 (open)	11 December 2017

1. Purpose

- 1.1 This report is intended to update Members on the progress of the new Local Plan, evidence base, subsequent SPDs and other policy documents that are currently being produced or revised.

2. Recommendations

- 2.1 The Select Committee is asked to note the content of this information report and direct any questions to officers.

3. Background

- 3.1 The Local Plan is the main development plan document for LB Lewisham, setting out a vision and strategy for future development of the borough, addressing the needs and opportunities in relation to housing, the economy, community facilities and infrastructure, as well as providing detailed policies for managing development growth and change, for safeguarding the environment, meeting the challenge of climate change, securing good design in developments, and identifying specific proposals for the use of land in the borough.
- 3.2 The Local Plan also translates any corporate strategy, into a spatial vision and policy guidance for development of the Borough.
- 3.3 The Council has a statutory duty to review and keep its Local Plan up to date, and a decision to undertake a revision of the Plan was initially taken in 2015.
- 3.4 In October 2015 consultation on the initial stage of the preparation for the new Local Plan took place. The consultation invited comments from the public and other interested groups and individuals on the main issues affecting the borough and matters that should be considered in the new Local Plan.
- 3.5 The preparation of the Local Plan was put on hold for a number of reasons: political uncertainty, changes to planning legislation and the need to progress other policy work such as the Gypsy and Traveller Local Plan. Whilst the political landscape may be no more certain the Council feels it is important to restart the process of preparing a new Local Plan.

- 3.6 Since the last Local Plan was adopted there have been a number of changes to the policy context such as the publication of the Housing and Planning Act 2016, the Housing White Paper, the Neighbourhood Planning Act 2017 and the London Mayor’s Affordable Housing and Viability Supplementary Planning Guidance (SPG) 2017.
- 3.7 There is also a continual need to better reflect the role of place-making in planning policy development.

4. Planning Policy Progress update

4.1 The Local Plan

4.1.1 The Local Plan is at the initial stages of the process. A Project Scoping and Options Paper is currently being prepared which is intended to:

- Inform discussions on and understanding of:
 - The scope of the proposed new Local Plan
 - Issues and options associated with renewing the Local Plan
 - Associated resourcing, timing, risks and opportunities
 - Expected outcomes in terms of policy purpose, fit, product, and utility.
- Facilitate an organisation-wide understanding of the timing and resourcing implications associated with undertaking a Local Plan renewal
- Provide the basis for the preparation of an agreed project brief for renewal of the Local Plan.

4.1.2 It is intended to have a programme of ongoing engagement with Members as the Plan, including scoping and options is progressed.

4.1.3 In parallel with the Scoping and Options Paper; work has commenced to audit, review and prepare the evidence base required for renewal of the Local Plan.

4.1.4 Programme

Local Plan Stage	Start	Completion
Evidence Base for Local Plan Review	Spring 2017	Summer 2019
Plan Making & Consultation (Reg18)	Spring 2018	Winter 2018
Draft Local Plan & Consultation (Reg 19)	Winter 2018	Summer 2019
Submit to Secretary of State (SoS)	Summer 2019	Autumn 2019
Examination	Autumn 2019	Winter 2019
Adoption		2020

4.2 LDS

- 4.2.1 Officers are preparing an update to the 2015 Local Development Scheme (LDS) focussing on the programme for the renewal of the borough's Local Plan, and its supporting documents.
- 4.2.2 Local Planning Authorities are required to prepare a Local Development Scheme under Section 15 of the Planning and Compulsory Purchase Act 2004 (The Act).
- 4.2.3 The primary purpose of this LDS is to inform the public about local development plan documents for the Borough of Lewisham, and the timescale for their preparation. Specifically, when key stages of consultation are planned so they can get involved in influencing or commenting on emerging documents.
- 4.2.4 It is intended that the draft LDS will be presented to Mayor and Cabinet on the 10th January with the recommendation to approve the revised content and timetable of the LDS and to recommend to Full Council the formal adoption of the revised LDS and its placement on the Lewisham website.

4.3 London SHMA and SHLAA

- 4.3.1 The Mayor of London has set out the conclusions of the London Strategic Housing Market Assessment (SHMA) which has been undertaken to support the development of the draft London Plan, which has been released for public consultation. A verbal update of the draft London Plan will be provided to Members.
- 4.3.2 The headline conclusion of the SHMA is that the new annual housing delivery requirement for London as a whole is 66,000 homes per year, compared to the current annual delivery target of 29,000 homes per year. In addition the SHMA suggests that 65% of all of these new homes should be affordable homes of some form, in order to meet the existing pent-up demand, and forecast future need, for affordable housing in London.
- 4.3.3 This new target will inform the draft new London Plan, published on the 29th November 2017. It is accompanied by an assessment of the development land available in individual London Boroughs known as the Strategic London Housing Land Availability Assessment (SHLAA). Lewisham officers have taken part in this land assessment process, the output of which is the annual housing delivery target that will be assigned to Lewisham.
- 4.3.4 This target has now been confirmed as 21,170 homes over the next ten years, or 2,117 new homes per year. This will be Lewisham's contribution to the 66,000 home overall target for London and represents a 53% increase on the previous target for Lewisham.

4.3.5 The 10 year housing target is also broken down into the following components:

Large Sites	Small sites	Non Self-contained	Total 10 year capacity
12,880	8,290	0	21,170

4.3.6 Lewisham’s Local Plan, which has to be in conformity with the London Plan will need to demonstrate how Lewisham intends to achieve its annual housing delivery target of 2,117 homes every year.

4.4 Brownfield Land Register

4.4.1 The Council is required by law to prepare, maintain and publish a register of previously developed land. Part 1 of the register comprises all brownfield sites appropriate for residential development.

4.4.2 For the borough of Lewisham, this includes previously developed sites that are in the public domain and have previously been identified and/or approved for housing or mixed use development, i.e. sites with planning permission and adopted site allocations.

4.4.3 The register sets out a range of consistent and publicly accessible information about each site, including the minimum quantum of residential units to be delivered as well as the type and quantum of non-residential development. Part 1 will be updated as and when required, or at least on an annual basis, each December.

4.4.4 Part 2 of the register is discretionary and may include sites that have been granted Permission in Principle by the Council. None are currently proposed.

4.4.5 Officers have prepared a draft register that will be presented to Mayor and Cabinet at its meeting on the 6th December. The Mayor will be recommended to note Part 1 of Lewisham’s Brownfield Land Register and requested to approve the register’s contents and it’s publication by placing it on the Council’s website.

4.4.6 Programme

Stage	Start	Completion
Officers preparing register and M&C report	September 2017	December 2017
Mayor & Cabinet Meeting		6 th December 2017
Publish register		31 st December 2017

4.5 Lewisham Town Centre Tall Building Study

- 4.5.1 Lewisham town centre is already earmarked as a location considered appropriate for new tall buildings. Policy criteria under relevant London Plan, Core Strategy and Lewisham Town Centre Local Plan is already in place and this guidance is underpinned by recently updated national guidance and advice prepared by Historic England.
- 4.5.2 However, in view of ever increasing development pressure within the town centre, it was deemed necessary to provide a more localised evidence base for determining the appropriate scale and location of tall buildings within Lewisham town centre.
- 4.5.3 Officers commissioned Allies and Morrison, Urban Practitioners to undertake this study. The work was discussed at an early stage with the Strategic Planning Committee as part of a briefing which helped to inform the scope and approach to the evidence base document.
- 4.5.4 The study provides a methodology for assessing the suitability of tall buildings on a site using a localised assessment criteria and a methodology for defining an appropriate scale responsive to the prevailing heights within an area. It also seeks to provide guidance about what is considered as a tall building in different areas of the town centre.
- 4.5.5 This study is envisaged to assist with current issues around the number of applications looking to be of an increasing scale and to be part of the evidence base for the new Local Plan. It is hoped to be an approach that could inform, in due course, borough wide tall building guidance. It would be the intention that this borough wide guidance would reiterate the Council's position on tall buildings generally, set out those considerations and sensitivities that have to be considered and provide guidance on the design of tall buildings. The guidance would build on adopted planning policy and best practice guidance.

4.6 Pubs

- 4.6.1 At its meeting on the 29th November 2016 the Sustainable Development Select Committee made a recommendation to Mayor and Cabinet that officers review the effectiveness of the Council's policy on the protection of pubs. At its meeting on the 11th January 2017 Mayor and Cabinet approved the recommendation for officers to undertake an evidence base review and consideration of any proposed policy changes as a result.
- 4.6.2 Officers have undertaken this work attached in Appendix 1. This is an addendum to the 2012 Report "Pubs in Lewisham: An evidence base study (April 2012)". This report provides an update of public house gains and losses through approved planning applications, updates on pub openings and closures in the borough, successful nominations of Assets of Community Value (ACVs), and a review of the current planning policy, DM Policy 20.

4.6.3 The Select Committee is asked to review the contents of this report, and is asked to direct questions and provide a response to officers at the committee on 11th December 2017.

4.7 Gypsies and Traveller Sites(s) Local Plan

4.7.1 Further to the SDSC update September 2017, officers are continuing to prepare a single-use Local Plan with the aim of allocating a site or sites to meet the local accommodation needs of Gypsy and Traveller communities within the borough.

4.7.2 At its meeting on 15th November 2017 Mayor and Cabinet approved the recommendations put forward by officers to:

a. Note the contents of the Consultation Statement, including the main issues raised and officer response to them and the findings of the Integrated Impact Assessment.

b. Instruct officers to further investigate the following matters in relation to the potential Pool Court site and report back to Mayor and Cabinet: (i) the potential phased delivery of a traveller site, (ii) the incorporation of current public highway land in to a site and (ii) re-location assistance that could be offered to the existing scaffolding business.

c. Inform those that commented on the Potential Sites Consultation Report of these decisions.

4.7.3 This was subject to call in by the Overview and Scrutiny Business Panel on 28th November 2017, where it was recommended that the proposals be costed and that this forms part of the considerations. Officers will prepare the additional work associated with this and report to the Mayor and Cabinet in February 2018.

4.8 Residential Extensions and Alterations SPD

4.8.1 Further to the SDSC update September 2017, the draft Extensions and Alterations SPD will be presented to Mayor and Cabinet on the 10th January with the recommendation to approve its content and subject to confirmation that it is not intended to direct any changes, recommend to Full Council that the draft Extensions and Alterations SPD go out to formal public consultation.

4.8.2 Programme

SPD Stage	Start	Completion
Mayor and Cabinet		10 th January 2018
Public Consultation	February 2018	March 2018
Amendments to document	March 2018	April 2018
Adoption		May 2018

4.9 Direction of Travel Document

4.9.1 Further to the SDSC update September 2017, officers have prepared a draft report which is attached (Appendix 2).

4.9.2 The document does not introduce any new policies and instead repeats existing policies but explains how these should be read in light of the proposed Bakerloo Line Extension. It is envisaged that this would be published on the Council's website in due course.

4.10 Statement of Community Involvement (SCI)

4.10.1 Further to the SDSC update September 2017; officers have prepared a draft proposal for the SCI. It is intended that this clarifies and proposes changes to how the Planning Service engages with the community and updates the SCI to take account of changes to legislation and new types of application that are not currently considered

4.10.2 The draft proposal is planned to be presented to Mayor and Cabinet on the 10th January 2018.

4.10.3 Draft Programme

SCI Stage	Start	Completion
Engagement with Members	December 2017	January 2018
Public Consultation	May 2018	June 2018
Amendments to document	June 2018	August 2018
Re Consultation	September 2018	October 2018
Adoption		November 2018

5. Financial Implications

5.1 There are no direct financial implications arising from this report.

6. Legal implications

6.1 As this is an information item there are no direct legal implications arising from this report.

7. Crime and disorder implications

7.1 There are no crime and disorder implications rising from this report.

8. Equalities implications

8.1 Lewisham's Comprehensive Equalities Scheme (CES) 2012-16 describes the Council's commitment to equality for citizens, service users and employees. The CES is underpinned by a set of high level strategic objectives which incorporate the requirements of the Equality Act 2010 and the Public Sector Equality Duty:

- tackle victimisation, harassment and discrimination
- to improve access to services
- to close the gap in outcomes for citizens
- to increase understanding and mutual respect between communities
- to increase participation and engagement

9. Environmental Implications

9.1 There are no direct environmental implications arising from this report.

10. Conclusion

10.1 The Committee is asked to note the content of this report setting out an update on work being undertaken by officers. If you have any questions about this report please contact David Syme, Strategic Planning Manager david.syme@lewisham.gov.uk



Lewisham

Pubs in Lewisham 2017: Policy Review

Addendum to the 2012 study

December 2017

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Appendices

Appendix 1 – List of All Open Pubs in Lewisham

Appendix 2 – List of All Closed Pubs in Lewisham

Appendix 3 – Identified Open to Closed from 2012 Report

Appendix 4 – Identified Newly Open Premises After 2012

Appendix 5 – Additional Closed Pubs Pre-2012 not picked up in 2012 Report

Appendix 6 – Conversion of A4 to A3

Appendix 7 – Open and Closed Pubs in Lewisham (Map)

Appendix 8 – Walking Distance Buffers to Pubs in Lewisham (400m & 800m) (Map)

Appendix 9 – A4 Gains in Lewisham since 2001

Appendix 10 – A4 Losses in Lewisham since 2001

1. Introduction

Background and purpose of this Review

- 1.1. Lewisham Borough Council recognise public houses (pubs) are considered to be important assets to the local communities, and have been part of the borough's history, serving district, and local centres. The borough's pubs have typically followed national, and regional trends, and in the last ten to twelve years, pubs have come under major threat for a number of reasons, causing a high level of closures.
- 1.2. In response to the pattern of heavy losses, Lewisham Council prepared a 2012 Evidence Base Report to review, the issues facing pubs, identify the reasons for decline, the relevant planning policy framework, the baseline data for pubs in the borough, and to prepare a draft local plan policy that will help protect viable pubs in the future.
- 1.3. Annually, since the 2012 Report, at the request of Council committees, there have been updates on pub closures, planning permissions, and appeals relating to pubs. At the end of 2016, it was requested for the pubs policy effectiveness to be reviewed, and recommendations for a policy update to be developed.
- 1.4. This policy review will provide an update to the 2012 Report, giving a 2017 snapshot of the pubs sector, refreshing relevant data and information, reviewing the current planning framework, and make a policy recommendation ahead of the new Local Plan, due to be prepared over the next 18 months.
- 1.5. This report is split into 7 other sections, each of these provide updated information on the 2012 Report, and additional annual updates. A summary of the sections is as follows:

Section 2 - Importance of Pubs: Highlights the roles of pubs in today's society.

Section 3 - Planning Policy Review Update: An overview of the current planning policy framework associated with pub protections. This chapter will incorporate any changes since 2012.

Section 4 - Literature Review: A review of the recent literature published on pubs since 2012.

Section 5 - National Market Trends: Provides a current overview of the national market trends of pubs, and highlights the issues facing pubs, and the opportunities to encourage revenue growth.

Section 6 - Local Market Assessment: Establishing an audit of pubs in Lewisham, identifying opening and closures, the locations of pubs, and the number of pubs per population.

Section 7 - Review of Planning Policy Decisions and Effectiveness: Highlighting recent planning permissions and planning decisions, analysing officer feedback on the implementation of DM Policy 20, and an analysis of the current policy.

Section 8 - Summary and Policy Recommendation: Given the outcomes of this report, the final chapter will summarise the findings of the report and make a policy recommendation.

2. Importance of Pubs

- 2.1 Expanding on the content in the 2012 Report, this chapter will highlight the importance of the role pubs have in the borough of Lewisham, and the contribution individual pubs can make to the local districts, and communities. This gives the overarching reasoning, and justification, to continually monitor, and review, the planning policy position to protect pubs.
- 2.2 Pubs are predominantly viewed as just a drinking establishment, where people go to relax, in a place that has a unique and historic appearance associated with its location. However there are further contributions a pub makes to a local community, and its customers. The key elements to this role are highlighted below.

The Environment and Platform for Social Interaction

- 2.3 There is a long history of the pub being the social centre of communities, which improves social relationships, providing the environment to bring together people of all different ages and backgrounds that may not associate themselves in wider public locations, and peer groups.
- 2.4 In current times, the pub provides two streams of social networking for all visitors, a place to socially interact with family, neighbours, the local community, and different groups of society. It can encourage conversation about interests, and the latest news, outside of the family home. The pub can also provide the opportunity to meet new people, and have a conversation with strangers, in today's pattern of working life, often people are too busy to interact.
- 2.5 Historically, and up to the present day, pubs also provide the casual environment to do business. Allowing multiple parties to build a rapport, and develop important discussions, in a more relaxed and personal environment (IPPR, 2012).¹

¹ Institute for Public Policy Research {IPPR}, (2012), Pubs and places: The Social Value of Community Pubs.

Creating Stronger Community Cohesion

- 2.6 An individual pub can be at the heart of a local community, providing a local meeting place for groups and clubs, a venue for entertainment, and a focus for social gatherings. Having these facilities, means groups and clubs in the local area can develop and grow (Mayor of London, 2017)².
- 2.7 Pubs also provide a point of contact for information on local events, local groups or businesses, and activities within the locality. This creates a hub of knowledge for the local community and a more informal place to go than a Council information centre, or searching for information online.
- 2.8 Pubs also have a long tradition of charity, it is estimated the average pub raises around £3,000 a year for charitable causes (IPPR Report, 2012)³.

Multiple Economic Benefits

- 2.9 In employment terms, pubs generate more revenue and jobs than some other sectors such as shops and supermarkets, per litre of beer sold. Pubs also generate more money in taxes as they have a higher level of duty charge on alcohol, than through supermarkets. The total level of tax raised from pubs is twice the amount raised from off-trade sellers, per unit of alcohol (BBPA, 2008)⁴.
- 2.10 The evening and night time economy, can make a major contribution to the vitality and viability of town centres, of which pubs play a considerable part. It generates jobs and improves incomes from leisure and tourism activities. In the UK, the evening and night-time economy accounts for between 10 and 16 per cent of a town centre's employment (Mayor of London, 2017)⁵.

Distinct Cultural and Architectural Value to a Local Area

- 2.11 Public Houses are found in a variety of architectural styles and characteristics which have developed over time and are often located in buildings of historic interest. Some will be Statutory Listed Buildings whilst others are on the Council's Local List. The appearance, character, and location, of Public Houses helps to define a place, and many High Streets, providing a landmark for people to meet, in central locations.
- 2.12 The traditional community pub has developed from the bottom up, as opposed to being designed by people with no connection to the local area beyond a commercial interest in the local drinks market. Due to the individual and organic

² Mayor of London, (2017), Culture & The Night Time Economy Supplementary Planning Guidance

³ Institute for Public Policy Research {IPPR}, (2012), Pubs and places: The Social Value of Community Pubs.

⁴ British Beer and Pub Association [BBPA] (2008) A Wake Up for Westminster: Economic trends in the beer and pub sector

⁵ Mayor of London, (2017), Culture & The Night Time Economy Supplementary Planning Guidance

nature of each Public House, the establishments can play a big role in making cultural activities in an area successful.

3. Planning Policy Review Update

- 3.1 This section provides a review of the national, regional, and local planning framework changes for the protection of pubs in Lewisham since 2012. This includes national legislation, legal protections, and planning policy.
- 3.2 The purpose of the review is to identify the context of pub protection, to understand the level of protection, the methods in which pubs can be protected, and the current role of the planning system.

Legislative framework

Use Class Order & General Permitted Development Order

- 3.3 The Town and Country Planning (Use Classes) Order 1987 (as amended) places uses of land and buildings into various categories called Use Classes. A public house is classified as an A4 use.
- 3.4 In May 2017, the General Permitted Development Order was amended to alter the permitted development rights that allowed demolition and the change of use of pubs (A4 Use Class) to any other A use class, this was removed under the Neighbourhood Planning Act 2017. There is an exception that allows an A3 use (restaurant) to work concurrently with a pub as a “drinking establishment with expanded food provision” within a new ‘AA’ Use Class.
- 3.5 As a result, all planning applications including a change of use of a pub to any other use requires a submission of a full planning application, and will be assessed against planning policy and other material planning considerations. This totally removes the loss of any public house under permitted development rights.

Table 1: Use Class Order and Permitted Development rights relating to A4 & AA drinking establishments (May 2017).

Use Class	Use / Description of development	Permitted Change
A4: Drinking establishments	Public house, wine bars or other drinking establishments (but not night clubs) – a premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises	AA
AA: Drinking Establishment with Expanded Food Provision		A4

Article 4 Directions

3.6 The national legislation change of permitted development rights for the A4 use class has now superseded the practical use of an Article 4 direction for the protection of pubs, as permitted development rights no longer exist associated with a change of use.

Demolition of Buildings

3.7 The Neighbourhood Planning Act 2017 enforced the requirement for all pubs proposed to be demolished, to require a full planning application. Previously, any factory, office, school, hospital or other commercial building required approval. This also applies to pubs.

Listed Buildings and Locally Listed Buildings

3.8 Statutory Listed Buildings are listed by English Heritage for their special historical or architectural interest that require special protection. Once a building has been listed, planning permission is necessary for demolition, change of use or alterations. The number of pubs in Lewisham that are listed is shown in Table 2 below.

Table 2: Statutory Listed buildings that contain pubs (2017)

Name of pub	Address	Grade
The Five Bells	155 New Cross Road, SE14 6TJ	Grade II
The Fellowship Inn	Randlesdown Road, SE6 3HB	Grade II
The Royal Albert	460 New Cross Road, SE14 6 TJ	Grade II
The White Hart	184 New Cross Road, SE14 5AA (Was not on Historic England’s list)	Grade II
Capitol Cinema – JD Whetherspoon (formerly Jasmine Bingo Hall)	11-15 London Road, Forest Hill, SE23 (Was not on Historic England’s list)	Grade II

3.9 There has been no change to the criteria of locally listed buildings since the 2012 Report. Local listing status is a material consideration in the development management control process and the Council has planning policies to ensure an appropriate assessment is made when a planning application is lodged for a locally listed building. An updated log of locally listed buildings is shown in Table 3 below.

Table 3: Locally Listed buildings in Lewisham that contain pubs (2017)

Name of pub	Address	Conservation Area
Baring Hall Hotel	368 Baring Road, Se12 0DU	Not in a Conservation Area
The Brockley Jack	408-410 Brockley Road, SE4 2DH	Not in a Conservation Area
Bricklayers Arms	189 Dartmouth Road, Se26 4QY	Not in a Conservation Area
Dartmouth Arms	7 Dartmouth Road, Se23 3HN	Forest Hill Conservation Area
The White Swan	217 Deptford High Street, SE8 3NT	Deptford High Street Conservation Area
Dacre Arms	11 Kingswood Place, SE13 5BU	Not in a Conservation Area
Fox and Hounds	150 Kirkdale, SE26 4BB	Not in a Conservation Area
Shekans (formerly Duke of Albany)	1 Kitto Road, SE14 5TW	Telegraph Hill Conservation Area
The Ladywell Tavern	80 Ladywell Road, SE13 7HS	Ladywell Conservation Area
The Old Tigers Head	351 Lee High Road, Lee Green, SE12 8RU	Not in a Conservation Area
The Joiners Arms	66 Lewisham High Street	Not in a Conservation Area
The Fat Walrus (formerly the Haberdashers)	44 Lewisham Way	Not in a Conservation Area
The Princess of Wales	1a Montpelier Row, SE3 ORL	Blackheath Conservation Area
The Perry Hill	70-80 Perry Hill, SE6 4EY	Not in a Conservation Area
The Fellowship	Randleston Road, SE6 3HB	Not in a Conservation Area (Also Listed)
The Black Horse and Harrow	167 Rushey Green, SE6 4BD	Not in a Conservation Area
Railway Telegraph	112 Stanstead Road	Not in a Conservation Area
The Dolphin	121 Sydenham Road SE26 5HB	Not in a Conservation area
The Golden Lion	116 Sydenham Road SE26 5JX	Not in a Conservation Area
The Crown	47-49 Tranquil Vale SE3 0BS	Not in a Conservation Area
The Lord North Brook	116 Burnt Ash Road SE12 8PU	Lee Manor Conservation Area
The Brockley Barge	184 Brockley Road, SE4 2RR	Brockley Conservation Area
The Catford Tavern	Station Approach SE6 4RE	Not in a Conservation Area

Assets of Community Value (ACVs)

- 3.10 ACVs are a mechanism introduced by the Localism Act 2011, and highlighted as a protection mechanism for pubs in the 2012 Report. The ACV status gives community interest groups the right to put together a bid to buy the pub, and ensures its contribution to the community in determining any planning application.

The current list of pubs that have been successfully nominated as an ACV are shown in Table 4 below.

Table 4: Registered Assets of Community Value - Pubs (2017)

Name of pub	Address	Date asset registered
Baring Hall Hotel	368 Baring Road, Grove Park, London, SE12 0DU	14/01/2013
The Honor Oak Pub	74a London Road, SE23 3PA	13/11/2013
The Windmill Pub	125-131 Kirkdale	20/12/2013
The Golden Lion Pub	116 Sydenham Road, London SE26 5JX	12/08/2015
The Blythe Hill Tavern	319 Stanstead Road, London SE23 1JB	04/12/2015
The Talbot Pub	2- 4 Tyrwitt Road Brockley London SE4 1DQ	04/12/2015
The Ladywell Tavern Public House	80 Ladywell Road, Ladywell SE13 7HS	04/12/2015
The Dacre Arms Public House	11 Kingswood Place London SE13 5BJ	04/12/2015
The Greyhound Public House	309- 315 Kirkdale System London SE26 4QB	24/02/2016
The Catford Constitutional Club	Catford Broadway, London, SE6 4SP	08/09/2016

Relevant Planning Framework

National Planning Policy Framework (NPPF) (2012)

3.11 The NPPF sets out the government planning policies for England and how they are expected to be applied. The planning policies contained in the NPPF, concerning pubs, remain unaltered since the publication of the 2012 Report, an update is expected in 2018. The relevant sections associated with pubs are as follows:

- Section 8 seeks to promote healthy communities.
- Section 11 seeks to protect businesses from restrictions and noises from nearby new development
- Section 12 seeks to conserve and enhance the historic environment.

Regional - London Plan 2011 (FALP) (2016)

3.12 There have been further alterations to the London Plan up to March 2016. Alterations have not been made to the relevant policy for pubs, Policy 3.16, 'protection and enhancement of social infrastructure'. This regional policy continues the resistance of social infrastructure losses, in areas of defined need, and an assessment of redundant social infrastructure for other types of social infrastructure, before any alternative developments are considered.

Draft Culture and the Night Time Economy SPG (2017)

- 3.13 The Draft Culture and the Night Time Economy SPG provides additional guidance on implementing London Plan policies that have a bearing on London's culture and the night time economy. It has a chapter dedicated to the overview and guidance protection of pubs, and gives case study examples. It also develops the 'agent of change' principle, which in a development scenario, where a residential development is to be built near a live music venue, for example, would have to pay for soundproofing. While a live music venue opening in a residential area would be responsible for the costs. Therefore, the person or business responsible for the change is responsible for managing the impact of the change.
- 3.14 The 'agent of change' principle is an important emergence of regional policy that protects the operation of pubs. The principal is included in the NPPF within Section 11 – Conserving and enhancing the natural environment. It advises planning policies and decisions should recognise that existing businesses should not have unreasonable restrictions put on them because of changes in nearby land uses. This is echoed by the London Plan Policy 7.15, and the management of noise, mitigating or minimising restrictions on venues such as pubs.

Local – Core Strategy (2011)

- 3.15 The Core Strategy is the Council's principal planning document, and forms part of the borough's Local Plan, this has not been updated since the 2012 Report. The three key objectives highlighted in 2012 are still relevant. These are:
- Strategic Objective 4 - Economic activity and local businesses
 - Strategic Objective 10 - Protecting and enhancing Lewisham's character
 - Strategic Objective 11 - Community well-being

Local – Development Management Local Plan (2014)

- 3.16 The relevant policy for pubs is set out in the Development Management Development Plan Document (DPD) the Council's planning document for managing development in the London Borough of Lewisham. The 2012 Report, provided the baseline information, and analysis, which formulated Policy DM Policy 20 – Public Houses.
- 3.17 The aim of this policy is to prevent the loss of public houses or pubs unless robust evidence is provided to justify the loss and the proposed change of use has been adequately assessed as suitable.

DM Policy 20

Public houses

1. *The Council will only permit the change of use or redevelopment of a public house (A4) after an assessment of the following:*
 - a. *a viability report that demonstrates to the Council's satisfaction that the public house is no longer economically viable, including the length of time the public house has been vacant, evidenced by the applicant of active and appropriate marketing for a constant period of at least 36 months at the existing use value*
 - b. *the role the public house plays in the provision of space for community groups to meet and whether the loss of such space would contribute to a shortfall in local provision, including evidence that the premises have been offered to use or to hire at a reasonable charge to community or voluntary organisations over a 12 month period and there is no longer a demand for such use*
 - c. *the design, character and heritage value of the public house and the significance of the contribution that it makes to the streetscape and local distinctiveness, and where appropriate historic environment, and the impact the proposal will have on its significance*
 - d. *the ability and appropriateness of the building and site to accommodate an alternative use or uses without the need for demolition or alterations that may detract from the character and appearance of the building.*

2. *Where the evidence demonstrates to the Council's satisfaction that a public house is not economically viable, but where the building is assessed as making a significant contribution to the local townscape and streetscape, or is assessed as making a positive contribution to the historic environment, the Council will require the building to be retained, and for the ground floor to remain in use for a range of non-residential uses, including D1, as appropriate.*

3. *The proposed change of use of a public house for residential use will only be acceptable where:*
 - a. *the proposal has been assessed against parts 1c and 1d of this policy and the impact of the proposal on these features and*
 - b. *where the Council is satisfied that residential use is acceptable, the accommodation to be provided is to be of the highest quality and meet the requirements outlined in DM Policy 32 (Housing design, layout and space standards).*

3.18 The Viability Report within the policy is required for the Council to make a sound assessment when a change of use is proposed. This includes such evidence as audited accounts, evidence of reasonable efforts to preserve the pub, and evidence it's not economically viable.

3.19 The Marketing Report required in the policy is required for the Council to show a lack of demand for the pub. This consists of 36 months marketing, thorough

marketing exercise using all media forms, and details of approaches and offers with full reason why they were not accepted.

- 3.20 Local consultation for the use of the public house by a community and voluntary organisations will need to take place. The applicant will be required to carry out an assessment of the needs for community facilities to show that the existing or former public house is no longer needed and that alternative provision is available in the area.
- 3.21 The townscape, streetscape, and heritage significance, of the public house is assessed, where relevant. This will mean submitting a report prepared by a suitably qualified professional, and where the heritage significance needs to be assessed, the submission of a heritage statement.

Working Towards Lewisham's New Integrated Local Plan

- 3.22 The Council is currently reviewing the existing evidence base, and scoping the programme of a Local Plan Review and Update, with the intention of restarting in 2018, with the next consultation projected to be the Autumn of 2018. The Plan will set out the borough's visions and objectives in Lewisham for the next 15 to 20 years.
- 3.23 The Main Issues document prepared in October 2015, sets out a proposed high-level spatial strategy, and identifies the main issues the new local plan will address. The Main Issues consultation process back in 2015, collated written representations, and questionnaire responses, from the community of Lewisham. A number of comments highlighted the importance of a continued policy that protects public houses in a new Local Plan, these included:

'Pubs are a community facility which need to be taken account in the plan.' – Blackheath Society

'Support retention of pubs.' – Brockley Society

"Pubs should be maintained in shopping parades' – Questionnaire Response

Key Implications to the Planning Framework since 2012

- 3.24 The changes to the planning framework that have been highlighted in this chapter, do create a number of significant shifts in the protection of pubs, positively. The three important shifts in the framework are as follows:
1. The formulation and adoption of DM Policy 20 in 2014, being informed by the original 2012 Evidence Base Report. This ensures a requirement for all planning applications associated with a change of use of a pub, outside of permitted development, to meet policy criteria.

2. The removal of permitted development rights for a change of use from pubs (A4) to any other use class in May 2017, meaning any change of use involving a pub cannot change to another A use class under permitted development. This is a positive step in restricting the loss of pubs through the need for planning permission. As a result of the change, the importance of DM Policy 20 becomes more critical, as this is the only avenue in which any development involving a change of use can lawfully be permitted.
3. The introduction of the ‘Agent of Change’ principal in the Draft Culture and the Night Time Economy SPG by the Mayor of London highlights the importance of protecting venues such as pubs from operating fully, ensuring any new development adjacent, or above, does not restrict its offering as a business.

4. Literature Review

- 4.1 This literature review, audits, and describes, the associated papers that have been published relating to public house guidance, statistics, and protection. This review will determine if much literature has been prepared since 2012, changing the guidance, and findings associated with pubs, informing the review.

Table 5: Literature Review of published documentation

Document	Overview
Keeping Local: How to Save London’s Pubs (2013) <i>GLA Conservatives</i>	This report seeks to explore the reasons for the rate of pub closures in the capital, why this is a trend that should be resisted and what can be done to stem the flow of closures.
Closing Time: Who’s killing the British Pub? (2014), <i>Institute of Economic Affairs</i>	This paper discusses the reasons behind the decline of public houses, including supermarket pricing, taxing, smoking ban, and the recession.
Toolkit for Authorities Plan Creation (April 2015), <i>CAMRA</i>	The tool kit is designed to provide Local Authorities with evidence to demonstrate that pub protection policies are practicable and compliant with relevant guidance. Several Local Authorities have led the way on formulating a public house protection policy and have had pro pub protection policies found sound by Planning Inspectors. This tool kit is designed so that Local Planning Authorities can easily reference an example of a sound policy.
The Local Impact of the UK Beer AND Pub Sector (November 2016), <i>Oxford Economics</i>	This study estimates the impact of the beer and pub sector using the latest available published data at the time of writing—supplemented with 2015/2016 brewery and pub activity data provided by the industry.

Table 6: Data and Statistics on Pubs

Document	Overview
London Development Database (GLA)	<p>The LDD contains details of all planning permissions meeting criteria agreed with the London boroughs. This includes all permitted A4 use development in Greater London, and Lewisham.</p> <p>This database is updated monthly.</p>
South East - Campaign for Real Ale (CAMRA)	<p>London sub-regional branches of CAMRA have an annual audit of opened and closed pubs in their areas of London.</p> <p>The March 2017 audit was the main source of for this report.</p>

Table 7: Examples of other Borough's Prepared Evidence Base and Pubs Policy Formulation

Document	Overview
Cambridge Public House Study (2012), GVA <i>Humberts Leisure</i>	<p>This study includes an audit of public houses in Cambridge, to advise the council on the national and local market, and to prepare interim planning policy guidance. This report provides an overview of the audit and appraisal of the Cambridge pub market together with a review of planning policy as background evidence for the interim planning policy guidance.</p> <p>This was prepared by an external consultant.</p>
Public House in Bromley: Evidence Base (2014), <i>Bromley Borough Council</i>	<p>The evidence base for the Borough of Bromley, which is 2 years more recent, is an identical approach and structure to the Lewisham 2012 Study. It has one additional chapter, 'The Value of Pubs', which provides a good context of the role the pub has in today's society.</p>
Last Orders? Preserving Public Houses SPD (2014), <i>Barking and Dagenham Borough Council</i>	<p>The SPD explains the Council's overall guidance on the retention of public houses (pubs) in the borough. It seeks to protect pubs not just for their value as community assets but also for the contribution these buildings often make to the character of the borough. The SPD will be used to help determine planning applications relating to the loss of a pub whether open or closed. The document is a response to community concerns regarding the declining number of pubs in the borough.</p>
Pubs in Tower Hamlets – An Evidence Base Study	<p>Much concern has been raised about the loss of pubs within Tower Hamlets and the paper sets out how the Council might provide additional support to pubs through strengthened planning policy. The Study compares different locations in the South-East to understand the role planning system has in the protection of pubs.</p>

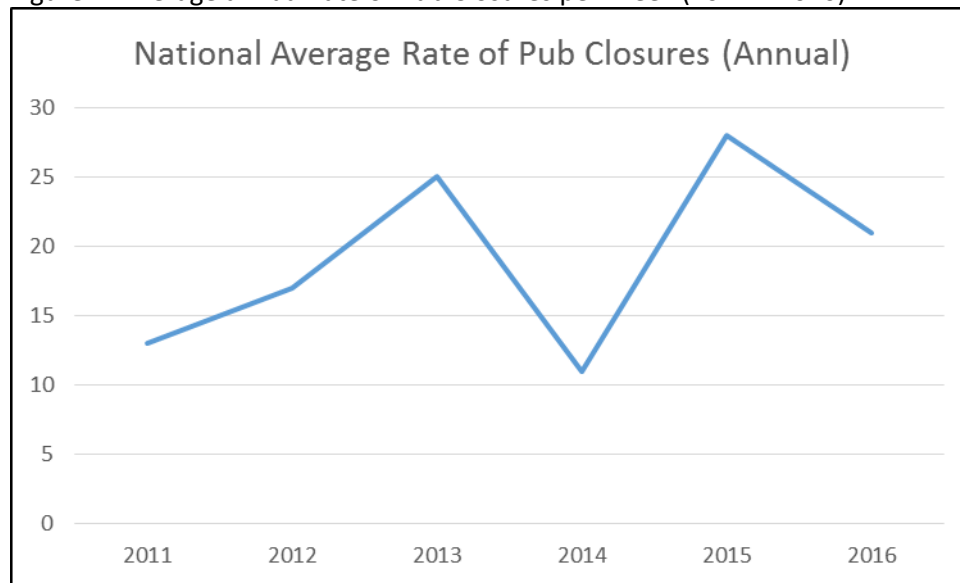
- 4.2 In summary, the literature and data that has continued to be published is identifying issues resulting in the closure of pubs that were highlighted in the 2012 Report. Organisations such as CAMRA, and the British Beer and Pub Association (BBPA), have published documentation to help guide local authorities to prepare a pub protection policy as part of their Local Plan process, similar to the structure of the 2012 Report. Therefore, the literature has not altered the approach or perspective of the protection for pubs.

- 4.3 What can be foreseen, is new guidance or literature that will evaluate the impact of the permitted development changes, and the publication of the Mayor of London’s SPG, on local level pub protection.

5. Current National Issues & Opportunities

- 4.4 The BBPA estimate the number of pubs in Britain has declined by 9,400 in the twelve years from 2004 to 2016. In 2004, nationally there were 59,000, there were roughly 55,000 in 2009, and 49,600 in 2016, a fall of 16% (BBPA, 2016)⁶. Based on the most recent published working age population estimates, this equates to a national average of around one pub for every 1,324 people in England.
- 4.5 The 2012 Study reported that pub closures had remained at a high level with 16 pubs closing down every week in the second half of 2011. The British Beer and Pub Association publish data on an annual basis, identifying the average rate of pub closures per week, Figure 1 below highlights the average closure from 2011 through to 2016.

Figure 1: Average annual rate of Pub Closures per Week (2011 – 2016)



- 4.6 The average rate of closures since 2011 does not provide a consistent pattern. Recent figures from 2015, to 2016, show the rate of closures could be starting to slow, but this is yet to be proven consistently. Comparing 2011 to 2016, shows an overall upward trend of 8 additional pub closures per year, from 13 to 21.
- 4.7 The rate of pub closures, nationally, is still impacting hugely on the pub trade, an example of a few key issues that are causing this to continue, are described below. Recent opportunities that can reverse this trend are also highlighted.

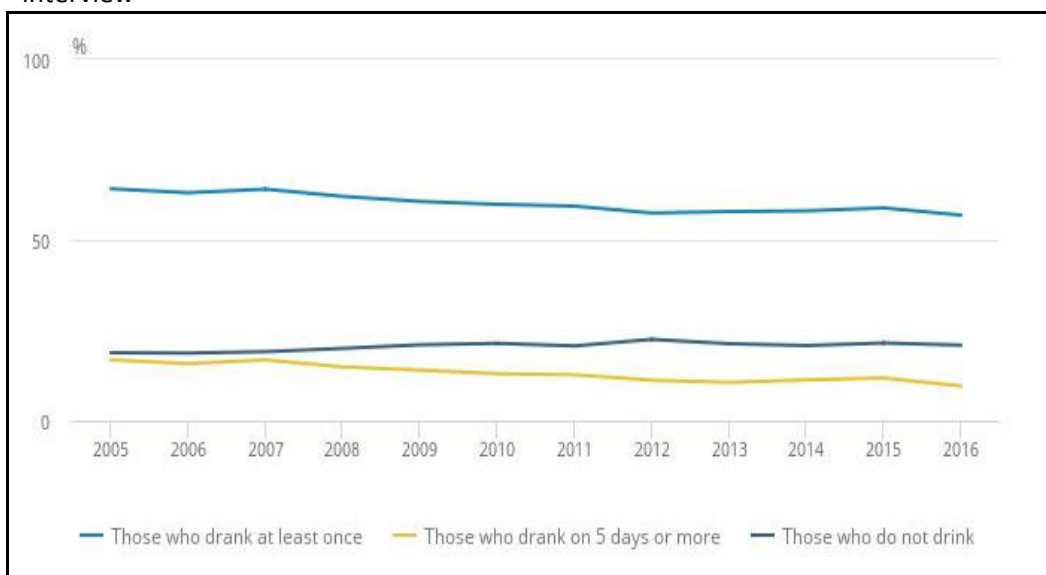
⁶ British Beer and Pub Association [BBPA], (2016). BBPA Statistical Handbook 2016

National Issues

General Decline in Alcohol Sales

4.8 Due to various contributing factors, such as healthier lifestyles and wider choice of leisure activities, the consumption of alcohol is now 19% lower than in 2004 (BBPA, 2015)⁷. Adults that do not drink at all, is at 21%, with young adults being the driver behind this, with 40% becoming tee total from 2005 to 2013. Figure 2 shows the trend over the last decade in people drinking 5 times and once a week reducing, and a slight increase in people who do not drink. This will impact pub takings, as less alcohol consumption means less customers.

Figure 2: The proportion (%) of respondents who drank alcohol in the week prior to interview



Sales of Growth in Off-License Premises

4.9 The growth in alcohol sales from off-licensed premises, particularly supermarkets, is another key factor in the decline of the British pub. The BBPA estimated in 2012 that supermarkets account for 70% of all alcohol sales, with only 30% bought in on-licensed premises⁸.

4.10 Much of this is due to the ability of supermarkets to absorb taxation costs and sell alcohol at a lower retail price (due to economies of scale), which has widened the gap between off-trade and on-trade consumption. Since 1987, the BBPA state that there has been a 187% increase in the price of beer in pubs compared to just a 52% increase in the price of beer sold through supermarkets and other off-licences.

⁷ British Beer and Pub Association [BBPA], (2015). BBPA Statistical Handbook 2015

⁸ British Beer and Pub Association [BBPA], (2012). Budget Submission 2012: A Growth Strategy for Pubs

Rising VAT and Beer Duty

- 4.11 The pub trade has fallen victim to easy attacks by the government to seek extra tax revenue, this manifested prominently in 2009, when beer duty was increased by 9.1% in March 2008, and further increased by 8% in December 2008, during a temporary cut to VAT. A 'beer duty escalator' was also introduced in 2008, a mechanism that increased beer duty by 2 per cent above inflation each year. Between 2008 and 2012, beer duty increased by 42%.
- 4.12 In 2013, the 'beer duty escalator' was abandoned, and beer duty was decreased by 2%. The Government then proceeded to cut beer duty by a penny per pint in the next two Budgets, before freezing duty in Budget 2016. This resulted in more investment and confidence into the brewery and pub sector.
- 4.13 Currently, pubs are still heavily taxed in England, compared to our European neighbours. The average beer drinker spends 3 to 12 times more in beer duty than those in Europe. In addition, the pub sector pays business rates that are five times more on average than other sectors, proportion of turnover. (BBPB, 2017)⁹.

National Opportunities

Increase in Dining-Out Market

- 4.14 Due to the challenging trading conditions facing the industry and the falling 'wet revenues', pubs are increasingly relying on food sales to try and drive business and improve profitability. More people within the UK are choosing to dine-out more regularly, and pubs, are a large part of this market. Significant revenue from gastro-pubs, and the increase in family friendly pubs, are increasing the pubs share in the casual dining market.

Rise of microbreweries and Real Ale Pubs

- 3.1 One of the more positive trends within the industry has been the considerable rise in the number of microbreweries across the UK in recent decades. At the start of the 20th Century, it is estimated that there were more than 1,300 breweries spread across the country. However, by 1970 this had fallen to just 141 located in a small number of key towns and cities, as the large brewing companies benefited from technological advances and economies of scale, thereby forcing smaller, less competitive breweries out of the industry.
- 3.2 This situation prompted the formation of the Campaign for Real Ale (CAMRA) in 1971, with the aim of improving consumer choice through promoting competition and diversity within the industry. This subsequently led to growing demand for quality and regional diversity. It is estimated that by 2004 the number of breweries

⁹ British Beer and Pub Association [BBPA], (2017), From a bleak future to confidence and stability - The story of beer duty: 2008 to 2016

had risen to around 480 – fuelled largely by the growth in small-scale microbreweries in response to the changing consumer demand.

- 3.3 In more recent years, tax breaks were introduced and acted as a further incentive for small-scale production. This combined with the growing popularity of regional brews, has further stimulated the trend which continues to go from strength to strength with a record number of microbreweries across the UK. It is estimated that there are now around 1,994 breweries in the UK at the end of 2016 (UHY Hacker Young, 2017)¹⁰.
- 3.4 The growth of pubs supporting the ‘Real Ale’ or ‘Craft Beer’ market, is increasing continuously year on year, having a 15% share of the UK beer market in 2016. This increase, and buck in trend of general closures, is helping some pubs survive. Cask beer drinkers are twice as likely to visit the pub as non-cask drinkers and spend more when they are there. Crucially, unlike drinkers of beers, lagers and spirits, they cannot buy cask beer from a supermarket.

Beer Ties Cut

- 3.5 The Pubs Code came into effect in July 2017, giving pub tenants more rights and greater protection when dealing with large pub companies that own tied pubs. Tied tenants of pubs had been obliged to buy beer and other drinks from their landlords, often at a large mark-up, in exchange for reduced rent payments.
- 3.6 Under the new rules introduced, all business owning 500 or more tied pubs in England and Wales will have to adhere to the new code, which will give around 12,000 tenants new rights such as increased transparency about the tied deals available, a fair rent assessment and the right to move to a free-of-tie tenancy in certain circumstances. Tenants will also be able to request a rent assessment every five years, or whenever there is a significant change in the price they are charged for drinks, or in their trading conditions (The Drinks Business, 2016)¹¹.
- 3.7 This Code should create a fairer deal for pub tenants. In the first year of its existence, the Code has come under scrutiny, specifically the adjudicator process for a Market Rent Only tie, and publicans have accused the pub owning companies have been unclear on possible rent agreements. Therefore, the Pubs Code may evolve in the future to ensure the agreements between pub owners and publicans, are further robust and fair.

¹⁰ UHY Hacker Young, (2017), Number of breweries in the UK breaks through the 2,000 barrier for the first time since the 1930s [online], <http://www.uhy-uk.com/news-events/news/number-of-breweries-in-the-uk-breaks-through-the-2000-barrier-for-the-first-time-since-the-1930s/>

¹¹ The Drinks Business, (2016), Victory for pub tenants as beer ties cut [online], <https://www.thedrinksbusiness.com/2016/07/victory-for-pub-tenants-as-beer-tie-cut/>

6. Local Market Assessment

Audit of Existing Public House Provision

- 4.1 A comprehensive desk based audit has been undertaken from sources such as the London Development Database, CAMRA, and other online search tools, on all pubs that have existed in the borough since 2001. The audit, goes one stage further, by identifying which pubs are still operating, and pubs which have ceased trading. The results of the audit can then be compared to 2012 data, providing an insight into the pubs market in Lewisham over the past five years.
- 4.2 Overall, 203 pubs or A4 uses (as defined in the introduction) have been found in the borough as a result of the audit, of which 102 are still trading (see Appendix 1) for the list, and 100 are now closed (see Appendix 2). This means just over 50% of known pub uses from the early 2000s are still open.
- 4.3 14 of the pubs identified as open in the 2012 Report are now closed (see Appendix 3), 12 of these pubs have related planning history, which explains the reason for the closures. The different types of planning statuses for the 14 pubs are identified in Table 8 below.

Table 8: Planning History of Pub Closures since 2012

Planning Status	Number of Pubs
<i>Approved Permissions – Change of Use</i>	7
Permitted Development – Change of Use	2
No Planning History	2
Live Application	1
Temporary Permission Expired	1
Loss without consent	1

- 4.4 The audit identified 25 pubs as being newly open since the 2012 Report (see Appendix 4). The reason these pubs have been captured as open in 2017 vary from pub to pub, and are identified in Table 9 below.

Table 9: Reasons for capture of Open Pubs since 2012

Reason for being identified as 'Open'	Number of Pubs
<i>Not captured in 2012 Report but it was existing and open</i>	10
Newly opened pubs / A4 use since 2012	7
Reopened pub that was recorded closed in 2012	5
2012 Report – Listed Pubs not captured in overall 'open' list	3

- 4.5 There have been 39 pubs identified going from open to closed, since the 2012 Report (see Appendix 5). There are varying reasons why pubs have been identified as closing, which are shown in Table 10 below.

Table 10: Reasons for capture of Closed pubs since 2012

Reason for being identified as 'Closed'	Number of Pubs
Has 'closed' since 2012 – permanently / new use	25
Has 'closed' since 2012 – currently vacant	7
2012 Report - Not captured in the overall 'closed' list	7

- 4.6 To give a rounded overview of pub losses in the borough, it is important to identify pubs that have been changed to an A3 (restaurant) use. This use provides some similar benefits to that of a pub, such as social interaction, and economic benefits, including local employment. It has been found that 17 of the 101 closed pubs have been converted to an A3 restaurant / bar type use. This change also reflects the change in lifestyles, and the increasing popularity of dining out. The 17 properties changed to A3 uses are listed in Appendix 6.

Location of Pubs

- 4.7 The locations of the 203, open and closed pubs in the borough, is shown in Appendix 7, which shows a map of the borough, and the specific location of all pubs identified. All known pubs (opened or closed) are mainly clustered around the district and local centres of the borough, and the corridor of major roads. Many of the pubs that are, or were, located in the very north of the borough (north of the New Cross Road (A2)) have closed. In other areas of the borough, there have been a mix of closures, in key centres, and in residential areas.
- 4.8 It is important to understand the total catchment of pubs in the borough, by assessing accessibility from residential areas in Lewisham. People do not necessarily go to their nearest pub, this can be the same for general public services, however, the catchment is a good measure to see if people are within easy accessibility of a local pub. This accessibility will be based on 400m to 800m walking distances, which equate to 5 - 10 minute walks. Appendix 8 shows the catchment buffers of these distances, and buffers of selected pubs in other boroughs, that overlap with areas in the borough.
- 4.9 The map in Appendix 8 clearly shows the majority of the borough is within 800m / 10 minute walking distance of a pub. The northern area of the borough that has seen many closures over the years, is an area that still has good access to a cluster of A4 uses around Rotherhithe and Southwark Park. There is an area north of Downham that is not within 800m of any A4 use, and there are a small pockets along the southern boundary that are also not within a 10 minute walking distance from a pub.

Pubs by Population Catchment

- 4.10 A key indicator that can be compared at national, regional, and local level, is population per pub. This provides a high level average that can indicate a potential oversupply or shortfall of pubs in a location such as Lewisham, in comparison with other locations. In Table 11 below, the comparison shows that a pub in Lewisham supports double the amount of population than the national average, and higher than the London average, based on 2016 population estimates.

Table 11: Comparison Population per Pub

Level of Population	Number of Pubs	Total Population	Population Per Pub
UK	49,563	65,648,054	1,325
London	3,895	8,787,892	2,256
Lewisham	102	301,900	2,960

7. Review of Planning Policy Decisions and Policy Effectiveness

- 5.1 It is important to analyse planning decisions concerned with the loss of or redevelopment of public houses, to understand the key considerations and justifications for a decision. In this section, we look at a selection of recent planning decisions relating to pubs in Lewisham and recent national and local appeal decisions. Recorded case officer comments on the implementation of DM Policy 20 are reviewed, and a breakdown analysis, to understand if the policy is still relevant.

Planning Decisions related to Local Pub Gains and Losses

- 5.2 The Council monitors all planning permissions granted by the use class as part of the London Development Database. Pubs fall into the A4 Use Class 'Drinking Establishments'. The two tables, in Appendix 9 and 10, show the recent A4 gains and losses since 2001, this table gives a clear indication of the net losses that have occurred in the last 15 years.
- 5.3 There are 11 approved gains since 2001, and 41 approved losses, the gains ranged from 80m² to 375m, whereas the losses range from 77m² to 2,175m². This trend in permissions can be intrinsically linked to the trend in pub losses, and reduction in A4 floorspace use, that have happened over the last 15 years. The 36 of the 41 approved losses included conversion to residential units.
- 5.4 The introduction and impact of DM Policy 20 in late 2014, and the recent changes to permitted development rights, cannot be fully evaluated in terms of long-term trends. The list in Appendix 10, shows there were a number of pub losses in 2015, however the number of losses have reduced in recent years compared to 2007 to

2011 losses. This could be an early indication A4 losses in Lewisham will become less frequent in the years ahead, especially with the tighter planning requirements.

National Appeal Decisions

- 5.5 In Table 12, a number of appeals are described from different parts of England, these were decided based upon the four main elements of DM Policy 20, viability, marketing, community facility, and heritage value. This will inform an evaluation on whether the policy is structured and written effectively.

Table 12: National Appeal Decisions Related to Key Elements of DM20 (September 2017)

Appeal	Decision Justification
Viability	
Dukes Head, Coddensham, Suffolk, 3143123 (2016) <i>Decision: Dismissed</i>	Pub unwelcoming and run-down, with no food, and garden unused. Effective, and enthusiastic operator, could make business successful and viable.
White House, Hitcham, Ipswich, 3001531 (2015) <i>Decision: Allowed</i>	Evidence produced to show business making a loss for some time despite best effort of owners.
Marketing	
White Horse, London, SE7, 3005023 (2015) <i>Decision: Dismissed</i>	The required two years of marketing had not taken place.
Chequers Inn, Challock, Kent, 2159597 (2011) <i>Decision: Allowed</i>	Marketed for over a year with specialist agent. Only one offer, well below the guide price, no reason to doubt that asking price is unreasonable.
Community Facility	
Chesham Arms, London, E9, 2209018 (2014) <i>Decision: Dismissed</i>	The registration of the pub as an ACV was a 'material consideration of significant weight in this appeal'.
Red House, Lemington Spa, 2200963 <i>Decision: Allowed</i>	Wide choice of alternative pubs nearby, sufficient to meet the needs of the local community.
Heritage Value	
Cross Keys, Kensington & Chelsea, 2172342 (2012) <i>Decision: Dismissed</i>	Proposed change of use would have a harmful effect on the value and significance of the building as a heritage asset and on the appearance and character of the Conservation Area.
Crown, London, SE17, 2143911 (2011) <i>Decision: Allowed</i>	Status as heritage asset limited – only on emerging Local List (and could have been demolished under PD rights anyway).

Local Appeal Decisions

- 5.6 In addition to understanding national determinations at appeal, there are a number of local appeals that have involved a decision relating to a loss of an A4 use, since DM Policy 20 has been adopted by the Council.

Table 13: Local Appeal Decisions Relating to Public House Change of Use (September 2017)

Appeal	Details
66 Honor Oak Park, 092715 (2016) Change of Use – A1 to A4 <i>Decision: Dismissed</i>	Proposal: The change of use of the ground floor unit at 66 Honor Oak Park SE23 from retail (Use Class A1) to bar (Use Class A4) including an outdoor beer garden, together with the installation of a new shop front. Decision - Justification: Conflicts with DM Policy 17 of the Lewisham DM Local Plan which permits restaurants, cafés and drinking establishments provided that the proposal does not detrimentally affect the vitality of the shopping area.
The Sydney Arms, 083998 (2015) Change of Use – A1 to C3 <i>Decision: Allowed</i>	Proposal: The change of use of the public house (Use Class A4), 122 Lewisham Road SE13, together with the alteration and conversion of the ground floor and basement to provide three 1 bedroom flats and one self-contained studio flats and alterations to the elevations. Decision - Justification: The proposal would not lead to loss of a valued facility or reduce the ability of the community to meet its day to day needs. The applicant provided robust marketing, and there is restriction to its operation based on adjacent residential uses.
The Talma, 087819 (2016) Alteration and Refurbishment – Adjacent Residential Units <i>Decision: Allowed</i>	Proposal: The alteration and refurbishment of The Talma Public House, 109 Wells Park Road SE26, together with the construction of a 3-storey rear extension and an additional storey at roof level to provide 2, one bedroom and 1, two bedroom self-contained flats, and 1, two bedroom self-contained maisonette. Decision - Justification: As the public house use would be retained as part of the proposal and therefore the opportunity for social gathering, there would be no conflict with DM Policy 20, which seeks to restrict the change of use or redevelopment of the same.
117 Courthill Road, 096288 (2016) Alteration and Refurbishment – Adjacent Residential Units <i>Decision: Dismissed</i>	Proposal: Construction of rear and side extensions at basement, ground and first floor levels, with alteration of the existing public house and creation of 4 self-contained residential units comprising of 1, one bedroom and 3, two bedroom self-contained flats. Decision - Justification: the proposal would undermine the future availability of the public house, which is a community asset and, in spite of some benefits, would adversely affect the character and appearance of the building.
Lord Palmerston, 81 Childers Street, 097914 (2017) Partial demolition, alteration, and Refurbishment – Adjacent Residential Units <i>Decision: Dismissed</i>	Proposal: Partial demolition of Lord Palmerston Public House, and the construction of two additional storeys and five storey rear extension to provide 12 one bedroom self-contained flats, together with the retention of existing public house and fascia, and formation of communal roof terrace. Decision - Justification: the housing and potential community benefits of the proposal do not outweigh its harm to the non-designated heritage asset, the character and appearance of the area and the living conditions of future occupiers.

Officer Review and Comments of the Public House Policy

- 5.7 The Lewisham Local Planning Authority maintains a comments register for case officers to provide feedback when they have an issue with implementing a Core Strategy or Development Local Plan Policy that has been adopted. The register contains 2 relevant comments, these are highlighted and reviewed below.

Comments

- Conversion to resi at upper floors. What is the extent of the 'public house' in the text of the policy. Does it include upper floors? Gardens? Car parks? Where upper floors have been used as residential associated with the pub are these ancillary uses? Are they part of the pub? Concern about future complaints from new residents about the pub below and potential future closure.
- There are a number of applications that have been submitted for a change of use of the upper floors from ancillary A4 to C3, residential units. Although the policy requires a marketing statement and marketing report to show that the pubs is no longer viable, the policy should include reference to ensuring that the loss of ancillary accommodation does not harm the long term viability of the pub use, I.E through noise, loss of ancillary accommodation for staff etc.

Analysis

The officer comments are highlighting the lack of clarity in defining what is included as a pub and its ancillary uses, the comments also identify the threat of future development on operations of public houses. An issue raised also relates to the gradual restriction of public house operations from new adjacent development. The two comments specifically identify the threat from residential uses, and this seems like a common theme in recent applications, permissions, and appeals. This coincides with the reason why the Mayor of London has developed the 'agent of change' principle introduced in the Mayor of London's Draft SPG, and should be considered as an additional criteria within a new drafted policy.

Review of Policy Wording and Structure

- 5.8 To understand whether the current policy is adequately providing protection to the pubs in Lewisham, and to evaluate whether any amendments to the policy need to be made, an analysis will be undertaken to decide if each element of the policy is effective, and relevant.

Policy Criteria 1 - The Council will only permit the change of use or redevelopment of a public house (A4) after an assessment of the following:

- a. *a viability report that demonstrates to the Council's satisfaction that the public house is no longer economically viable, including the length of time the public house has been vacant, evidenced by the applicant of active and appropriate marketing for a constant period of at least 36 months at the existing use value.*

- 5.9 In recent published literature, and in appeals highlighted in this chapter, the requirement to demonstrate a public house is unviable, and to undertake appropriate marketing is critical in determining whether a public house can be lost to another use. Therefore the continuation of this requirement is still justified.

b. the role the public house plays in the provision of space for community groups to meet and whether the loss of such space would contribute to a shortfall in local provision, including evidence that the premises have been offered to use or to hire at a reasonable charge to community or voluntary organisations over a 12 month period and there is no longer a demand for such use.

- 5.10 The 2012 Report, supporting literature, and this addendum provides multiple roles in which the pub supports the local community, particularly as a venue for various local groups in the borough. Defined as a community facility, in policy terms it is reasonable to expect a public house to be offered to community organisations, at market rate, to ensure a community use cannot be continued. This element of the policy still has full relevance.

c. the design, character and heritage value of the public house and the significance of the contribution that it makes to the streetscape and local distinctiveness, and where appropriate historic environment, and the impact the proposal will have on its significance.

- 5.11 The protection of the design, character, and heritage value, from any physical change associated with a pub, as part of a development proposal, is critical when determining any development proposal. Due to the important role pubs have in the streetscape of major, district, and local centres, this criteria remains critically relevant.

d. the ability and appropriateness of the building and site to accommodate an alternative use or uses without the need for demolition or alterations that may detract from the character and appearance of the building.

- 5.12 The final element of criteria 1 ensures pubs are not demolished or altered unless the buildings configuration is inappropriate for any future use. This is important to enforce a layer of protection to keep the physical structure and appearance of pubs, especially if there is no functional reason why the physical structure of a pub should be demolished as part of a change of use application.

Policy Criteria 2

2. Where the evidence demonstrates to the Council's satisfaction that a public house is not economically viable, but where the building is assessed as making a significant contribution to the local townscape and streetscape, or is assessed as making a positive contribution to the historic environment, the Council will require the building to be retained, and for the ground floor to remain in use for a range of non-residential

uses, including D1, as appropriate.

- 5.13 This criteria states that if the public house is making a contribution to the local townscape and streetscape, or is contributing to the historic environment, any change of use should retain the ground floor for a non-residential use. This is useful criteria in protecting the pub as a community facility, or an important use within a town centre or high-street. Restricting the loss of an A4 use to residential developments.

Policy Criteria 3 - The proposed change of use of a public house for residential use will only be acceptable where:

- a. the proposal has been assessed against parts 1c and 1d of this policy and the impact of the proposal on these features.*
- b. where the Council is satisfied that residential use is acceptable, the accommodation to be provided is to be of the highest quality and meet the requirements outlined in DM Policy 32 (Housing design, layout and space standards).*

- 5.14 If a proposed residential development is acceptable under criteria 1 and 2, it is important that criteria 3 reemphasises the importance of the design, character and heritage value of pubs in a proposal, and it is acceptable in housing design terms. This criteria still provides an additional layer of design protection if a change of use is acceptable.
- 5.15 This review of the policy wording for each of the criteria has clearly concluded the policy is still relevant, and protective of pubs.

8. Summary and Policy Recommendation

Summary

- 6.1 The latest information and data in this update, on the current pubs market, nationally, and in Lewisham, shows since 2012 pubs have continued to close, and new development has resulted in a further net loss of pub floor space since 2012. So the loss of pubs is still a key issue. However, the trends shown in this report, does show a recent change in Lewisham, and there have been minimal losses of full premises of A4 uses through permissions since 2012, when compared to the period of 2007 to 2011, as shown in Appendix 10.
- 6.2 The continued increase in successful nominations for pubs to be designated as Assets of Community Value (ACV) in Lewisham, and the amendments to Permitted Development Rights in May 2017 described in this report have strengthened the planning position to avoid any losses of viable pubs. This is critical, as all proposed development resulting in an A4 use now require a full planning application to be submitted to the Council, and if the pub is designated as an ACV, its value as a community facility will be a material consideration in determining any application.

- 6.3 There will be an element of pub closures and changes of A4 use moving forward. As this report has highlighted there are other impacting factors influencing the performance and eventual closures of pubs, nationally, and in the borough of Lewisham. The change in healthier lifestyles, and a reduction in alcohol consumption being core reasons. The review of DM Policy 20 shows that it is still relevant, and serving a purpose in protecting viable pubs in the borough. It is important that this policy remains in place to ensure any permissions given have met robust criteria to ensure it is unviable, and not serving as a valuable community asset.
- 6.4 This report identified the Draft Culture and Night Time Economy SPG as an important planning document moving forward in the context of protecting pubs. The new ‘agent of change’ principle described in the Mayor of London’s SPG protects pub operations from proposed adjacent development that conflicts with the operating noise of pubs. The principle states the potential conflict is required to be resolved by the developer of the new proposed use. This is a new policy position that should be reinforced at a local level.

Policy Consideration

- 6.5 As already concluded, DM Policy 20 is still robust and relevant. During the upcoming Local Plan preparation process, officers should therefore look to retain the development management policy. At a local level the ‘Agent of Change’ principle should be incorporated into the policy, as part of an amendment during the Local Plan review process. This will establish local policy criteria that does not permit new development restricting the operation, and general viability, of a nearby pub. The suggested criteria is shown below.

Public house – Additional Policy Criteria

Operational Restriction

The Council will not accept any proposal, within the ancillary use of a public house, or above and adjacent to a public house, that will restrict its full operation as a public house, jeopardising its function as a business. The responsibility is on the new development to mitigate any potential conflict with the public house that restricts its operation, such as noise.

Monitoring

- 6.6 It is recommended officers should keep the key data outputs of this report refreshed on an annual basis. This will ensure more informed planning decisions, and a robust dataset over the Local Plan Review process. The key datasets are as follows:
- Open & Closed Pubs
 - Successful ACV Applications

- Pubs designated as Listed (inc. Locally Listed)
- Planning Applications / Permissions (Gains & Losses)
- Spatial location of Pubs

Pubs in Lewisham 2017: Policy Review

Appendices

Appendix 1 – List of All Open Pubs in Lewisham

Number	Pub_Name	Address	Postcode	CAMRA Ref	ACV	Listed
1	O'Neils	52 Tranquil Vale	SE3 0BH	SEL/10847	No	No
2	Crown	49 Tranquil Vale	SE3 0BS	SEL/10848	No	Listed
3	Hare & Billet	1a Elliot Cottages	SE3 0QJ	SEL/10849	No	Listed
4	Princess Of Wales	1a Montpelier Row	SE3 0RL	SEL/10850	No	Listed
5	Zero Degrees	29-31 Montpelier Vale	SE3 0TJ	SEL/10851	No	No
6	The Railway	16 Blackheath Village	SE3 9LE	SEL/10855	No	No
7	Talbot	2-4 Trywhitt Road	SE4 1QG	SEL/10857	No	No
8	London Beer Dispensary	389 Brockley Road	SE4 1YS	SEL/13491	No	No
9	Jam Circus	330-332 Brockley Road	SE4 2BT	SEL/10860	No	No
10	Brockley Jack	408 - 410 Brockley Road	SE4 2DH	SEL/10861	No	No
11	Brockley Barge	184 Brockley Road	SE4 2RR	SEL/10862	No	Listed
12	The Little Crown	495 New Cross Road	SE4 6QT	SEL/10673	No	No
13	Biz Bar	226 - 228 Brownhill Road	SE6 1AT	No Ref	No	No
14	Fellowship Inn	Randlesdown Road	SE6 3BT	SEL/10886	No	Grade II
15	London & Rye	109 Rushey Green	SE6 4AF	SEL/10887	No	No
16	Black Horse & Harrow	167 Rushey Green	SE6 4BD	SEL/10888	No	Listed
17	The Perry Hill (formerly The Two Brewers)	78-80 Perry Hill Catford	SE6 4EX	SEL/10889	No	Listed
18	Black Cat	9 Winslade Way	SE6 4JU	SEL/10890	No	No
19	Catford Bridge Tavern	Station Approach, Catford Bridge	SE6 4RE	SEL/10891	No	Listed
20	Dog & Bell	116 Prince Street	SE8 3JD	SEL/10902	No	No
21	White Swan P.H	217 Deptford High Street	SE8 3NT	SEL/10903	No	Listed
22	Brookmill	65 Cranbrook Road	SE8 4EJ	SEL/10904	No	No
23	Royal Standard	86 Tanners Hill	SE8 4PN	SEL/10450	No	No
24	Royal George	85 Tanners Hill	SE8 4QD	SEL/10905	No	No
25	Bird's Nest	32 Deptford Church Street	SE8 4RZ	SEL/10906	No	Listed
26	Black Horse	195 Evelyn Street	SE8 5RE	SEL/10910	No	Listed

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27	The Duke Of Edinburgh	394 Lee High Road	SE12 8RW	SEL/10640	No	No
28	The Crown	117 Burnt Ash Hill	SE12 0AJ	SEL/10636	No	Listed
29	The Summerfield Tavern	60 Baring Road	SE12 0PS	SEL/10637	No	No
30	Signal	7 Devonshire Road	SE23 3HE	SEL/10813	No	No
31	Edmund Halley	25-27 Lee Gate Centre	SE12 8RG	SEL/10641	No	No
32	Old Tigers Head	351 Lee High Road	SE12 8RU	SEL/10639	No	Listed
33	Dacre Arms	11 Kingswood Place	SE13 5BU	SEL/10643	No	Listed
34	Holly Tree P.H	32 Dermody Road	SE13 5HB	SEL/10644	No	No
35	Joiners Arms	66 Lewisham High Street	SE13 5JH	SEL/10645	No	Listed
36	White Horse Road	1 Lee High Road	SE13 5LD	SEL/10646	No	No
37	Station	14 Staplehurst Road	SE13 5NB	SEL/10647	No	No
38	Rambles	207 Lee High Road	SE13 5PQ	SEL/10649	No	No
39	Watch House	198-204 Lewisham High Street	SE13 6JP	SEL/10652	No	No
40	Fox & Firkin	316 Lewisham High Street	SE13 6JZ	SEL/10653	No	No
41	The Jolly Farmers	354 Lewisham High Street	SE13 6LE	SEL/10655	No	No
42	Ladywell Tavern	80 Ladywell Road	SE13 7HS	SEL/10658	Yes	Listed
43	Anchor Inn	165 Lewisham Road	SE13 7PY	SEL/10659	No	No
44	The Montague Arms	289 Queens Road	SE14 2JG	SEL/10430	No	No
45	White Hart Hotel	184 New Cross Road	SE14 5AA	SEL/10661	No	Grade II
46	Five Bells	155 New Cross Road	SE14 5DJ	SEL/10662	No	Grade II
47	Telegraph at The Earl Of Derby	87 Dennetts Road	SE14 5LW	SEL/10663	No	No
48	Skehans Free House	1 Kitto Road	SE14 5TW	SEL/10664	No	Listed
49	Rose Pub & Kitchen	272 New Cross Road	SE14 5UL	SEL/10665	No	No
50	Marquis Granby	322 New Cross Road	SE14 6AE	SEL/10667	No	No
51	New Cross Inn	323 New Cross Road	SE14 6AS	SEL/10668	No	No
52	The New Cross House	316 New Cross Road	SE14 6AT	SEL/10666	No	No
53	The Venue	2a Clifton Rise	SE14 6JP	No Ref	No	No
54	Fat Walrus	44 Lewisham Way	SE14 6NP	SEL/10669	No	Listed
55	Flower Of Kent	135 Lewisham Way	SE14 6QP	SEL/10670	No	No

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56	Star & Garter	490 New Cross Road	SE14 6TJ	SEL/10672	No	No
57	Royal Albert	460 New Cross Road	SE14 6TJ	SEL/10671	No	Grade II
58	Amersham Arms	388 New Cross Road	SE14 6TY	SEL/10674	No	No
59	Railway Telegraph	112 Stanstead Road	SE23 1BS	SEL/10806	No	No
60	General Napier	73 Bovill Road	SE23 1EX	SEL/10807	No	No
61	Blythe Hill Tavern	319 Stanstead Road	SE23 1JB	SEL/10808	Yes	No
62	Honor Oak	1 St Germans Road	SE23 1RH	SEL/10810	Yes	No
63	All in One	53 Perry Vale	SE23 2NE	SEL/10811	No	No
64	Prince of Wales	52 Perry Rise	SE23 2QL	SEL/10812	No	No
65	Sylvan Post (new pub)	24-28 Darmouth Road, Forest Hill	SE23 3XZ	SEL/10818	No	No
66	Fox's	150 Kirkdale	SE26 4BB	SEL/10825	No	Listed
67	Pavilion	325 Kirkdale Road	SE26 4QB	SEL/10829	No	No
68	Bricklayer Arms	189 Dartmouth Road	SE26 4QY	SEL/10828	No	Listed
69	Railway Tavern	410 Southend Lane	SE26 5BH	SEL/10829	No	No
70	The Dolphin	121 Sydenham Road	SE26 5HB	SEL/10830	No	Listed
71	The Alfred	178 Sydenham Road	SE26 5RP	SEL/10832	No	No
72	The Bell	59 Bell Green	SE26 5SJ	SEL/10833	No	No
73	The Golden Lion	116 Sydenham Road	SE26 5ZX	SEL/10831	No	Listed
74	Downham Tavern	Downham Way	BR1 5HS	SEL/10451	No	No
75	Baring Hall Hotel	368 Baring Road	SE12 0DU	SEL/10425	Yes	Listed
76	Lord Northbrook	116 Burnt Ash Road	SE12 8PU	SEL/10638	No	Listed
77	Rising Sun	120 Loampit Vale	SE13 7SN	SEL/10660	No	No
78	Railway Telegraph	112 Stanstead Road	SE23 1BS	SEL/10806	No	No
79	Chandos	56 Brockley Rise	SE23 1LN	SEL/10809	No	No
80	The Dartmouth Arms	7 Dartmouth Road		SEL/10814	No	Yes
81	Bird In Hand	35 Dartmouth Road	SE23 3HN	SEL/10816	No	No
82	The Hill	45-47 Dartmouth riad		SEL/10815	No	No
83	Capitol	11-21 London Road	SE23 3TW	SEL/10817	No	No
84	The Orchard	5 Harefield Road	SE4 1LW	SEL/10856	No	No

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85	The Talbot	2-4 Tyrwhitt Road	SE4 1QG	SEL/10857	Yes	No
86	The Wickham Arms	69 Upper Brockley Road	SE4 1TF	SEL/10858	No	No
87	Catford Constitutional Club	Catford Broadway	SE6 4SP	SE6 4SP	No	No
88	Job Centre	120 Deptford High Street	SE8 4NS	SEL/13497	No	No
89	Brockley Brewery	31 Harcourt Road	SE4 2AJ	SEL/13505	No	No
90	Aces Bar	88 Verdant Lane	SE6 1LF	SEL/13520L	No	No
91	Buster Mantis	3-4 Resolution Way	SE8 4NT	SEL/13534	No	No
92	Out of the Brew	306 New Cross Road	SE14 6AF	SEL/13537	No	No
93	Honor Oak & Brockley Club	39-43 Eddystone Road	SE4 2DQ	SEL/13551	No	No
94	Deptford Conservative Club	46 The Broadway	SE8 4PH	SEL/13554	No	No
95	Little Nan's Bar	Arch 14, Deptford Market Yard	SE8 4BX	SEL/13596	No	No
96	Bellingham ex Servicemens & Social Club	Allerford Road	SE6 3DD	SEL/13572	No	No
97	Hither Green Conservative Club	244 Brownhill Road	SE6 1AU	SEL/13573	No	No
98	Hither Green & District Railwaymens SC	19 Beacon Road	SE13 6EQ	SEL/13572	No	No
99	Lower Sydenham Social Club	2 - 10 Laurel Grove	SE26 4JY	SEL/13591	No	No
100	New Studio Club	Old Bromley Road	BR1 4JY	SEL/13594	No	No
101	Villages Brewery Taproom	Units 21-22 Resolution Way	SE8 4NT	SEL/13595	No	No
102	The Albany	Douglas Way	SE8 4AG	N/A	No	No

Appendix 2 – List of All Closed Pubs in Lewisham

Number	Pub_Name	Address	Postcode	CAMRA Ref	ACV	Listed
1	Duke of Edinburgh	81 Malpas Road	SE4 1BN	SEL/11228	No	No
2	Lord Wolseley	76 Upper Brockley Road	SE4 1ST	SEL/11229	No	No
3	Maypole Inn	1 Mantle Road	SE4 2DU	SEL/11230	No	No
4	The Saxon Tavern	Southend Lane	SE6 2DD	No Ref		
5	Green Man	355 Bromley Road	SE6 2RP	SEL/11260	No	No
6	Tiger's Head	350 Bromley Road	SE6 2RP	SEL/11264	No	No
7	The George	1 Rushey Green	SE6 4AS	SEL/11265	No	No
8	Rising Sun	88 Rushey Green	SE6 4HW	SEL/11262	No	No
9	Plough & Harrow	68 Rushey Green	SE6 4JD	SEL/11267	No	No
10	Place House Tavern	18-20 Catford Hill	SE6 4PX	SEL/11261	No	No
11	The Princess of Wales	88 Grove Street	SE8 3AA	SEL/11289	No	No
12	Osborne Arms	14 New King Street	SE8 3HS	SEL/11296	No	No
13	The Navy Arms	60 New King Street	SE8 3JE	SEL/11297	No	No
14	The Windsor Castle	161-163 Deptford High Street	SE8 3NN	SEL/11293	No	No
15	The Noah's Ark	229 Deptford High Street	SE8 3NT	SEL/11286	No	No
16	The Pilot	174 Deptford High Street	SE8 3PR	SEL/11292	No	No
17	Crown and Sceptre	92 Friendly Street	SE8 4DR	SEL/11299	No	No
18	Prince Alfred	44 Albyn Road	SE8 4EF	SEL/11288	No	No
19	The Dover Castle	7 Deptford Broadway	SE8 4PA	No Ref		
20	The Fountain	36 Deptford Broadway	SE8 4PQ	SEL/11279	No	No
21	The Woodman	Bestwood Street	SE8 5AW	SEL/11294	No	No
22	The Mansion House	204 Evelyn Street	SE8 5BZ	SEL/11282	No	No
23	The Rose of Kent	156 Trundley's Road	SE8 5JL	SEL/11291	No	
24	The Mechanic's Arms	124-126 Deptford High Street	SE8 5QL	SEL/11284	No	No
25	The Globe	321 Evelyn Street	SE8 5QX	SEL/11280	No	No
26	John Evelyn	299 Evelyn Street	SE8 5RA	SEL/11303	No	No

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27	The Grove Park Tavern	21 Marvels Lane	SE12 9PD	No Ref		
28	Merchant Taylors Almshouses	Brandram Road	SE13 5RX	No Ref		
29	The Queen's Arms	63 Courthill Road	SE13 6DW	SEL/11048	No	No
30	Spotted Cow	104 Hither Green Lane	SE13 6QA	SEL/11049	No	No
31	Sir John Morden	62 Campshill Road	SE13 6QT	SEL/11042	No	No
32	Crown and Anchor	43 Brookbank Road	SE13 7BX	SEL/11066	No	No
33	Market Tavern	139-141 Lewisham High Street	SE13 7PY	SEL/11047	No	No
34	The Mid Kent Tavern	4 Junction Approach	SE13 7RY	SEL/11040	No	No
35	The Fox and Hounds	58 Besson Street	SE14 5AS	SEL/11062	No	No
36	Hatcham Arms	92 New Cross Road	SE14 5BA	SEL/11063	No	No
37	The Fox	62 New Cross Road	SE14 5BD	SEL/11057	No	No
38	The Coach and Horses	125 Pomeroy Street	SE14 5BT	No Ref		
39	Duke of Albany	39 Monson Road	SE14 5EQ	SEL/11056	No	No
40	Rising Sun	69 Dennetts Road	SE14 5LF	SEL/11060	No	No
41	Royal Archer	1 Egmont Street	SE14 5QW	SEL/11067	No	No
42	Baron's Arms	23 Oldfield Grove	SE16 2NE	No Ref		
43	The Earl of Beaconsfield	30 Alpine Road	SE16 2RP	SEL/11119	No	No
44	The Woodman	110 Kirkdale Road	SE26 4BG	SEL/11217	No	No
45	Man of Kent	173 Sydenham Road	SE26 5HF	SEL/11218	No	No
46	The Garden Gate	Old Bromley Road	BR1 4JY	SEL/11263	No	No
47	Two Halfs	42 Sydenham Road	SE26 6DW	SEL/10444	No	No
48	Masons Bar	38 Ladywell Road	SE13 7UZ	SEL/10427	No	No
49	Walpole Arms	407 New Cross Road	SE14 6LA	SEL/10428	No	No
50	The Greyhound	313-315 Kirkdale	SE26 4QB	SEL/10443	No	Listed
51	Two Half's	42 Sydenham Road	SE26 4QB	SEL/10444	No	No
52	Woodman	181 Lee High RoadLL	SE13 5PQ	SEL/10648	No	No
53	Dirty South	162 Lee High Road	SE13 5PR	SEL/10650	No	No
54	Hansbury's Free House	117 Courthill Road	SE13 6DW	SEL/10651	No	No
55	Pointers	286 Lewisham High Street	SE13 6JZ	SEL/10654	No	No

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56	Ravensbourne Arms	323 - 327 Lewisham High Stree	SE13 6JZ	SEL/10656	No	Listed
57	Green Room	377 Lewisham High Stret	SE13 6NZ	SEL/10657	No	No
58	Windmill	125 Kirkdale	SE26 4QJ	SEL/10826	Yes	No
59	Talma	109 Wells Park Road	SE26 6AD	SEL/10834	No	No
60	Malt & Hops	237 Lewisham Way	SE4 1UY	SEL/10859	No	No
61	Lord Palmerston	81 Childers Street	SE8 5JR	SEL/10908	No	No
62	The Harp	2 New King Street	SE8 3HS	SEL/10901	No	Listed
63	Lord Clyde	9 Wooton Road	SE8 5LW	SEL/10909	No	No
64	Horse & Groom	60 Blackheath Hill	SE10 8AD	SEL/10999	No	No
65	Prince Arthur	422 Lee High Road	SE12 8RW	SEL/11037	No	No
66	Duke of Cambridge	32 Lewisham High Street	SE13 7RY	SEL/11038	No	No
67	The Greyhound	39 Lee Church Street	SE13 5SG	SEL/11039	No	No
68	Pitchers Sports Bar	324 Lewisham Road	SE13 5JW	SEL/11043	No	No
69	Yates's Wine Lodge	67-71 Lewisham High Street	SE13 5JX	SEL/11044	No	No
70	Sultan	14 Lee High Road	SE13 5LQ	SEL/11046	No	No
71	Bar Pheonix	24 Rennell Street	SE13 7HD	SEL/11050	No	No
72	Royal Oak	45 Loampit Vale	SE13 7TG	SEL/11051	No	No
73	Angel	11 Loampit Hill	SE13 7TH	SEL/11052	No	No
74	Crown & Anchor	43 New Cross Hill	SE14 5DS	SEL/11054	No	No
75	Dew Drop Inn	72 Clifton Rise	SE14 6JW	SEL/11055	No	No
76	Railway Tavern	263 New Cross Road	SE14 5UQ	SEL/11059	No	No
77	Spanish Steps	74 Woodpecker Road	SE14 6EU	SEL/11061	No	No
78	Moore Park Hotel	110 Wood Vale	SE23 3EB	SEL/11210	No	No
79	Forest Hill Hotel	41 Stanstead Road	SE23 1HG	SEL/11211	No	No
80	Duke	104 Wells Park Road	SE26 6JJ	SEL/11216	No	No
81	Maypole Inn	1 Mantle Road	SE4 2DU	SEL/11230	No	No
82	Golden Dragon	48 St Norbert Road	SE4 2HL	SEL/11231	No	No
83	Bonnies	241 Southend Lane	SE6 4DD	SEL/11258	No	No
84	Dartmouth	77 Laleham Road	SE6 2HU	SEL/11259	No	No

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85	Crow's Nest	206 Grove Street	SE8 3QR	SEL/11276	No	No
86	Crystal Palace Tavern	105 Tanners Hill	SE8 4QD	SEL/11277	No	No
87	Gosterwood Tavern	111 Gosterwood Street	SE8 5NZ	SEL/11281	No	No
88	Mechanics Arms	126 Deptford High Street	Se8 4NS	SEL/11284	No	No
89	Princess of Wales	88 Grove Street	SE8 3AA	SEL/11289	No	No
90	Victoria	177 Grove Street	SE8 3QQ	SEL/11298	No	No
91	Bar Tudor	41 Deptford Broadway	SE8 4PH	SEL/11301	No	No
92	Deptford Arms	62 Deptford High Street	SE8 4RT	SEL/11302	No	No
93	Beer Rebellion	167 Sydenham Road	SE26 5HB	SEL/13530	No	No
94	Stone Bar	68-70 Honor Oak Park	SE23 1DX	No Ref	No	No
95	Cave Austin	7-9 Montpelier Vale	SE3 0TA	No Ref	No	No
96	Deptford Royal British Legion Social Club	73 - 79 Childers Street	SE8 5JR	SEL/13555	No	No
97	Forest Hill Constitutional Club	35 Sunderland Road	SE23 2PS	SEL/13567	No	No
98	Broadway Restaurant & Bar	1 Deptford Broadway	SE8 4PA	SEL/11300	No	No
99	Perryvale	31 Perry Vale	SE23 2AR	SEL/13522	No	No
100	Bonnie's	28-30 Bromley Hill	BR1 4JX	SEL/13524	No	No
101	Sydeny Arms	122 Lewisham Road	SE13 7NL	SEL/10426	No	No

Appendix 3 – Identified Open to Closed from 2012 Report

Pub_Name	Change of Use	Planning Status - Closure	Comment
Albertine's	Permitted development A4 to A3.	PD - Change of Use	Pub closed (2012) and was converted into café. Currently there is an application at appeal, for a change of use from A3 to A1/A2/A3 use, and 1 two bedroom self-contained flat
Harp	Lawful Development Certificate granted (07/2015) ground and basement floors of the former Harp of Erin Public House, 2-4 New King Street SE8 from Use Class A4 to A2. (DC/16/095865)	PD - Change of Use	
Lord Palmerston	Application submitted (08/2016) for partial demolition of Lord Palmerston Public House - the construction of two additional storeys and five storey rear extension to provide 12 one bedroom self contained flats, together with the retention of existing public house and fascia, formation of communal roof terrace and the provision of bin and cycle stores. (DC/16/097914)	Live Application	Currently waiting for an appeal decision, following Council refusal of the application, (APP/C5690/). The public house will remain on the site, but if the appeal decision is in favour of the applicant, the pub will reduce in size.
The Woodman	Application approved for alterations and the change of use of the upper floors of 181 Lee High Road SE13, together with the construction of a mansard style roof extension, a single storey extension, the formation of a roof terrace at third floor level and a balcony at first floor level to the rear to provide 4, two bedroom self-contained flats. The pub was retained.	Approved - Change of Use	The pub is permanently closed, and is now used as a plumbers merchant.
Dirty South (formerly Hog's Head; Rose of Lee)	No planning history.	No History	The pub is currently closed.

Two 8 Six	Application approved for construction of an extension at first floor level to the rear of 286 Lewisham High Street SE13, to provide a one bedroom self-contained flat, together with the formation of stairs, roof terraces at first floor level, and the installation of fencing and glass balustrade. Granted by appeal (08/2016). DC/15/091781, APP/C56901. The floorspace of the pub was not included within the application.	Approved - Change of Use	The pub is currently closed. Is the residential use likely to restrict the A4 use.
Ravensbourne Arms	Planning permission granted in 2014 for demolition of single storey extensions to the rear and the construction of a replacement single-storey rear extension at Ravensbourne Arms, 323 Lewisham High Street SE13, together with the construction of dormer extensions in the side and rear roof slopes, alterations to the elevations for the conversion of the upper floors to provide 5 one-bedroom and 2 two bedroom self-contained flats. Cycle parking bin storage is also proposed. An approved amendment has been made since. Pub is retained.	Approved - Change of Use	Likely to reopen. Is the residential use likely to restrict the A4 use.
The Walpole	Planning permission granted for the construction of a part 2, part 4, part 5 storey and basement and lower basement building on the site of Nos 403, 405 and 407 New Cross Road, SE14, to provide student housing (87 bedspaces) comprising a mix of self-contained studio flats and cluster flats associated communal facilities with entrance foyer and a bar/restaurant (Class A4) with forecourt seating fronting New Cross Road and associated commercial kitchen at basement level, together with the provision of 6 car parking spaces, 2 motorcycle spaces and 44 cycle parking spaces at lower basement level with access from Pagnell Street and 4 visitor cycle spaces on the New Cross Road forecourt. Public house retained.	Approved - Change of Use	Pub is closed, likely to reopen. Is the residential use likely to restrict the A4 use.
Stone Bar	No planning history.	No History	Permanently closed.

Forest Hill Hotel	<p>Planning permission granted for change of use and alterations to the ground floor level layout at the former Forest Hill Hotel, 41 Stanstead Road SE23 to provide 3 one-bedroom and 1 two-bedroom self-contained flats, including alterations to the land at the rear to enlarge the cycle parking area and to provide a communal amenity space for residents of 41 Stanstead Road as well as private amenity spaces for the new ground floor units. This included a loss of the A4 use.</p>	Approved - Change of Use	Permanently closed.
The Greyhound	<p>Following the demolition of The Greyhound without consent, planning permission was given to rebuild the Greyhound Public House (including the retention of the original front elevation) at 309-315 Kirkdale SE26, to provide a two-storey public house/ restaurant (Use Class A3/A4 with basement, together with a bay element to the western elevation, internal refuse store to the side and associated landscaping works.</p>	Approved - A4	The Greyhound is due to reopen in the latter stages of 2017.
Cave Austin	<p>Application was approved for a Lawful Development Certificate under Class D of Part 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of the proposed change of use of the ground floor and basement of 49 Montpelier Vale from a shop (Use Class A1) to use as a restaurant (Use Class A3) for a temporary period of two years starting on 1 July 2014.</p> <p>Application for change of use from A1 (Retail/Shops) to A4 (Drinking Establishments) of 49 Montpelier Vale, Ground Floor, and Basement Floor. It was refused at committee.</p>	Temporary Planning Permission Expired	Cave Austin is permanently closed, as a result of temporary permission expiring, and the refusal of change of use to A4 in early 2017.
Hansbury's Free House	<p>Permission for construction of rear and side extensions at basement and ground floor levels to the existing public house at 117 Courthill Road, SE13, in connection with the retention of the existing Class A4 use and the provision of 3 two bedroom self-contained flats, together with the provision of rooflights, associated cycle parking, refuse storage, outdoor amenity space and landscaping. (July 2017) DC/17/101838</p>	Approved - Change of Use	The pub is closed, but retention of A4 use. Potential to reopen in the future.

<p>Lord Clyde</p>	<p>Permission for the change of use of the first and second floor of 9 Wotton Road (The Lord Clyde Public House) from Use Class A4 to Use Class C3 to provide 2, three bedroom self-contained flats, the demolition of the existing two storey rear extension of the public house and the construction of a part two, part three storey extension with basement to provide additional Use Class A4 accommodation at basement level and 1 three bedroom maisonette, 1 one bedroom flat and 3 one bedroom maisonettes at ground, first and second floor levels, together with the provision of terraces at second floor and roof level, a bicycle store and refuse/recycling stores.</p>	<p>Approved - Change of Use</p>	<p>This pub was not picked up in the 2012 Report. Part of the A4 use is retained, but pub remains closed.</p>
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Appendix 4 – Identified Newly Open Premises After 2012

Pub_Name	Address	Postcode	Comment
Lord Northbrook	116 Burnt Ash Road	SE12 8PU	Formerly called The Northbrook, captured in Locally Listed, not captured in the open / closed pubs list in 2012 Report.
Rising Sun	120 Loampit Vale	SE13 7SN	This was not picked up in the 2012 Report, even though existing.
Railway Telegraph	112 Stanstead Road	SE23 1BS	Locally Listed in 2012 Report, not captured in the open / closed pubs list in 2012 Report.
Chandos	56 Brockley Rise	SE23 1LN	This pub was missed in 2012 Report. Refurbished, and reopened in 2016.
Capitol	11-21 London Road	SE23 3TW	Was captured in 2012 Report, as Grade II Listed, but not captured in the open and closed pubs.
The Orchard	5 Harefield Road	SE4 1LW	Was not captured in 2012 Report, even though existing.
The Wickham Arms	69 Upper Brockley Road	SE4 1TF	Was not captured in 2012 Report, even though existing.
Catford Constitutional Club	Catford Broadway	SE6 4SP	Conservative Club that closed in 1996, and reopened in November 2013.
Job Centre	120 Deptford High Street	SE8 4NS	Opened in June 2014.
Brockley Brewery	31 Harcourt Road	SE4 2AJ	Local brewery with licensed bar, opened in 2013.
Aces Bar	88 Verdant Lane	SE6 1LF	Former convenience store, opened as a bar in 2013.
Buster Mantis	3-4 Resolution Way	SE8 4NT	Jamaican bar, cafe and creative space. Opened in January 2016.
Out of the Brew	306 New Cross Road	SE14 6AF	Formerly Café Crema - Opened in 2016.
Honor Oak & Brockley Club	39-43 Eddystone Road	SE4 2DQ	Was not captured in 2012 Report, even though existing.
Deptford Conservative Club	46 The Broadway	SE8 4PH	Was not captured in 2012 Report, even though existing.
Little Nan's Bar	Arch 14, Deptford Market Yard	SE8 4BX	Opened in 2013.
Bellingham ex Servicemens & Social Club	Allerford Road	SE6 3DD	Was not captured in 2012 Report, even though existing.
Hither Green Conservative Club	244 Brownhill Road	SE6 1AU	Was not captured in 2012 Report, even though existing.

Hither Green & District Railwaymens SC	19 Beacon Road	SE13 6EQ	Was not captured in 2012 Report, even though existing.
Lower Sydenham Social Club	2 - 10 Laurel Grove	SE26 4JY	Was not captured in 2012 Report, even though existing.
New Studio Club	Old Bromley Road	BR1 4JY	Was the Garden Gate in 2012 Report, which was identified as being closed. Now reopened as New Studio Club
Villages Brewery Taproom	Units 21-22 Resolution Way	SE8 4NT	Opened in late 2016.
The Albany	Douglas Way	SE8 4AG	Was not captured in 2012 Report, even though existing.
Baring Hall Hotel	368 Baring Road	SE12 0DU	Reopened December 2013.
The Talbot	2-4 Tyrwhitt Road	SE4 1QG	Reopened.

Appendix 5 –Additional Closed Pubs Pre-2012 not Picked up in 2012 Report

Pub_Name	Address	Postcode	Comment
Masons Bar	38 Ladywell Road	SE13 7UZ	formerly Freemasons' Arms; Freemasons' Railway Hotel; Freemasons' Tavern. Now Café.
Two Half's	42 Sydenham Road	SE26 4QB	No information can be found.
Green Room	377 Lewisham High Stret	SE13 6NZ	Free, closed and to let by January 2013. Formerly TEMPLE BAR, originally SHILLELAGHS BAR
Windmill	125 Kirkdale	SE26 4QJ	This pub is currently closed. ACV designation being contested by the owner. Freehold for sale from AG&G. (2015)
Talma	109 Wells Park Road	SE26 6AD	Two applications have been refused, 2014, & 2017, for change of use of A4 to residential. This pub is currently closed. Freehold for sale Sept 2014.
Horse & Groom	60 Blackheath Hill	SE10 8AD	Pub was not picked up in the 2012 Report. Pub was demolished.
Prince Arthur	422 Lee High Road	SE12 8RW	This pub is permanently closed. Driscolls Decorating Shop in 2014 replacing clothes shop.
Duke of Cambridge	32 Lewisham High Street	SE13 7RY	This pub is permanently closed. DLR extension.
The Greyhound	39 Lee Church Street	SE13 5SG	Pub was not picked up in the 2012 Report. Change of use in 2001 to B1.
Pitchers Sports Bar	324 Lewisham Road	SE13 5JW	Formerly The Plough, this pub / bar is permanently closed.
Yates's Wine Lodge	67-71 Lewisham High Street	SE13 5JX	Permenanetly Closed. Application received intending change of use of - B1 and A3.
Sultan	14 Lee High Road	SE13 5LQ	This pub is permanently closed. Now the site of a "Nando's" chicken restaurant. It was captured in the proposed loss list but not the closed list.
Bar Pheonix	24 Rennell Street	SE13 7HD	Formerly Roebuck;Old Roebuck Hotel - this pub is closed permanently.

Royal Oak	45 Loampit Vale	SE13 7TG	This pub is permanently closed. Not picked up in closed list of 2012 Report. But picked up in proposed development of losses.
Angel	11 Loampit Hill	SE13 7TH	This pub is permanently closed - converted to residential. Not picked up in closed list of 2012 Report. But picked up in proposed development of losses.
Crown & Anchor	43 New Cross Hill	SE14 5DS	This pub is closed, now a Hong Kong City Restaurant.
Dew Drop Inn	72 Clifton Rise	SE14 6JW	This pub is permanently closed.
Railway Tavern	263 New Cross Road	SE14 5UQ	This pub is permanently closed.
Spanish Steps	74 Woodpecker Road	SE14 6EU	formerly Phoenix; Lord Derby; Earl of Derby, this pub is currently closed. Closed 2008 or earlier. Pre-App submitted wants to change use of the premises to guest house accommodation and offices. A4 to B1 and C1. Pre/17/102283.
Moore Park Hotel	110 Wood Vale	SE23 3EB	This pub is permanently closed.
Duke	104 Wells Park Road	SE26 6JJ	This pub is permanently closed - converted to residential. Not picked up in closed list of 2012 Report. But picked up in proposed development of losses.
Maypole Inn	1 Mantle Road	SE4 2DU	This pub is permanently closed - converted to residential. Not picked up in closed list of 2012 Report. But picked up in proposed development of losses. Formerly the Maypole Inn.
Golden Dragon	48 St Norbert Road	SE4 2HL	Became Principles Jazz Bar, but is now permanently closed. Demolished to residential and ground floor retail.
Bonnies	241 Southend Lane	SE6 4DD	This pub is permanently closed. Now Lidl on site.
Dartmouth	77 Laleham Road	SE6 2HU	This pub is permanently closed - converted flats.
Crow's Nest	206 Grove Street	SE8 3QR	This pub has now been demolished.
Crystal Palace Tavern	105 Tanners Hill	SE8 4QD	The Crystal Palace Tavern was situated at 105-107 Tanners Hill. This pub has now been demolished.
Gosterwood Tavern	111 Gosterwood Street	SE8 5NZ	This pub is permanently closed.

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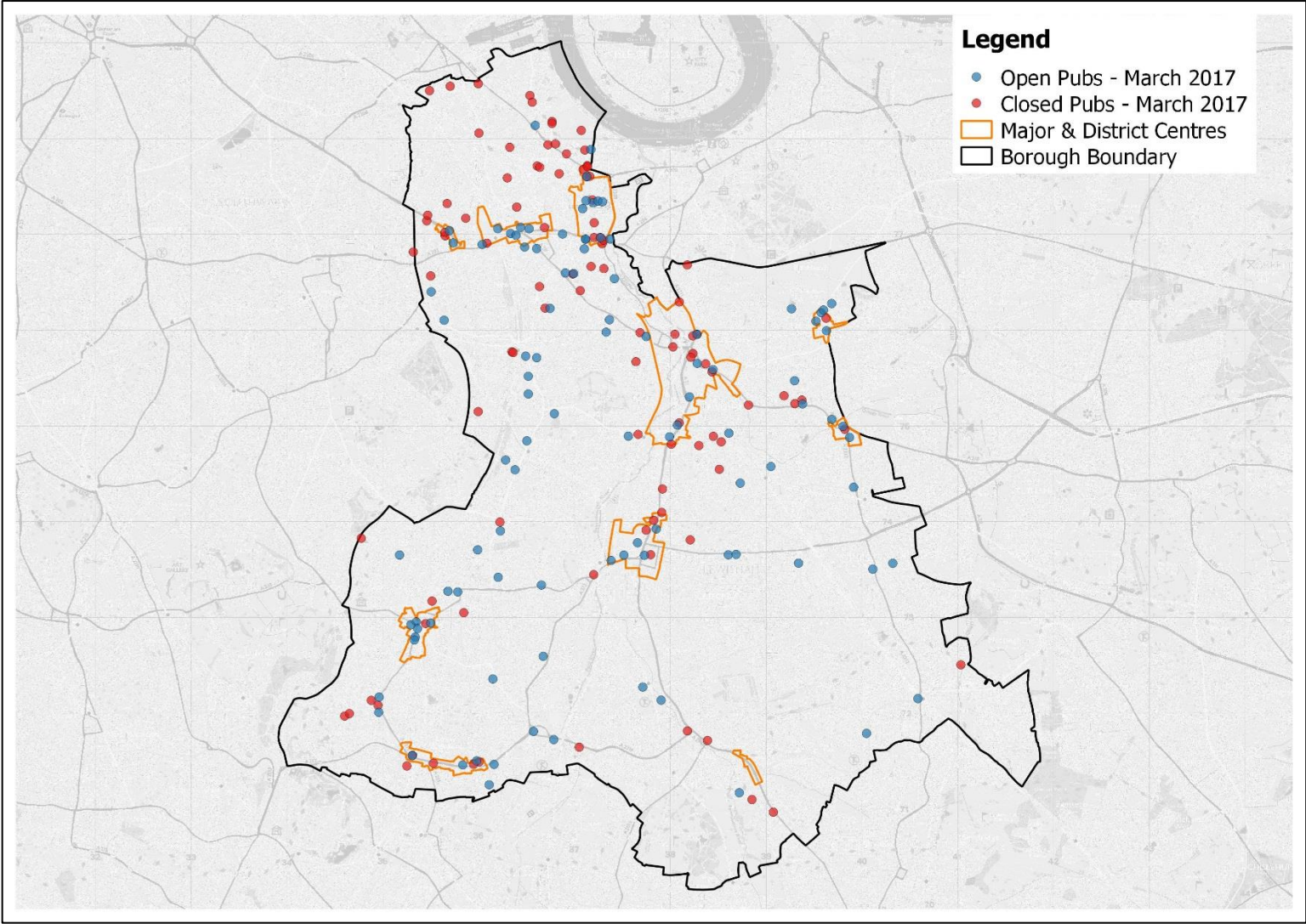
Mechanics Arms	126 Deptford High Street	Se8 4NS	The Mechanics Arms was situated at 126 Deptford High Street. This pub is now used as a restaurant.
Princess of Wales	88 Grove Street	SE8 3AA	This pub is permanently closed. Now residential.
Victoria	177 Grove Street	SE8 3QQ	The refurbishment of the Victoria Pub, 177 Grove Street SE8 including external alterations to facilitate the temporary change of use of the building for use classes A3 (café/restaurant), B1 (Business) and D1 (training) along with the temporary siting of a portable building as an extension to the building. This building could potentially come back into A4 use.
Bar Tudor	41 Deptford Broadway	SE8 4PH	This pub is currently closed. Now a Vietnamese restaurant called "Le Gia".
Deptford Arms	62 Deptford High Street	SE8 4RT	This pub is permanently closed. Paddy Power.
Beer Rebellion	167 Sydenham Road	SE26 5HB	Opened October 2015. Closed in early 2017.
Deptford Royal British Legion Social Club	73 - 79 Childers Street	SE8 5JR	This pub is permanently closed. Closed by 2010 and demolished 2011, replaced by flats. Not picked up in 2012 Report.
Forest Hill Constitutional Club	35 Sunderland Road	SE23 2PS	This pub is permanently closed. Club closed 2005 and was unlawfully used as a church for a while. The basement/former bar is now used as a nursery whilst upstairs is now flats.
Broadway Restaurant & Bar	1 Deptford Broadway	SE8 4PA	Closed and replaced with Nigerian and Carribbean, Bar and Restaurant. A3 Use.
Perryvale	31 Perry Vale	SE23 2AR	Now bar and restaurant, more of an A3 use.
Bonnie's	28-30 Bromley Hill	BR1 4JX	Permenanetly Closed.

Appendix 6 – Conversion of Closed A4 to A3

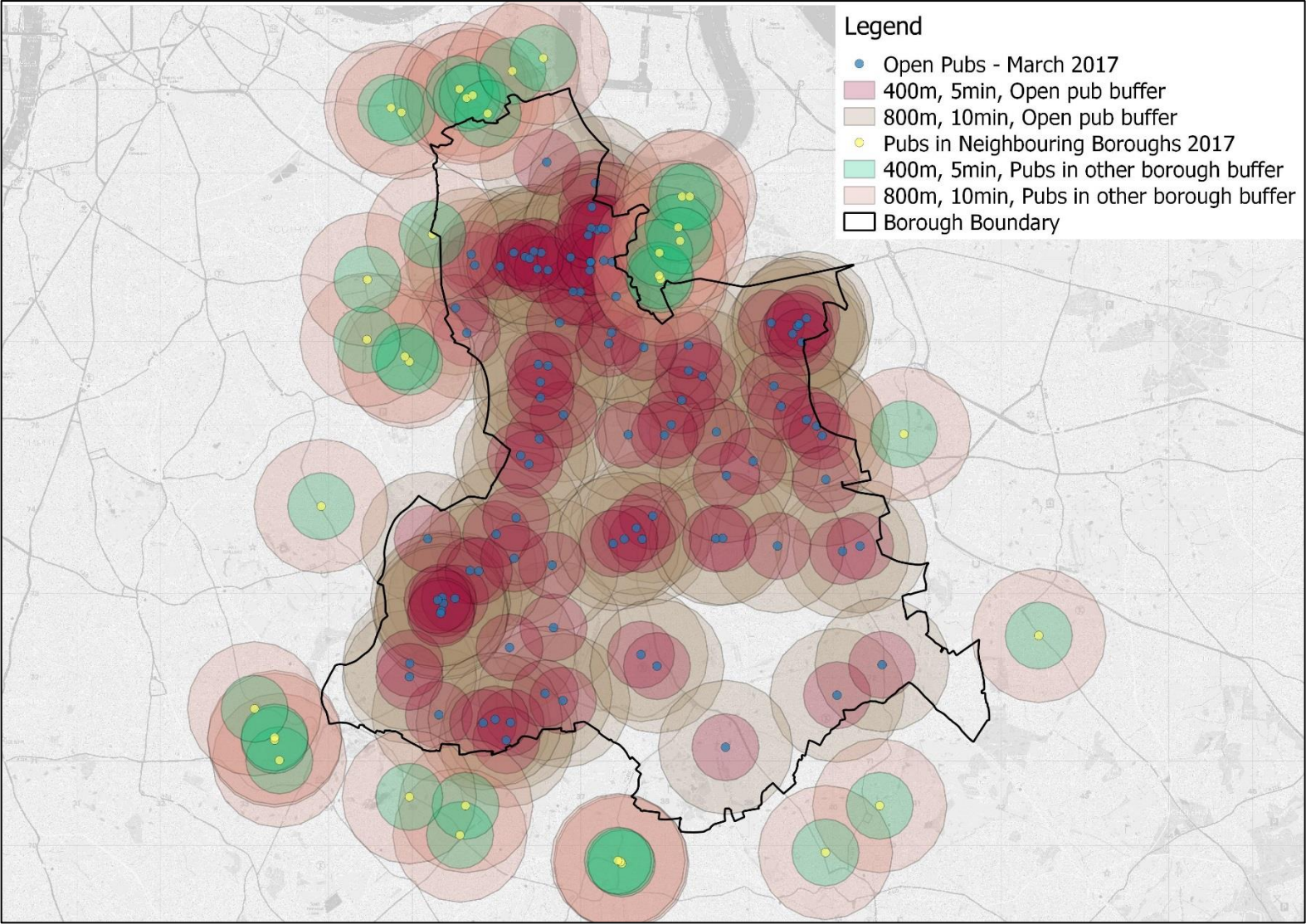
Pub_Name	Address	Postcode	Comment
Broadway Restaurant & Bar	1 Deptford Broadway	SE8 4PA	Closed and replaced with Nigerian and Carribbean, Bar and Restaurant. A3 Use.
Perryvale	31 Perry Vale	SE23 2AR	Now bar and restaurant, more of an A3 use.
Bar Tudor	41 Deptford Broadway	SE8 4PH	This pub is currently closed. Now a Vietnamese restaurant called "Le Gia".
Victoria	177 Grove Street	SE8 3QQ	The refurbishment of the Victoria Pub, 177 Grove Street SE8 including external alterations to facilitate the temporary change of use of the building for use classes A3 (café/restaurant), B1 (Business) and D1 (training) along with the temporary siting of a portable building as an extension to the building. This building could potentially come back into A4 use.
Yates's Wine Lodge	67-71 Lewisham High Street	SE13 5JX	Permenanetly Closed. Application received intending change of use of - B1 and A3.
Sultan	14 Lee High Road	SE13 5LQ	This pub is permanently closed. Now the site of a "Nando's" chicken restaurant. It was captured in the proposed loss list but not the closed list.
Crown & Anchor	43 New Cross Hill	SE14 5DS	This pub is closed, now a Hong Kong City Restaurant.
Mechanics Arms	126 Deptford High Street	Se8 4NS	The Mechanics Arms was situated at 126 Deptford High Street. This pub is now used as a restaurant.
Victoria	177 Grove Street	SE8 3QQ	The refurbishment of the Victoria Pub, 177 Grove Street SE8 including external alterations to facilitate the temporary change of use of the building for use classes A3 (café/restaurant), B1 (Business) and D1 (training) along with the temporary siting of a portable building as an extension to the building. This building could potentially come back into A4 use.
Green Man	355 Bromley Road	SE6 2RP	Is now a community café, training kitchen, credit union branch and office space for Phoenix Community Housing
The Fountain	36 Deptford Broadway	SE8 4PQ	Now a chinese Resturant called X'ian
The Garden Gate	Old Bromley Road	BR1 4JY	Now a McDonald's driveway (A5) and restaurant (A3)

Masons Bar	38 Ladywell Road	SE13 7UZ	formerly Freemasons' Arms; Freemasons' Railway Hotel; Freemasons' Tavern..Now called 'Masons Bar and restaurant'
Pointers	286 Lewisham High Street	SE13 6JZ	Now a bar, resturant and nightclub called 'Bar Nuvo'.
Green Room	377 Lewisham High Stret	Se13 6NZ	Now a burger restaurant called 'Big fat Gourmet'
Stone Bar	68-70 Honor Oak Park	SE23 1DX	Now a mediterranean Restaurant and Bar called Hattush
Cave Austin	7-9 Montpelier Vale	SE3 0TA	Now a wine bar called 'Morderns Win Bar'

Appendix 7 – Open and Closed Pubs in Lewisham (Map)



Appendix 8 – Walking Distance Buffers to Pubs in Lewisham (400m & 800m) (Map)



Appendix 9 – A4 Gains in Lewisham since 2001

Date (Ref)	Address	Proposal
2007 (06/62756)	325-327 New Cross Road	<ul style="list-style-type: none"> • Change of use from A1 to A4 • 375m2 • Lapsed
2007 (07/64478)	1 – 3 Brockley Rise	<ul style="list-style-type: none"> • Change of use • 340m2
2009 (06/62375)	Lewisham Gateway site, Lewisham High Street, SE13	<ul style="list-style-type: none"> • New development • Up to 4,000m2 A2, A3 and A4 floorspace provision
2009 (08/68448)	112-114 New Cross Road, 51-119 Briant Street, 1-21 Wynne House, 1-12 Bower House Besson Street, 58-60 Besson Street	<ul style="list-style-type: none"> • New development • 361m2 A1-A4+D1 floorspace • Lapsed
2010 (10/5060)	278-280 Kirdale, SE26 4RS	<ul style="list-style-type: none"> • Demolition • 263m2 A4 floorspace
2012 (11/76357)	Surrey Triangle Canal, SE14	<ul style="list-style-type: none"> • New Development • 3,000m2 A3 / A4 floorspace
2013 (12/82187)	391 Brockley Road, SE4	<ul style="list-style-type: none"> • Change of use A1 to A4 • 84m2
2013 (13/82472)	120-122 Deptford High Street	<ul style="list-style-type: none"> • Change of use from D1 and B1 to A4 • 333m2
2015 (15/91351)	Unit 3 – 4 Resolution Way. SE8 4NT	<ul style="list-style-type: none"> • Change of use to A3 / A4 • 84m2
2015 (15/92295)	Oxstalls Road, SE8	<ul style="list-style-type: none"> • New development • 5692m2 non residential floorspace A1-A5, B1, D1 and D2)
2015 (92989)	167 Sydenham Road	<ul style="list-style-type: none"> • Change of use from A1 to A4 • 80m2

Appendix 10 – A4 Losses in Lewisham since 2001

Date (Ref)	Name of pub / Address	Proposal
2001 (01/48403)	The Centurion, 1 Deptford Broadway SE8 4PA	<ul style="list-style-type: none"> • Change of use; C3 on upper floors, A3 on ground floor • 120m2 A4 floorspace lost
2002 (01/50275)	The Sultan, 14 Lee High Road, SE13 5LQ	<ul style="list-style-type: none"> • Demolition of pub • C3 on upper floors, A3 on ground floor • 400m2 floorspace lost
2002 (02/51204)	Former Coach House 76 Upper Brockley Road SE4 1ST	<ul style="list-style-type: none"> • Demolition of pub • Provide 2 semi-detached houses • 86m2 A4 floorspace lost
2002 (02/51836)	The Angel Public House, 11 Loampit Hill, SE13 7TH	<ul style="list-style-type: none"> • Demolition of pub (300 m²) • Provide 3 one bedroom and 6 two bedroom flats • 300m2 A4 floorspace lost
2003 (02/52495)	The Earl Of Beaconfield Public House, 66 Reculver Road SE6	<ul style="list-style-type: none"> • Demolition of pub • Provide 6 one bedroom & 2 two bedroom flats • 600m2 of A4 floorspace lost • Lapsed
2003 (03/52981)	Dew Drop Inn, 72 Clifton Rise, SE14 6JW	<ul style="list-style-type: none"> • Alteration & conversion of pub(• Provide 2 maisonettes and 6 flats • 140m2 A4 floorspace lost
2003 (03/53035)	The Royal Oak Public House 45 Loampit Vale, SE13 7TF	<ul style="list-style-type: none"> • Change of use of pub to gallery/public exhibition/ meeting space (D1 use)and offices (B1 use) • 265m2 A4 floorspace lost • Lapsed
2003 (03/54193)	The Cranbrook, 65 Cranbrook Road, SE8 4EJ	<ul style="list-style-type: none"> • Change of use of pub's 1st floor function room • Provide a 3 bedroom flat • 110m2 A4 floorspace lost • Lapsed

2007 (06/62027)	Maypole Inn, 1 Mantle Road, SE4 2DU	<ul style="list-style-type: none"> • Demolition of pub • 7 one bedroom, 3 two bedroom and 1 studio • 200m2 A4 floorspace lost • Lapsed
2007 2007 (06/64813)	Duke of Albany Public House, 39 Monson Road, SE14 5EQ	<ul style="list-style-type: none"> • Alteration, conversion and partial demolition of pub • Provide 1 one bedroom, 3 two bedroom flats and 3 two bedroom maisonettes • 597m2 A4 floorspace lost
2007 (07/64838)	The Duke Public House, 104 Wells Park Road, SE26 6JJ	<ul style="list-style-type: none"> • Demolition of pub • Provide 7 two bedroom, 1 three bedroom flats and 1 two bedroom maisonette • 139m2 A4 floorspace lost
2007 (07/65150)	Place House Tavern, 18-20 Catford Hill, SE6 4PX	<ul style="list-style-type: none"> • Change of use of alteration of pub • Provide a commercial unit (Use Classes A1/A2/B1) and 6 one bedroom, 2 two bedroom and 1 studio • 410m2 A4 floorspace lost
2007 (07/65433)	Crown & Anchor Public House, 43 Brookbank Road	<ul style="list-style-type: none"> • Conversion & alteration of pub • Provide 5 two bedroom and 2 three bedroom flats • 200m2 A4 floorspace lost • Lapsed
2007 (07/65647)	Royal Archer Public House, 1 Egmont Street	<ul style="list-style-type: none"> • Change of use and alteration of pub • Provide 2 one bedroom and 2 two bedroom flats and 3 two bedroom maisonettes • 350m2 A4 floorspace lost
2008 (07/66212)	Duke Of Edinburgh Public House, 81 Malpas Road, SE4 1BN	<ul style="list-style-type: none"> • Change of use and alteration of pub • Provide 10 one bedroom and 1 two bedroom flats • 318m2 A4 floorspace lost
2008 (07/66814)	The Rutland Arms Public House, 55 Perry Hill, SE6 4LF	<ul style="list-style-type: none"> • Alteration and conversion of pub • Partial retention of A4 use • one bedroom and 5 two bedroom flats and 1 one bedroom dwelling house

		<ul style="list-style-type: none"> • 1,130m2 A4 floorspace lost
2008 (07/67721)	The Queen's Arms Public House, 63 Courthill Road, SE13 6DW	<ul style="list-style-type: none"> • Change of use and alteration of pub • Provide 1 two bedroom maisonette, 1 one bedroom, 2 two bedroom and 1 studio • 150m2 A4 floorspace lost
2008 (08/68380)	Crown and Sceptre Public House 92 Friendly Street, SE8 4DR	<ul style="list-style-type: none"> • Change of use and alteration of the pub • Provide 4, two bedroom flats and 1 three bedroom maisonette • 447m2 A4 floorspace lost
2008 (08/68434)	The Crown, 49, Tranquil Vale, SE3 0BS	<ul style="list-style-type: none"> • Conversion of the existing storage building (100 m²) • Provide a two bedroom mews house • 100m2 A4 floorspace lost • Lapsed
2008 (08/68486)	Sir John Morden Public House, 62 Campshill Road, SE13 6QT	<ul style="list-style-type: none"> • Change of use and alteration of pub • Provide 1 two bedroom maisonette • 120m2 floorspace lost • Lapsed
2008 (08/69386)	Lewisham Trades Club, 170-172 Hither Green Lane, SE13 6QA	<ul style="list-style-type: none"> • The alteration and conversion of pub • Provide 9 one bedroom flats • 160m2 A4 floorspace lost
2009 (08/70394)	6 Lanier Road, SE13 6HU	<ul style="list-style-type: none"> • Alteration and conversion of pub • Provide 6 one bedroom flats • 160m2 A4 floorspace lost • Lapsed
2009 (09/72239)	The Talbot Public House, Tyrwhitt Road, SE14 1QG	<ul style="list-style-type: none"> • The alteration, conversion and change of use of pub • Provide a three bedroom house • 111m2 A4 floorspace lost
2009 (09/72580)	The Navy Arms, New King Street, SE8 3JE	<ul style="list-style-type: none"> • Change of use and conversion of pub • Provide a contained flat and home office • 82m2 A4 floorspace lost

2009 (09/72635)	The George Public House, Rushey Green, SE6 4AS	<ul style="list-style-type: none"> • Demolition of pub • Provide a commercial unit at ground floor level for A1/A2/A3 use class purposes and 33 residential units • 943m² A4 floorspace lost
2010 (09/72790)	Site of Greyhound Public House, 309 Kirkdale, SE26 4QB	<ul style="list-style-type: none"> • Partial demolition of pub (1,061 m²) • Create 286 m² A3/A4 unit • 40 residential units with commercial uses (Class A1, A3 and A4) • 1,061m² A4 floorspace lost
2010 (09/72980)	Site of Tiger Head Public House, 350-352 Bromley Road, SE6 2RP	<ul style="list-style-type: none"> • Demolition of pub • Provide 36 residential units • 1,127m² A4 floorspace lost
2011 (10/73624)	Spotted Cow Public House, 104 Hither Green Lane, SE13 6QA	<ul style="list-style-type: none"> • Demolition of pub • Provide 18 residential units • 120m² A4 floorspace lost
2010 (10/74455)	Rising Sun Public House, 88 Rushey Green, SE6 4HW	<ul style="list-style-type: none"> • Demolition of pub (500 m²) • Provide 24 residential units & 540 m² of A1 floorspace • 500m² A4 floorspace lost
2010 (10/75469)	Forest Hill Hotel, 41 Stanstead Road, SE23 1HG	<ul style="list-style-type: none"> • Alteration and conversion of pub • Provide 2 two-bedroom and 6 one-bedroom flats • 263m² A4 floorspace lost
2011 (10/75723)	Former Maypole Public House, 1 Mantle Road, SE4 2DU	<ul style="list-style-type: none"> • Demolished of pub • Provide a commercial unit (A1) and 9 residential units • 200m² A4 floorspace lost
2011 (11/6437)	93-95 Rushey Green, SE6 4AF	<ul style="list-style-type: none"> • Demolition of the pub • 9 flats on the upper floors and • 2 A1/A2 units on the ground floor (247m²) • 240m² A4 floorspace lost
2012 (11/77424)	Rear of the Sydney Arms 122, Lewisham Road, SE13 7NL	<ul style="list-style-type: none"> • Demolition on the building to the rear of The Sydney Arms

		<ul style="list-style-type: none"> • Provide 7 flats • 90m2 A4 floorspace lost
2012 (11/77798)	Former Green Man Public House, 355 Bromley Road, SE6 2RP	<ul style="list-style-type: none"> • Demolition of the pub • Construction of 2 storey building D1 /A3 community hub and B1 office space • 2,175m2 of A4 floorspace lost
2015 (13/83998)	The Sydney Arms, 122 Lewisham Road	<ul style="list-style-type: none"> • Change of use of the pub • Provision of 4 flats • 180m2 floorspace lost
2013 (13/83489)	Land to the rear of 32 3 Lewisham High Street	<ul style="list-style-type: none"> • Demolition of outhouse buildings on land rear of pub • Provision of 2 dwelling houses • 215m2 A4 floorspace lost
2015 (15/90721)	The former Walpole Arms, 407 New Cross Road, SE14 6LA	<ul style="list-style-type: none"> • Pub already demolished under 08/70131 • The provision of 87 bedspace student accommodation • The provision of bar restaurant on ground floor • 672m2 A4 floorspace lost
2015 (15/90741)	Catford Tavern Station Approach, SE6 4RE	<ul style="list-style-type: none"> • Change of use of upper floor to C3 • Retention of pub at ground floor • 150m2 A4 floorspace lost
2015 (15/091454)	The Lord Clyde Public House, 9 Wooton Road, SE8 5TQ	<ul style="list-style-type: none"> • Demolition, alteration and change of use of pub • Provision of 7 flats • 382m2 floor space lost
2015 (15/094939)	Yates Wine Lodge, 65 Lewisham High Street, SE13 5JX	<ul style="list-style-type: none"> • Conversion of pub, construction of additional floors and external alterations • Provision of 20 residential units • 382m2 floor space lost
2015 (15/099977)	The Alfred, 178 Sydenham Road, Sydenham SE26 5RP	<ul style="list-style-type: none"> • Extension and change of use of second floor to C3 • Provision of 7 units • 77ms floor space lost

Direction of Travel Document

Accommodating the Bakerloo Line Extension

November 2017





*Councillor XXXX
Cabinet Member for XXXX*

Foreword

"XXXXX."

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Loampit Vale, Lewisham Town Centre
Image Credit: LB Lewisham

1 Introduction

1.1 The purpose of this document

1.1.1 **This document is Lewisham’s platform for supporting the BLE and growth in a BLE context. With the BLE Phase 1 route now confirmed, the Borough’s transport infrastructure network will be significantly enhanced and as such, we can now clearly set out our intentions for enhanced growth opportunities within the Borough.**

1.1.2 This document does not set out any new policies. Instead the intention is to:

- Confirm the Borough’s approach to growth is established and the aspiration to optimise this growth with the necessary, supporting infrastructure.
- Set out the Council’s aspiration to capture development opportunities associated with the delivery of the BLE and ensure that these enhanced development opportunities are managed and coordinated.
- Confirm the Council’s commitment to plan for the arrival of the BLE.
- Set the standard and promote the highest quality in all new developments
- Confirm the Council’s commitment to the delivery of genuinely affordable which addresses the Borough’s housing need.

- Demonstrate how we are reflecting the recently published key London Plan documents locally (namely the draft Transport Strategy June 2017, Good Growth by Design programme (launched July 2017) and the Affordable Housing and Viability SPD August 2017) at a local level.

1.1.3 We have produced this document in advance of our new Local Plan, for which evidence is currently being prepared. A Project Scoping and Options Paper is intended to be ready for consultation in Spring 2018.

1.2 The challenge for London

1.2.1 In 2015, London's population exceeded its historic peak of 8.6 million people. Present forecasts expect it to exceed 10 million by 2039. Land will be identified each year, until 2041, to accommodate at least 50 000 homes to meet the demands of London's growing population. There will also be an annual need to create 46 000 jobs.

1.2.2 Across London there have been many transport infrastructure projects both constructed and planned to accompany this growth. The most notable project, the Elizabeth Line, will open in 2018 and will provide an East-West link across the Capital. It will stretch for 60 miles stopping at 40 stations and will move around 2,000,000 people a year. Crossrail 2 will run from Surrey to Hertfordshire and is expected to move 270,000 additional people into central London every day, supporting 200,000 jobs and 200,000 homes. Various tube lines will also be extended along with investment in new trains and technology.

1.2.3 Addressing the current housing shortage and addressing the affordability challenge as well as meeting the projected increase in housing demand is a huge challenge. The Mayor of London has published various documents since being elected to begin to tackle the issue. The most recent document, the draft Housing Strategy, was published in September 2017 and sets out a range of measures to increase the supply of homes in London. This is achieved through his 'good growth' strategy. The Mayor is also committed to protecting London's Green Belt. His strategy focuses on intensifying housing in well-connected places, with access to good public transport such as London's identified opportunity areas and town centres. The strategy also suggests that local centres, parades and smaller infill sites have a greater role to play as well as encouraging more intensive development on underutilised sites such as single storey retail sheds.

1.3 The challenge for Lewisham

1.3.1 Lewisham's population is anticipated to grow by 20% between 2011 and 2036, where the number of households within the Borough will rise to 142 000 by 2036. To support this increase we will need to deliver at least 18,165 new homes across the borough. This will involve developing associated infrastructure such as new schools, community facilities, parks and improvements to public transport. This represents the highest level of growth and investment in the Borough for 40 years.

1.3.2 Lewisham, like other places in South East London, is heavily dependent on the National Rail network. This network is operated by Southeastern, whose franchise is due to be renewed in 2018. These services run to London Bridge, London Cannon Street, London Victoria and London Charing Cross. Thameslink also operate within the Borough, running services to London Blackfriars, Farringdon and St Pancras International stations. The London Overground network interchanges with the National Rail network at New Cross and the DLR, which terminates at Lewisham, provides connections up to Canary Wharf, Bank and Stratford.

1.3.3 The expected increase of demand to the public transport network will mean busier trains. To overcome future crowding the following enhancements will take place/ have been proposed:

- Thameslink will operate a full service by 2018 which will mean a four trains per hour service on the Catford Loops line (however this does include risks to services in the Borough to which the Council object, such as the removal of the Sydenham Corridor to London Bridge, and diversion of services on the Sydenham Line to East and West Croydon).
- The DLR's stock is being upgraded to three-car trains rather than two and the intention is to increase the number of services from Lewisham by 8 trains per hour.
- London Overground plans to increase capacity on the lines within our part of the Borough by increasing the number of trains per hour to 20 and increasing train lengths.
- Southeastern plans to increase frequency and capacity.
- The Bakerloo Line Extension to New Cross Gate and Lewisham will significantly improve Lewisham's capacity creating capacity for 65 000 journeys in the morning peak.

1.3.4 Improvements are also being proposed to the Borough's walking and cycling routes, such as the Quietway and the Cycle Superhighway to encourage alternative forms of transport.

- 1.3.5 Lewisham is also facing an affordability challenge. In Lewisham, the rise in house prices over the past 21 years has been more pronounced than in London as a whole. This rise in house prices has resulted in a rapid expansion in the number of households renting in the private sector, especially amongst younger people; in 1997 40% of people under 35 owned their own home, this figure has fallen to 13% in 2014. Over the same period 38% of under 35s privately rented whilst now this figure has risen to almost double. These rates are likely to rise given that 1 in 4 people in the borough are under 19.
- 1.3.6 There will also be a higher demand for housing that meets the needs of our ageing population. This is due to 1 in 6 people within the Borough being over 60 years old and that people are living longer.
- 1.3.7 On the basis that affordable housing should cost no more than 35% of a person's household income after tax and benefits, in Lewisham, only Social and Living Rent tenures are under 35% of the net income of the median household income in Lewisham, meaning every other tenure type is unaffordable for many people. In addition to seeking affordable housing which genuinely meets the borough's needs within private developments, the Borough is increasing its own house building programme.
- 1.3.8 Not only does the borough have to continue delivering housing but it needs to increase the supply of housing which addresses local need.

1.4 Lewisham's role in meeting that challenge

- 1.4.1 **Lewisham continues to be well equipped to meet this challenge and the Council is committed to deliver "good growth" that positively contributes to the lives of new and existing residents. Lewisham Borough is a successful and cosmopolitan part of London occupied by energetic, creative and diverse local communities that benefit from attractive residential neighbourhoods, successful local schools and a huge number of parks and green spaces.**
- 1.4.2 We have a large number of heritage assets including 27 conservation areas, 540 listed buildings and over 200 locally-listed buildings. Around one fifth of the borough is 'open space'. As such we need to ensure that this space is enhanced and efficiently used.
- 1.4.3 We have led on a number of highly successful heritage regeneration projects. For example the restoration of the Deptford Station and its environs to allow further regeneration. The scheme has seen the construction of a new station building, restoration of the Grade II listed Victorian carriage ramp and arches, two mixed use developments and the creation of a new public square. All but the station are known as being part of The Deptford Project.

1.4.4 The Deptford Project is multi award winning with its most recent accolade, 'Best Heritage Led Regeneration Scheme', being awarded at the London Planning Awards. Ten years ago, Deptford Station and the Market Yard we underutilised places which people avoided, now it is a destination and integral part of the town centre.

1.4.5 In addition to this, whilst the Borough has one of the smallest economies in London it is one of the fastest growing with a particular focus on the Digital and Creative sectors.

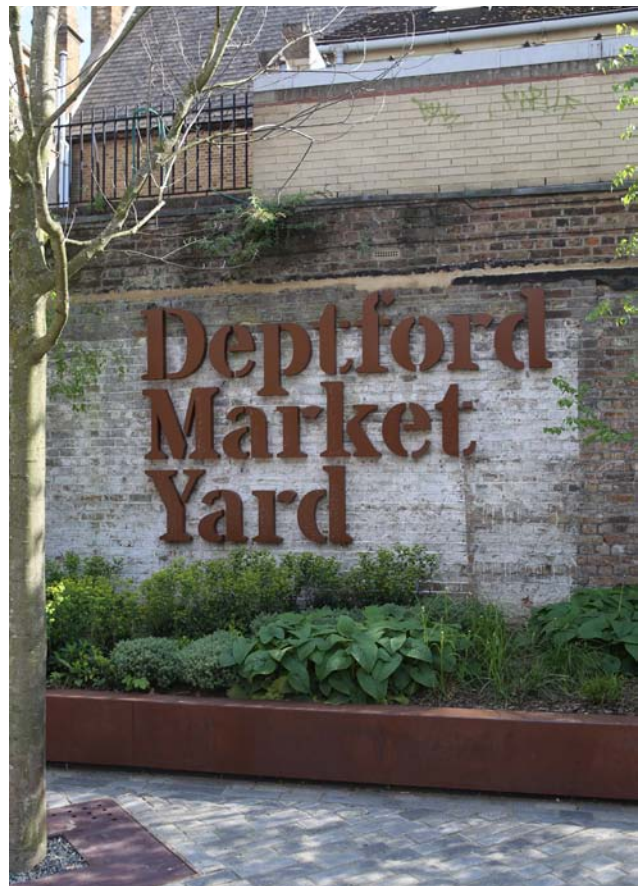
1.4.6 The Council is keen to support business growth and has developed two 'Deks' in Catford and Ladywell which have been very well received. They are designed to support local entrepreneurs and businesses to access workspace and facilities across the network, including access to free business advice and affordable finance.

1.4.7 The Council and Goldsmiths, University of London agreed a partnership in 2016 to work together to bring economic, educational and community achievement to the area. Key projects include Goldsmiths: supporting and encouraging young people and adult learners into Higher Education; and providing support to business start-ups and enterprise hubs. We are also working on various projects, such as funding a new gallery in New Cross.

1.4.8 **Lewisham has a lot to build on!**



Deptford Market Yard
Image Credit: LB Lewisham



Deptford Market Yard
Image Credit: LB Lewisham



1.5 The story so far

1.5.1 Adopted in June 2011, Lewisham's Core Strategy contains a robust spatial strategy which has been hugely successful to date. Our spatial strategy focuses on new housing, retail and employment uses within Regeneration and Growth Areas that benefit from higher levels of public transport accessibility and land that is available and deliverable. Fundamental to the achievement of this was the re-designation of five large surplus industrial sites in the north of the Borough as Mixed Use Employment Locations (MELs). They are:

- Convoys Wharf
- Surrey Canal Triangle
- Oxestalls Road
- Plough Way
- Lewisham Gateway

1.5.2 Collectively, these strategic sites, all of which fall within the designated Regeneration and Growth Areas (RGAs), will deliver a significant proportion of the borough's housing during the plan period (2011 to 2026). This also includes 100,000 m² of new and reconfigured employment floor space (light industry, workshops and offices) and 62,000 m² of new retail floor space by 2026. These sites are crucial for the regeneration of our borough. All of these sites are either under construction or have planning permission. In the year 2015-2016, 68% of the housing completions and 84% of the approvals were concentrated in the RGAs.



Plough Way

Image Credit: LB Lewisham

1,533 dwellings were constructed during 2015-16, which was the second highest completion rate in 12 years and exceeded the London Plan target of 1,385 dwellings per year by 11%. In the same period we also approved 2,371 new units.



Oxetalls Road, the Wharfs

Image Credit: Hawkins Brown Architects



Lewisham Gateway

Image Credit: LB Lewisham

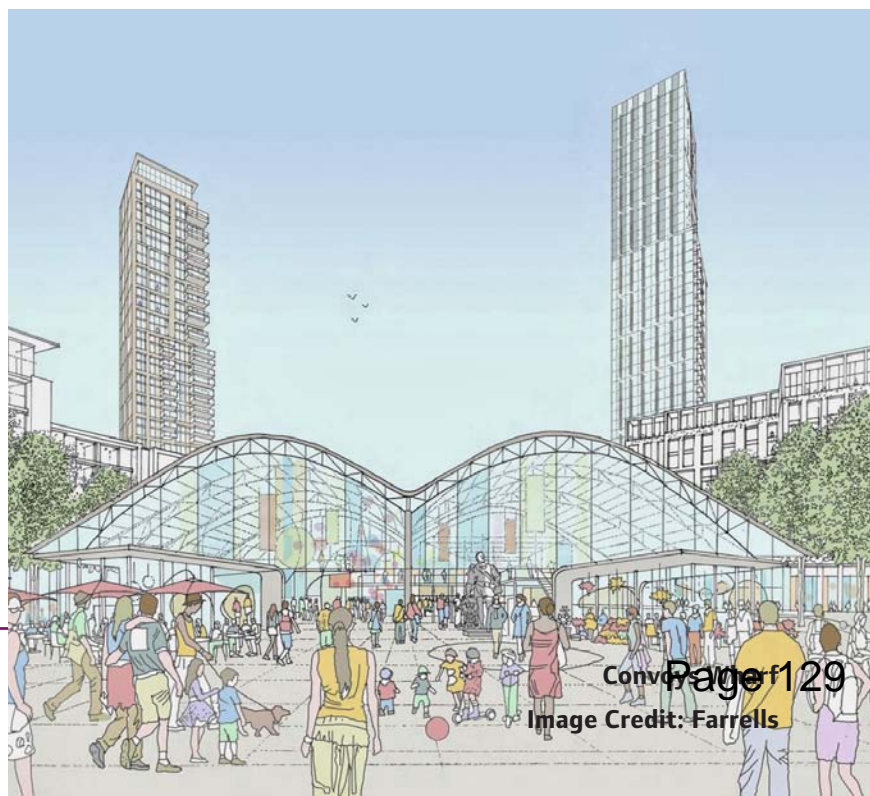


Image Credit: Farrells



Ladywell Fields
Image Credit: BDP

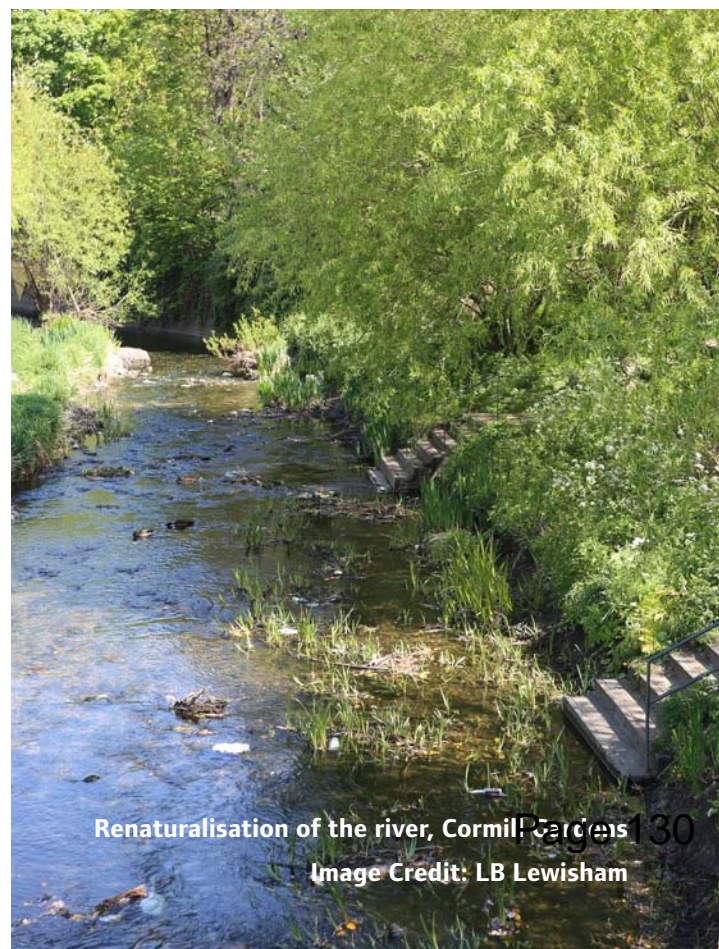


Deptford High Street Improvements
Image Credit: LB Lewisham

The borough of Lewisham is currently ninth in the country for the number of Green Flag awards given by the Keep Britain Tidy charity.



Aragon Gardens
Image Credit: LB Lewisham



Renaturalisation of the river, Cormhill
Image Credit: LB Lewisham

- 1.5.3** For instance, Plough Way, where all but one of the schemes are complete, has delivered a very high quality mixed use development. It includes a canal park which has transformed the area to the benefit of the scheme's residents, visitors and businesses as well as the surrounding Pepys Estate.
- 1.5.4** To demonstrate that our spatial strategy has been effective, 1,533 dwellings were constructed during 2015-16, which was the second highest completion rate in 12 years and exceeded the London Plan target of 1,385 dwellings per year by 11%. In the same period we also approved 2,371 new units.
- 1.5.5** We have also carried out many successful improvement works to parks including: Beckenham Place Park; Ladywell Fields; Fordham Park; Pepys Park; and Mayow Park. We have also restored public access to rivers in Brookmill Park, Chinbrook Meadows, Cornmill Gardens and Ladywell Fields.
- 1.5.6** The Council (often in partnership with TfL) have undertaken streetscape improvements around the Borough. For example, some improvements can be seen in Forest Hill, Sydenham and Deptford. These works have had an extremely positive impact on the appearance of these centres and how they function.
- 1.5.7** Major developments such as the aforementioned MELs and Grinstead Road have and will support a number of transport improvements to the public transport network, pedestrian and cycling links, Controlled Parking Zones (CPZs), junctions and road safety measures. Most notably is the Lewisham Gateway development in Lewisham Town Centre. This scheme has seen the removal of the roundabout opposite Lewisham's stations and the addition of a new road layout. This has made it easier for pedestrians and cyclists to move between the Town Centre and stations and offers the potential to transform Lewisham into a truly metropolitan town centre.
- 1.5.8** In 2014 the London Overground Capacity Improvement Programme was completed when the Silwood Sidings, which is located in New Cross, came into operation. The programme increased capacity by 25% and reduced congestion by introducing five-car trains which can be stabled at the sidings.

1.6 The BLE and the opportunity

1.6.1 The Mayor of London has publicly committed this year to the delivery of the Bakerloo Line Extension (BLE) into the Borough. This has afforded us a unique opportunity.

1.6.2 The Bakerloo Line will extend from its current terminus at Elephant and Castle to Lewisham Station by 2029. Within Lewisham there will be two station interchanges: the first at Lewisham; and the second at New Cross Gate.

1.6.3 The BLE will connect the borough to the Tube network for the first time in its history and will provide significant public transport capacity for new and existing residents.

1.6.4 The Mayor has identified Lewisham Station as a future interchange hub as he is seeking to enhance a number of interchanges that maximise public transport connectivity across inner and outer London. The enhancements should include integration between each of the different modes of transport and step free access.

1.6.5 We are hugely positive about what the Bakerloo Line coming into Lewisham can offer and how it can assist us to realise our growth aspirations and to meet our housing targets.

1.6.6 The BLE will be located in the Borough's most accessible locations which are also the most appropriate areas for growth to be located. Whilst it is a unique opportunity, we must ensure that growth within the Borough is the type of growth we want. As such it needs to be managed and co-ordinated appropriately.



1.7 Background to the BLE

- 1.7.1 **There has been a desire to extend the Bakerloo Line has been around since the 1930s. More recently this extension was identified as a proposal which merited further study in the Mayor’s Transport Strategy (2010) and the London Plan (2011), owing to the opportunities for new housing which were made available in Southwark and Lewisham.**
- 1.7.2 In 2014 TfL commenced stakeholder consultation on options for extension of the Bakerloo Line beyond Elephant and Castle to Hayes. As a result of this consultation and following a comprehensive analysis of the potential route options, TfL identified the best route for BLE Phase 1. This route extends from Elephant and Castle to Lewisham Town Centre, via Old Kent Road and New Cross Gate. This route will be created within underground tunnels.
- 1.7.3 In February 2017 the consultation on the BLE stations and shafts started for Phase 1 BLE. It was confirmed that Phase 1 was in the TfL Business Plan as a capital scheme. TfL and the Mayor of London publically committed to deliver a second phase of the BLE beyond Lewisham and confirmed that they would continue to build a case for it.
- 1.7.4 In June 2017, the Mayor published his Draft Transport Strategy which sets out the Mayor’s policies and proposals to reshape transport in London over the next 25 years and confirms the BLE Phase 1.
- 1.7.5 Further consultation is due to be undertaken in 2018/19 with detailed design and procurement scheduled for 2021 to 2023, construction to start in 2023 and intended completion in 2028/29
- 1.7.6 TFL have also committed to commence investigations into Phase 2 during 2018. The second phase of work will extend the Bakerloo Line beyond Lewisham further south. If a route to Hayes were chosen, the route would use existing overland rail tracks and would possibly not require further tunnelling works.



2 Lewisham's Policy Framework

2.1 The London Plan (2016)

2.1.1 The London Plan (2016) forms part of Lewisham's planning policy framework and contains the strategy of how London should develop in order to meet the demands for housing, jobs and services. It confirms that London's population growth means more homes are needed which offer real choice for Londoners. In order to meet this need, the London Plan includes increased housing delivery targets.

2.1.2 Planning for growth is one of the central themes running through the London Plan. Given the population growth and increase in housing demand, the Mayor of London identified 38 Opportunity Areas and areas for development intensification. In the London Borough of Lewisham these are: Deptford, Lewisham, New Cross and Catford (see Appendix 1). The Council has also secured Housing Zone designations in New Bermondsey and Catford Town Centre where house building will be focused and supported by a range of financial measures.

2.1.3 The London Plan also identifies 'areas for regeneration' for prioritised neighbourhood-based action and investment in order to reduce social exclusion, these areas largely mirror our Opportunity Areas. The BLE will have a direct impact on growth opportunities in the areas for regeneration as the stations will be located within or close to many of the designated areas. It will also strengthen and support housing growth in our two opportunity areas.

2.1.4 A new London Plan is being produced and a consultation draft is expected in November 2017 with final publication in Autumn 2019.

2.1.5 The Mayor's A City for all Londoners document was the first step towards the new London Plan and sets the direction for it.

2.2 Lewisham's Development Plan

2.2.1 The Council's Development Plan contains a strategic plan for growth which remains sound and we are confident that this existing framework will enable the enhanced growth which the BLE can support.

2.2.2 The Development Plan supports growth and identifies areas and sites for the delivery of growth as well as necessary infrastructure provision and comprises a suite of documents, adopted at different times. The four main development plan documents are:

- Lewisham Core Strategy (2011) which is the Council's principle planning policy document and provides the spatial context for new developments and regeneration initiatives as well as containing strategic site allocations
- Site Allocations Local Plan (2013) which allocates sites above 0.25ha which are likely to be developed between the lifetime of the plan (2011 – 2026),
- Development Management (DM) Local Plan (2014) which contains the Council's detailed planning policies
- Lewisham Town Centre Area Action Plan (AAP) (2014) which sets out the vision, objectives, policies and delivery plan for the regeneration of the Lewisham Town Centre.

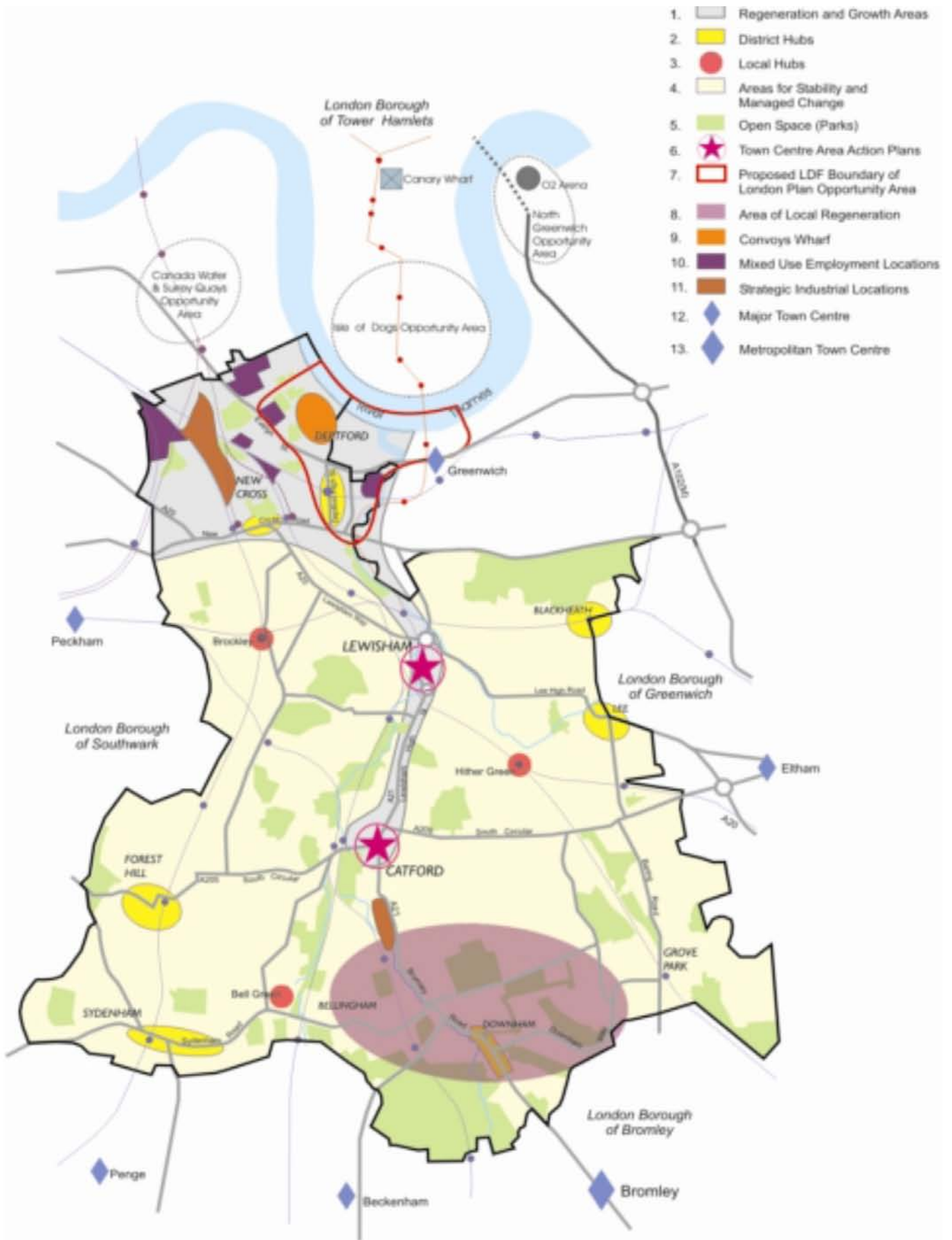
2.3 Core Strategy

- 2.3.1 Our spatial strategy, which is contained within the Core Strategy, promotes growth in designated Regeneration and Growth Areas (RGAs). These are located in an arc extending from New Cross and Deptford to Catford, including Lewisham and Ladywell (see image on page 19). However, the policies, whilst noting the need for additional infrastructure, pre-date the specific proposed BLE.
- 2.3.2 We consider that our existing spatial strategy remains sound and will facilitate growth at the scale that the BLE has the potential to deliver. The growth and transformation of the Borough in the last 10 years is testament to the success of this strategy which has delivered growth aligned with the vision and objectives within our Local Development Framework.
- 2.3.3 The spatial strategy is expected to deliver at least 18,165 new homes between 2011 to 2026 across the borough, focussed in the RGAs. The RGAs are further reinforced in the London Plan by the designation of the two Opportunity Areas in Lewisham, Catford and New Cross, and Deptford Creek / Greenwich Riverside which directly overlay the RGAs. In addition to delivering housing, these RGAs are set to boost Lewisham's economy by planning for at least 62,000 m² of retail and leisure space and 100,000 m² of new and reconfigured employment floor space over the 15 year plan period, to 2026.

- 2.3.4 The spatial strategy for the Borough is contained within two key Core Strategy policies and one from the Lewisham Town Centre Local Plan.

Core Strategy Strategic Policy 1: Lewisham Spatial Strategy

- 2.3.5 This policy requires all new development to contribute positively to the delivery of the vision for Lewisham and the strategic objectives. In addition the Spatial Strategy will be achieved by applying spatial policies in relation to the RGAs.
- 2.3.6 It also sets a minimum figure of 18,165 new dwellings that need to be delivered over the plan period and confirms that higher density development must be in highly accessible locations. Exceptions may apply where developments can ensure an increase in accessibility whilst having a restrained approach to car parking and improve cycling and walking connections.
- 2.3.7 It also seeks to protect open space and to increase the amount across the Borough, confirms that developments must be of the highest quality, sustainable design whilst protecting heritage assets and that scheme may be required to contribute to negate any adverse impacts of the development.



1. Regeneration and Growth Areas
2. District Hubs
3. Local Hubs
4. Areas for Stability and Managed Change
5. Open Space (Parks)
6. Town Centre Area Action Plans
7. Proposed LDF Boundary of London Plan Opportunity Area
8. Area of Local Regeneration
9. Convoys Wharf
10. Mixed Use Employment Locations
11. Strategic Industrial Locations
12. Major Town Centre
13. Metropolitan Town Centre

Spatial Policy 1

Lewisham Spatial Strategy

1. All new development will need to contribute positively to the delivery of the vision for Lewisham (see Section 4) and the strategic objectives (see Section 5).
2. The Lewisham Spatial Strategy will be achieved by applying the following spatial policies, which identify the type and quantity of development acceptable across the borough:
 - a. **Regeneration and Growth Areas** covering key localities within **Lewisham, Catford, Deptford, New Cross/New Cross Gate** (Spatial Policy 2, Section 6.2.1)
 - b. **District Hubs** covering the District town centres of Blackheath, Forest Hill, Lee Green and Sydenham, and their immediate surrounding residential neighbourhoods (Spatial Policy 3, Section 6.2.2)
 - c. **Local Hubs** covering Brockley Cross, Hither Green, and Bell Green (Spatial Policy 4, Section 6.2.3)
 - d. **Areas of Stability and Managed Change** for the remaining areas of the borough (largely residential) including a **Local Regeneration Area** focusing on parts of the Whitefoot, Downham and Bellingham wards, including the Downham District town centre and Southend Village, Bromley Road (Spatial Policy 5, Section 6.2.4).
3. Provision will be made for an additional 18,165 net new dwellings and higher density development will need to be compatible with public transport accessibility, except where development opportunities can ensure an increase in accessibility and a restrained and managed approach to car parking provision is followed, in conjunction with improvements to connectivity through walking and cycling.
4. Open space, including Metropolitan Open Land and Sites of Importance for Nature Conservation, will be protected, and a net gain of open space across the borough will be sought, particularly through on-site provision.
5. All new development will need to ensure the principles of good design are addressed, heritage assets protected, and high standards of sustainable design and construction, including maximising energy efficiency and the provision of on-site renewables and low carbon decentralised energy, are incorporated.
6. Development may be required to carry out certain works, or to provide or contribute towards the provision of measures to mitigate any negative impacts of the development, including appropriate physical, social and green infrastructure, in accordance with a planning obligation.

Core Strategy Spatial Policy 2: Regeneration and Growth Areas

- 2.3.8 This policy confirms that the RGAs will provide key regeneration and development opportunities focused in Lewisham, Catford, Deptford, Deptford Creekside and New Cross/New Cross Gate. Schemes will capitalise on public transport accessibility and the availability of deliverable and developable land, particularly through intensification of land uses in town centres and within mixed use employment locations.
- 2.3.9 In regard to the delivery of the BLE itself the policy states that ‘the Council, working with its partners, will secure the necessary infrastructure to support the planned levels of growth and will maximise the physical, social and environmental regeneration opportunities new development will bring for the benefit of existing and future residents, to address deprivation issues, particularly health inequalities, to improve well-being.’
- 2.3.10 It also states that the RGAs will be the prime location for new development comprising at least 14,975 new homes, 100,000 m² of employment floor space and 62,000 m² of new retail floor space by 2026.

2.4 Lewisham Town Centre Local Plan (TCLP): Spatial Strategy

Policy LTC2: Town centre boundary

- 2.4.1 This policy seeks to ensure that development positively contributes to the delivery of the vision and objectives for Lewisham Town Centre. Development must conform with and implement this spatial strategy and proposals must demonstrate this. It also requires for schemes to take account of the current, emerging and future context of the site and surrounding area and that proposals do not detrimentally affect the successful implementation of other nearby sites or their ability to meet the LTCLP vision or objectives. The policy also requires that each site is master-planned, address how it relates to the wider area and where appropriate must include a master-plan across multiple sites to demonstrate a schemes acceptability.
- 2.4.2 Other relevant policies in the Core Strategy and Lewisham TCLP are listed in Appendix 2

Spatial Policy 2

Regeneration and Growth Areas

The Regeneration and Growth Areas will provide key regeneration and development opportunities focused on the localities of Lewisham, Catford, Deptford, Deptford Creekside and New Cross/New Cross Gate. In giving effect to the London Thames Gateway and the London Plan Opportunity Area designations, this strategy area will capitalise on public transport accessibility and the availability of deliverable and developable land, particularly through intensification of land uses in town centres and within mixed use employment locations.

The Council, working with its partners, will secure the necessary infrastructure to support the planned levels of growth and will maximise the physical, social and environmental regeneration opportunities new development will bring for the benefit of existing and future residents, to address deprivation issues, particularly health inequalities, to improve well-being.

The Regeneration and Growth Areas will support the creation of a more sustainable borough by being the prime location for new development comprising at least 14,975 new homes, 100,000 square metres of new and reconfigured employment floorspace (light industry, workshops, offices), and 62,000 square metres of new retail floorspace by 2026.

Lewisham Town Centre will:

1. be designated as a Major town centre, and will be further developed so that by 2026 it achieves Metropolitan status on the London-wide retail hierarchy and continues to contribute to the local night-time economy
2. accommodate up to 40,000 square metres of additional retail floorspace and 4,300 square metres of additional leisure floorspace by 2026
3. accommodate up to 1,500 additional new homes by 2016 and a further 1,100 additional new homes by 2026
4. contain a Local Employment Location (LEL) at Molesworth Street
5. be one of the borough's preferred locations for new office development
6. contain a strategic development site, the Lewisham Gateway, which will act as a catalyst for regeneration of the town centre.

The Council will prepare an area action plan for the Lewisham Town Centre to ensure the forecast growth is managed and delivered. The area action plan is the implementation and delivery plan for the changes that will occur in the town centre during this period. In particular, it will provide a detailed planning and implementation strategy for major opportunity sites within the town centre.

Spatial Policy 2

Cont...

Catford Town Centre will:

1. be designated as a Major town centre with new development seeking to maintain and enhance its status, to secure its physical regeneration and ensure its continued contribution to the local night-time economy
2. build on its role as the civic heart of the borough
3. accommodate up to 22,000 square metres of additional retail floorspace by 2026
4. accommodate 650 additional new homes by 2016 and up to 1,100 additional new homes by 2026
5. be one of the borough's preferred locations for new office development.

The Council will prepare an area action plan for the Catford Town Centre to ensure the forecast growth is managed and delivered. The area action plan is the implementation and delivery plan for the changes that will occur in the town centre during this period. In particular, it will provide a detailed planning and implementation strategy for major opportunity sites within the town centre.

Deptford, Deptford Creekside, New Cross/New Cross Gate area will:

1. accommodate up to 2,300 additional new homes by 2016 and a further additional 8,325 new homes by 2026
2. support a vibrant network of town centres with Deptford and New Cross/New Cross Gate designated as District town centres, the location for major new retail and leisure development within this area, including their contribution to the local night-time economy
3. contain Neighbourhood local shopping centres at Evelyn Street and Lewisham Way
4. support smaller-scale local retail uses on site where larger scale redevelopment occurs
5. contain four strategic development sites (Convoys Wharf, Surrey Canal Triangle, Oxestalls Road and Plough Way) which will act as a catalyst for regeneration of the area
6. support regeneration and growth through the redevelopment of designated underutilised employment sites for a mix of uses including residential and a significant element of employment space, at Mixed Use Employment Locations (MELs)
7. contain a core supply of defined employment land at Surrey Canal which will be designated a Strategic Industrial Location (SIL) in the London context and will only be used for employment and waste uses, capable of meeting the requirements of the London Plan for land that will meet the need to maintain the industrial and commercial functioning of London as a whole
8. contain Local Employment Locations (LELs) at Evelyn Street, Lewisham Way and Lower Creekside in order to provide local employment opportunities and, in the case of Lower Creekside (Deptford), to ensure the retention of the creative industries
9. retain a scattering of other small business premises where viable
10. use development opportunities to improve connectivity throughout the area for pedestrians and cyclists and provide new accessible public spaces and contribute to improving the relationship with the River Thames
11. contain a new railway station at Surrey Canal Road as part of the East London Line extension (London Overground)
12. contain further and higher education facilities at Lewisham College and Goldsmiths College (University of London).

2.5 Planning for the future to ensure we capture development opportunities associated with the delivery of the BLE

2.5.1 The BLE project will inevitably mean that there is increased interest in development in the Borough. We are looking ahead and planning for the future to ensure that the enhanced development opportunities which the BLE will enable are brought forward in a managed and coordinated way. We want to work with developers, landowners and other partners to deliver growth which is good for the Borough. In order to achieve this it is important that we set out what we are doing to prepare for the BLE's arrival and what type of growth we want.

2.6 What are we doing to plan for the BLE?

Working in partnerships

2.6.1 Working with the Greater London Authority, TfL and London Borough of Southwark to ensure that the growth anticipated along the route of the BLE is delivered in a coordinated approach and that strategies do not stop at borough boundaries.

2.6.2 **Growth Partnership** - The Council is currently working in a formal partnership with the GLA, TfL and LB Southwark, dealing with regeneration, transport and planning work-streams along the Bakerloo Line Extension corridor. In order to make the most of this opportunity it is important that we have established a plan that clearly sets out how benefits will be achieved.

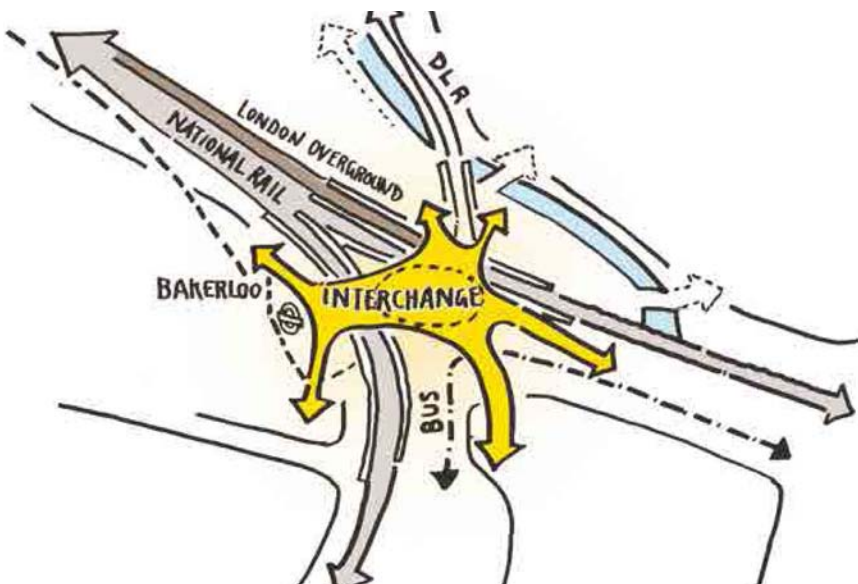
2.6.3 **Old Kent Road, New Cross and Lewisham Working Group** - Officers from Lewisham and Southwark meet on a regular basis with Officers from the GLA and TfL.

Lewisham Interchange Study

2.6.4 We are in the final phases of a detailed study which tests the feasibility of transforming Lewisham Station into a holistic transport hub providing interchange between the BLE, DLR and National Rail services. The study is being undertaken by award winning architects Studio Egret West and Atkins with a multi-headed client team of London Borough of Lewisham, Greater London Authority, Network Rail and Transport for London and has been jointly funded. The aim of the project is to create a station interchange which brings together the multiple transport modes and overcomes the severance issues of the existing station. It also proposes to better link the station (through improved cycling and walking routes) with existing and future communities and to create connections between existing areas of open space.



The main aim of the new interchange is to overcome the barriers created by the local infrastructure, by providing a new publicly accessible platform which connects across to all the neighbourhoods unlocking the potential of surrounding sites.





New Cross Gate Station
Image Credit: LB Lewisham



Goldsmiths
Image Credit: LB Lewisham

the A2, is one of London's oldest roads and cuts through a fine grain of characterful buildings. It the spine to New Cross, and the lifeblood to the local economy. As such the A2 has to be transformed from a trafficed route to move through to a pleasant high street to dwell



Route 1, Fordham Park
Image Credit: LB Lewisham



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Image Credit: LB Lewisham

Lewisham Tall Buildings Study

- 2.6.5 As Lewisham Town Centre develops, it is essential that we continually review the emerging urban fabric to ensure that development is meeting our Local Plan objectives. As part of this review the Council is updating our evidence base for tall buildings by providing a more granulated review focused on Lewisham Town Centre.
- 2.6.6 The objective of the study is to provide a methodology for determining the appropriate scale of development within the town centre. It sets out a robust methodology and rationale for analysing the suitability of individual sites within the town centre for tall buildings and also what constitutes as 'tall' within those contexts. It is intended that this will set the framework for the preparation of tall buildings strategies for our other centres within the RGAs including New Cross, Deptford and Catford.

Tall Building Guidance

- 2.6.7 This is a document which will support the Lewisham Tall Buildings Study. It is currently in draft and is intended to advise on any scheme involving a tall building. It will provide guidance on design, master planning, the rationale which must be provided and the documentation which must be provided to support a proposal.

New Cross Master Plan and Station Study

- 2.6.8 We are currently working with GLA and TfL on a jointly funded project to understand the impact of the Bakerloo Line Extension (BLE) on a New Cross Gate Master Plan and Station Opportunity Study (NXG Master Plan Study).

- 2.6.9 The Master Plan will cover an area of approximately 1km radius around New Cross Gate station and will look at the opportunities the BLE offers to New Cross as a place whilst looking to protect its existing character as well as exploring the benefits that the BLE can provide for existing and future residents. These include:

- Identifying the appropriate nature of development on key development sites identified within the Core Strategy adjacent to New Cross Gate Station
- Identifying opportunities for improvements to the A2 Old Kent Road-Deptford corridor
- Securing environmental improvements by enhancing the public realm and mitigating the impacts of traffic
- Understanding the local economy with a view to consolidating and improving employment opportunities in future development scenarios
- Improving the retail offer
- Looking into the mix of residential, employment, retail and social infrastructure
- Facilitating the growth of key assets within the area including Goldsmiths University, Lewisham College and the creative industries.

A2 Corridor Study

- 2.6.10** This study is being undertaken by TfL with the involvement of Lewisham officers. The study area stretches from the borough boundary with Southwark to Deptford High Street. It focuses on issues related to the roadway with particular focus and more detailed studies being undertaken around the stations of New Cross and New Cross Gate.
- 2.6.11** TfL's approach will be in line with the Mayor's Transport Strategy and the Healthy Streets philosophy. It will put sustainable modes of transport such as walking, cycling and public transport ahead of general traffic and thus seek to improve the place function of New Cross road and improve air quality.

Rail Vision

- 2.6.12** A Rail Vision for Lewisham has been published. It explains that the borough is one of two halves, the north west of the borough has many rail links and frequent services on DLR, National Rail and Overground and the south east of the borough has sparse rail network, with the Whitefoot area having no rail access at all.
- 2.6.13** Frequent services call at the main interchanges at New Cross Gate, Lewisham, Grove Park and Catford. National Rail services provide radial out to these stations from Central London. Overground and DLR routes provide north-south orbital links to East London. East-west services are limited to infrequent services across the north of the borough calling at Nunhead, Lewisham and Blackheath.

LIP3 Transport Strategy

- 2.6.14** 2.4.13 The Borough's Transport Strategy is being drafted which sets out our transport strategy for the next 30 years.

2.7 The case for BLE Phase 2: Beyond Lewisham

- 2.7.1** The Council are fully supportive of a Phase 2 extension beyond Lewisham to Catford and Hayes. Extending the BLE to Catford would support Catford's Housing Zone status and would be a driver for economic growth within the town centre and for regeneration in the surrounding areas.
- 2.7.2** Phase 2 of the BLE would be hugely beneficial for the Borough's more southerly communities, and the growth of London as a whole. The Council therefore considers the business case for such an extension to be very strong as the bulk of the infrastructure costs are in the Phase 1 tunnelling.
- 2.7.3** The Mayor of London has proposed in his draft Transport Strategy to look at the feasibility of a Phase 2 extension beyond Lewisham station to serve Hayes in 2018. The Council continue to seek commitment from TfL to further develop Phase 2 to Catford and beyond.
- 2.7.4** A number of work streams are underway or have been completed which support the case for Phase 2, although some of these have been primarily undertaken following Catford's designation as a Housing Zone:

Catford Station Interchange Study

2.7.5 2.4.18 The Council engaged Gensler to undertake a Catford Stations interchange study which is now complete. This study demonstrates improvements to station interchange, public realm improvements and potential development on adjacent sites.

Capacity Study of Wearside Depot

2.7.6 This site has been earmarked by TfL as a shaft site and could be the location of BLE Phase 2 portals. Whilst a shaft on the site would have a limited impact on the site's development potential, use of the site for portals would be likely to make this site undeliverable.

2.7.7 However to understand the potential of the site (and assuming the Council's depot functions can be moved elsewhere) a capacity study has been carried out by Allies and Morrison to look at its comprehensive redevelopment.

2.7.8 We are also:

- Revising our Local Requirements List to capture the new requirements coming out of the Affordable Housing and Viability SPD in regard to viability assessments.
- Continuing to make our case to TfL to explore options for re-zoning Lewisham stations for the benefit of residents.
- Pressing for information in regard to the preferred shaft site identified by TfL at Alexander Cottages, Lewisham and in regard to the shaft site and possible portals location at Wearside Depot, Ladywell

- Preparing a full response to TfL in regard to the BLE Consultation for which an extension has been agreed whilst further information is being provided.



3 Alignment with the Mayor's 'Good Growth' agenda.

3.1 Introduction

3.1.1 **The Mayor's position on what constitutes as 'good growth' and the recognition that growth within existing communities has to be positive for both new and existing residents is something that Lewisham has promoted for many years through our existing planning policy.**

3.1.2 The Mayor has recently published the following key documents which are relevant to our approach to growth and development within the Borough:

- A City for all Londoners November 2016
- Draft Transport Strategy June 2017
- Affordable Housing and Viability SPG August 2017
- Draft Housing Strategy September 2017

3.1.3 Lewisham's existing policies and growth strategy is well aligned with this overarching vision and the strategies within these documents. We welcome the strategies they set out and the fact that they provide clarity and support on a number of key challenges and issues facing Lewisham as a borough and London as a whole. We set out below how these documents support the BLE and set our approach to growth which is based around the themes in the Mayor's recently published documents.

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3.2 A City for All Londoners

3.2.1 This document is the Mayor's manifesto for growth and confirms his pro-development approach. It looks at how we can address competing needs for land and where development should be concentrated.

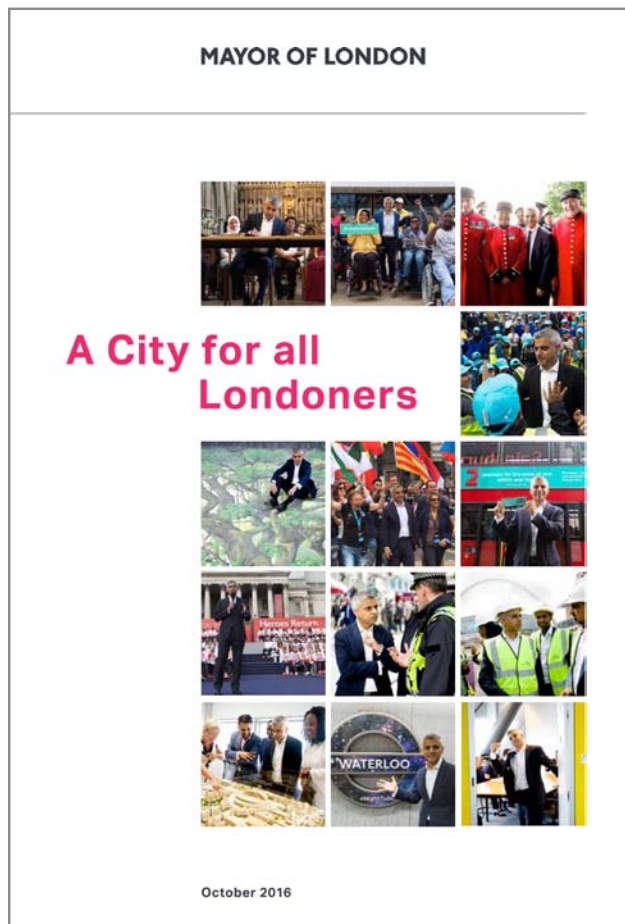
Ensuring growth is good growth

3.2.2 'A City for All Londoners' seeks that growth is properly planned and coordinated within areas which have access to good public transport and new and existing amenities. The growth associated with the BLE will be in already accessible areas that are close to existing stations (which will in the future be new interchanges) and within designated RGAs areas such as New Cross, New Cross Gate, Deptford, Lewisham and Catford.

3.2.3 We expect developments to be sustainable and of the highest design quality which does not just mean in their appearance, but also in terms of the quality of accommodation and the public realm around the building/s.

Ensuring we have the right supporting infrastructure for people and communities

3.2.4 The BLE will mean an increase in growth levels which will necessitate a commensurate increase in the supporting infrastructure (schools, doctor's surgeries, nurseries etc). This will ensure that Lewisham will function and prosper as a place, meets local needs and to be sustainable. We are currently planning for the delivery of the infrastructure required in the borough taking into account the level of expected growth through the Council's Infrastructure Delivery Plan (IDP) which is being reviewed at present.



3.2.5 Investment in social, physical and environmental infrastructure will be necessary which means securing sufficient funding from the public and private sector for infrastructure at the local, neighbourhood and strategic level. We will therefore seek payments through planning obligations and CIL, with the CIL charging schedule currently being reviewed.

Access to good homes and jobs

3.2.6 The London Borough of Lewisham currently has one of London's smallest economies but this is changing. Lewisham's Business Growth Strategy shows that there has been a huge increase in the number of active businesses in the borough and that growth has been almost exclusively in micro businesses. We are seeking to build on this growth and encourage a mix of business sizes and types that reflect the diversity of the borough and its citizens in order to create a dynamic, prosperous and sustainable economy.

3.2.7 We are undertaking various strands of work to understand our town centres and commercial businesses and we are currently involved in a number of studies; for example retail assessments of each centre and a Creative and Digital Industries Study. We also engaged consultants AECOM undertake an Employment Land Study in 2015 as evidence for the Local Development Framework to assesses the quantity, quality and viability of the Borough's employment land.

3.2.8 We are also developing more DEKs which are already established in Ladywell and Catford, and at present a scheme is being developed for Deptford.

3.2.9 As well as creating the right environment for business to flourish, the Council recognises the importance of enhancing access to employment opportunities located within the wider London region for existing and future residents of the borough. The arrival of the new BLE stations at New Cross Gate and Lewisham will mean better transport links and connections for customers, workers and business with trains every 3 minutes as well as shorter journey times between destinations.



Goldsmiths
Image Credit: LB Lewisham



Ladywell dek
Image Credit: LB Lewisham

- 3.2.10** When proposing employment or retail space we expect it to be fit for purpose and designed to be flexible and future proofed. Proposals which include any type of non-residential space must be able to demonstrate this. We also seek, where possible and in schemes where commercial space is required, that some of this space is affordable. In order to be able to design the space optimally to have already engaged an end user is often best as they are aware of what their requirements for refuse, servicing, etc, are.
- 3.2.11** Lewisham has a total of 107.3 ha of industrial land and the total industrial floor space is estimated to be in the region of 386,000 m². Of this total, 35% is Strategic Industrial land. Our Employment Land Study demonstrated that most of our Strategic Employment Land (SIL) is functioning well with ‘core’ or ‘wider’ industrial uses and they were judged to have the key strategic characteristics required by employment land which. Two sites were found to have impacts on neighbouring residential areas/ sensitive land uses - Mercury Way Waste Sites and Trundleys Road /Apollo Business Centre. All other SIL sites are afforded the highest level of protection through our policies.
- 3.2.12** In New Cross, growth is expected to focus on the creative, digital and cultural industries and Lewisham’s expansion is expected to be in all sectors although more focussed on traditional office and retail based employment.

Green growth

- 3.2.13** Twenty percent of the Borough is open space and alongside housing growth we are seeking the improved connection to, retention of and enhancement of these spaces. Housing growth means more people will want and need access to open space and if we are designing at higher densities it is essential that open space is of good quality and is well connected to developments and places.
- 3.2.14** All schemes submitted to us should demonstrate how they link into existing connections to open spaces or create new ones, provide high quality landscaping and public realm, design external space so that users are not harmfully affected by poor air quality and that the building is energy efficient.
- 3.2.15** Other strategies to bring forward cycling and walking routes (as set out in the Mayor’s Healthy Street strategy and North Lewisham Links) can connect to the BLE to create a much stronger, greener, more sustainable infrastructure system in that part of the Borough.
- 3.2.16** When looking at sites around New Cross and Deptford the ‘North Lewisham Links’ document produced originally in 2007, updated in 2012 should be considered. It is a programme of works aiming to improve walking and cycling routes across Deptford and New Cross in order to encourage residents to live more active lives and make better use of local amenities and public transport.
- 3.2.17** We also expect all schemes to address other issues which ensure ‘green’ development such as the provision of living roofs, sustainable urban drainage systems and electrical vehicle charging points.

3.2.18 We consider that retaining and enhancing the Borough's trees to important to its attractiveness but also to protect from climate change, retain biodiversity, provide sun shading to streets and improve air quality. One of the Mayor first commitments was to plant 10 000 trees across London, in partnership with businesses and the public sector. He has also launched a fund for tree and woodland planting in London in Autumn/Winter 2017 called the new Greener City Fund.

The night time economy and culture

3.2.19 The Mayor has created the London Night Time Commission in order to develop London's night time economy. This sector employs 1 in 8 people in London and is a key driver for tourism, culture and economic regeneration.

3.2.20 When the BLE is complete, Bakerloo Line trains will run throughout the night at the weekends into Lewisham and New Cross. This will mean that residents or workers in the night time economy can get home safely and quickly. In some cases their journeys will be cut by almost an hour as people can use the tube rather than the night bus. The Night Tube will also open up opportunities for our night-time economies in as it will make our bars, live venues, night clubs, restaurants and other uses easier to get home from.

3.2.21 We recognise that there are opportunities to strengthen and enhance the night time economies and cultural offer in our main centres and we are currently to commencing work on strategies to which will help us achieve that.

3.2.22 In New Cross we are working with Goldsmiths, University of London (who are a key stakeholder in the area) to understand how to enhance the existing night time economy. Goldsmiths have a vested interest in the Borough, especially as they have a large student population in New Cross and Deptford which they are seeking to expand. They have the Borough's only cinema within their campus and they make a significant contribution to the cultural offer of New Cross through exhibitions etc.

Changing the way we travel

3.2.23 To create a greener and healthier Borough Lewisham fully supports the extension of the Bakerloo Line into the Borough as it will provide additional capacity on the public transport network to reduce overcrowding. This will encourage people out of the car and onto public transport. This in turn will improve the Borough's air quality, particularly along New Cross Road. We are also developing a 'Rail Vision' for Lewisham which will assess capacity, quality of stations, access to stations and rail connectivity.

3.2.24 We have also developed strategies to encourage walking and cycling such as the 'North Lewisham Links' and fully support other initiatives such as the Cycle Superhighway which will run along Evelyn Street. This approach aligns with the London Mayor's Healthy Streets London aims to get Londoners to reduce their reliance on driving by making better and safer walking and cycling routes and public spaces and connecting new developments to local services. This in turn will improve the people's health, revitalise shopping parades, reduce air and noise pollution and improve mental health.

3.3 Mayor's draft Transport Strategy

3.3.1 The Mayor's draft Transport Strategy was published in June 2017 and it sets out the Mayor's policies and proposals to reshape transport in London over the next 25 years. It is a statutory document and it builds on the Mayor's vision for a better London that was outlined in A City for All Londoners and takes forward the approach set out in Healthy Streets for London.

Recognition and commitment for the BLE phase 1

3.3.2 This document schedules the BLE as part of a programme being delivered of station capacity improvements to complement line capacity enhancements and to improve the overall public transport journey experience in London.

3.3.3 Our Core Strategy confirms that the Council 'will work to ensure the delivery of transport infrastructure and service improvements within the Regeneration and Growth Areas' which also include the improvement of railway stations at New Cross Gate, New Cross and Lewisham as well as and interchange improvements at Lewisham.

3.3.4 A positive holding response to the BLE Consultation in support of the proposed station and shaft locations was submitted in April 2017.

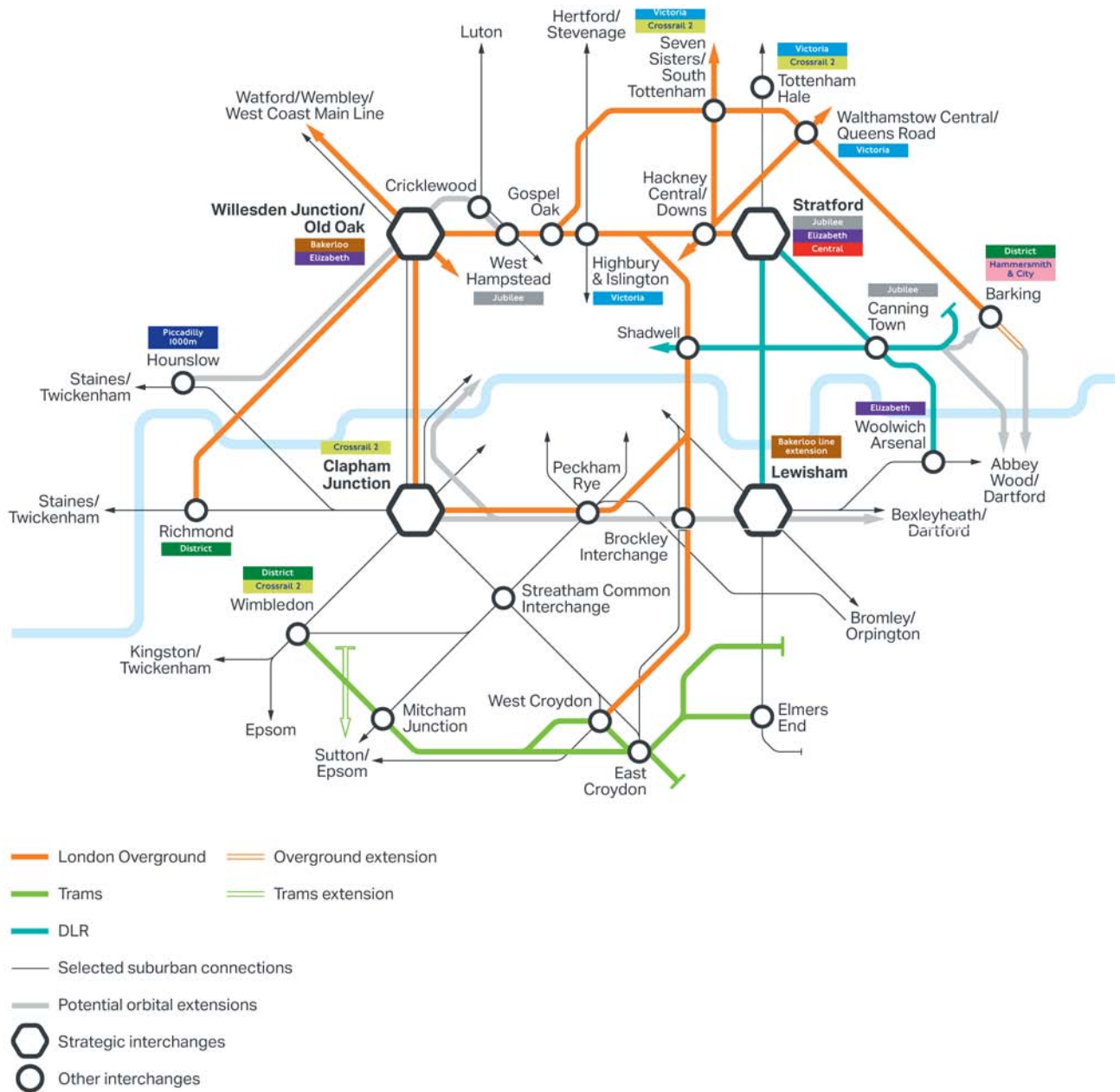
Recognition of Lewisham as a key interchange

3.3.5 The draft Transport Study recognises Lewisham station as a key transport hub. Lewisham station is a Strategic Interchange where many modes of transport connect and it enables passengers on radial services into London to change onto an orbital link rather than travelling through the centre of London.



3.3.6 The station at present is disconnected from the town centre and essentially operates in two parts: that serving the DLR and; that serving National Rail. We recognised that Lewisham needed a well-designed, highly functioning station interchange and engaged renowned architects Studio Egret West and multi-disciplinary engineering firm Atkins to undertake a study to create a holistic interchange addressing various issues with the current station and its connection to the existing communities and places.

3.3.7 The Council will continue to work with the GLA, TFL and Network Rail to deliver on those aspirations and develop an integrated station befitting of Lewisham Town Centre's growing status within the South East.



Potential mini-radial hubs and improved orbital rail links in inner and outer London

Image Credit: GLA

The need for developments to contribute financially to the BLE

- 3.3.8 In order for the BLE to be realised it will need to be funded through various funding streams. Some funding has to come from development and as such the Council will require specific contributions from developments within a 1km radius of either proposed BLE station to contribute to the construction of the station interchange. A 1km distance is considered to be within reasonable walking distance and therefore schemes would benefit directly from it.
- 3.3.9 We are working with GLA and TFL to secure and commit necessary funding for the transport infrastructure and associated public realm works for this project. We are also seeking that Mayoral CIL and Local CIL contribute to the financing of the BLE.

Mayoral CIL

- 3.3.10 Lewisham has recently responded to the consultation on the Preliminary Draft Charging Schedule for Mayoral CIL 2 (MCIL2), a charge targeted at developers to help contribute towards strategically important transport infrastructure. In the consultation documentation it refers to MCIL2 being for Crossrail 2 and other strategic transport projects. Lewisham consider the BLE to be a strategic transport project as it will create a cross-London rail link from south-east to north-west. As the BLE Phase 1 is highlighted as critical in the London Infrastructure Plan 2050, and contained within the London Plan, officers therefore consider it should be considered for funding from the Mayoral CIL. MCIL2 is scheduled to be levied in April 2019.

Local CIL

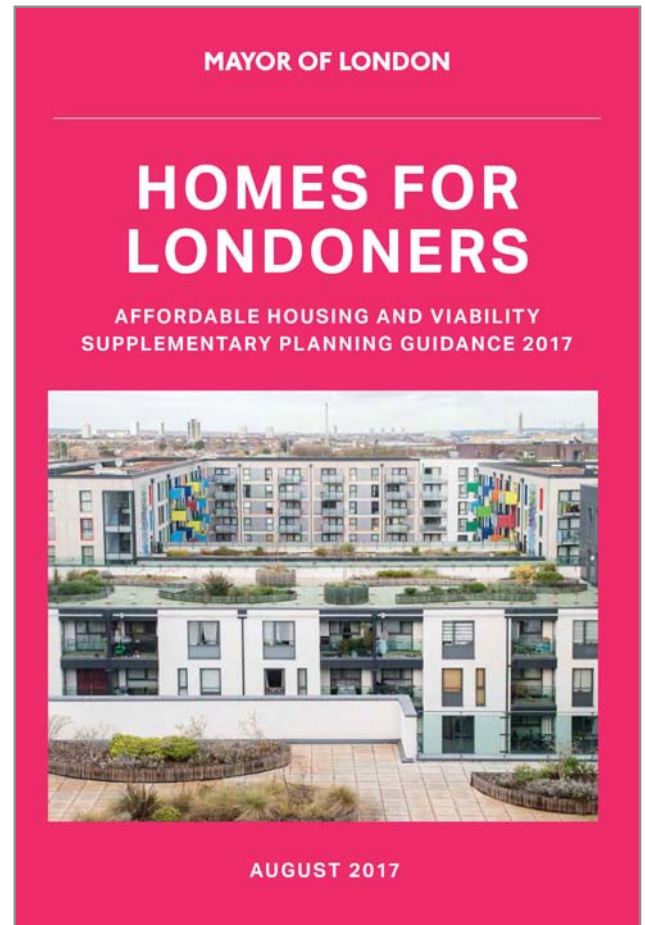
- 3.3.11 Lewisham's Local CIL Charging Schedule is currently being refreshed to reflect changes in property values and build costs. We will be looking to capture some of the uplift in land value that arise from the BLE and to help fund essential infrastructure. As part of this, the Regulation 123 list is being redrafted to reflect the works proposed as part of the BLE, and in the interim, we have started to update the Planning Obligations SPD to help capture infrastructure contributions while the final Local CIL is being adopted.

3.4 Affordable Housing and Viability SPG

- 3.4.1 The main aims of this SPG is to increase the number of affordable homes delivered through the planning system. The SPD provides a consistent and transparent approach to the viability process and will increase the level of scrutiny that the appraisals are subject to. It also seeks to embed the requirement for affordable housing into the value of land.
- 3.4.2 Between 2011- 2017 Lewisham has also seen a 96% increase in number of people in temporary accommodation and at the same time there has been a 44% reduction in the accommodation available to house them. The Borough now has over 500 households currently in temporary accommodation and has over 9,000 households on its waiting list for homes.

Our approach to affordable housing

- 3.4.3 Our adopted policy requires 50% affordable provision unless viability indicates otherwise and it remains the starting point for all negotiations on schemes which propose (or are capable of providing) over 10 residential units. In line with the Affordable Housing and Viability SPD we will only require a viability assessment to be submitted if less than 35% affordable housing is being proposed and in those cases we will also publish the applicant's viability report online, unless it can be demonstrated that it is exempt under EIR.



- 3.4.4 If changes are proposed to the design of an approved scheme or to the materials which change assumptions made in the original viability assessment then we will require a new viability assessment to be submitted and in cases where a viability assessment was not required (i.e. in cases which proposed 35% or more affordable) a viability assessment will be required.
- 3.4.5 In terms of tenure mix, our policy position is to ensure a mixed tenure and we promote mixed and balanced communities. The affordable housing component of schemes should be provided as 70% social rented and 30% intermediate housing.

3.4.6 For many of Lewisham's residents only Social and Living Rent tenures are affordable as they cost less than 35% of the net household income. Therefore we want to see housing being built that is genuinely affordable and addresses housing need. Housing need does not just apply to those who are in most need but also to those who cannot afford to buy a property in today's market who need housing products which are appropriate to them.

3.4.7 The SPG seeks reviews are carried out at the beginning and end of the process which is an approach which Lewisham has had in place for some time and fully supports the Mayor's approach .

3.4.8 We want to see housing being built that is genuinely affordable and addresses housing need. Housing need does not just apply to those who are in most need but also to those who cannot afford to buy a property in today's market who need housing products which are appropriate to them.

Land value

3.4.9 Establishing the correct land value of the site will avoid land values becoming inflated and enable schemes to deliver acceptable levels of affordable housing and s106 contributions. Overpaying for land must be avoided even when sites are close proximity to a new BLE station.

3.4.10 Lewisham's Planning Obligations SPD requires that Existing Use Value Plus Premium (EUV+) is used as the approach to determining the land value benchmark. We have long supported the use of EUV+ as it is based on the current use value of a site. The premium above Existing Use Value will be based on a site specific justification which reflect the circumstances that apply and this should be fully explained.

3.4.11 We encourage consideration of this when land is being purchased as we will be unable to support schemes which cannot afford to mitigate their impacts through s106 and provide insufficient affordable housing where too much has been paid for the land. The Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (SPG) August 2017 also supports this approach, it also gives detailed advice on viability assessments, aiming to establish a standardised approach which should be followed.

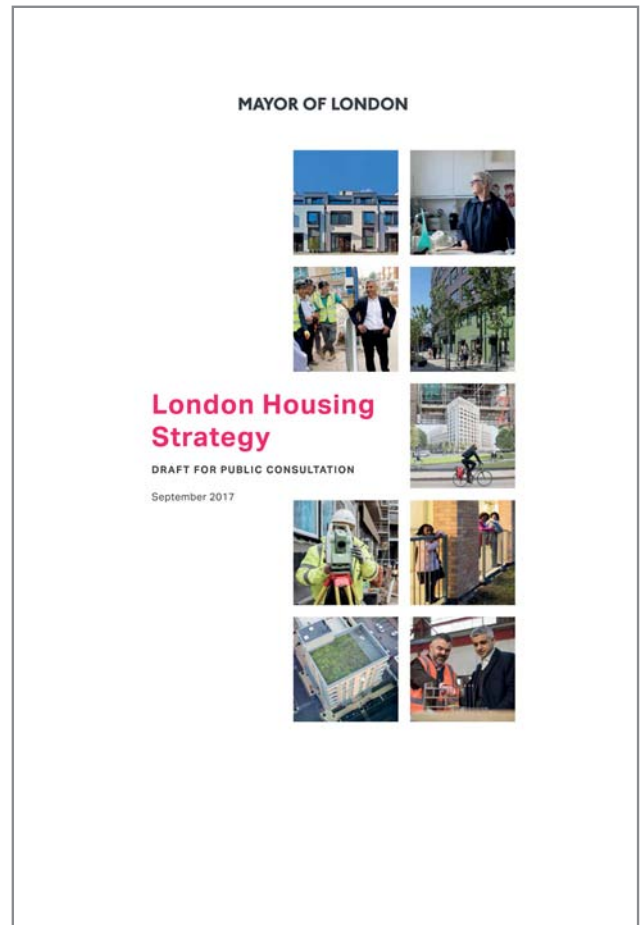
3.5 The Mayor's draft Housing Strategy

3.5.1 The Mayor's Draft Housing Strategy 2017 sets out a range of measures to increase the supply of new homes including: diversifying the housing sector by increasing funding for certain types of housing; setting clear housing targets for councils - including on small sites and; making it quicker and easier to bring small sites to the market and changing the way that MCIL is levied so that small and medium-sized builders pay less up front; ensuring homes are affordable to Londoners on average wages; looking at London Living Rent levels and Shared Ownership; identifying and bringing forward more land for housing; prioritising protection of the Green Belt by supporting high quality high density developments on brownfield land and; improving the skills, capacity and building methods of the construction industry.

3.5.2 We welcome the Mayor's Strategy, which in parts builds on our current approach and in others sets out how we will approach growth in areas around the BLE.

Design led density

3.5.3 The Mayor's Housing Strategy seeks to accommodate growth responsibly by co-locating uses and developing well-designed, high density schemes which are environmentally sustainable which in turn will protect London's Green Belt. In order to make the optimum use of land it needs to be used more efficiently, although developments will still need to be appropriate to their context. To ensure this, the Mayor will set out a new approach to design-led density in his draft London Plan.



3.5.4 Lewisham already has an approach to density which aligns with the Mayor's position. We support well designed, high density schemes in accessible locations. We insist all proposals demonstrate a clear rationale and be based on a detailed analysis of the context. In preparing proposals, both the existing and future context must be considered so as to make the most of the opportunities available.

3.5.5 To successfully apply our design-led approach we accept that this does not come from applying standards rigidly, but involves a stronger appreciation of the surrounding context, and a good understanding of the urban design and architectural principles which underpin successful development.

- 3.5.6 Where sites are in highly accessible locations it can sometimes be assumed that they are suitable for a tall building. To assess a sites suitability for a tall building each individual site must be master planned and also form part of a wider masterplan study involving neighbouring sites (the scope of this should be discussed through pre application discussions).
- 3.5.7 We also consider that high density does not necessarily mean development that is tall, there are many excellent examples of high density, mid-rise schemes which have created very successful places.

Tall Buildings

- 3.5.8 The Mayor accepts that tall buildings have a role to play in delivery London's growth in appropriate locations and that those tall buildings must be built to the highest design and safety standards.
- 3.5.9 We are supportive of buildings of height in appropriate locations so long as they are of the highest quality design and they have been properly master planned. When considering a tall building, a study of the context around the site which will inform the scheme is very important as each of the areas where growth will be focussed have distinctly different contexts. For example New Cross Gate has a historic character and a prevailing height of mainly 4 storeys whereas Lewisham Town Centre (which we hope will become a Metropolitan Centre) has a cluster of high rise buildings around the station. Consequently what is considered to be tall in Lewisham does not mean the same in New Cross and each proposal must fully consider the existing and future context and present a clear rationale for the scheme.

Small sites

- 3.5.10 The Mayor's Housing Strategy is looking to small sites to help provide a range of housing and reverse the decline in the number of small sites coming forward. The Mayor wants to make additional smaller sites available with this presumption in favour of appropriate residential policy and to minimise the risks and costs for small and medium-sized builders. The detail on how this will work will be set out in the new London Plan.
- 3.5.11 We have small and brownfield sites registers and during the recent SHLAA process a large number of sites were assessed throughout the Borough and a number have been consequently added to the lists.
- 3.5.12 There are many small sites within the vicinity of the BLE and within the RGAs and we will be happy to discuss proposals on those sites through our pre application service.

4 Conclusion

4.1 Conclusion

- 4.1.1 **Whilst the challenge facing London is considerable, Lewisham is well equipped to deal with it.**
- 4.1.2 **Our existing growth strategy and associated policies are robust, tried and tested and continue to deliver high quality new places that complement and strengthen our existing communities. Our Local Development Framework is aligned with the Mayor's strategies and visions set out in the four aforementioned documents associated with his principles of 'good growth'.**
- 4.1.3 The commitment by the Mayor to deliver phase 1 of the BLE represents a considerable opportunity for the Borough of Lewisham by increasing capacity on the Borough's public transport network, metro-isation of the Borough and vastly improving the connectivity. The policies in the London Plan and our own Local Development Framework support the arrival of the BLE and the accelerated growth it will bring. An opportunity that we are working collaboratively with GLA, TFL and neighbouring boroughs to deliver.
- 4.1.4 Lewisham's Regeneration and Growth areas are easily accessible now and will be even better connected with BLE. As such we will have the necessary transport infrastructure in place to make a significant contribution to expanding and growing Lewisham and London. Some parts of the Borough will inevitably experience change but this will be driven on the principles of good design, place making and designing places where people feel safe, with easy access to services, jobs and transport.
- 4.1.5 Lewisham as a Borough and as a Planning Service is 'open for business'. We want to work with landowners, developers and others to bring forward 'good growth' associated with the BLE and beyond. The Planning Service has developed a successful pre application service which we encourage those wishing to talk through schemes to use.
- 4.1.6 We have a positive attitude to growth and we have seen many high density developments completed which have created great places such as Deptford Market Yard, Greenland Place, and Marine Wharf.
- 4.1.7 We also have a pre application service where developments can be discussed prior to submission.

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Sustainable Development Select Committee		
Title	Planning Service Annual Monitoring Report 2016-17	
Contributor	Planning Service	Item 7
Class	Part 1 (open)	11 December 2017

1. Purpose

- 1.1. The report provides an overview of the Planning Service Annual Monitoring Report for the monitoring period 1st April 2016 to 31st March 2017.

2. Recommendation

- 2.1. The Select Committee is asked to note the content of the AMR 2016-17 in Annex 1, note that it has been considered by the Mayor and Cabinet on 6th December 2017 and direct questions to officers at the meeting on 11th December 2017.

3. Policy context

- 3.1 The content of this report is consistent with the Council's policy framework, namely the Core Strategy and the Sustainable Community Strategy (SCS). The Core Strategy is closely related to the SCS, as it sets out the physical implementation of the SCS.
- 3.2 The AMR supports the following SCS objectives:
- *Empowered and responsible*: where people can be actively involved in their local area and contribute to supportive communities.
 - *Clean, green and liveable*: where people live in high quality housing and can care for and enjoy their environment.
 - *Healthy, active and enjoyable*: where people can actively participate in maintaining and improving their health and well-being.
 - *Dynamic and prosperous*: where people are part of vibrant communities and town centres, well-connected to London and beyond.
- 3.3 The AMR is particularly relevant in monitoring performance against the following Corporate Priorities:
- *Community leadership and empowerment* – developing opportunities for the active participation and engagement of people in the life of the community.
 - *Clean, green and liveable* – through promoting a sustainable environment.
 - *Strengthening the local economy* – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - *Decent homes for all* – investment in social and affordable housing.
 - *Active, healthy citizens* – leisure, sporting, learning and creative activities for everyone.

- *Inspiring efficiency effectiveness and equity* – ensuring efficiency, effectiveness and equity in the delivery of excellent services to meet the needs of the community.

4. Background

4.1 Local Planning Authorities are required to produce an annual monitoring report, having collected information during the monitoring year, and to make it available to the public via the Council's website (on both the Planning Policy webpage and the Community Infrastructure Levy webpage) and at their offices during normal office hours. The AMR should report on the progress of local plan preparation against the timetable set out in the Local Development Scheme and monitor activities relating to the Community Infrastructure Levy (CIL), Neighbourhood Planning, the Duty to Co-operate and Prior Approvals.

4.2 The Council has produced an AMR annually for the last 12 years. This year's AMR is divided into six chapters:

Chapter 1: Introduction and Context explains the preparation of the AMR, relevant legislation and provides a borough profile.

Chapter 2: Development in 2015-16 provides an overview of the type and amount of development that has taken place during 2016-17. It also assesses whether Core Strategy and London Plan targets have been met.

Chapter 3: Future Development 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 the strategic sites. It also considers the likely housing land supply for the future, based on a housing trajectory.

Chapter 4: The Value of Planning 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 high quality of design in new developments.

Chapter 5: Planning Service Performance discusses Local Plan preparation as measured against the Local Development Scheme, Neighbourhood Planning activities and the Duty to Co-operate with other councils. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives.

Chapter 6: Conclusions provides a summary of the main achievements in 2016-17 and identifies any areas of concern that need to be monitored.

5. Overview of the AMR 2016-17

5.1 It is important to remember the context within which the AMR sits. The borough has continued to experience significant population and household growth. Therefore new development, housing and infrastructure will be needed to accommodate this growth, and to contribute to the regeneration of the borough.

5.2 The AMR acknowledges a number of main achievements in 2016-17 but also highlights some areas of concern that remain relevant from last year's AMR. The summary below relates specifically to: A. Housing, B. Non-residential development and C. Planning Service performance.

A Housing

- 5.3 Overall a good supply of housing has been completed and approved during 2016-17, significant progress has been made on the strategic sites and there is a resilient supply of housing in the next 15 years. The supply will fall short of the current cumulative London Plan housing target by 2029/30 and there will be a significantly higher housing target in the forthcoming draft London Plan.
- 5.4 With 1,604 net dwellings completed during 2016-17, completions were the second highest in the last 12 years. This, together with the 177 vacant units that have been brought back into use, exceed the current London Plan target of 1,385 dwellings per annum by 29%.
- 5.5 70% of the completions were concentrated on seven major (50+ units) and strategic (100+ units) sites at Greenland Place on Plough Way, Heathside and Lethbridge, Lewisham Gateway, Catford Green, SR House at Childers Street, 120 Tanners Hill and land north west of Sherwood Court.
- 5.6 Planning approvals during 2016-17 amount to 1,202 dwellings. 80% will be located on six major (50+ units) and strategic (100+ units) sites at Arklow Trading Estate, Catford Green, Bond House at Goodwood Road, 19 Yeoman Street, 43-49 Pomeroy Street and rear of Chiddingstone House.
- 5.7 The majority of housing completions (66%) and housing approvals (64%) continue to be concentrated in the Regeneration and Growth Areas and this is key in helping to regenerate the borough. The type of housing reflects the modern-day housing market in that the majority of housing completions and approvals are flats, purpose built new dwellings and smaller one and two-bedroom units.
- 5.8 327 net new affordable homes have been completed during 2016-17 and 235 have been approved. This represents 20% of the total net completions and 20% of the total net approvals. Both are below the 50% Core Strategy target. The Council will continue to negotiate for the highest amount of affordable housing possible on appropriate sites, taking account of development viability, market and economic conditions, and the need to balance the wider regeneration ambitions and the provision of affordable housing, with delivering a range of other on-site and off-site benefits for local communities, businesses and residents.
- 5.9 The social rent/affordable rent: intermediate ratio is 64:36 for completions and 72:28 for approvals, both of which broadly meet the 70:30 tenure target identified in the Core Strategy. This ratio fluctuates each year dependent upon the development viability of individual sites and the preferences of developers and affordable housing providers.

5.10 Good progress is being made on the five strategic sites allocated in the Core Strategy:

- Three parts of the Plough Way site (encompassing Cannon Wharf which is now known as Greenland Place, Marine Wharf West and 7-17 Yeoman Street) have been completed and the remaining parts (Marine Wharf East and 19 Yeoman Street) are under construction.
- The first phase of Lewisham Gateway including the road realignment, has been completed and the second phase is under construction.
- Oxestalls Road (now known as The Timber Yard) is also under construction.
- Convoys Wharf has started enabling works and the first reserved matters application is due to be submitted soon. Pre-application discussions about the second development plot have also begun.
- Surrey Canal Triangle has planning permission.

5.11 There is a resilient supply of housing land for the next 15 years, with a supply of 13,940 dwellings and 46% of the units being developed in the first five years. Only six out of 110 sites are identified as being at medium/high risk of not being implemented. Despite this supply of deliverable units, and including the above target performance in the past, the current supply is projected to fall short of the current cumulative London Plan target by 2029-30.

5.12 The housing target will be significantly increased in the new London Plan with a draft to be published in November 2017. To help meet the increased target the Council has input into the London-wide Strategic Housing Land Availability Assessment (SHLAA) and has identified potential development sites that will significantly boost the 15 year housing supply in the future. A deliverable long-term supply will also be secured as new sites are identified and come forward, planning permissions are granted, and more complex sites are unlocked in a timely manner. The delivery of small sites, windfall development, and the long term vacants brought back into use will further assist supply.

B Non-residential development

5.13 Despite gains in some types of non-residential floorspace, the trend for prior approvals converting business floorspace to residential continues and there has been an overall net loss of non-residential floorspace.

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

- 5.15 The trend of losing non-residential floorspace to solely housing continues from previous years. 39 completed sites and 23 approved sites have been/will be solely redeveloped for housing.
- 5.16 Overall 14% of completed floorspace and 22% of approved floorspace relate to Prior Approvals. This allows offices and shops to be converted into residential dwellings without the need for full planning consent being granted by the Council. Prior Approvals tend to provide mostly small units consisting of studios or one-bedroom flats, which generally will not be able to cater for the needs of local families. The loss of offices and shops via Prior Approvals is also potentially detrimental to local economic diversity and could undermine the supply of employment land in the future.

C Planning Service performance

- 5.17 Overall the Planning Service has performed well during 2016-17, in many instances bettering outcomes from the previous year.
- 5.18 During 2016-17, £7.8 million was received from Section 106 Agreements (S106), £4.4 million was received in CIL payments and £2.9 million was collected for the London Mayor's CIL.
- 5.19 To analyse the effectiveness of viability assessments, a report which summarises key assumptions of viability reports against what has actually occurred will be finalised in early 2018 and viability information will be reported annually in subsequent AMRs.
- 5.20 The Council's latest 2017-18 allocation for the New Homes Bonus will be £10.1 million. This, together with the amount received by the Council since the initiative started in 2011, equates to £40.3 million.
- 5.21 The Planning Service have been working with external agencies to bring forward investment in the borough. Transport for London (TfL) have also confirmed their commitment to Phase 1 of the Bakerloo Line Extension (BLE). This will help support the anticipated growth in South London by improving transport infrastructure, supporting regeneration in the Opportunity Areas including at New Cross Gate and Lewisham town centre and provide additional capacity on the underground line.
- 5.22 The Council has started to prepare a number of studies including the Lewisham Interchange Study and the New Cross Masterplan and Station Study, to ensure the development opportunities associated with key transport improvements, including Phase 1 BLE, are captured and maximised.
- 5.23 The Planning Service has driven up the quality of design of new development that is taking place in the borough. This is being recognised, as during 2016-17 a number of developments won a range of design awards, including: PLACE/Ladywell, Deptford Market Yard, Surrey Canal Linear Park and Millwall Quietway.

- 5.24 Both the Local Plan and the Gypsy and Traveller Site(s) Local Plan are underway but have experienced delays and are being progressed at a slower pace than anticipated in the Local Development Scheme (LDS). However, these delays have provided the Council with a number of opportunities including:
- Revisiting the scope of the Local Plan, reconsidering the spatial strategy, progressing evidence base studies and aligning the Local Plan with the emerging policies from the London Plan.
 - Close working with the GLA and inputting into the London-wide SHLAA,
 - Preparation of a Direction of Travel document which sets out the Council's intentions for growth and ensures development opportunities are captured and maximised.
 - Preparation of additional studies including the Lewisham Interchange Study, Lewisham Tall Buildings Study, New Cross Masterplan and Station Study and the A2 Corridor Study.
 - Providing time to ensure that the Council can make a fully informed decision in the future regarding the preferred gypsy and traveller site, taking account of the many complex issues raised during consultation, further discussions with key stakeholders and further site studies.
- 5.25 Neighbourhood planning is gathering pace as the Council has formally designated five neighbourhood forums and areas at Crofton Park and Honor Oak Park, Grove Park, Corbett Estate, Deptford Neighbourhood Action Community Group and Lee Community Group. All of these forums are preparing their Neighbourhood Plans. Upper Norwood and Crystal Palace submitted an application for a neighbourhood forum and area but has not yet been designated.
- 5.26 The Council meets quarterly with the surrounding London Boroughs of Bexley, Bromley, Greenwich and Southwark, as part of the Duty to Co-operate. The Council has also participated in a range of sub regional meetings including ALBPO, London Waste Planning Forum, London Boroughs Neighbourhood Plans Group and various GLA meetings.
- 5.27 The Planning Service has implemented a Self-build and Custom Housebuilding Register with access via the Council's website. To date, 98 people or organisations have registered their interest.
- 5.28 A total of 2,973 valid applications were lodged with the Council during 2016-17. The majority of applications received were planning applications (80%) and in terms of size of applications, the majority were minor applications (39%), followed by householder applications (33%). The performance for determining major, minor and other applications exceeded all target levels. The Council also dealt with 1,018 other types of applications including Prior Approvals, non-material amendments (NMA) and approval of details (AOD).
- 5.29 Appeals performance is better than the national average with 194 appeals lodged in 2016-17, of which only 25% were upheld. 466 enforcement cases were opened in 2016-17 and 23 enforcement notices were served.

- 5.30 The borough has a rich heritage with 367 entries on the national list, 301 entries on the local list, 28 Conservation Areas, 21 Areas of Archaeological Priority and a World Heritage Site buffer zone. Two grade II buildings have been listed this monitoring year including Lewisham War Memorial at Memorial Gardens and St. Stephen's Church War Memorial. 18 buildings/ structures and Deptford High Street Conservation Area currently remain on the Heritage at Risk Register. Future plans for restoration of ten tombs within St Margaret's Old Churchyard and Listed Building Consents at Beckenham Place Stable block, Riley's Temperance Hall and the Fellowship Inn Hall will allow their structures to be removed from the Register in the future. The Deptford Ramp has been removed from the register this year, as it has been restored as part of the Deptford Market Yard development.
- 5.31 28 schemes have been reviewed by the Design Review Panel during 2016-17, providing design advice at application and pre-application stage and helping to address design concerns at an early stage in the planning process.

6 Financial implications

- 6.1 There are no direct financial implications arising from this report. The AMR will be published electronically on the Council's website and only limited hard copies will be produced, these being funded from within the agreed Planning Service budget.
- 6.2 Although there are no direct implications, the AMR reports on the delivery of housing and this does have a number of positive financial implications. Through Council Tax, each new dwelling generates an average income of just under £1,000. So the 1,420 net dwellings completed during 2016-17 will amount to £1.4 million and the 1,060 anticipated completions for next year, 2017-18, will amount to £1 million. The five year housing land supply estimates approximately another 6,500 new dwellings will be built by 2023 which will also generate an extra £6.6 million for the Council. This level of housebuilding does create additional pressures across all Council services, e.g. refuse collection, school spaces etc., but some of this Council Tax income will help to ease the savings requirement on the Council as a whole.
- 6.3 New dwellings generate a payment from the New Homes Bonus (NHB), at least for a time limited period (currently six years). Since NHB started in 2011, the Council has received £40.3 million, including the £10.1 million allocated for 2017-18. It is expected that in the future there will a reduction in the value of NHB payments as they will be made for 5 years, rather than 6 years, and will be reduced again to 4 years from 2018/19. Despite this, the amount of dwellings anticipated to be built in the future will still provide significant NHB annual income for the Council.
- 6.4 The delivery of new homes off sets the amount of money the Council spends on accommodating homeless families. For instance, the temporary scheme at PLACE/Ladywell that was completed during 2016-17 currently provides accommodation for 23 homeless families. It is estimated that this one scheme alone will create a saving of at least £90,000 per year compared to

the Council providing nightly paid accommodation. The rent generated from this scheme provides extra income for the Council too.

- 6.5 Section 106 and CIL also generate significant amounts of income for the Council and this is directly associated with the amount of development taking place in the borough. During 2016-17, £7.8 million was received from Section 106 and £4.4 million CIL payments have been paid. Furthermore, the amount of dwellings anticipated to be built in the future will generate significant funds for the Council and CIL collection rates will increase as more developments become CIL liable.

7 Legal implications

- 7.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) requires that every Local Planning Authority must prepare reports containing such information as is prescribed as to:
- (a) the implementation of the local development scheme;
 - (b) the extent to which the policies set out in the local development documents are being achieved.
- 7.2 This report must be made available to the public and must (a) be in respect of a period:
- (i) which the authority considers appropriate in the interests of transparency,
 - (ii) which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months or such shorter period as is prescribed.
- 7.3 The report must be in the form prescribed by statutory instruments and contain such other matters as is prescribed. The report must be made available to the public. The applicable Regulations are the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.4 Regulation 34 of the applicable regulations requires that the report contain:
- (a) the title of the local plans or supplementary planning documents specified in the Local Planning Authority's local development scheme;
 - (b) in relation to each of those documents:
 - (i) the timetable specified in the Local Planning Authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
 - (c) where any local plan or supplementary planning document specified in the Local Planning Authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

- 7.5 Where a policy specified in a Local Plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the Local Planning Authority's area, the report must specify the relevant number for the part of the Local Planning Authority's area concerned:
- (a) in the period in respect of which the report is made, and
 - (b) since the policy was first published, adopted or approved.
- 7.6 Where a Local Planning Authority have made a neighbourhood development order or a neighbourhood development plan, the report must contain details of these documents.
- 7.7 Where a Local Planning Authority have prepared a report pursuant to [regulation 62](#) of the [Community Infrastructure Levy Regulations 2010](#) (being a report for the reported period setting the total CIL receipts for the year and the total CIL expenditure, with a summary of details), the Local Planning Authority's monitoring report must contain the information specified in [regulation 62\(4\)](#) of those Regulations.
- 7.8 Where the Local Planning Authority has cooperated with another Local Planning Authority or other prescribed body or person the monitoring report must give details of what actions they have taken during the period covered by the report.
- 7.9 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.10 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 7.11 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 10.4 above.
- 7.12 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor

must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case.

7.13 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>
<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

7.14 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty.
2. Meeting the equality duty in policy and decision-making.
3. Engagement and the equality duty: A guide for public authorities.
4. Objectives and the equality duty. A guide for public authorities.
5. Equality Information and the Equality Duty: A Guide for Public Authorities.

7.15 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

8. Conclusion

8.1 The AMR sets out a great deal of information about both the development taking place in the borough and the Planning Service. The majority of the development reflects the spatial strategy and policies set out in the Core Strategy. The Planning Service has maintained a high level of service and provided a proactive approach to development in the borough.

8.2 The concerns raised in the AMR will need to be further monitored in future AMRs to determine long term impacts and assess whether current policies need to be changed in the forthcoming Local Plan.

- 8.3 It is recommended that the Select Committee note the contents of the AMR 2016-17 in Annex 1, note that it has been considered by the Mayor and Cabinet on 6th December 2017 and direct questions to officers at the meeting on 11th December 2017.

9. Background Documents:

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Planning & Compulsory Purchase Act https://www.legislation.gov.uk/ukpga/2004/5/contents	2004	Laurence House	Planning Policy	Angela Steward	No
Localism Act http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	2011	Laurence House	Planning Policy	Angela Steward	No
National Planning Policy Framework (NPPF) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf	2012	Laurence House	Planning Policy	Angela Steward	No
Town and Country Planning (Local Planning) (England) Regulations http://www.legislation.gov.uk/uksi/2012/767/contents/made	2012	Laurence House	Planning Policy	Angela Steward	No
Community Infrastructure Levy Regulations https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents	2010	Laurence House	Planning Policy	Angela Steward	No
Housing and	2016	Laurence	Planning	Angela	No

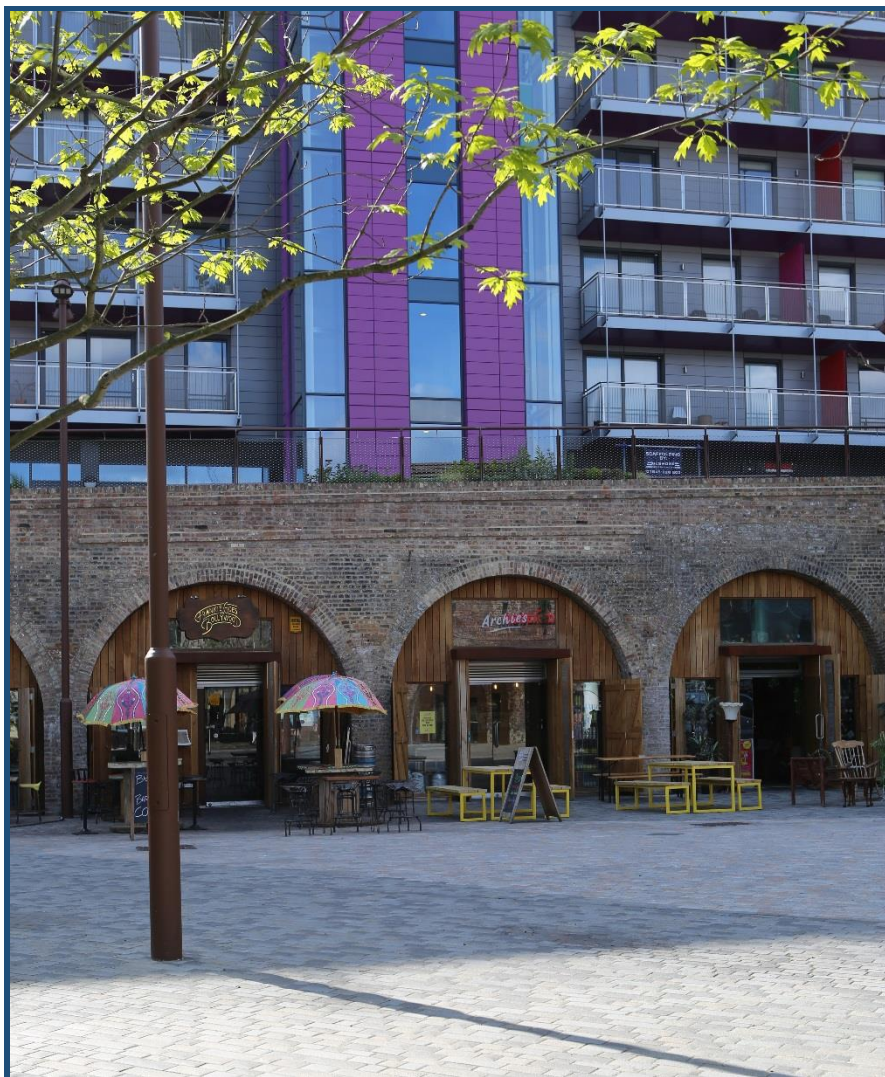
Planning Act http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted		House	Policy	Steward	
Self-build and custom Housebuilding Act http://www.legislation.gov.uk/ukpga/2015/17/contents	amended 2016	Laurence House	Planning Policy	Angela Steward	No
Brownfield Land Register Regulations http://www.legislation.gov.uk/uksi/2017/403/made/data.pdf	2017	Laurence House	Planning Policy	Angela Steward	No
Permissions in Principle Order http://www.legislation.gov.uk/uksi/2017/402/made/data.pdf	2017	Laurence House	Planning Policy	Angela Steward	No
Neighbourhood Planning Act http://www.legislation.gov.uk/ukpga/2017/20/contents/enacted	2017	Laurence House	Planning Policy	Angela Steward	No

If you have any questions about this report, please contact Angela Steward, Senior Planning Policy Officer (ext. 43885).

Annex 1: Planning Service Annual Monitoring Report 2016-17

Lewisham Planning Service Annual Monitoring Report 2016-17

December 2017





Lewisham Planning Service Annual Monitoring Report

For 1st April 2016 – 31st March 2017

December 2017

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EXECUTIVE SUMMARY

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

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

1. Introduction

Overview of the AMR

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

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

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

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

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

2. Development in 2015-16

Housing completions

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

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

Affordable housing completions

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

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

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

Non-residential completions

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

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

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

3. Future Development

Housing approvals

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

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

Affordable housing approvals

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

Planning pipeline

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

Non-residential development

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

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

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

Regeneration and Growth Areas

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

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

Forecasting future housing supply

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

4. The Value of Planning

S106 and CIL

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

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

Investment in the borough

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

Design Awards

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

5. Planning Service Performance

Plan preparation against the LDS

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

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

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

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

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

6. Conclusion

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

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

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

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

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

1. INTRODUCTION AND CONTEXT

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

1.1 Content of the AMR

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

Table 1.1: Structure of the AMR

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

1.2 Parameters

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

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

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

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

Table 1.2:
Use Classes

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

1.3 Planning Framework

1.3.1 Requirement for a Monitoring Report

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

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

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

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

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

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

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

1.3.2 Key Changes to Planning Legislation

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

Table 1.3:
New
planning
legislation

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

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

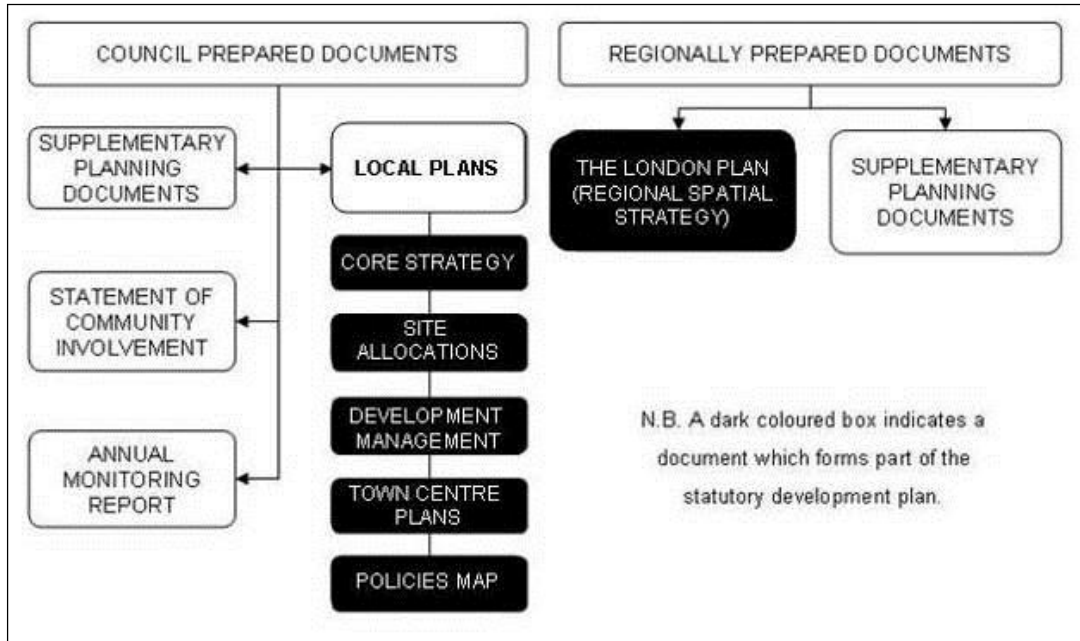
In February 2017 the *Housing White Paper: Fixing Our Broken Housing Market* put forward the government's pledge on planning reform to help diversify the housing market, speed up housing delivery and helping people to afford a home. In particular, the White Paper put forward changes to amend the national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

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

1.3.3 Local Policy Framework and the AMR

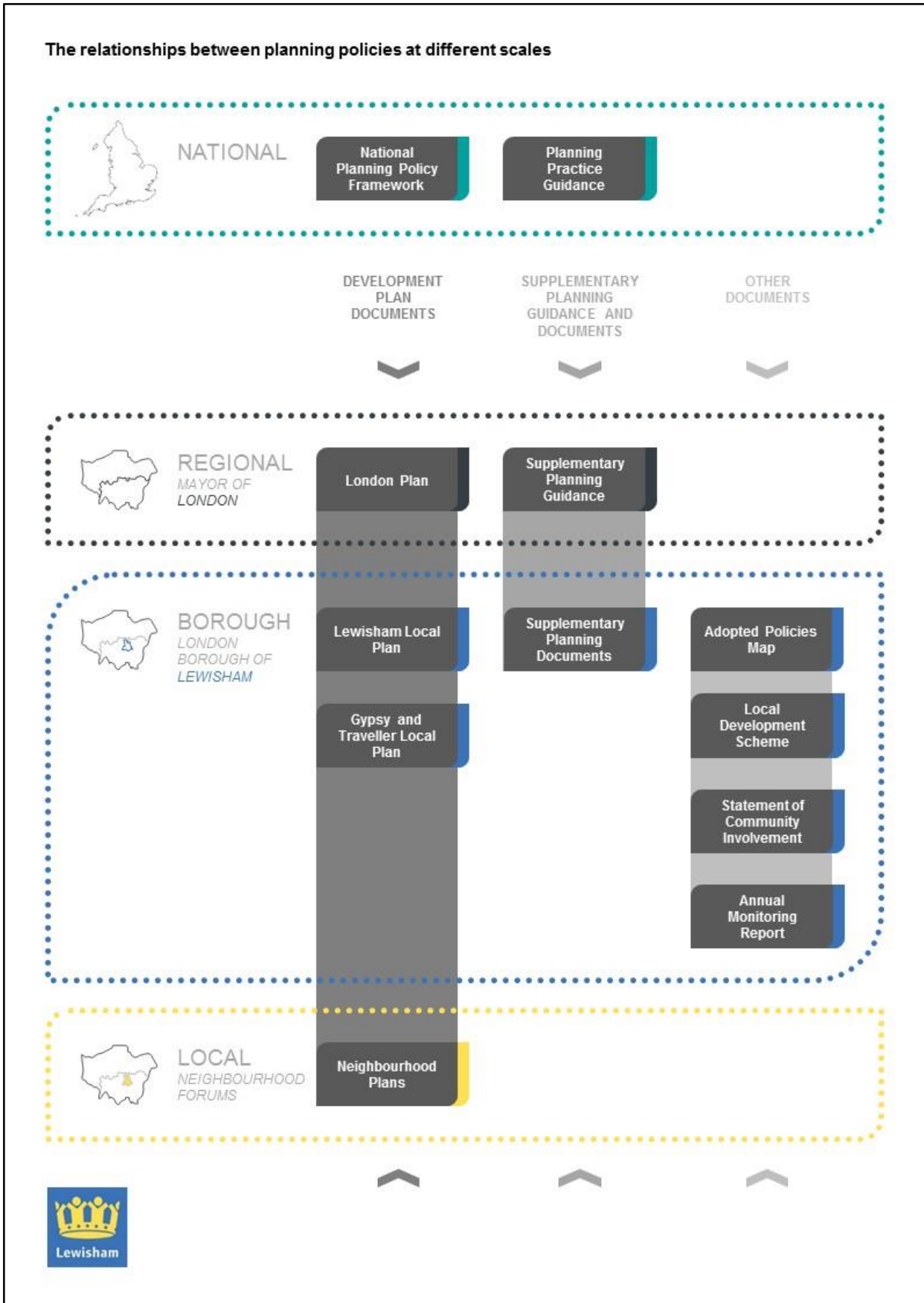
At the local level, the borough’s current planning policies are organised into a Local Development Framework (LDF), the components of which are shown in Figure 1.1. They replaced the Unitary Development Plan (UDP) adopted in July 2004. Work has now started on the preparation of a new integrated Local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

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



Source: Lewisham Planning Policy Team

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



Source: Lewisham Planning Policy Team

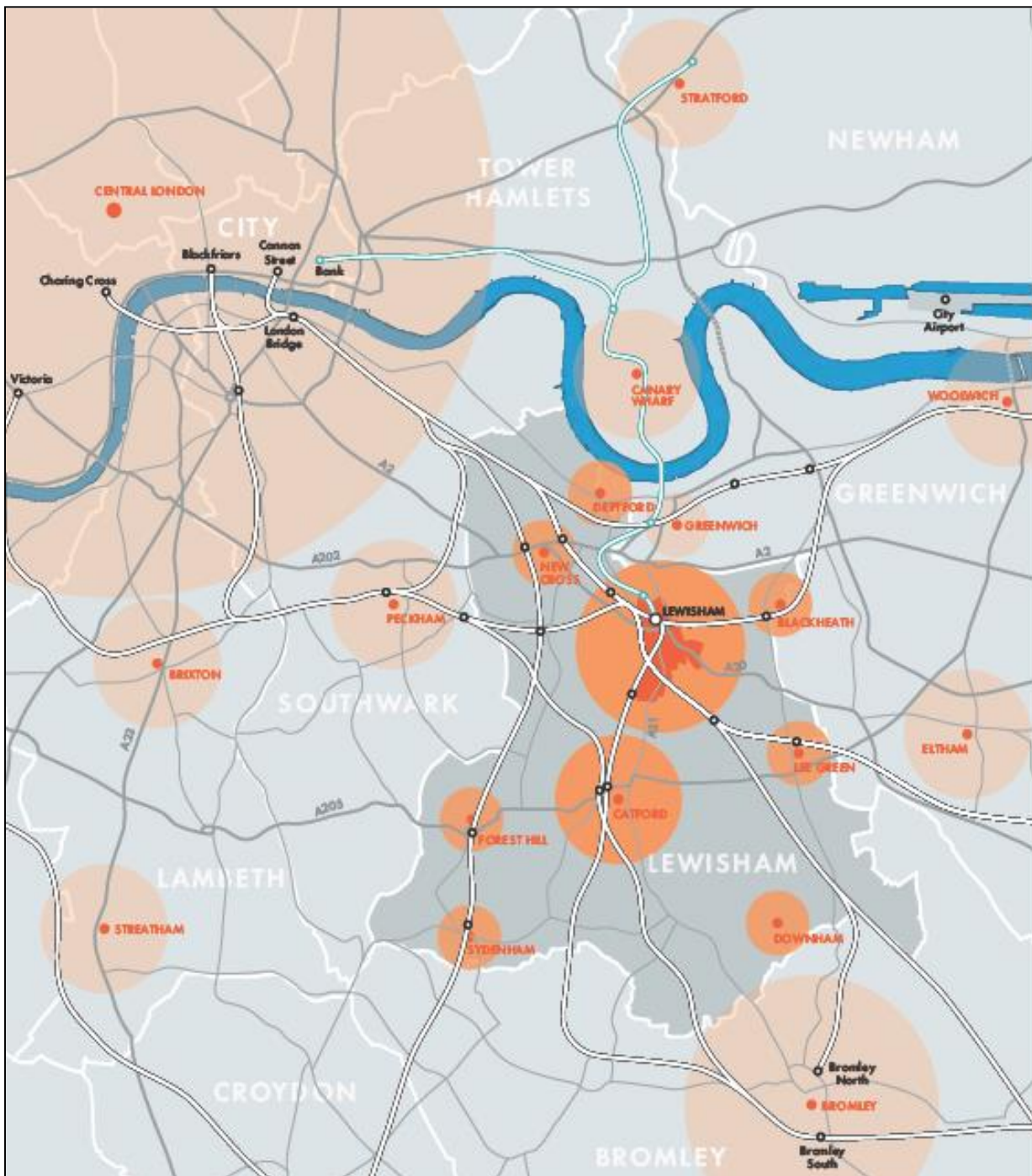
1.4 A Borough Profile

1.4.1 Geography

Lewisham is located south east of central London

Figure 1.3 shows that the London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east. Lewisham and Catford are the major service centres in the borough, although there are a number of district centres and local centres too.

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



1.4.2 Characteristics

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

Table 1.4: Lewisham: a unique place

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

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

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

1.4.3 Demography

The population continues to grow

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

The population has a lower average age

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

Table 1.5: Lewisham's population

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

1.4.4 Diversity

Lewisham is an ethnically diverse borough

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

Table 1.6: Lewisham's diversity

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

1.4.5 Housing

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

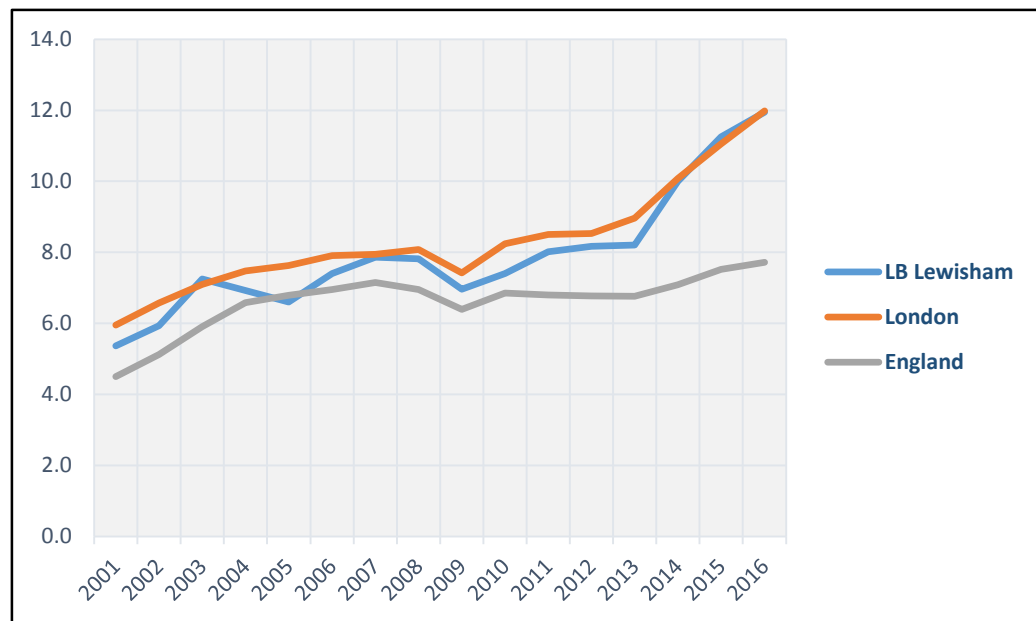
Table 1.7: Lewisham’s housing

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

Housing affordability is an issue

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

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



1.4.6 Economy

Lewisham has a small but growing economy

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

Table 1.8: Lewisham's economy

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

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

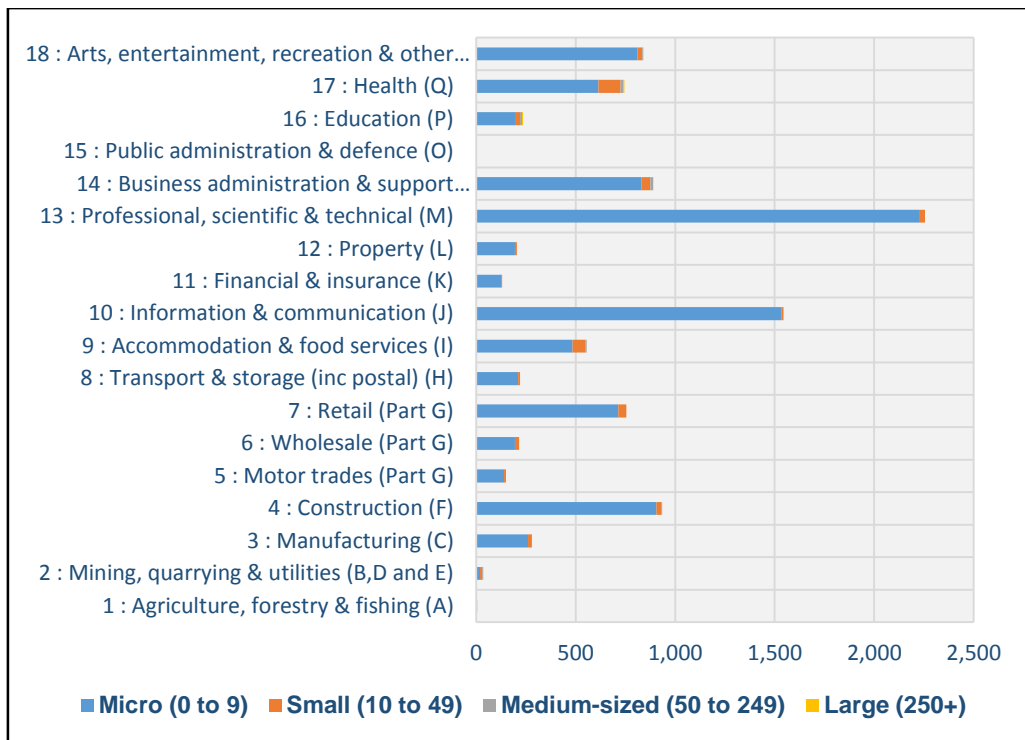
Small scale businesses are prevalent in Lewisham

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

A wide range of business sectors are present in the borough

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

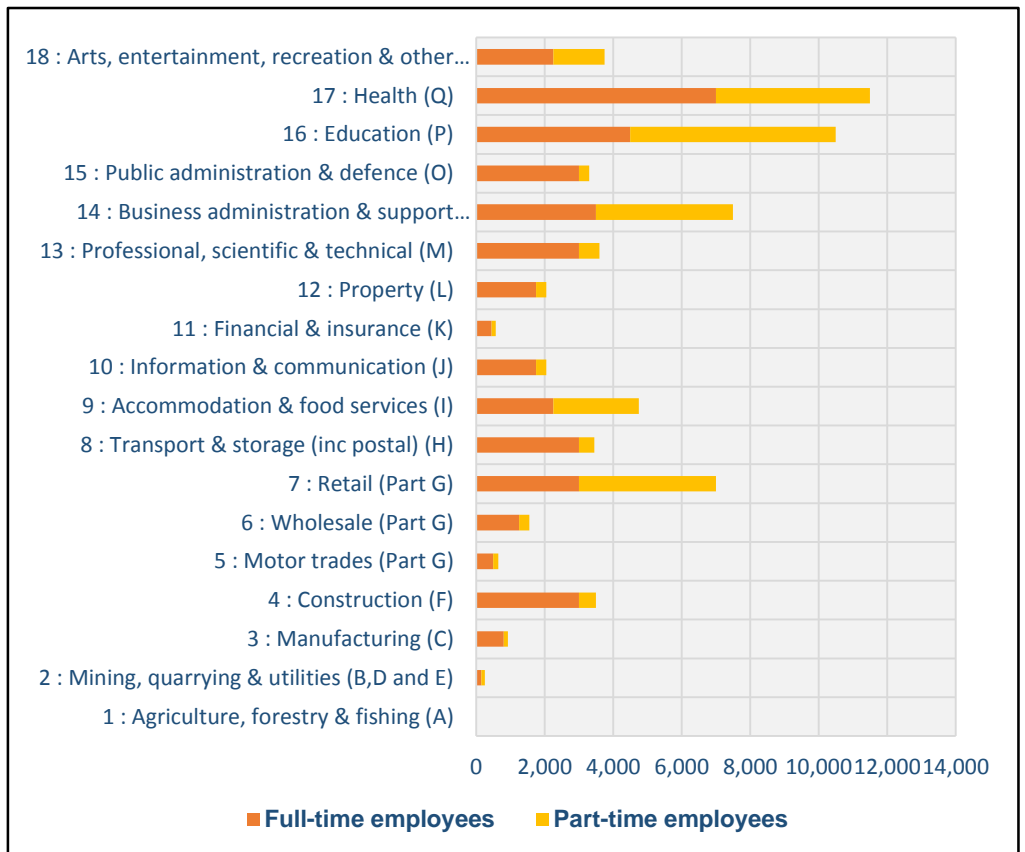
Figure 1.5:
Business counts by industry and employment size band (2015)



Education and health sectors are the two main employers

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

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



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

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

1.4.7 Labour Market

Youth unemployment remains high

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

Table 1.9: Lewisham's labour market

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

1.4.8 Children

Children in Lewisham fare worse than London and England

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

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

Table 1.10: Lewisham's children

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

1.4.9 Transport

Transport generally reflects London as a whole

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

Table 1.11: Lewisham's transport

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

1.4.10 Environment

The borough is performing well in terms of greenspace and recycling

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

Table 1.12: Lewisham's environment

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

1.4.11 Community Safety

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

Table 1.13: Lewisham’s community safety

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

1.4.12 Deprivation

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

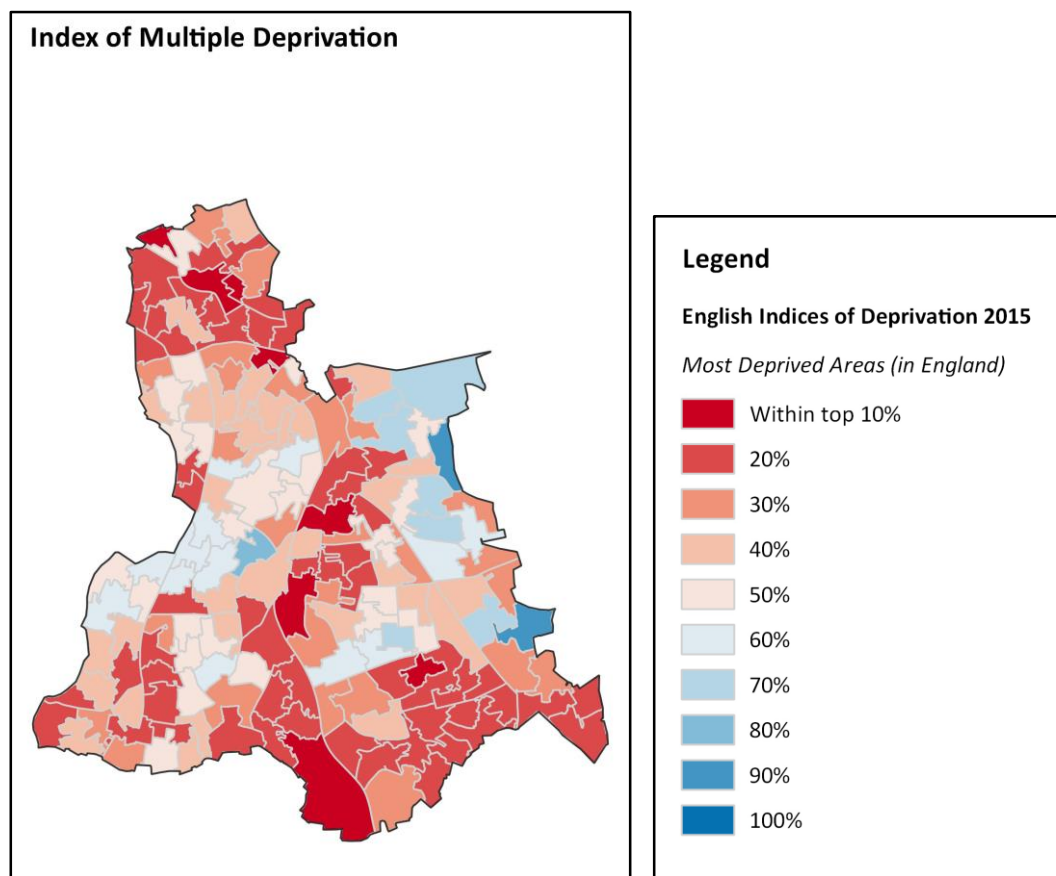
Table 1.14 and Figure 1.7 shows the IMD for Lewisham. The borough is ranked 26 (out of 326) in the 2015 IMD (with a rank of 1 being the most deprived local authority area in England). This means that in 2015, the borough is amongst the top 10% most deprived local authority areas in England. The borough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

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

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

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

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



2. DEVELOPMENT IN 2016-17

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

2.1 Residential Completions

2.1.1 Amount of New Housing

Net new dwellings in 2015-16 remains high

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

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

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

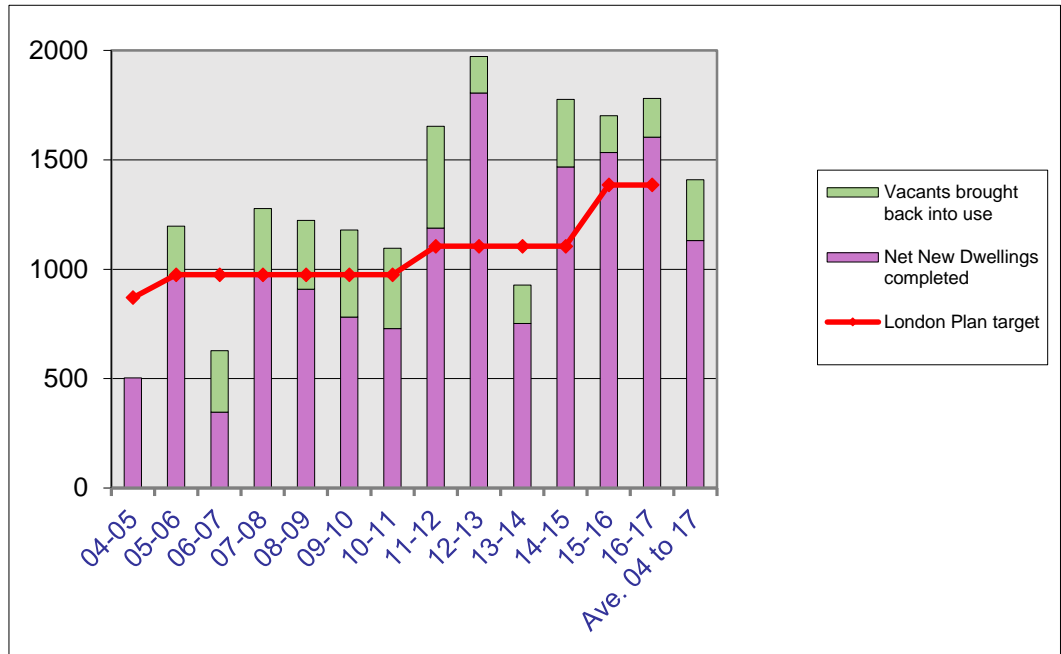
An additional 177 long term vacant units have also been brought back into use.

The London Plan target has been exceeded by 29%

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

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

Source: LDD



2.1.2 Type of Sites with New Housing

The completed dwellings have been divided into four different categories:



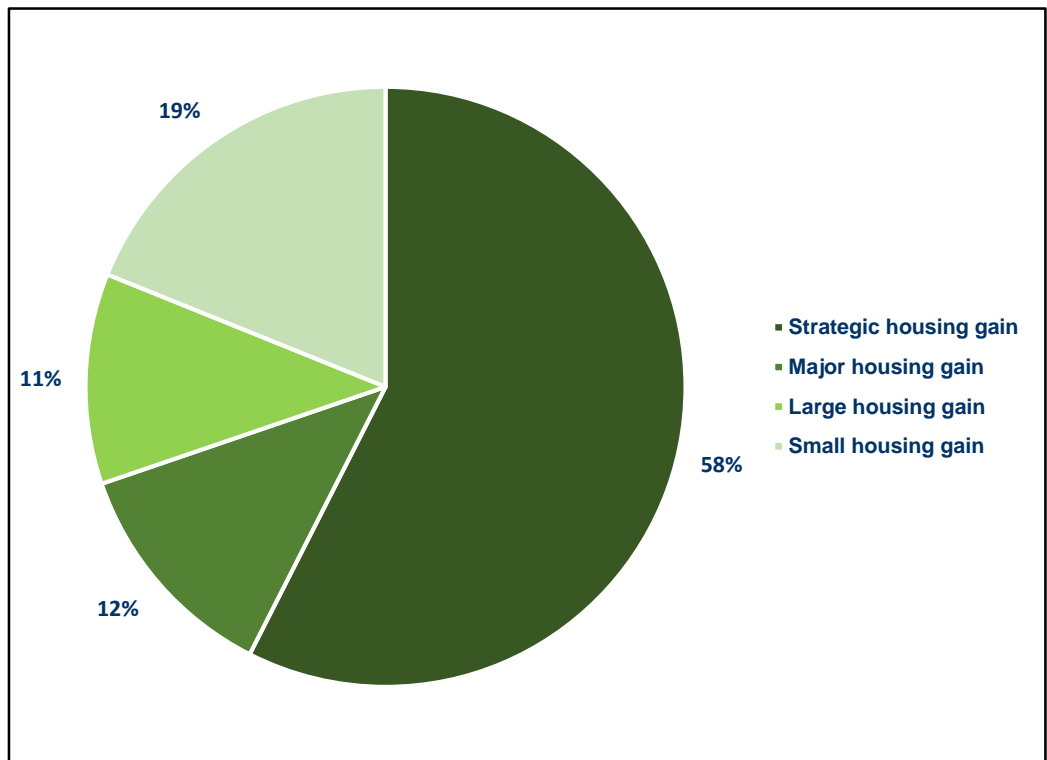
Strategic gains of more than 100 net dwellings.

Major gains of more than 50 dwellings.

Large gains of 10 dwellings or more.

Small gains of less than 10 dwellings.

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



Source: LDD

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

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

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

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

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



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



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

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

Source: LDD

2.1.3 Distribution of New Housing

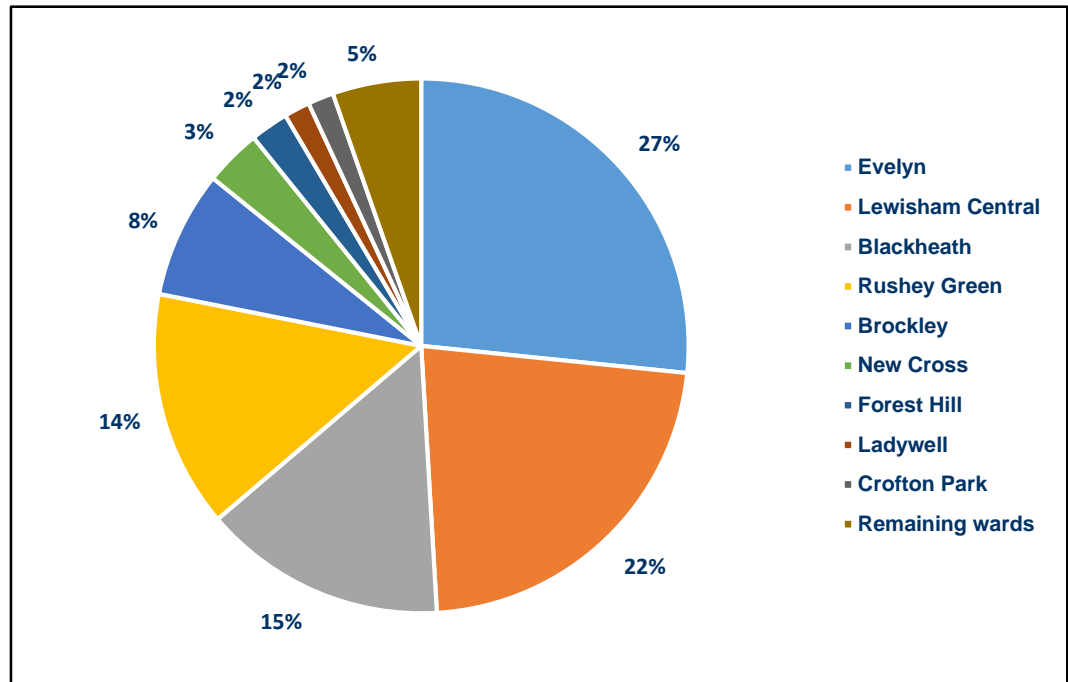
New housing continues to be concentrated in the Regeneration and Growth Areas

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

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

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

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



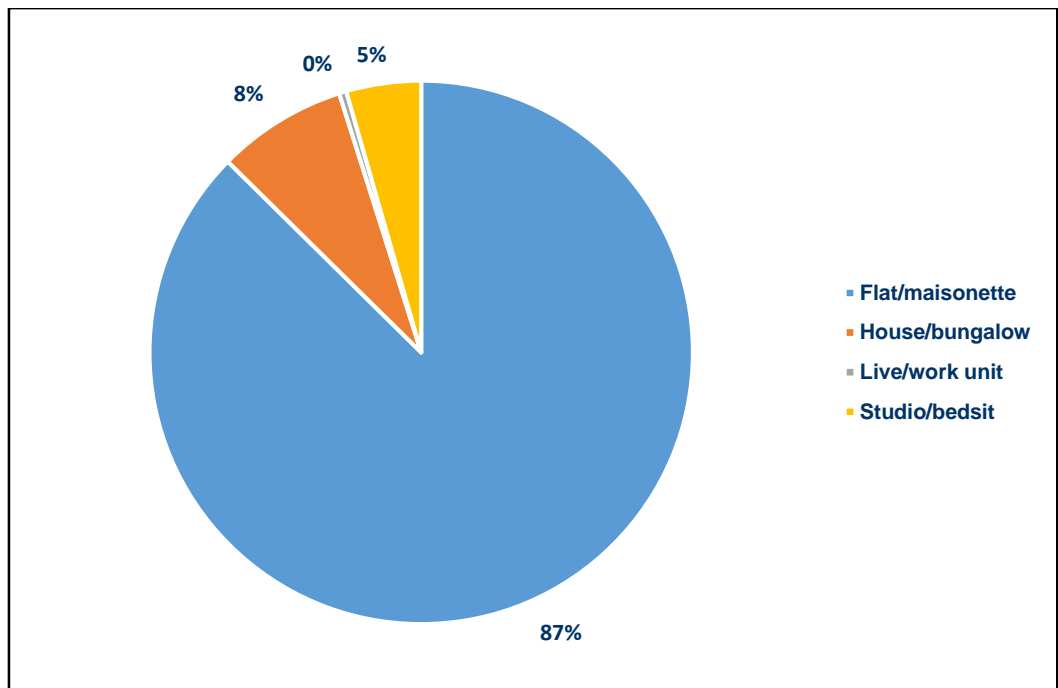
Source: LDD

2.1.4 Types of New Housing

Most new dwellings are flats

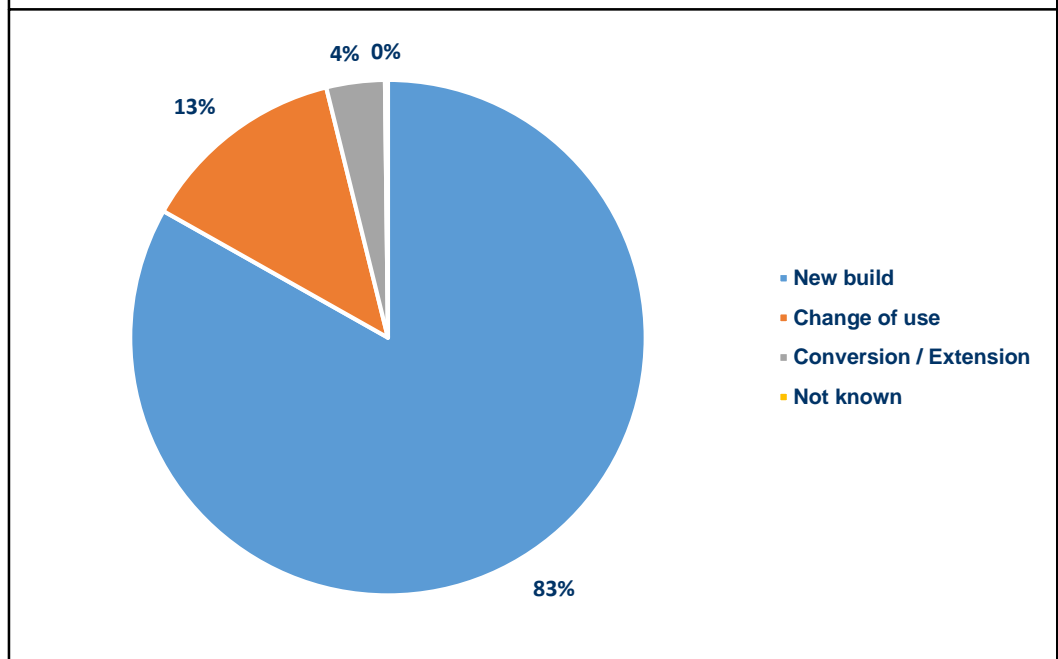
An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Figure 2.4 shows that the net dwellings completed in 2016-17 were overwhelmingly (87%) in the form of flats and with only 8% houses/bungalows and 5% studios/bedsits.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

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



Source: LDD

Figure 2.5:
Sources of new housing 2016-17



Source: LDD

Most new dwellings are purpose-built

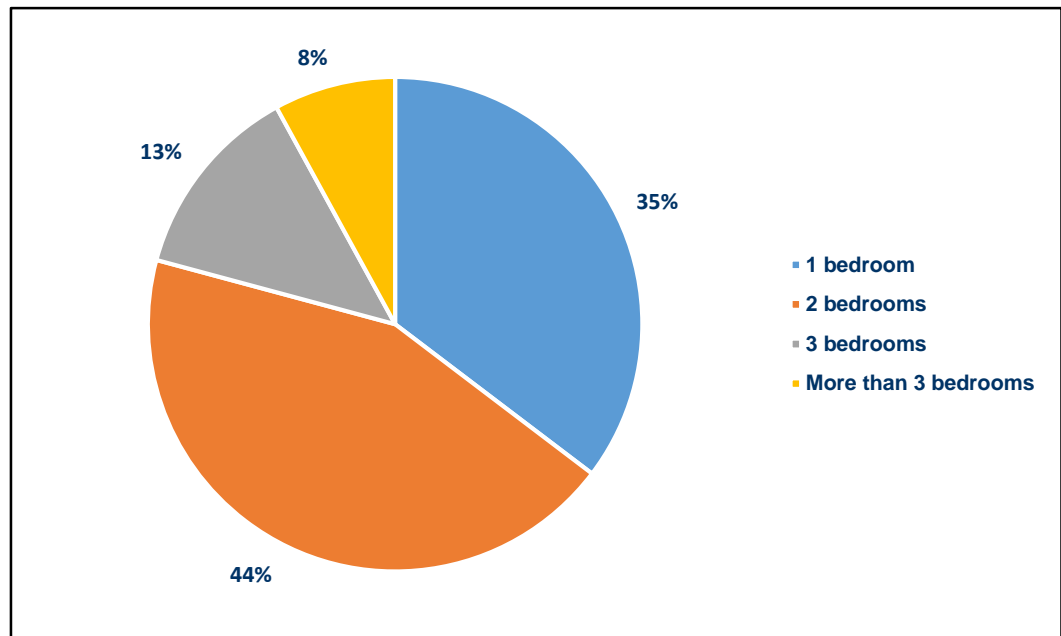
Figure 2.5 shows that 83% of the completed net dwellings were in new, purpose built developments, higher than last year's 77%. Housing has also been created through existing buildings being converted and extended (4%). At 13% there has been proportionally less new dwellings arising from a change of use,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

79% of the new dwellings are one or two bedrooms

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

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

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



Source: LDD

Some of the completed housing has been built in tall buildings

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

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

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

Some of the completed housing has been built at high densities

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

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

2.1.5 Amount of New Affordable Housing

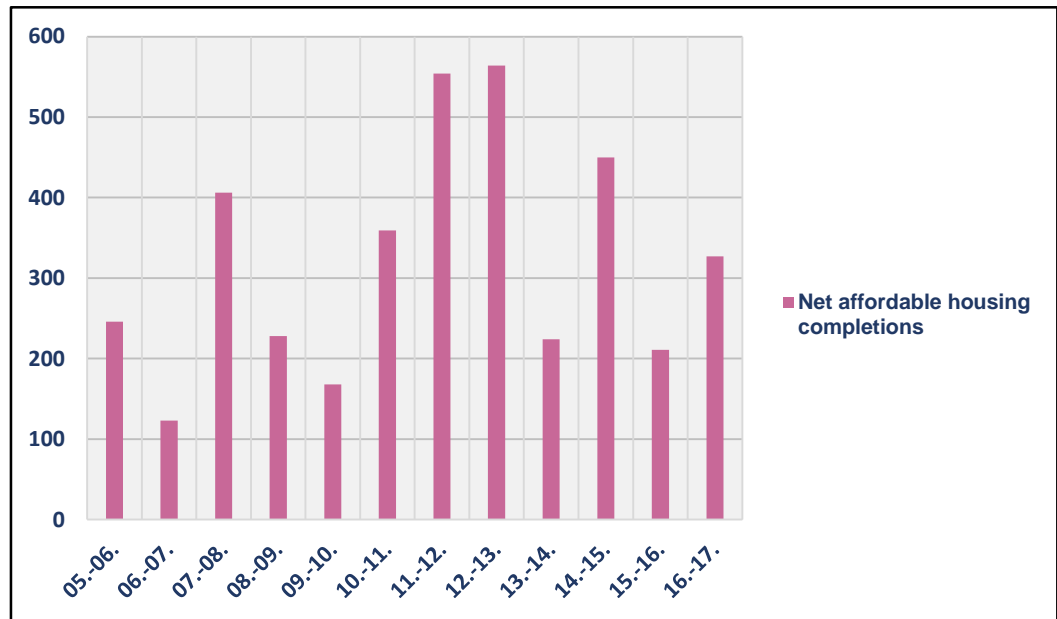
Housing that is affordable, so that it can be bought/rented by local residents in housing need, is one of the most important elements of the housing supply.

Affordable housing represents 20% of the total net dwellings completed

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

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

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



Source: LDD

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

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

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

Source: LDD and GLA Affordable Housing database

2.1.6 Type of Sites with New Affordable Housing

Affordable housing has been provided on 12 sites

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

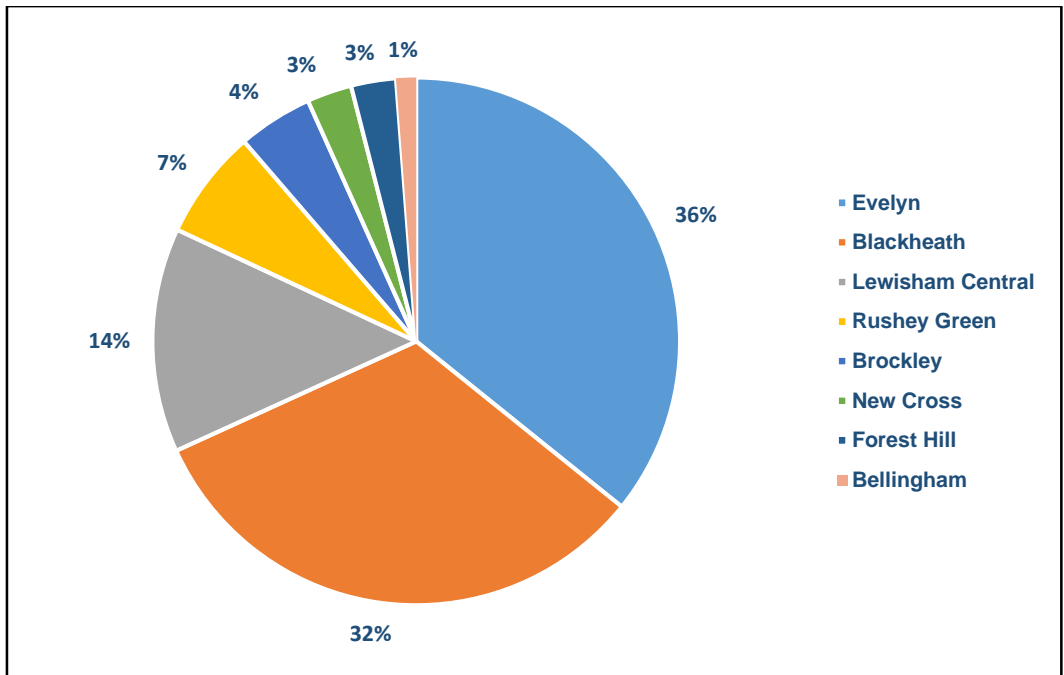
The Council remains committed to delivering a programme that will provide new affordable units and regenerate existing housing estates, including at Heathside and Lethbridge and Excalibur. One of the solely affordable housing schemes completed during 1016-17 is at PLACE/Ladywell, where the Council has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

2.1.7 Distribution of New Affordable Housing

Affordable housing is concentrated in the north of the borough

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

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



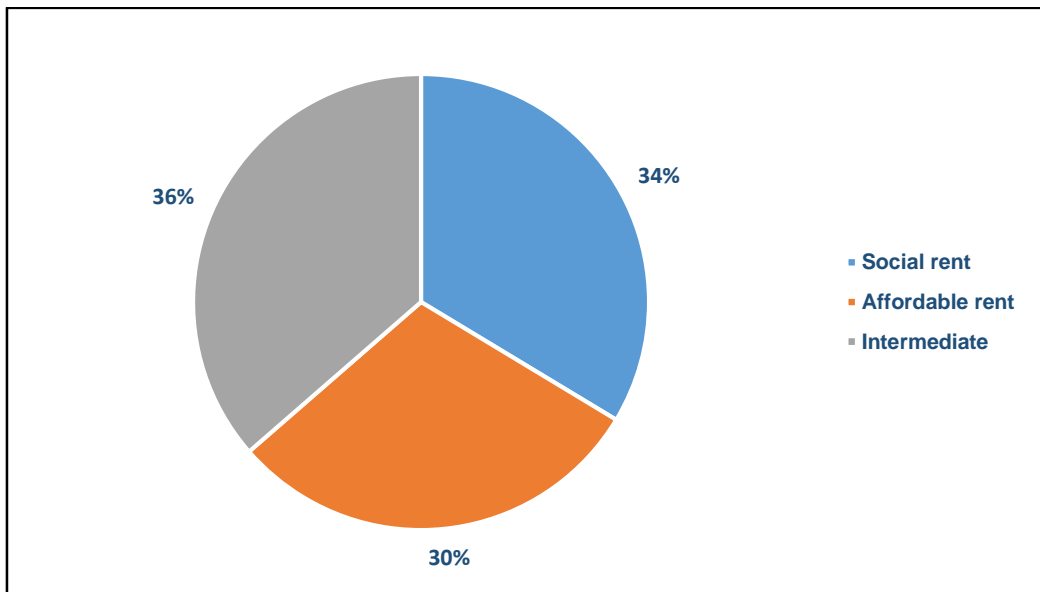
Source: LDD

2.1.8 Types of New Affordable Housing

Affordable housing completions have provided an equal split of tenures

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

Figure 2.9:
Tenures of new
affordable
housing 2016-17



Source: LDD

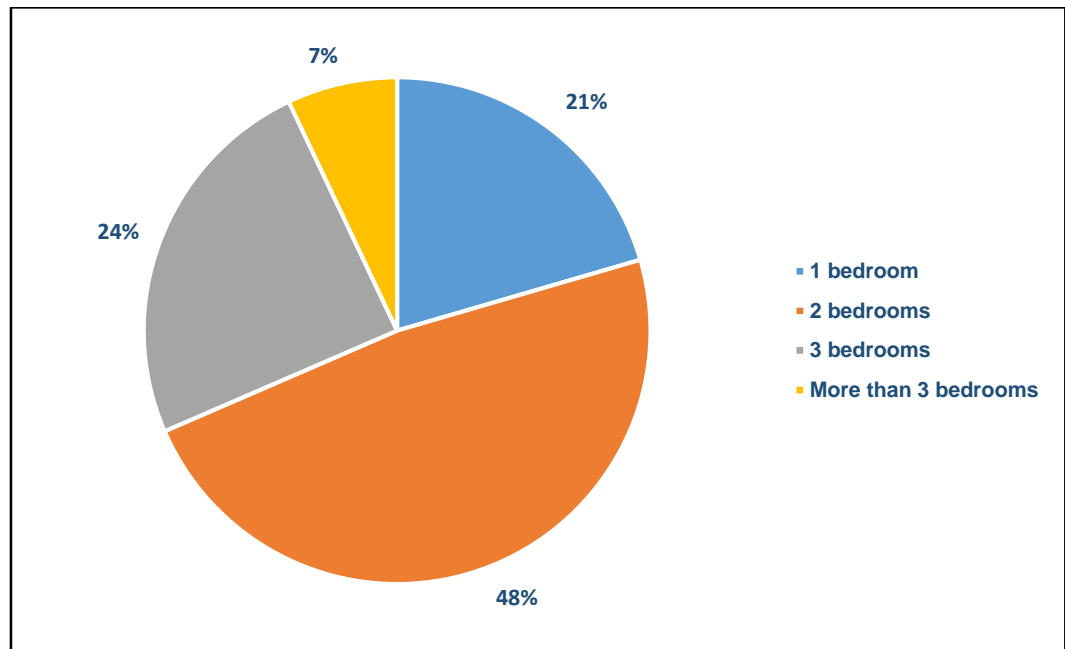
The social/affordable rent:intermediate ratio of the completed dwellings equates to 64:36, which is similar to the target ratio of 70:30 in the Core Strategy. However, the ratio has fluctuated over the years since 2005-06, reflecting site viability and developer/affordable housing provider preferences.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

There is a variety of sizes of affordable housing

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

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

Figure 2.10: Affordable housing by bedroom size 2016-17



Source: LDD

New affordable housing is mostly flatted

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

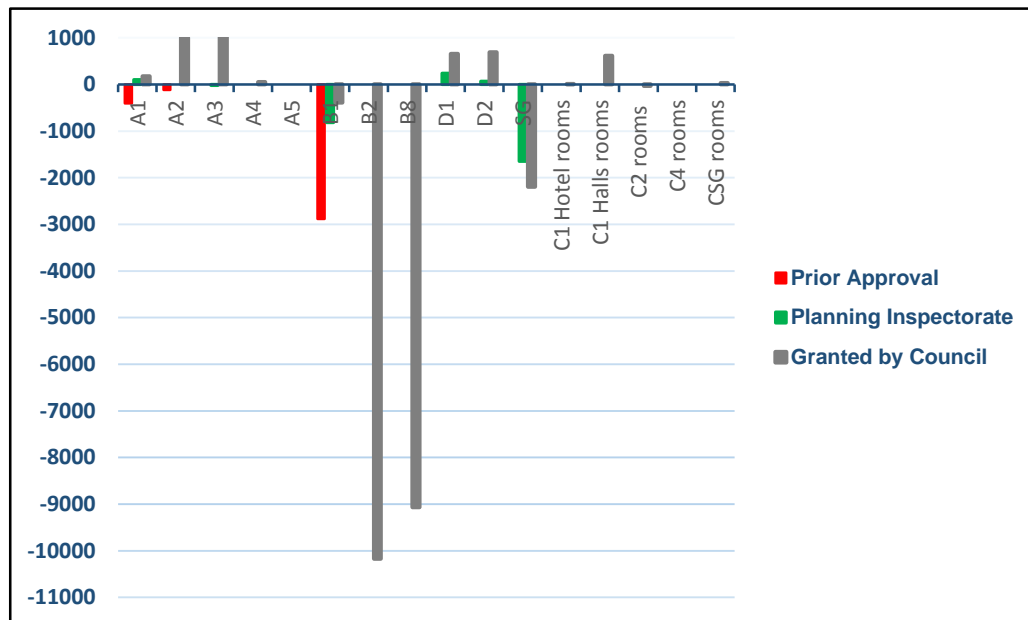
Future AMRs will need to consider the significant changes that will be made to affordable housing in the future, including the introduction of Starter Homes, to reflect the 2016 Housing and Planning Act.

2.2 Non-residential Completions

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

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

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



Source: LDD

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

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

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

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

2.2.1 New Business Floorspace

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

Table 2.3:
Change in
business
floorspace during
2016-17

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

Source: LDD

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

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

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

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

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

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

2.2.2 New Retail Floorspace

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

Table 2.4:
Change in retail
floorspace during
2016-17

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

Source: LDD

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

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

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

Of the 12 sites with large and major net losses:

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

2.2.3 New Leisure and Community Floorspace

There has been a net gain in leisure and community floorspace

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

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

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

Source: LDD

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

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

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

Of the five sites with large net losses:

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

2.2.4 New Other Floorspace

There has been a net gain in other floorspace

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

Table 2.6:
Change in other floorspace in 2016-17

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

Source: LDD

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

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

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

Of the 9 sites with large and major net losses:

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

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

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

3. FUTURE DEVELOPMENT

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

3.1 Residential Approvals

3.1.1 Amount of Newly Approved Housing

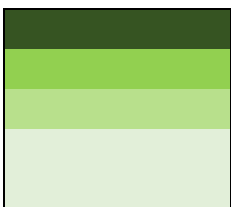
1,202 net new dwellings were approved in 2016-17

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

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

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

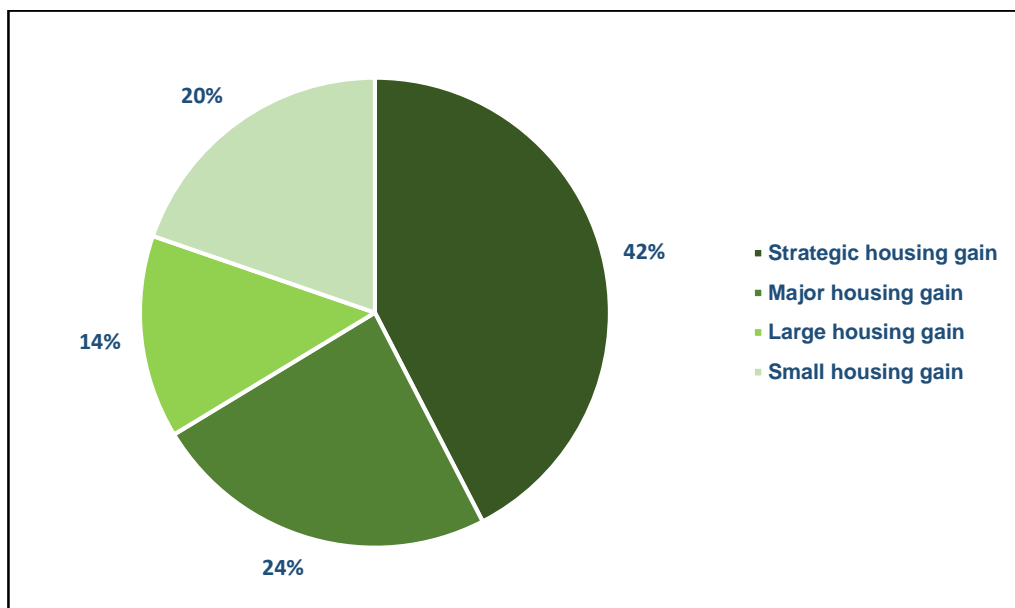
3.1.2 Type of Sites with Newly Approved Housing



The approved dwellings have been categorised as follows:

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

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



Source: LDD

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

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

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

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

Source: LDD

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

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

3.1.3 Distribution of Newly Approved Housing

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

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

3.1.4 Type of Newly Approved Housing

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

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

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

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

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

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

3.1.5 Newly Approved Affordable Housing

235 of the approved dwellings will be affordable units.

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

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

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

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

3.1.6 Planning Pipeline

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

Table 3.2: Sites in the Planning Pipeline

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

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

3.2 Non-residential Approvals

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

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

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

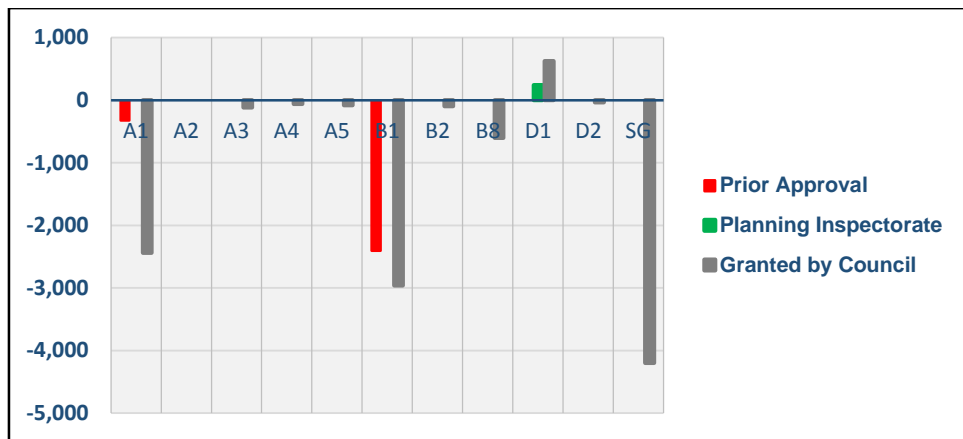
It shows that there will be an overall net gain of 867m² of non-residential floorspace in D1 but a loss in all other uses including a loss of:

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

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

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

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



Source: LDD

The non-residential approvals have been categorised as follows:

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

3.2.1 Newly Approved Business Floorspace

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

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

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

Source: LDD

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

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

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

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

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

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

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

3.2.2 Newly Approved Retail Floorspace

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

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

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

Source: LDD

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

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

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

Of the nine sites with large and major net losses:

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

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

3.2.3 Newly Approved Leisure and Community Floorspace

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

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

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

Source: LDD

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

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

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

Of the five sites with large and major net losses:

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

3.2.4 Newly Approved Other Floorspace

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

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

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

Source: LDD

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

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

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

Of the six sites with large and major net losses:

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

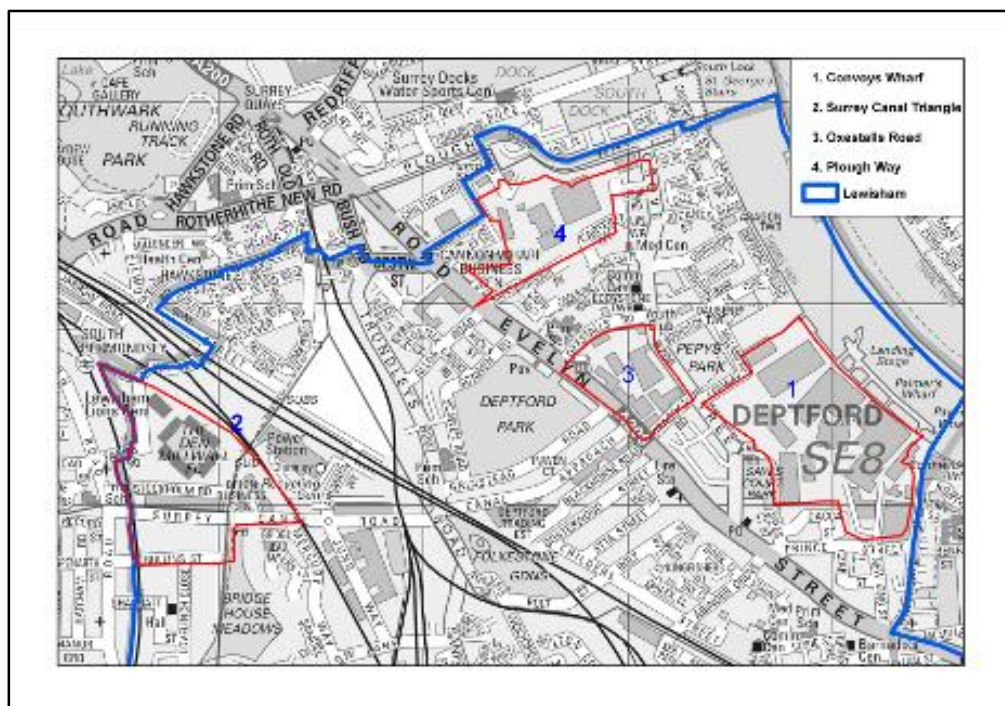
3.3 Regeneration and Growth Areas

The five strategic sites allocations are progressing well

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

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

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



3.3.1 Convoys Wharf

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

Photo 3.1:
Convoys Wharf
development site



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

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

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

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

The London Mayor took over the determination of the planning application and in March 2014 resolved to grant planning permission for the development subject to conditions and the completion of a Section 106 Agreement. That agreement was signed and planning permission was granted in March 2015. The first reserved matters application is expected in Autumn 2017. Enabling works have commenced on site. The haul road has been constructed and pre-application discussions regarding the second development plot have commenced.

3.3.2 Surrey Canal Triangle

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

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

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

Photo 3.2: New rail station at Surrey Canal Triangle



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

3.3.3 Oxestalls Road

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

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

Photo 3.3:
Oxestalls Road
development site



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

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

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

Photo 3.4: How
Oxestalls Road
will look when
developed



3.3.4 Plough Way

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

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

Marine Wharf West

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

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

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

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



Marine Wharf East

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

- 225 dwellings.
- Commercial floorspace.

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

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



Greenland Place, (previously known as Cannon Wharf)

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

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

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

Photo 3.7:
Park adjoining
Cannon Wharf
and Marine
Wharf West



7-17 Yeoman Street

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

- 33 dwellings.

19 Yeoman Street

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

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

Construction on this development commenced in Summer 2017.

3.3.5 Lewisham Gateway

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

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

The scheme will include:

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

Photo 3.8:
Construction at
Lewisham
Gateway



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

Figure 3.4: Lewisham Gateway regeneration site



3.4 Forecasting the Future Housing Supply

3.4.1 15-Year Housing Land Supply

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

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

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

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

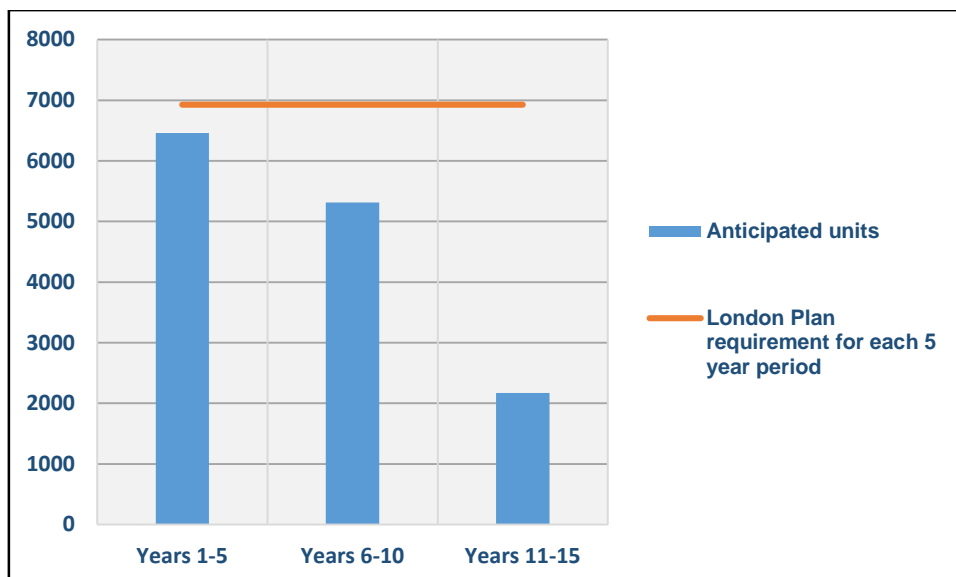
Appendix 4, Tables 3.7-3.8 and Figures 3.5 -3.8 show Lewisham's housing trajectory. They summarise the projected annual total of additional housing capable of being delivered each year to 2032-33 (a 15-year period). They also show the supply compared to the current London Plan housing target.

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

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

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

Figure 3.5:
Overview of 15-
year housing
land supply



Source: Lewisham Council Planning Policy

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

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

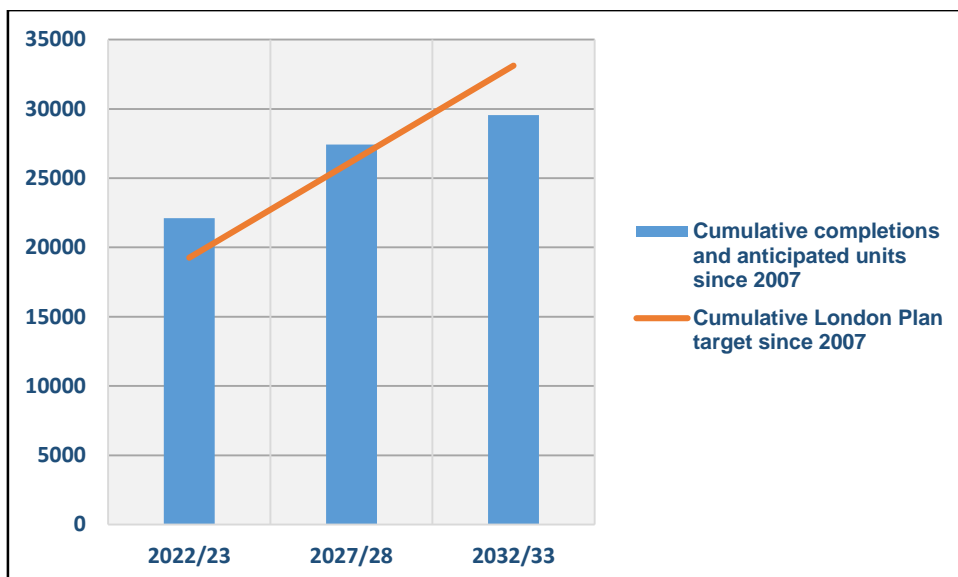
- Note that prior to the start of the 15 year supply, it is anticipated that 30 sites will be completed in the next monitoring year (2017-18), creating a large supply of 1,060 units.
- Five sites relate to the five strategic site allocations in the Core Strategy. All have planning permission and only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

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

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

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

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



Source: Lewisham Council Planning Policy

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

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

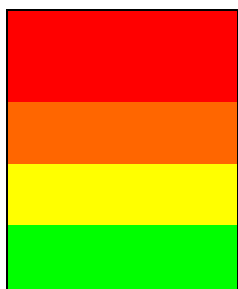
By 2029-30 the housing supply will fall short of the cumulative London Plan target

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

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

3.4.2 Summary of Progress of Housing Trajectory Sites

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



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

Development sites are progressing well

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

3.4.3 Meeting the Housing Target in the Future

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

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

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

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

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

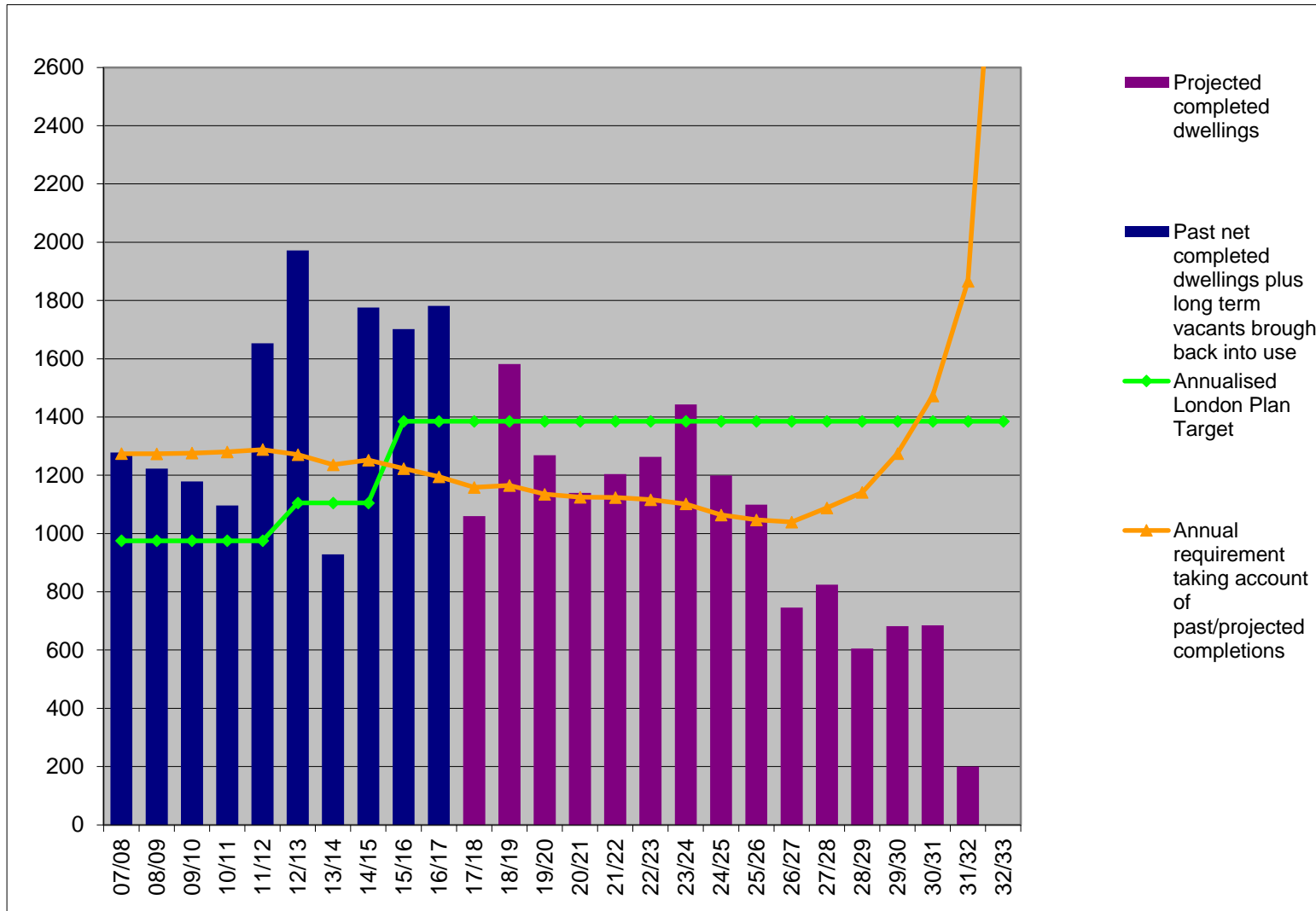
Monitoring of the 15-year housing supply will continue on an annual basis, with actions taken in instances where completions are shown to be significantly less than those anticipated in the housing trajectory and where the supply significantly falls short of the London Plan housing target.

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

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

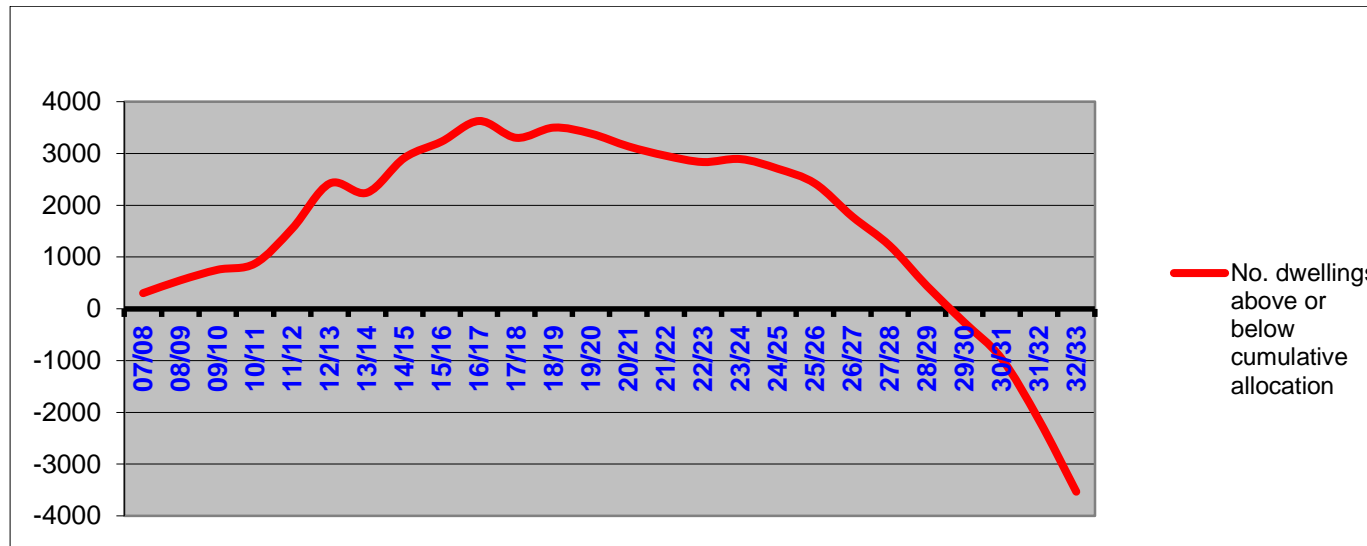
Source: Lewisham Council Planning Policy

Figure 3.7: Lewisham housing trajectory against the London Plan target



Source: Lewisham Council Planning Policy

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



Source: Lewisham Council Planning Policy

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

Source: Lewisham Council Planning Policy

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

4. THE VALUE OF PLANNING

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

4.1 The Benefits of Enhanced Infrastructure

The planning systems has mechanisms for securing infrastructure

The Council is continuing to plan for and provide both the physical infrastructure (such as transport, environment and public realm, and utilities) and social infrastructure (such as education, health, leisure and cultural facilities) necessary to support development in its area, and to ensure delivery of the adopted Local Plan. The planning for and delivery of this supporting infrastructure is happening in the context of changing population and demographic projections, plans to promote increased business and economic development in the borough, and a focus on good growth. As such, the Council has an ambitious programme of infrastructure investments, and is working to continue delivering these key projects.

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

4.2 Section 106 Agreements

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

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

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

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

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

Source: Lewisham Council Development Management databases

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

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

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

4.3 Community Infrastructure Levy

CIL will collect financial contributions for infrastructure in the future

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

The adopted CIL rates are shown in Table 4.2.

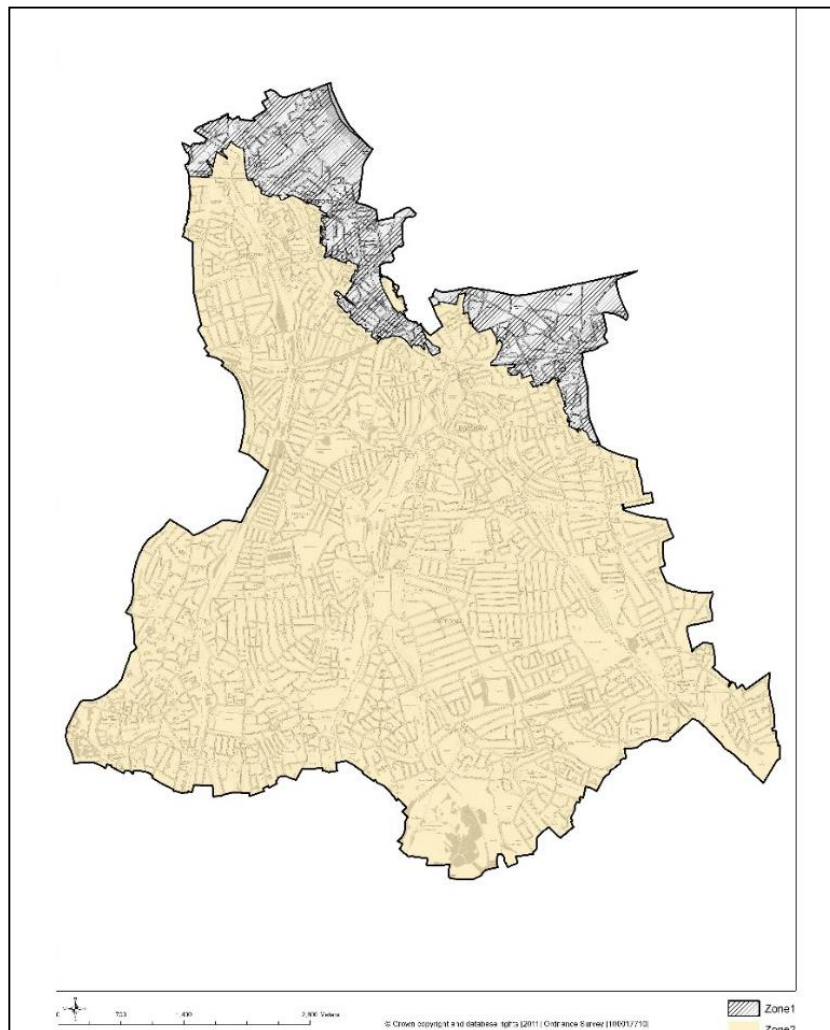
Table 4.2:
Proposed CIL rates

Source:
Lewisham Council
Development Management

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

Fig 4.1: CIL charging zones map

Source:
Lewisham Council
Development Management



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

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

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

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

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

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

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

4.4 New Homes Bonus

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

The New Homes Bonus (NHB) is a grant paid by Government to local councils for increasing the number of homes. The NHB is paid each year for 6 years. Under the scheme, the government match the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.

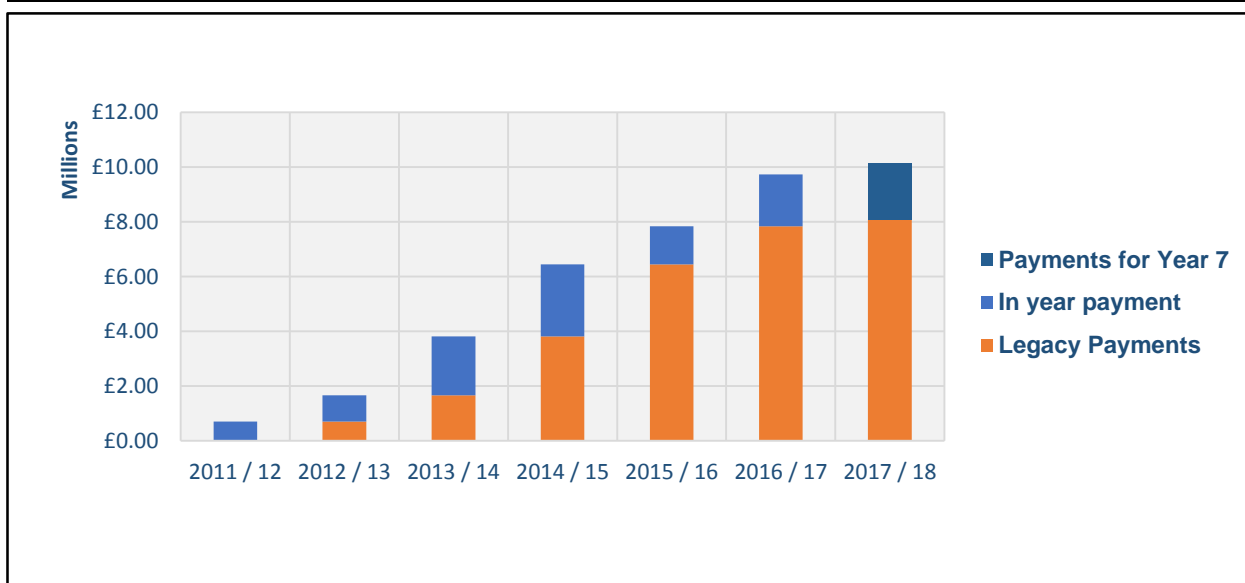
For 2016/17, the council received a NHB payment total of £9.7 million (around £1.9 million from in-year payment and around £7.8 million from legacy payments from the previous 5 years).

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

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

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

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



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

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

4.5 Investment in the Borough

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

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

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

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

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

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

4.6 Design Awards

The borough is becoming known for high quality design.

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



Multiple prizes for PLACE/Ladywell

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

Multiple awards for Deptford Market Yard

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

*Photo 4.2:
Deptford Market
Yard*



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

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

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

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

5. PLANNING SERVICE PERFORMANCE

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

5.1 Progress in Plan Preparation

Four Local Plans are now adopted by the Council

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

Table 5.1: Plans adopted by the Council

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

Source: Lewisham Council Planning Policy

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

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

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

Source: Lewisham Council Planning Policy

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

Table 5.3: Advantages of delaying plan preparation

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

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

Source: Lewisham Council Planning Policy

There is a need to prepare a revised LDS

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

5.2 Neighbourhood Planning

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

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

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

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

Table 5.4: Progress of Neighbourhood Planning

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

Source: Lewisham Council Planning Policy

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

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

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

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

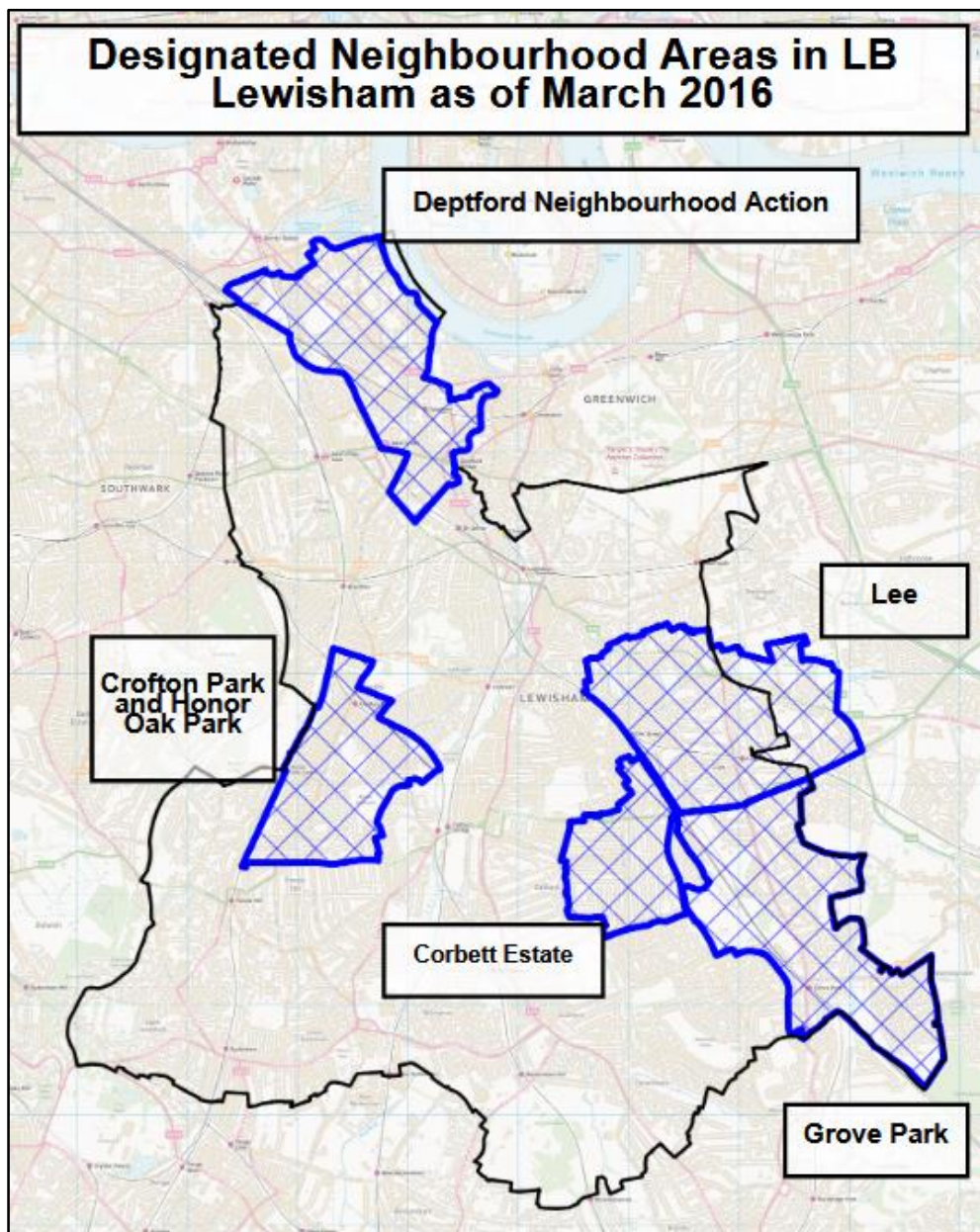
The **Lee** community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated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

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

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

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

Figure 5.1: Map showing Neighbourhood Areas



5.3 Duty to Co-operate

5.3.1 Statutory Requirements

There is a statutory Duty to Co-operate

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

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

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

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

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

5.3.2 Actions to Meet the Duty to Co-operate

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

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

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

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

The Council is proactively working with neighbouring LPAs to identify cross-boundary planning issues and to co-operatively work on solutions to these issues. The Council organises a quarterly Planning Policy Group meeting of the South East London Planning Authorities, attended by the London

Boroughs of Bexley, Bromley and Southwark and the Royal Borough of Greenwich. During the monitoring year topics discussed included:

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

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

5.4 Self-build and Custom Housebuilding Register

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

The Self-build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. The Council has set up a register. It can be accessed via the Council's website. This register will form part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses. To date, 98 people or organisations have registered their interest on the Council's on-line registration form.

5.5 Planning Applications

There were 3,991 applications in 2016-17

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

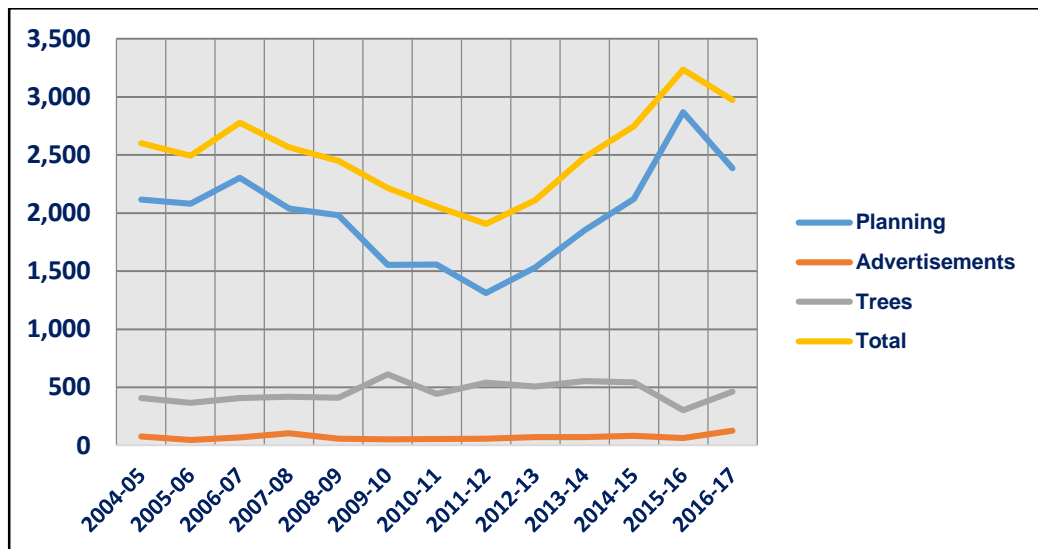
So, in total 3,991 applications reflects the continuing upturn in the economy and the strengthening of the house building and construction industry.

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

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

Source: Lewisham Council Development Management databases

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

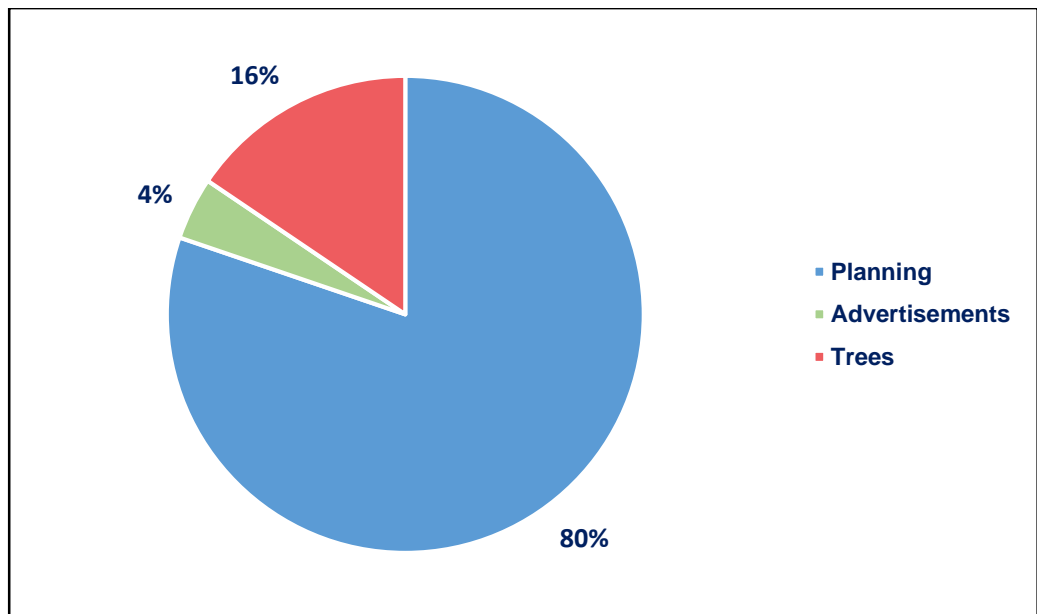


Source: Lewisham Council Development Management database

**80% of
applications
were for
planning**

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

Figure 5.3:
Applications by
type in 2016-17

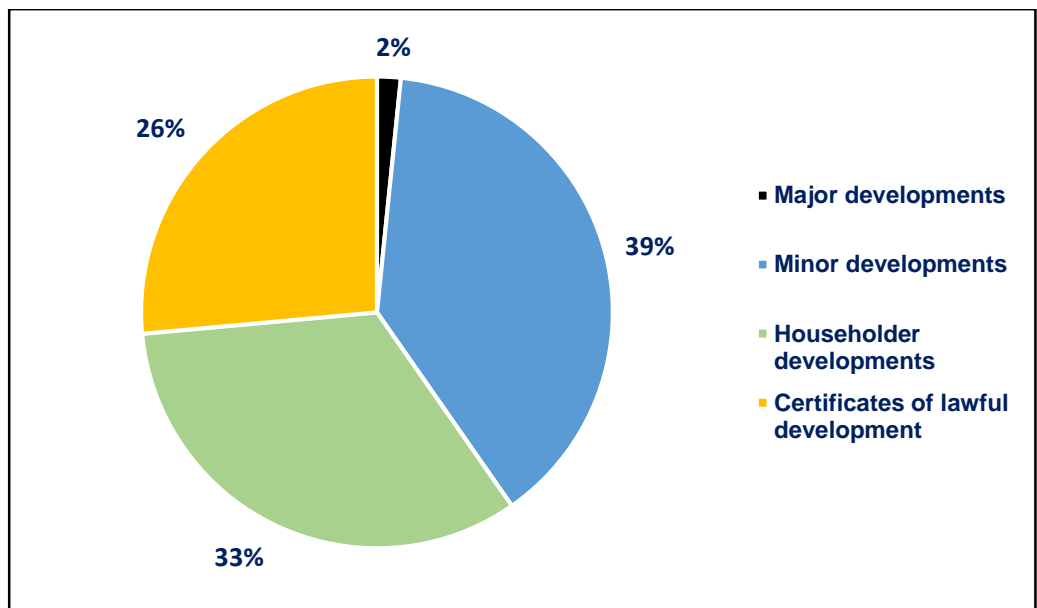


Source: Lewisham Council Development Management databases

Almost half of applications were minor applications

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

Figure 5.4:
Planning applications by
category, 2016-17



Source: Lewisham Council Development Management databases

Performance against targets is good

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

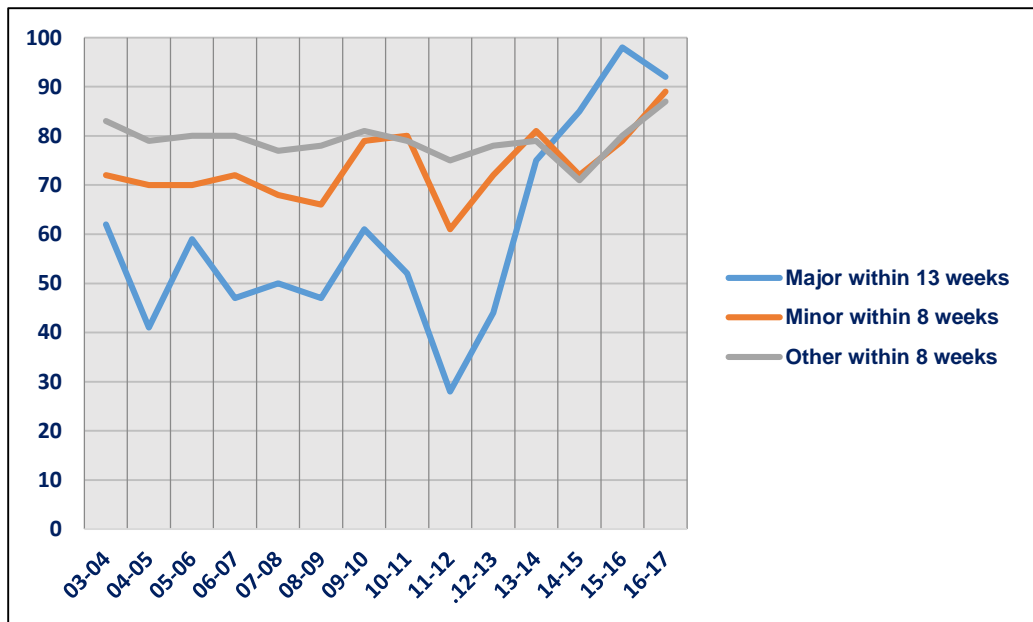
Table 5.6:
Development
Control
performance
during 2016-17

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

Source: Lewisham Council Development Management databases

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

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



Source: Lewisham Council Development Management databases

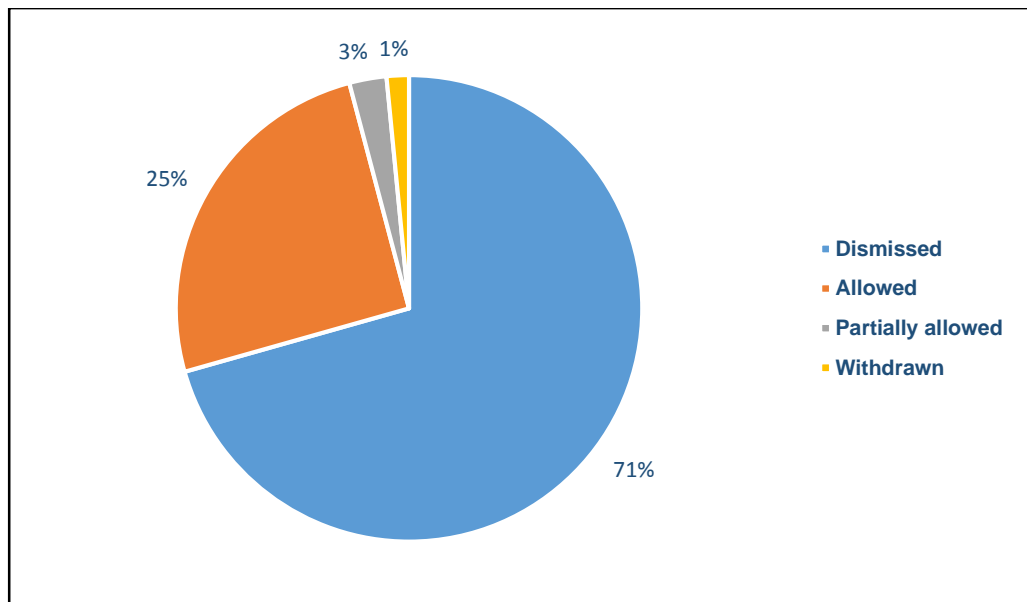
5.6 Appeals

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

77% of appeals were dismissed

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

Figure 5.6:
Success rates in
appeals
performance
2016-17



Source: Lewisham
Council
Development
Management
databases

5.7 Enforcement

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

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

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

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

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

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

- Works that are classed as permitted development (planning permission is deemed to be granted for certain types of development);
- Planning permission has been granted for the works and the implementation of those works are within the start period (normally 3 years),
- The works do not amount to development (they may be works which affect only the interior of the property or are de 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).

23 enforcement notices issued during 2016-17

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

5.8 Conservation and Urban Design

5.8.1 National and Local Conservation Listings

The borough has a rich heritage

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

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

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

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

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

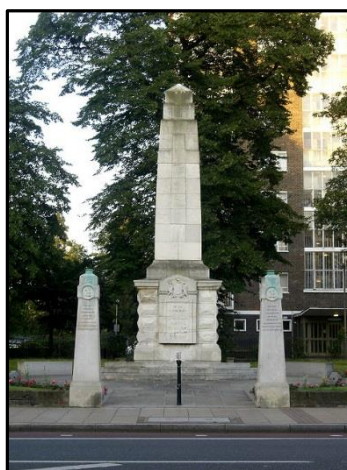
Two new nationally listed entries in 2016-17

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

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

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

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



Over 600 buildings, structures and places are listed nationally

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

There are 301 buildings on the local list

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

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

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

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

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

Improved circumstances of buildings at risk

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

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

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

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

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



5.8.2 Design Review Panel

28 schemes have been reviewed during 2016-17

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

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

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

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

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

Source: Design Team database

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

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

Further information about the DRP can be found here:

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

6. CONCLUSION

6.1 Main Achievements

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

Table 6.1: Main achievements

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

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

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

6.2 Concerns

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

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

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

**Losing non-
residential
floorspace to
housing**

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

**Large scale
loss of
business
floorspace**

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

**Future housing
supply**

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

Further monitoring is needed

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

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

APPENDIX 1: ABBREVIATIONS





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

APPENDIX 2: WARD BOUNDARIES MAP



APPENDIX 3: PROGRESS OF HOUSING TRAJECTORY SITES

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

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

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

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

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

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

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

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

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

Site name/Address/Ward	Site allocation	Total units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved	Not yet started on site, as at 31 March 2017	Started construction, as at 31 March 2017	Rating
Roof extension at Catford Tavern, Station Approach		6	18/19			15/90741	Y	➤	
26-32 George Lane		6	18/19			15/90510		Y	
4. DISTRICT HUBS									
Leegate Shopping Centre	SA23	229	21/22-22/23		14/90032	^			
113-153 Sydenham Road	SA22	98	24/25-25/26	Y					
Station forecourt, Dartmouth Road, west of the Railway Line	SA19	74	23/24	Y					
Waldram Place and Perry Vale, east of the Railway Line	SA18	33	27/28	Y					
Fairway House, rear of 53 Dartmouth Road	SA20	27	17/18			15/90942		Y	
Regent Business Centre, 291-307 Kirkdale		23	19/20			16/99465	Y		
22A-24 Sydenham Road		18	17/18			14/89339		Y	
Independents Day Centre, Independents Road		16	17/18			10/76229		Y	
Roof extension at 96a Sydenham Road		5	18/19			16/98075	Y	➤	
Former RH Adams Ltd, Hindsley's Place		7	17/18			13/85802		Y ~	
42 Sydenham Road		5	19/20			16/99221	Y		
169-171 Sydenham Road		5	20/21	Y					
5. LOCAL HUBS									
111-115 Endwell Road	SA30	40	23/24		Y				
Driving Test Centre, off Ennersdale Road	SA33	30	23/24	Y					
37-43 Nightingale Grove	SA35	30	21/22		Y				
6 Mantle Road	SA28	20	23/24		Y				

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

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

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

APPENDIX 5: CIL ACCOUNTS

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

Prepared by
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London Borough of Lewisham

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December 2017



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Sustainable Development Select Committee		
Title	Flood risk management: an update on Lewisham Council's Lead Local Flood Authority work	
Contributor	Climate Resilience Manager	Item 8
Class	Part 1 (open) – information item	11 December 2017

1. Purpose

- 1.1 This report provides an update to the Sustainable Development Select Committee on the Council's work as a Lead Local Flood Authority and delivery of the Council's Flood Risk Management Strategy.

2. Recommendations

- 2.1 The Sustainable Development Select Committee is asked to note the contents of this report.

3. Policy Context

- 3.1 Shaping our future, Lewisham's Sustainable Community Strategy for 2008-2020, sets out a vision for Lewisham: 'Together, we will make Lewisham the best place in London to live, work and learn'. Shaping our future includes the following priority outcomes relevant to flood risk: 'Clean, green and liveable: where people live in high quality housing and can care for and enjoy their environment'.
- 3.2 Flood risk is also relevant to a number of the Council's corporate priorities, in particular "clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment".
- 3.3 Following severe floods in 2007, the Government commissioned a review by Sir Michael Pitt into the response to flooding at an operational and strategic level. One of the conclusions of the Pitt Review was that "the role of local authorities should be enhanced so that they take on responsibility for leading the co-ordination of flood risk management in their areas."
- 3.4 The Flood and Water Management Act (2010) created Lead Local Flood Authorities in England and Wales, giving local authorities statutory duties and powers for local flood risk management in relation to ordinary watercourses, groundwater and surface water flooding. The Environment Agency retains responsibility for main rivers and tidal flooding.
- 3.5 New statutory duties and powers for Lead Local Flood Authorities under the Flood and Water Management Act include:

- Publishing, and delivery of, a strategy for local flood risk management;
- Producing a Preliminary Flood Risk Assessment;
- Producing a Surface Water Management Plan;
- Co-operation with other relevant flood risk authorities;
- Recording and investigating all 'significant' flooding incidents;
- Establishing and maintaining a register of structures which may have a significant effect on flood risk; and
- Administration and enforcement of consents regarding private changes to ordinary watercourses.

Lewisham's Local Flood Risk Management Strategy

- 3.6 Lewisham Council's local Flood Risk Management Strategy was published in 2015. The strategy was developed alongside those of Greenwich, Bexley and Bromley as part of the south east London sub-regional flood risk partnership. The strategy set out:
- roles and responsibilities for flood risk management;
 - an assessment of risk across the borough;
 - our policies as a lead local flood authority; and
 - a set of actions to manage flood risk locally.

Planning

- 3.7 Lewisham Council commissioned a Strategic Flood Risk Assessment (SFRA) in 2008 to provide an overview of flood risk in the borough. The assessment followed the Government guidelines set out in Planning Policy Statement 25 (PPS25) and was carried out with the support of the Environment Agency. The SFRA identifies flooding sources, provides an assessment of the level of flooding associated with those identified areas and outlines the constraints of flooding on future development proposals. The report was updated in 2015 to reflect the 2012 National Planning Policy Framework (NPPF) and 2014 National Planning Practice as well as the 2009 Flood Risk Regulations and 2010 Flood and Water Management Act.
- 3.8 The primary objective of the SFRA was to inform the revision of flooding policies including the allocation of land for development, within the emerging Local Development Framework.
- 3.9 In 2015 Lewisham published a River Corridors Improvement Plan supplementary planning document, setting out detailed planning policy guidance for all rivers within the borough. The River Corridors Improvement Plan is intended to ensure that works along the river corridors are of a high quality and guided by the protection and enhancement of local amenity. This approach has helped shape improvements to the design and use of rivers in the borough including 're-naturalising' previously enclosed rivers by implementing subtle water storage solutions that allow for managed flooding of nearby open spaces rather than aiming to move water downstream as quickly as possible. This has restored public access to rivers in Brookmill Park, Chinbrook Meadows, Cornmill Gardens and Ladywell Fields.

Preliminary Flood Risk Assessment

- 3.10 The Preliminary Flood Risk Assessment (PFRA) is a high level screening exercise to determine if there is a significant flood risk in an area and identify areas affected by the risk as Flood Risk Areas. Identification of an area as a Flood Risk Area means that over the rest of the EU Flood Directive Cycle the Lead Local Flood Authority has duties to prepare:
- A flood risk map;
 - A flood hazard map; and
 - A flood risk management plan covering the Flood Risk Areas.
- 3.11 The EU Flood Directive requires that the flood risk assessment is updated every 6 years. The identification of flood risk areas is coordinated by the Environment Agency. Lewisham published an update to its PFRA in 2017.

4. Delivery of Lewisham's Flood Risk Management Strategy

- 4.1 The Action Plan within Lewisham's Flood Risk Management Strategy identifies 64 separate actions assessed against national, sub-regional and local objectives. A cost of each of the actions was estimated and they were prioritised as 'Very High'; 'High'; 'Moderate' and 'Low'. These actions are wide ranging in nature. Some are specific and localised, while others are very general in nature. While the total estimated cost of all the actions amounts to between £20m-£40m, the basis for prioritisation is unclear. Officers decided therefore to reassess the evidence-base underpinning the actions and in doing so ensure that the Council is meeting wider Lead Local Flood Authority duties under the Flood and Water Management Act.
- 4.2 In 2017 the Council entered into a contract with AECOM to support this work. In particular AECOM were required to:
- Provide technical input into the statutory consultee function on planning applications;
 - Develop the Council's evidence base and internal capacity for fulfilling its Lead Local Flood Authority role; and
 - Lead the development, design and delivery of flood risk management projects.
- 4.3 While the Environment Agency has responsibility for main rivers (Thames, Ravensbourne, Quaggy and Pool) the Lead Local Flood Authority has flood risk responsibility for ordinary watercourses. Before the consultancy work was completed there was no definitive record of ordinary watercourses in the borough. In addition, a number of ordinary watercourses are on Council land and AECOM's assessment included an analysis of condition. The Flood and Water Management Act requires the Lead Local Flood Authority to maintain a register of flood related structures, and the survey of ordinary watercourses forms the foundation of this register of structures. **A map of ordinary watercourses is attached to this report at Appendix 1.**
- 4.4 The consultancy support reviewed and mapped flooding incidents in the borough recorded by the Council's highway inspection team and from calls

received by the Council's customer service team. These incidents were identified as relating to river flooding, surface water (rainfall), groundwater, burst pipes and source unknown. The incident records were also triangulated against rainfall records and Environment Agency mapping of surface water, river and groundwater flooding. **A map showing flooding incidents attributed to river, surface water or groundwater is attached to this report at Appendix 2.**

- 4.5 The consultancy support collected Thames Water's records of flooding incidents as well as British Geological Survey (BGS) data for groundwater flooding risk and potential for sustainable urban drainage solutions. **A map showing sewer flooding in relation to 'critical drainage areas' identified in the Council's Strategic Flood Risk Assessment is attached to this report at Appendix 3. A map showing BGS data for groundwater flood risk is attached to this report at Appendix 4. A map showing potential for sustainable urban drainage is attached to this report at Appendix 5.**
- 4.6 The data collected through the consultancy support activity has been mapped onto the Council's GIS system and is being used to inform the development of new flood risk management activity and to provide advice and input on planning casework. In particular this data is being used to develop work with the Environment Agency, Thames Water and others to bring forward local schemes eligible for Environment Agency grant in aid and River and Coastal Committee local levy funding.
- 4.7 Summary of appended maps that form part of the Council's flood risk evidence base:
- Appendix 1: Mapping of ordinary watercourses
 - Appendix 2: Mapping of flooding incidents in the borough
 - Appendix 3: Sewer flooding and 'Critical Drainage Areas'
 - Appendix 4: Groundwater flooding risk
 - Appendix 5: Scope for Sustainable Urban Drainage
- 4.8 The Council is working closely with the Environment Agency as it delivers its Lewisham and Catford Flood Alleviation Scheme, a £17.7m flood alleviation scheme to manage the risk of flooding from the River Ravensbourne. The scheme is intended to avoid £270m of flooding damages over the next 50 years directly benefiting 990 homes and 240 businesses as well as 6,000 properties in terms of risk of flooding to gardens and open space. The scheme also reduces flood risk to Lewisham hospital and police station as well as critical infrastructure such as roads, rail lines, Docklands Light Rail and electrical substations.
- 4.9 The Lewisham and Catford Flood Alleviation Scheme includes a large new upstream flood storage area in Beckenham Place Park. This work is being developed alongside wider improvements to the park, which the Council is delivering through Heritage Lottery Funding. It also includes smaller flood storage and improvements to river walls in 11 other locations along the Ravensbourne. The Environment Agency is currently initiating public consultation activity and discussions with the Council as Local Planning

Authority. Construction is expected later in 2018 with the scheme operational in 2020.

Flood investigations

4.10 Section 19 of the Flood and Water Management Act requires the Lead Local Flood Authority to undertake and publish an investigation into any significant flooding incidents. The Council has undertaken one formal investigation since 2011 relating to flooding occurring at Loampit Vale in 2016.

5. Financial implications

5.1 There are no direct financial implications arising as a result of this report.

6. Legal implications

6.1 The Flood Risk Regulations (2009) implement the EU Floods Directive in England. The Flood Risk Regulations establish a framework for managing flood risk that includes:

- A preliminary flood risk assessment (PFRA);
- Identification of areas of potential significant risk (Flood Risk Areas);
- Mapping of flood hazards and risk; and
- Flood risk management plans.

6.2 The Flood and Water Management Act 2010 created Lead Local Flood Authorities in England and Wales giving local authorities statutory duties and powers for local flood risk management in relation to ordinary watercourses, groundwater and surface water flooding. The Environment Agency retains responsibility for main rivers and tidal flooding. Local authorities are required to contribute to the review and updating of the framework for managing flood risk under the Flood Risk Regulations.

7. Crime and disorder implications

7.1 There are no specific crime and disorder implications arising from this report.

8. Equalities implications

8.1 There are no specific equalities implications arising from this report.

9. Environmental implications

9.1 There are no specific environmental implications arising from this report.

The contact for queries on this report is **Martin O'Brien, Climate Resilience Manager**, 020 8314 6605.

Background Documents

Lewisham's Flood Risk Management Strategy (2015)

<https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/Lewisham%20LFRM%20Strategy%20June%202015.pdf>

Non-technical summary (2015)

<https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/Non-technical%20Summary%20Lewisham%20Local%20Flood%20Risk%20Management%20Strategy.docx>

River corridors improvement plan (2015)

<https://www.lewisham.gov.uk/myservices/planning/policy/LDF/SPDs/Documents/River%20Corridor%20Improvement%20Plan.pdf>

Strategic Flood Risk Assessment (2015)

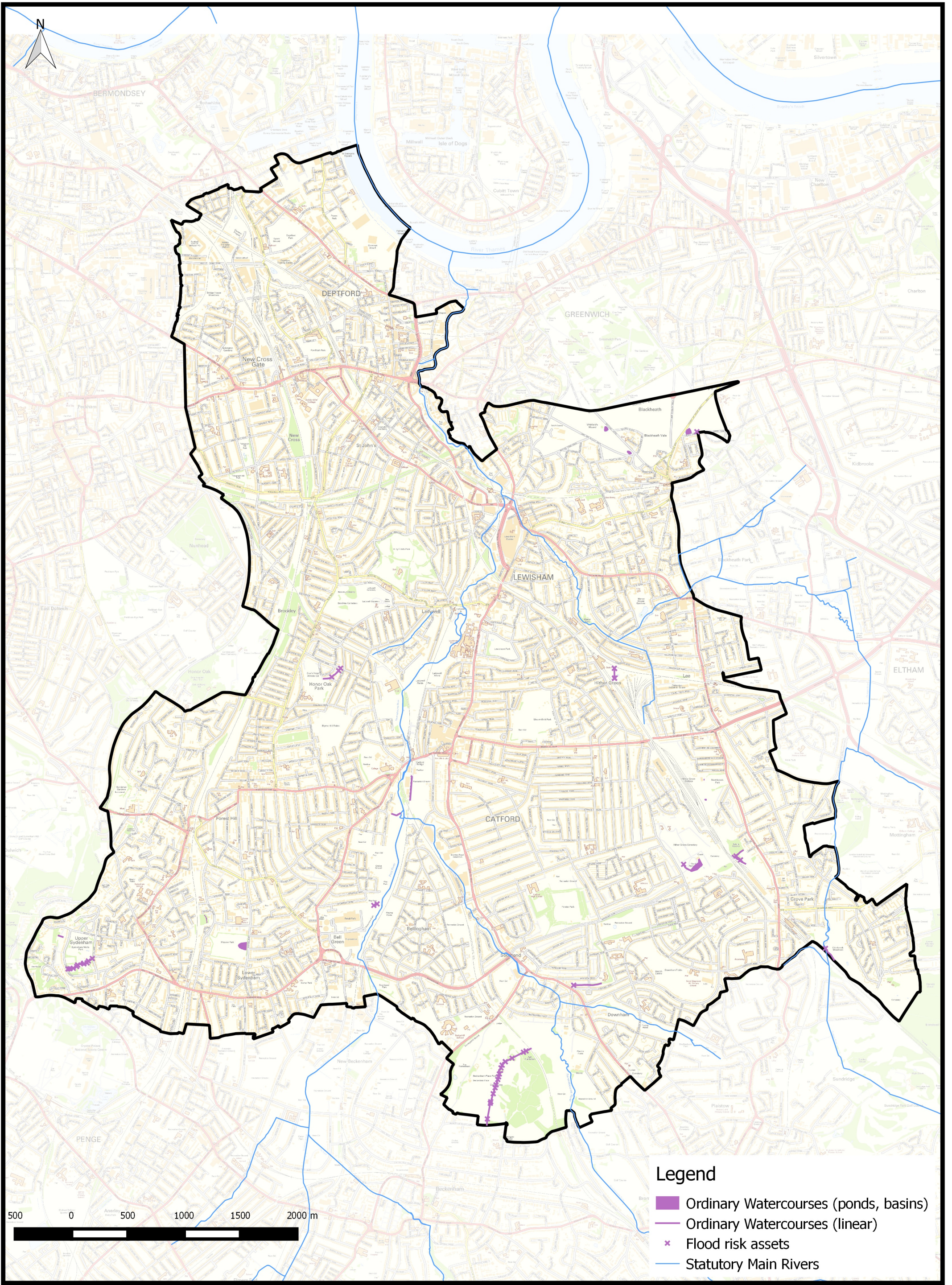
<https://www.lewisham.gov.uk/myservices/planning/policy/LDF/evidence-base/Pages/LDF-evidence-base-environment.aspx>

Section 19 flooding report at Loampit Vale (2016)

<https://www.lewisham.gov.uk/inmyarea/publicsafety/emergencies/Preparing-for-an-emergency/flooding/Documents/ReportOnTheFloodingIncidentAtLoampitVale.pdf>

Updated Preliminary Flood Risk Assessment (2017)

<http://councilmeetings.lewisham.gov.uk/documents/s50401/PFRA%20review%20-%20Self-Assessment%20form.pdf>

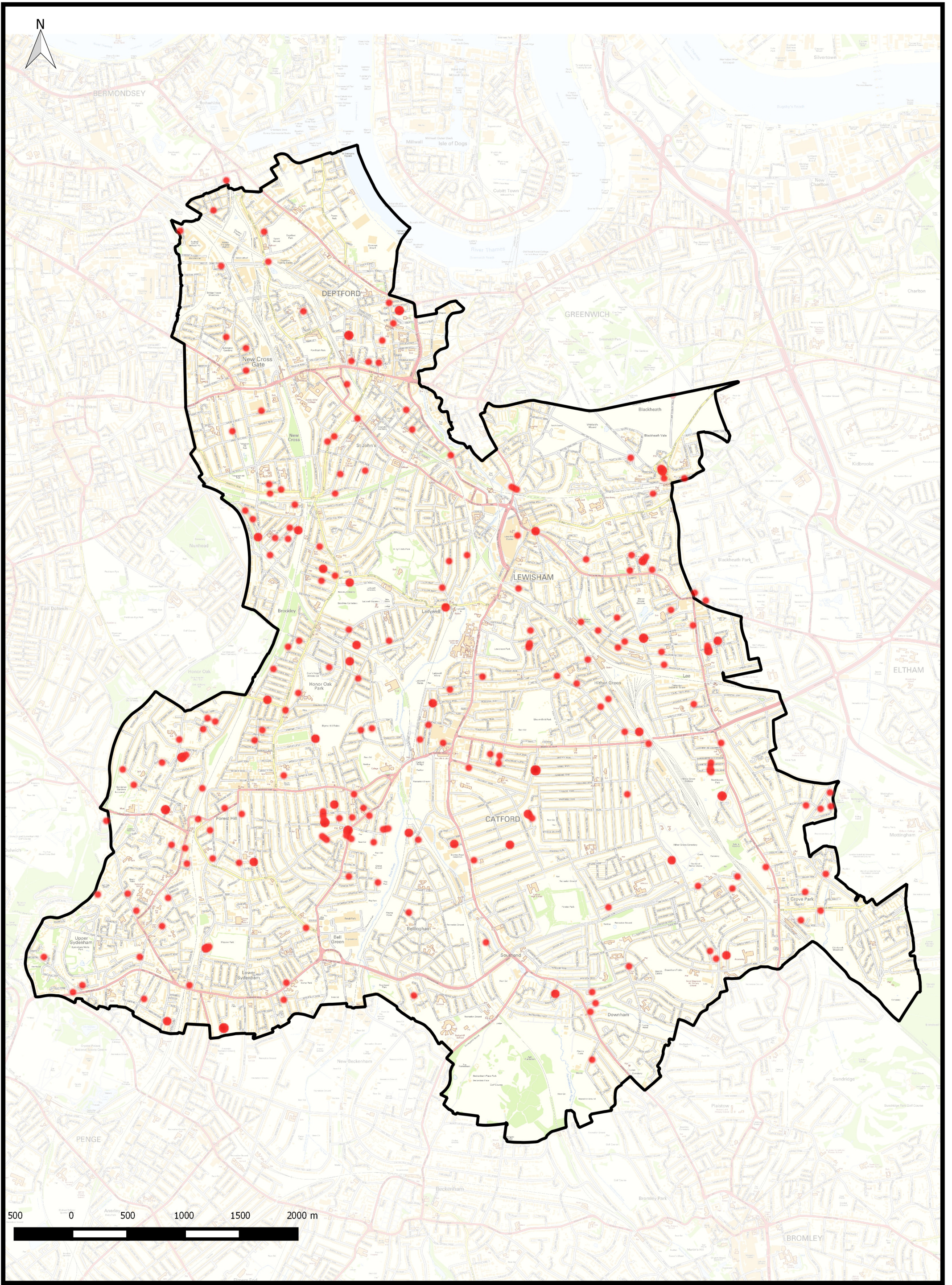


DATE: 25/5/17
 AUTHOR: S. McTaggart
 JOB No:

Ordinary Watercourses and Other Flood Risk Assets

REGENERATION AND ASSET MANAGEMENT
 Lewisham Town Hall
 Laurence House
 Catford SE6 4RU
 Tel: 02083146542

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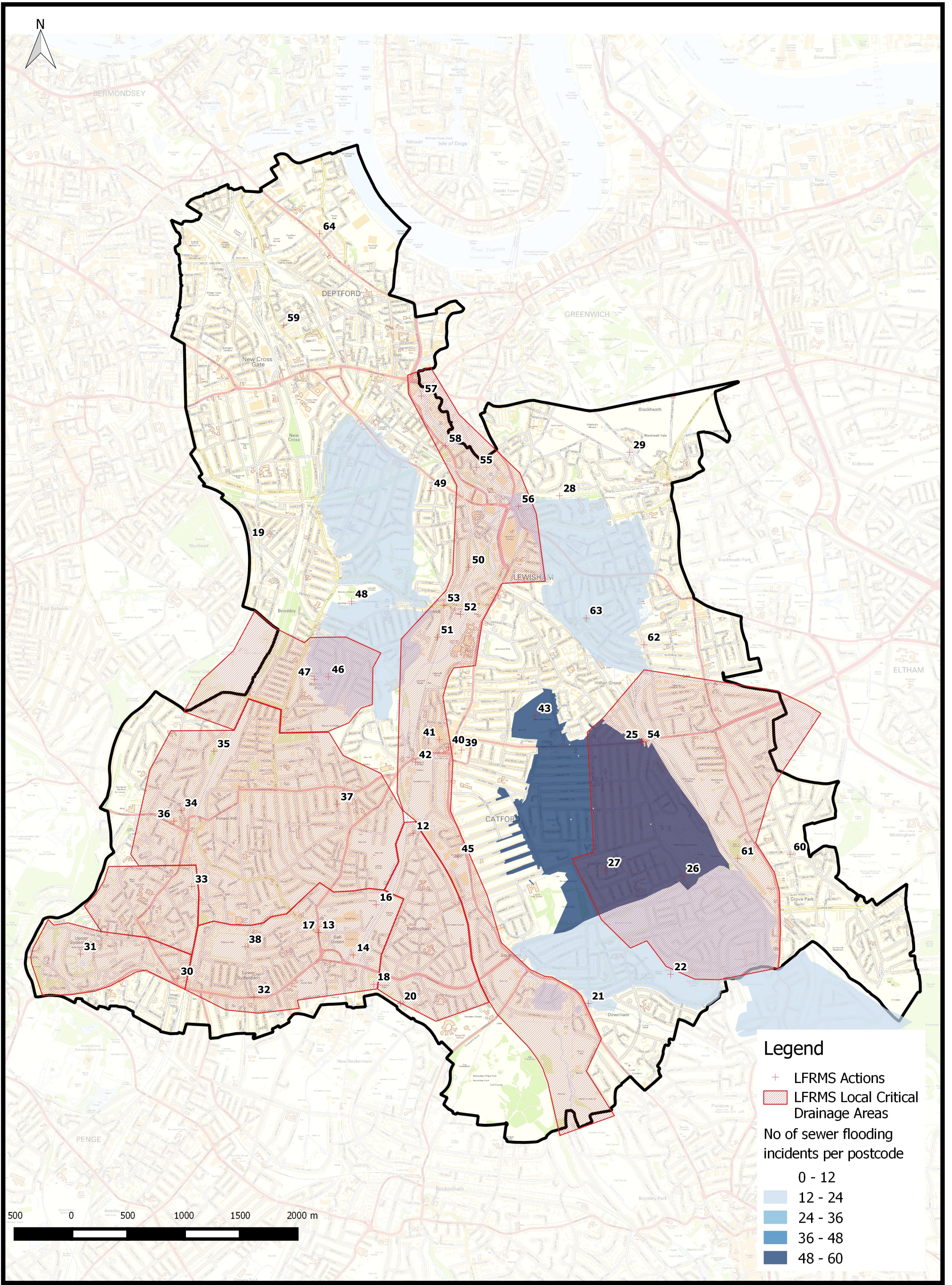
DATE: 25/5/17
AUTHOR: S. McTaggart
JOB No:

Recorded Flood Incidents from Non-fluvial Sources

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Lewisham Town Hall
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Catford SE6 4RU
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



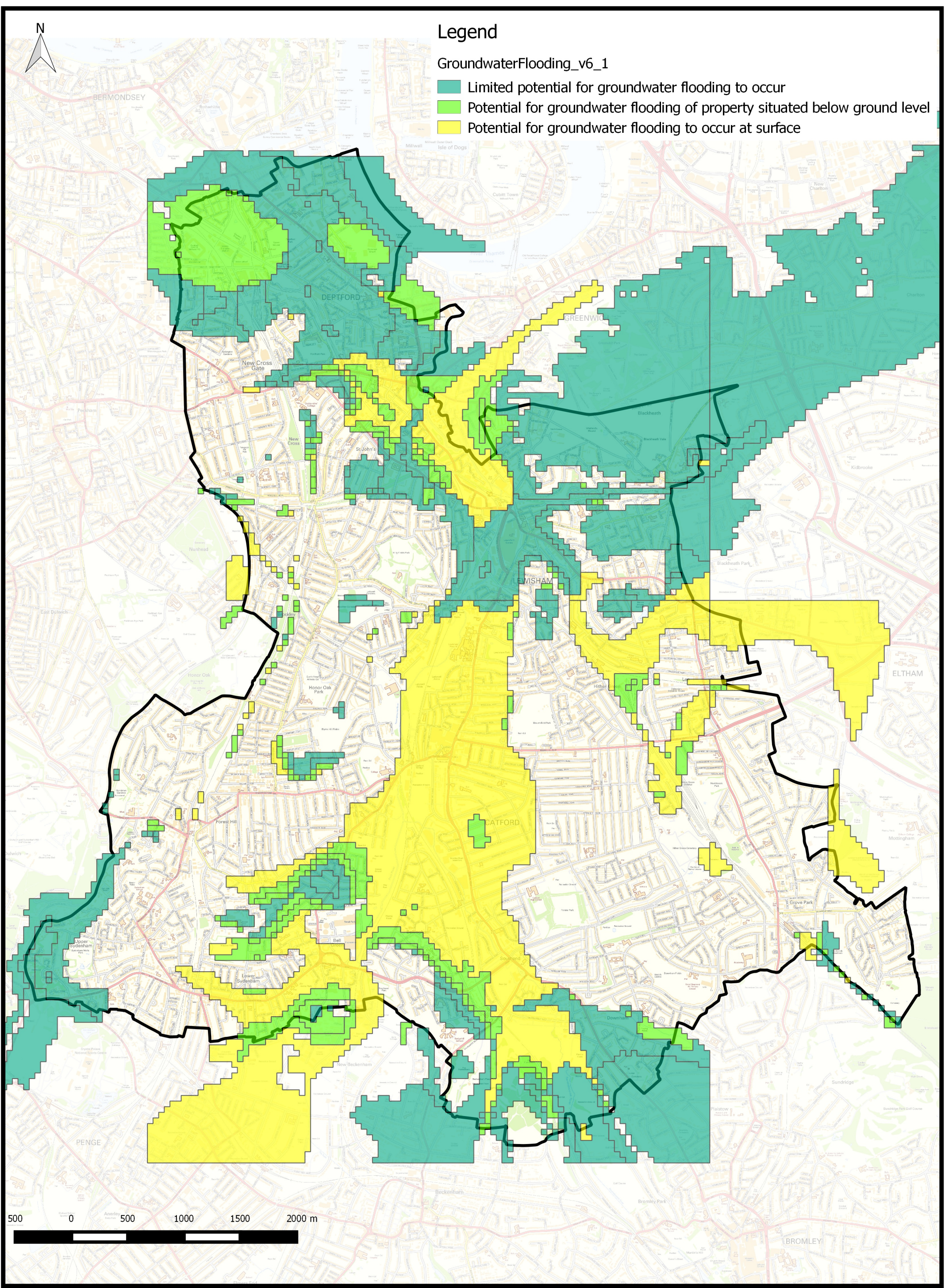
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Legend

GroundwaterFlooding_v6_1

-  Limited potential for groundwater flooding to occur
-  Potential for groundwater flooding of property situated below ground level
-  Potential for groundwater flooding to occur at surface



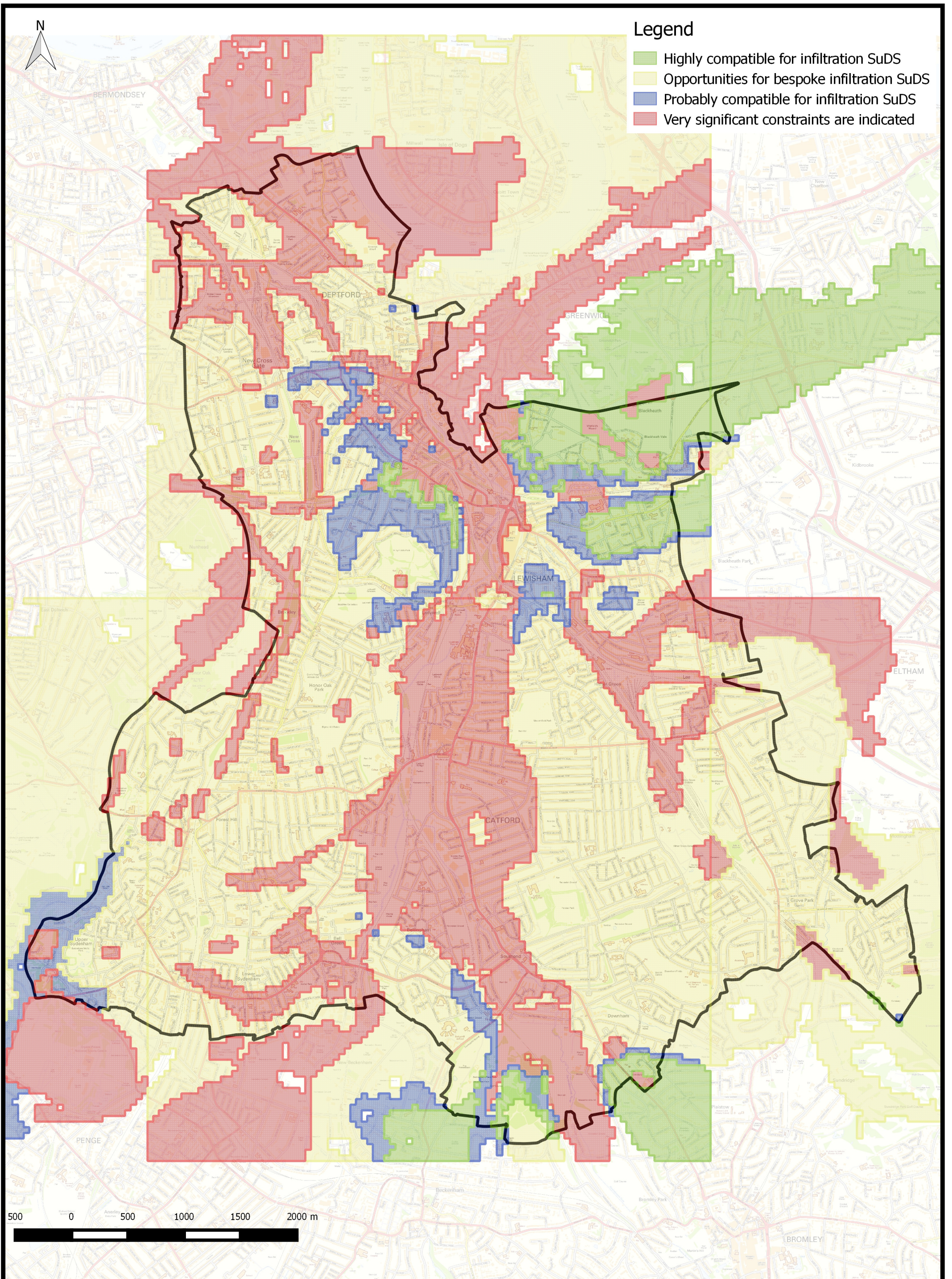
DATE: 09/10/17
AUTHOR: M O'Brien
JOB No:

British Geological Survey groundwater flood risk map

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Tel: 02083146542



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Legend

- Highly compatible for infiltration SuDS
- Opportunities for bespoke infiltration SuDS
- Probably compatible for infiltration SuDS
- Very significant constraints are indicated

DATE: 16/10/17
 AUTHOR: S. McTaggart
 JOB No:

British Geological Survey infiltration potential map

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Sustainable Development Select Committee		
Title	Select Committee work programme	
Contributor	Scrutiny Manager	Item 9
Class	Part 1 (open)	11 December 2017

1. Purpose

To advise Members of the proposed work programme for the municipal year 2017-18 and to decide on the agenda items for the next meeting.

2. Summary

- 2.1 At the beginning of the new administration, each select committee drew up a draft work programme for submission to the Business Panel for consideration.
- 2.2 The Business Panel considered the work programmes of each of the select committees on 22 May 2017 and agreed a co-ordinated overview and scrutiny work programme. However, the work programme can be reviewed at each Select Committee meeting so that Members are able to include urgent, high priority items and remove items that are no longer a priority.

3. Recommendations

3.1 The Committee is asked to:

- note the work plan attached at **Appendix B** and discuss any issues arising from the programme;
- specify the information and analysis required in the report for each item on the agenda for the next meeting, based on desired outcomes, so that officers are clear about what they need to provide;
- review all forthcoming key decisions, **Appendix C**, and consider any items for further scrutiny;

4. The work programme

4.1 The work programme for 2017-18 was agreed at the Committee's meeting on 20 April 2017.

4.2 The Committee is asked to consider if any urgent issues have arisen that require scrutiny and if any existing items are no longer a priority so they can be removed from the work programme. Before adding additional items, each item should be considered against agreed criteria. The flow chart attached at **Appendix A** may help Members decide if proposed additional items should be added to the work programme. The Committee's work programme needs to be achievable in terms of the amount of meeting time available. If the Committee agrees to add additional item(s) because they are urgent and high priority, Members will need to consider

which medium/low priority item(s) should be removed in order to create sufficient capacity for the new item(s).

5. The next meeting

5.1 The following reports are scheduled for the meeting on 18 January 2018:

Agenda item	Review type	Link to corporate priority	Priority
Catford town centre: masterplanning update	Performance monitoring	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	High
Waste strategy implementation and performance monitoring	Performance monitoring	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium
Broadway theatre update	Performance monitoring	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium
Annual parking report	Performance monitoring	Clean, green and liveable; Inspiring efficiency, effectiveness and equity	Medium

5.2 The Committee is asked to specify the information and analysis it would like to see in the reports for these items, based on the outcomes the Committee would like to achieve, so that officers are clear about what they need to provide for the next meeting.

6. Financial implications

There are no financial implications arising from this report.

7. Legal implications

In accordance with the Council's Constitution, all scrutiny select committees must devise and submit a work programme to the Business Panel at the start of each municipal year.

8. Equalities implications

8.1 The Equality Act 2010 brought together all previous equality legislation in England, Scotland and Wales. The Act included a new public sector equality duty, replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.2 The Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

8.3 There may be equalities implications arising from items on the work programme and all activities undertaken by the Select Committee will need to give due consideration to this.

Appendix A: Scrutiny work programme prioritisation process

Appendix B: Committee 2017-18 work plan

Appendix C: Key decision plan (the plan can be accessed online here:

<http://councilmeetings.lewisham.gov.uk/mgListPlanItems.aspx?PlanId=201&RP=139>)

Background Documents

Lewisham Council's Constitution

Scrutiny work programme – prioritisation process



Sustainable Development Select Committee work programme 2017-18

Programme of work

Work Item	Type of item	Priority	Strategic Priority	Delivery deadline	20-Apr	14-Jun	20-Jul	13-Sep	08-Nov	11-Dec	18-Jan	22-Mar
Lewisham Future Programme	Performance monitoring	High	CP10	Ongoing					Savings			
Election of the Chair and Vice-Chair	Constitutional requirement	High	CP6	Apr								
Select Committee work programme 2017/18	Constitutional requirement	High	CP6	Ongoing								
Asset Management System (AMS) and asset register update	Performance monitoring	Medium	CP10	Apr								
Beckenham Place park update	Standard item	High	CP3	Apr								
Implementation of the air quality action plan	Performance monitoring	Medium	CP3	Jun								
Catford Town Centre Regeneration	In-depth review	High	CP3, CP10	Ongoing								
Implementation of the cycling strategy	Performance monitoring	Medium	CP3	Ongoing								
Waste strategy implementation and performance monitoring	Performance monitoring	High	CP3	Ongoing								
Bakerloo line extension update	Policy development	High	CP3/CP5	Jul								
Fire safety in tall buildings	Performance monitoring	High	CP3/CP6	Jul								
Planning key policies and procedures	Policy development	Low	CP10	Dec								
Flood risk management update	Information Item	Medium	CP3	Dec								
Mayor of London's draft environment strategy response	Information Item	Low	CP3	Nov								
Section 106 and CIL	Standard item	Medium	CP6	Dec								
Planning service annual monitoring report	Information Item	High	CP3, CP 5	Dec								
Broadway theatre	Standard item	High	CP10	Jan								
Annual parking report	Performance monitoring	Low	CP 3, CP5	Jan								
Work and skills strategy implementation	Performance monitoring	Low	CP5	Mar								
Markets	Standard item	Low	CP3	Mar								
Home energy conservation	Standard item	High	CP 3	Mar								

	Item completed
	Item ongoing
	Item outstanding
	Proposed
	Item added

Meeting Dates:			
1) Thu	20-Apr	5) Wed	08-Nov
2) Wed	14-Jun	6) Mon	11-Dec
3) Wed	20-Jul	7) Thu	18-Jan
4) Wed	13-Sep	8) Thu	22-Mar

Shaping Our Future: Lewisham's Sustainable Community Strategy 2008-2020		
	Priority	
1	Ambitious and achieving	SCS 1
2	Safer	SCS 2
3	Empowered and responsible	SCS 3
4	Clean, green and liveable	SCS 4
5	Healthy, active and enjoyable	SCS 5
6	Dynamic and prosperous	SCS 6

Corporate Priorities		
	Priority	
1	Community Leadership	CP 1
2	Young people's achievement and involvement	CP 2
3	Clean, green and liveable	CP 3
4	Safety, security and a visible presence	CP 4
5	Strengthening the local economy	CP 5
6	Decent homes for all	CP 6
7	Protection of children	CP 7
8	Caring for adults and older people	CP 8
9	Active, healthy citizens	CP 9
10	Inspiring efficiency, effectiveness and equity	CP 10

FORWARD PLAN OF KEY DECISIONS

Forward Plan January 2017 - April 2017

This Forward Plan sets out the key decisions the Council expects to take during the next four months.

Anyone wishing to make representations on a decision should submit them in writing as soon as possible to the relevant contact officer (shown as number (7) in the key overleaf). Any representations made less than 3 days before the meeting should be sent to Kevin, the Local Democracy Officer, at the Council Offices or kevin.flaherty@lewisham.gov.uk. However the deadline will be 4pm on the working day prior to the meeting.

A "key decision"* means an executive decision which is likely to:

- (a) result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates;
- (b) be significant in terms of its effects on communities living or working in an area comprising two or more wards.

August 2016	Consultant Appointment 2016 Schools Minor Works Contract	13/12/16 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Procurement for 'Staying Healthy' Public Health Services	13/12/16 Overview and Scrutiny Business	Aileen Buckton, Executive Director for Community Services and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
		Panel	Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
November 2016	Support Service for Syrian refugees	13/12/16 Overview and Scrutiny Business Panel	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2016	Budget Update	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
September 2016	Ashmead Primary School expansion and Addey & Stanhope School expansion results of consultations	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Council Tax Base Second Homes Discount and Income Review	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
August 2016	Discretionary Rate Relief Review	11/01/17 Mayor and Cabinet	Aileen Buckton, Executive Director for		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Community Services and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	Governing Bodies Reconstitution Rathfern Primary School	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
August 2016	The Wharves Deptford - Compulsory Purchase Order Resolution	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
December 2016	Results of Handypersons consultation	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
September 2016	Lewisham Music Business Plan and Transfer Terms	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Library Savings Programme update - Manor House	11/01/17 Mayor and Cabinet	Aileen Buckton, Executive Director for Community Services and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Chris Best, Cabinet Member for Health, Wellbeing and Older People		
January 2016	New Bermondsey Housing Zone Bid Update	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
April 2016	New Homes Programme Parts 1 & 2	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Caretaker properties Disposal and Lease Award	11/01/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Damien Egan, Cabinet Member Housing		
August 2016	Regionalising Adoption	11/01/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Waste & Recycling Services Update	11/01/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Public Realm		
November 2016	Community Equipment Contract Award under London Consortium Framework Agreement	11/01/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		
November 2016	School Health Service - Award Report	11/01/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
May 2016	Council Tax Reduction Scheme 2017-18	18/01/17 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	Council Tax Base Second Homes Discount and Income Review	18/01/17 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2016	Opting in to the Public Sector Audit Appointments Limited (PSAA) framework	18/01/17 Council	Janet Senior, Executive Director for Resources & Regeneration and Councillor Jonathan Slater		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
November 2016	Transforming Construction Skills - Lewisham Construction Hub, Training, Apprenticeship and Employment Service	31/01/17 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
November 2016	Transforming Construction Skills - Lewisham Construction Hub, Local Supply Chain Development Services	31/01/17 Overview and Scrutiny Business Panel	Janet Senior, Executive Director for Resources & Regeneration and Councillor Alan Smith, Deputy Mayor		
December 2016	Contract Award Provision of School Kitchen Condition Surveys	31/01/17 Overview and Scrutiny Education Business Panel	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Animal Welfare Charter	08/02/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
November 2016	Pay Statement	08/02/17 Mayor and Cabinet	Phil Badley and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	2017/18 Budget	08/02/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	Agreement to consult on changes to Targeted Short Breaks Offer for children and young people with complex needs	08/02/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Health Visiting and Children's Centres - Award Report	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Award of contract for Specialist Short Breaks	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
December 2016	Stage 1 of 2-stage procurement for the proposed expansions of Ashmead Primary School and Addey & Stanhope Secondary School (Morningson Centre) and to enter into a Pre-Construction Services Agreement.	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
November 2016	Young Person's Health and Wellbeing Service Award Report	08/02/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		
November 2016	Budget Update	15/02/17 Mayor and Cabinet	Janet Senior, Executive Director for Resources & Regeneration and Councillor Kevin Bonavia, Cabinet Member Resources		
May 2016	Council Budget 2017-18	22/02/17 Council	Kevin Sheehan, Executive Director for Customer Services and Councillor Kevin Bonavia, Cabinet Member Resources		
November 2016	Pay Statement	22/02/17 Council	Phil Badley and Councillor Kevin Bonavia, Cabinet Member Resources		
December 2016	Brasted Close development	01/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	New Homes Programme	01/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
			Councillor Damien Egan, Cabinet Member Housing		
December 2016	Lewisham Homes Management Agreement and Articles of Association	01/03/17 Mayor and Cabinet	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Proposed Heathside and Lethbridge Estate, Lewisham - Phase 6 Compulsory Purchase Order 2017	01/03/17 Mayor and Cabinet (Contracts)	Kevin Sheehan, Executive Director for Customer Services and Councillor Damien Egan, Cabinet Member Housing		
December 2016	Lewisham Construction Hub Contracts	01/03/17 Mayor and Cabinet (Contracts)	Sara Williams, Executive Director, Children and Young People and Councillor Alan Smith, Deputy Mayor		
December 2016	Statutory Funerals Contract	14/03/17 Overview and Scrutiny Business Panel	Aileen Buckton, Executive Director for Community Services and Councillor Rachel Onikosi, Cabinet Member Public Realm		
December 2016	Lewisham Place Planning Strategy 2017-2022	22/03/17 Mayor and Cabinet	Sara Williams, Executive Director, Children and Young People and Councillor Paul Maslin, Cabinet Member for Children and Young People		

FORWARD PLAN – KEY DECISIONS					
Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials
August 2016	Community Premises Management Contract Award	19/04/17 Mayor and Cabinet (Contracts)	Aileen Buckton, Executive Director for Community Services and Councillor Joan Millbank, Cabinet Member Third Sector & Community		

FORWARD PLAN – KEY DECISIONS

Date included in forward plan	Description of matter under consideration	Date of Decision Decision maker	Responsible Officers / Portfolios	Consultation Details	Background papers / materials

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