Lewisham local development framework

Annual monitoring report 2011-12

December 2012

Contents

Executive summary 7

- 1 Content 7
- 2 Setting the context 7
- 3 Assessing performance in plan making 7
- 4 Focussing development in the regeneration and growth areas 7
- 5 Assessing whether planning policies are being implemented 8
- 6 Assessing performance in planning application decisions 9
- 7 Conclusion 9

1. Introduction 11

- 1.1 Indicators 11
- 1.2 Local planning policies 11
- 1.3 Sources of data 12
- 1.4 Structure of report 12

2. Lewisham in context 13

- 2.1 Overview 13
- 2.2 What are the trends? 15
  - 2.2.1 Population growth 15
  - 2.2.2 Population composition 16
  - 2.2.3 Migrants 17
  - 2.2.4 Ethnic composition 18
  - 2.2.5 Deprivation 18

3. Planning policy framework 20

- 3.1 What is the LDF? 20
- 3.2 Legislation and regulations 21
- 3.3 Lewisham's LDS 22
- 3.4 LDF progress in 2011/12 22
  - 3.4.1 Core Strategy 23
  - 3.4.2 Site Allocations Local Plan 23
  - 3.4.3 Lewisham Town Centre Local Plan 24
  - 3.4.4 Development Management Local Plan 24
  - 3.4.5 Catford Town Centre Local Plan 24
  - 3.4.6 Supplementary planning documents 25
  - 3.4.7 Evidence base reports 25
- 3.5 Impact of Localism Act and other government changes 27
  - 3.5.1 Neighbourhood plans and development orders 27
  - 3.5.2 Community Infrastructure Levy 27
  - 3.5.3 Duty to Co-operate 28

4. Regeneration and growth areas 30
- **4.1 Introduction** 31
- **4.2 Deptford and New Cross** 31
- **4.3 Lewisham Town Centre** 38
- **4.4 Catford Town Centre** 40

5. Providing new homes 42
- **5.1 What are the trends?** 43
  - **5.1.1 Households and accommodation types** 43
  - **5.1.2 Housing affordability** 45
- **5.2 What we found out in 2011/12** 48
  - **5.2.1 Supply of new housing** 48
  - **5.2.2 Type of housing** 52
  - **5.2.3 Lifetime Homes** 53
  - **5.2.4 Affordable housing** 54
  - **5.2.5 Gypsy and Traveller accommodation** 57
- **5.3 What are we forecasting?** 57
  - **5.3.1 Forecast housing supply as shown through a housing trajectory** 57

6. Growing the local economy 63
- **6.1 What are the trends?** 64
  - **6.1.1 Lewisham's economy** 64
  - **6.1.2 Enterprises** 67
  - **6.1.3 Economic inactivity and income** 69
  - **6.1.4 Education** 71
- **6.2 What we found out in 2011/12** 71
  - **6.2.1 Business floorspace** 71
  - **6.2.2 Gains in business floorspace** 73
  - **6.2.3 Losses in business floorspace** 74
  - **6.2.4 Vacancy rates** 75
  - **6.2.5 Commercial floorspace secured through Section 106 Agreements** 75
  - **6.2.6 Financial contributions for training and employment projects** 76
  - **6.2.7 Retail floorspace** 76
  - **6.2.8 Gains in retail floorspace** 76
  - **6.2.9 Losses in retail floorspace** 77
  - **6.2.10 Town centres** 78
  - **6.2.11 District centres** 80
  - **6.2.12 Neighbourhood centres** 82
  - **6.2.13 Local parades** 82

7. Environmental management 84

7.1 What are the trends? 85

7.1.1 Energy 85

7.1.2 Emissions 86

7.1.3 Waste management 89

7.1.4 Water 91

7.1.5 Contamination 92

7.1.6 Greenspace 92

7.1.7 Deprivation 92

7.2 What we found out in 2011/12 92

7.2.1 Energy 94

7.2.2 Emissions 94

7.2.3 Waste 98

7.2.4 Sustainable buildings 98

7.2.5 Living roofs 100

7.2.6 Mitigating flood risk 100

7.2.7 Greenspace 100

6.2.8 Green Flag awards 106

7.2.9 Allotments 107

7.2.10 SINC sites 108

7.2.11 Biodiversity

8. Sustainable communities 113

8.1 What are the trends? 114

8.1.1 Travel to work 114

8.1.2 Car ownership 115

8.1.3 Public transport accessibility 115

8.1.4 Education 116

8.1.5 Health 117

8.1.6 Crime 118

8.2 What we found out in 2011/12 118

8.2.1 Parking provision 118

8.2.2 Car club spaces 119

8.2.3 Electric car charging points 120

8.2.4 Travel plans 120

8.2.5 Transport schemes 121

8.2.6 Walking and cycling routes 124

8.2.7 Design and views 124

8.2.8 Conservation 125

8.2.9 Buildings at risk 125

8.2.10 Conservation Areas 126

8.2.11 Local List 126

8.2.12 Community use and leisure facilities 127

8.2.13 Gains in community use and leisure floorspace 129

8.2.14 Losses in community use and leisure floorspace 129

8.2.15 Planning obligations 129

8.2.16 Education and training 131
8.2.17 Crime and safety 132

9. Planning applications, appeals and enforcement 134
9.1 Planning applications 134
9.2 Appeals 136
9.3 Enforcement 137

10. Conclusions 139
10.1 Overview 139

Appendices

Appendix 1 Abbreviations 141

Appendix 2 Indicators, targets and performance summary 143

Appendix 3 Lewisham's ward boundaries 161

Appendix 4 Use class order 162

Appendix 5: Housing Trajectory 163

Figures

Figure 2.1: London Borough of Lewisham within its wider strategic context 13
Figure 2.2: Population size of Inner London Boroughs 16
Figure 2.3: Population pyramid by five year age bands 17
Figure 2.4: Ethnic composition 18
Figure 2.5: Overall deprivation 2010 compared to 2007 (combined deprivation score) 19
Figure 4.1: Core Strategy strategic site allocations located in Deptford and New Cross 34
Figure 5.1: Household types 43
Figure 5.2: Accommodation type 44
Figure 5.3: Housing tenure 44
Figure 5.4: Housing by Council Tax band 45
Figure 5.5: Average weekly earnings 45
Figure 5.6: House price index 46
Figure 5.7: House price and sales volume 47
Figure 5.8: Accommodation type breakdown 47
Figure 5.9: Net housing completions 48
Figure 5.10: Distribution of housing completions 49
Figure 5.11: Housing completions by size of site 50
Figure 5.12: Housing completions by type of accommodation 52
Figure 5.13: Housing completions by number of bedrooms 53
Figure 5.14: Completions of lifetime and wheelchair accessible homes 53
Figure 5.15: Affordable housing completions 2007/08 to 2011/12 54
Figure 5.16: Affordable housing completions in 2011/12 55
Figure 5.17: Affordable housing completions by bedroom size 55

Figure 5.18: Housing trajectory 59
Figure 5.19: Number of dwellings above or below cumulative allocation 60
Figure 6.1: Economic activity rate 64
Figure 6.2: Employment rate 65
Figure 6.3: Employment by occupation 66
Figure 6.4: Workforce by sector 2011 67
Figure 6.5: Enterprises 68
Figure 6.6: Enterprise survival rate 69
Figure 6.7: Economic inactivity 70
Figure 6.8: Job Seeker Allowance claimants 70
Figure 6.9: New large scale business floorspace 73
Figure 6.10: New large scale retail floorspace 77
Figure 6.11: Lewisham Town Centre uses 79
Figure 6.12: Catford Town Centre uses 79
Figure 6.13: District centre vacancies 80
Figure 6.14: A1 uses in district centres 81
Figure 6.15: None A1/A2 uses in town and district centres 81
Figure 6.16: Local parade land uses 82
Figure 7.1: Energy consumption by sector in 2009 86
Figure 7.2: CO_2 emissions by sector in 2010 87
Figure 7.3: Environmental footprints in 2008 88
Figure 7.4: Contributors to environmental footprints 88
Figure 7.5: Annual waste collected 2004/05 to 2011/12 90
Figure 7.6: Household waste collected in 2011/12 90
Figure 7.7: Biodiversity features being negotiated during 2011/12 109
Figure 7.8: Biodiversity events during 2011/12 111
Figure 8.1: Travel to work 114
Figure 8.2: Car ownership 115
Figure 8.3: Public Transport Accessibility Levels map 116
Figure 8.4: Completed parking provision 119
Figure 8.5: New large scale community use and leisure floorspace 128
Figure 8.6: Crime figures 2011/12 132
Figure 8.7: Change in crime figures during 2011 133
Figure 9.1: Development Control applications 2004/05 to 2011/12 134
Figure 9.2: Development Control applications by type 2011/12 135
Figure 9.3: Percentage of applications determined within target timescales 136
Figure 9.4: Enforcement performance 2005/6 to 2011/12 138

Tables

Table 2.1: Changing population between 2001 and 2011 15
Table 2.2: Male and female split 16
Table 2.3: 2011 population estimate 17
Table 2.4: Migrants 17
Table 3.1: Progress against the LDS 22
Table 4.1: Summary of progress on Core Strategy strategic sites 41
Table 5.1: Housing sites (above 10 dwellings) 50
Table 5.2: Net housing completions 2005/06 to 2011/12 56
Table 5.3: Housing trajectory 59

Table 5.3: Five year supply 2013/14 to 2017/18 61
Table 6.1: Earnings 71
Table 6.2: Qualifications 72
Table 6.3: Change in business floorspace during 2011/12 73
Table 6.4: Business floorspace losses 74
Table 6.5: Section 106 Agreement commercial floorspace requirements 75
Table 6.6: Change in retail floorspace during 2011/12 76
Table 6.7: Retail floorspace losses 78
Table 6.8: Lewisham and Catford Town Centre uses 78
Table 7.1: Energy consumption in GWh 5005 to 2009 85
Table 7.2: Annual CO_2 emissions (tonnes) 2005 to 2010 86
Table 7.3: River water quality in 2009 91
Table 7.4: Renewable energy completed during 2011/12 95
Table 7.5: Level of Code for Sustainable Homes reached during 2011/12 99
Table 7.6: BREEAM standards reached during 2011/12 100
Table 7.7: Living roofs during 2011/12 101
Table 7.8: SUDs schemes completed during 2011/12 103
Table 7.9: New and enhanced open space during 2011/12 104
Table 7.10: Green Flag parks in 2011/12 106
Table 7.11: SINC sites in 2011/12 108
Table 7.12: Biodiversity enhancements completed during 2011/12 109
Table 7.13: Biodiversity enhancements to rivers during 2011/12 110
Table 8.1: Life expectancy at birth 117
Table 8.2: Childhood obesity 117
Table 8.3: Electric car charging points 120
Table 8.4: Transport projects identified in the IDP 122
Table 8.5: English Heritage ‘At Risk’ register 125
Table 8.6: Change in community use and leisure floorspace during 2011/12 127
Table 8.7: Community use and leisure floorspace lost 129
Table 8.8: Planning obligations 2006/07 to 2010/11 130
Table 8.9: Comparison of crime figures with Metropolitan Police area 132
Table 9.1: Development Control applications by type 2004/05 to 2011/12 134
Table 9.2: Development Control performance during 2011/12 135
Table 9.3: Planning appeal performance during 2011/12 137
Table 9.4: Enforcement performance during 2011/12 137

Executive summary

This is the eighth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the borough for the period 1 April 2011 to 31 March 2012 and the extent to which the Council's planning policies are being implemented.

1 Content

The AMR is divided into different sections

- Provide an overview of the borough and its key population characteristics.
- Assess the progress made on preparing the documents that make up the Council's LDF.
- Highlight the progress of strategic development sites within the Regeneration and Growth Areas.
- Summarise key trends and assesses targets and indicators to demonstrate how the Council's planning policies are being achieved and implemented.

2 Setting the context

Lewisham has a number of trends and characteristics

- The borough has a young, ethnically diverse and growing population, with the population projected to grow to 320,480 by 2031.
- Housing affordability is an issue as house prices are rising whilst income remains below the London average.
- Lewisham has a small economy and there are higher benefit claimants rates than the London average. Unemployment is an issue, especially amongst young people.
- Energy consumption, air emissions and pollution and waste continues to improve.
- Accessibly located development is needed to retain Lewisham's lower car ownership rate than the London average.

3 Assessing performance in plan making

Good plan making progress has been made

- The Core Strategy was adopted in July 2011.
- Proposed submission documents for Lewisham Town Centre Local Plan and the Site Allocations Local Plan were publicly consulted on in March and April 2012.
- Consultation on options documents for both the Development Management Local Plan and the Catford Town Centre Local Plan will take place prior to Spring 2013.

4 Focussing development in the regeneration and growth areas

Development is taking place in line with the Core Strategy

- Planning permissions have ensured completions and/or a committed supply of housing, employment, retail and community uses at many of the strategic sites within the regeneration and growth areas, including Lewisham Town Centre, Catford Town Centre, Deptford/Deptford Creekside and New Cross/New Cross Gate.

5 Assessing whether planning policies are being implemented

The AMR identifies a number of achievements during 2011/12.

Significant amounts of new homes have been provided

- 1,188 net new homes have been built, the highest amount of housing completed in the last eight years and being above the London Plan target of 1,105.
- The housing supply in the future is also on target with 6,987 additional homes to be built in the next five years, against a target of 5,525, and 15,935 new homes in the next 15 years.
- There has been significant large scale residential development (above 50 net units) including 752 net units completed on seven sites and 6,257 net units permitted on 14 sites.
- The amount of affordable housing completed is significantly higher than previous years, with 47% of gross completed homes being affordable units. They were provided predominantly in new build flats, with an equal split in terms of size and a 64.36 ratio of social renting to intermediate housing.

There has been significant large scale non residential developments

- There has been continued protection of identified employment sites.
- Completions and permissions will lead to net increases in some of the use classes within the categories of retail, employment and community use.
- Large scale non residential developments (above 1,000 m^2 floorspace) include:
  - 76,503m^2 permitted mixed use floorspace on three sites.
  - 1,752m^2 completed and 6,771m^2 permitted retail floorspace on two sites.
  - 6,840m^2 completed and 14,102m^2 permitted employment floorspace on seven sites.
  - 1,485m^2 completed and 5,530m^2 permitted community use floorspace on four sites.
- The borough's town and district centres have fared relatively well, as since last year shop vacancy rates have decreased in all but one district centre.

The borough's environment has been protected and enhanced

- No development has been permitted contrary to Environment Agency flood risk advice.
- No development has taken place on designated open space or Sites of Importance for Nature Conservation (SINC).
- 12 parks retained their Green Flag status, and one park received the award for the first time at Mayow Park.
- The Green Flag Community Awards increased from two to five, with new awards given to Grow Mayow in Mayow Park, Sydenham Garden Project and The Friends of Albion Millennium Green.
- The borough's environment has also been enhanced, with developments becoming more sustainable by incorporating the following features into their designs:
  - Lifetime Homes and wheelchair accessible homes.
  - Homes in compliance with Levels 3 and 4 of the Code for Sustainable Homes.

- Large scale non residential developments achieving BREEAMs “Very good” standard.
- Renewable technologies including solar photovoltaic panels, Combined Heat and Power (CHP) and biomass boilers and district heating schemes.
- Living roofs.
- Sustainable Urban Drainage Systems (SUDs).
- Publicly accessible open space and biodiversity enhancements.

Sustainable communities are being created

- There has been a drastic increase in financial contributions, as 42 Section 106 Agreements have been secured.
- If the developments proceed they would provide almost £39.7 million of financial contributions during the period of development, together with 560 affordable homes for rent and 579 intermediate homes on 26 development sites.
- Some sites will contribute more than £1 million including:
  - Surrey Canal Triangle (£22 million).
  - Oxestalls Road (£4.8 million).
  - Cannon Wharf (£4.7 million).
  - Marine Wharf West (£2.2 million).
- Car parking on residential schemes has been limited in favour of cycle provision.
- 48 car club spaces were secured through planning obligations on 14 developments.
- The Council’s Design Review Panel continued to provide advice on 28 planning applications and has influenced the design of over 1,500 homes, 6 schools and over 15,000m^2 of commercial and retail space.
- A character appraisal was prepared for Deptford Creekside and now 50% of Conservation Areas are covered by character appraisals.

6 Assessing performance in planning application decisions

The Planning Service has dealt with 1,311 planning applications, 54 appeals and 57 enforcement activities

- 1,907 applications for planning, advertisement and tree matters were lodged with the Council, of which 69% (1,311) were planning applications.
- Householder applications and Certificates of Lawful Developments were the largest category of development.
- 38 major planning applications (consisting of 10 or more dwellings) will generate a substantial amount of new development and financial contributions.
- Planning Inspectors upheld the majority of the decisions made by the Council, as 76% of appeals were dismissed - Lewisham is ranked within the top 20% of best performing Local Planning Authorities in England regarding appeal success.

7 Conclusion

The AMR demonstrates that a number of achievements and planning policies are being implemented

- Large scale retail, employment and community use floorspace has taken place in the borough.
- Completed residential development is higher than previous years and above the London Plan annual target.
- There is a good committed supply for future years.
- Progress is being made towards achieving the Core Strategy's vision for regeneration and growth of the borough.

1. Introduction

This is the eighth Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the borough for the period 1st April 2011 to 31st March 2012 and the extent to which the Council's planning policies are being implemented. The AMR specifically looks at:

- The context for planning and development in the London Borough of Lewisham.
- The progress that has been made in preparing the LDF and any changes that need to be made to the timetable for producing the LDF.
- Whether policies and targets contained in the Lewisham Core Strategy are being met, and if they are not, why not.
- Whether local policies and targets are helping the borough to meet relevant national and London targets.

1.1 Indicators

Contextual and core indicators specific to the borough are assessed in the AMR

Each year the AMR reports on a range of indicators and whether specified targets have been met. The full list of indicators and targets is provided in Appendix 2. The Localism Act 2011 provides greater flexibility in how local authorities prepare their AMR and what indicators and targets are reported. This AMR considers indicators appropriate to the borough of Lewisham, and includes contextual and core indicators[1]. The contextual indicators describe the wider social, environmental and economic background against which the Council's planning policies operate. Their purpose is to provide a backdrop against which to consider the effects of policies and inform the interpretation of other indicators. The core indicators are specific to the borough of Lewisham, focussing on the issues of most relevance to the local area. Their purpose is to identify the amount and type of development arising from the development management process, i.e. completed developments and permitted developments as approved in planning consents. The indicators provide a set of consistent and comparable definitions to help monitor progress and review of the LDF.

1.2 Local planning policies

The AMR reflects the Core Strategy's four main themes

Lewisham's principal planning policy document for the reporting year 2011/12 was the Lewisham Core Strategy, adopted in June 2011. The AMR indicators, and sections 5-8, are set out under the Core Strategy's four main themes:

- Providing new homes.
- Growing the local economy.
- Climate change and environmental management.
- Building a sustainable community.

1.3 Sources of data

A wide variety of data sources has been used

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

1.4 Structure of report

The AMR is divided into ten chapters and five appendices. An executive summary is provided at the beginning of the document.

The AMR is structured as follows:

- Section 2 provides an overview of the borough and key characteristics today.
- Section 3 sets out the progress the Council is making in preparing new plans and strategies for inclusion into the Local Development Framework (LDF).
- Section 4 provides an update on major development proposals for key regeneration and growth areas in the borough, as defined in the Core Strategy.
- Sections 5 to 8 set out the extent to which the Council's planning policies have been implemented over the year by assessing performance against targets and indicators. Each section identifies the main trends relating to a specific theme and analyses what we have found out about that theme in 2011/12.
- Section 9 provides an overview of the activity of the Planning Service including its development management and enforcement functions.
- Appendices provide additional information.

[1] DCLG Guidance, Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

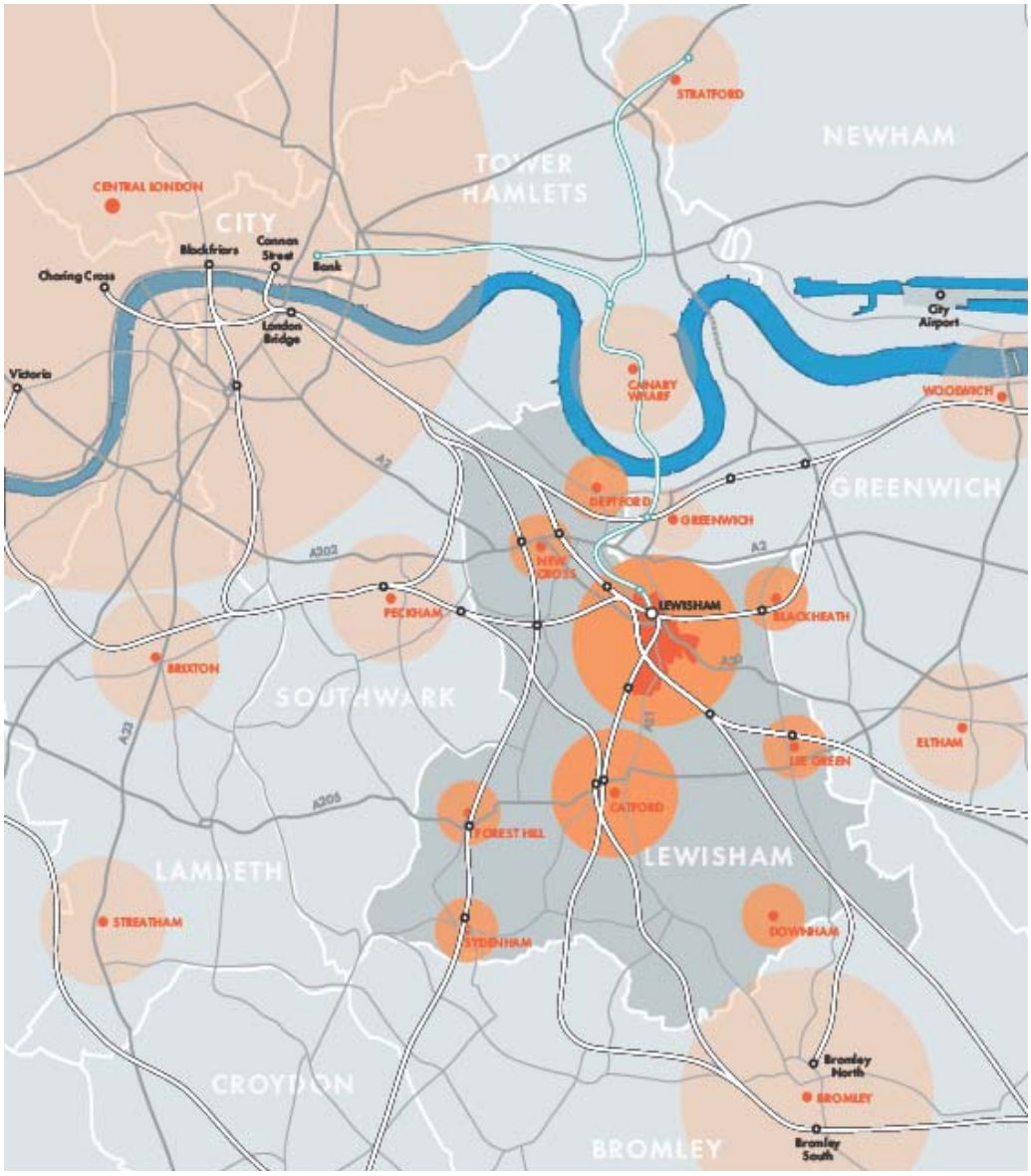
2. Lewisham in context

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

2.1 Overview

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

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



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

A large, growing and diverse population

Lewisham is Inner London's third largest borough in terms of population. It is home to over 275,900 people. The Borough is the 15th most ethnically diverse local authority in England and 130 different languages are spoken. The local population is forecast to rise to over 320,000 over the next 20 years by which time the proportion of the overall population from a black and/or minority ethnic origin will rise from the present 43% to almost 50%.

Good transport links

Adjoined by four other London boroughs, Lewisham occupies a key position on important transport routes (radial and orbital) within London and between London, Kent and Sussex.[1] These rail and road routes connect the borough to the rest of London, including the significant employment centres of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley. Proposals for new and upgraded transport services will further enhance these connections.

Diverse neighbour-hoods

Lewisham is made up of a collection of diverse neighbourhoods and strong communities – Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham. This sense of place ensures that while the borough and its neighbourhoods develop, they maintain their unique identities.

Extensive areas of housing

The borough is primarily residential in nature, with 116,100[2] households and extensive areas of housing characterised by 20th century suburbs in the south to older Victorian neighbourhoods in the north.

Key regeneration sites

Lewisham, Catford, New Cross and Deptford are identified as opportunity areas in The London Plan and are expected to be able to accommodate substantial new jobs and/or homes in the future. Furthermore, the northern part of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary.[3]

A range of employment sites

Lewisham's economy is one of the smallest in London, ranking 30th out of 33[4]. Despite this, the borough also contains two strategic industrial locations (Bromley Road and Surrey Canal Road) and other employment areas of varying quality and job density.

A network of retail centres

The borough has two major town centres, Lewisham and Catford, and a network of seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades.

A rich heritage

The borough's heritage includes 27 conservation areas covering approximately 654 hectares some 550 listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and locally listed buildings. The UNESCO declared Maritime Greenwich World Heritage Site is adjacent to the borough's north eastern boundary, and it's buffer zone falls within the borough at Blackheath.

An extensive green network

With over one fifth of the borough being greenspace, Lewisham is one of the greenest parts of south-east London. It has a varied portfolio of award winning parks and open spaces. Located along the rivers are many significant areas of green space, including Waterlink Way.

8 km of river network

The River Thames forms the borough's northern boundary. The borough also falls within the catchments of the River Ravensbourne, River Quaggy and Deptford Creek. Together the rivers form a network 8km long. Some parts of the borough fall within areas of flood risk. However, most of the borough is protected by flood defences, including the Thames Barrier.

2.2 What are the trends?

A number of changes are taking place in Lewisham that are having an impact on the borough. The key trends in relation to Lewisham's population are identified below.

2.2.1 Population growth

Lewisham's population is increasing

According to the Census 2011[5] the total population in Lewisham in 2011 was 275,900. The population increased by 27,000, representing a 11% increase since 2001. Furthermore, the 2011 Mid Year Population Estimates[6] shows that Lewisham's population has additionally grown by 1,000 residents between March and June 2011.

Lewisham's growth reflects London and national growth

Table 2.1 shows that growth in Lewisham is of a similar level to that of London and England as a whole. Lewisham's growth at 11% is slightly lower than that experienced for London, but higher than for England.

Table 2.1: Changing population between 2001 and 2011[7]

Estimate of usual residents	Lewisham	London	England
2001 Census	248,922	7,172,100	49,138,800
2011 Census	275,900	8,173,900	53,013,500
2011 Mid Year Population Estimates	276,900	8,204,400	53,107,200
% change between 2001 and 2011	11%	14%	8%

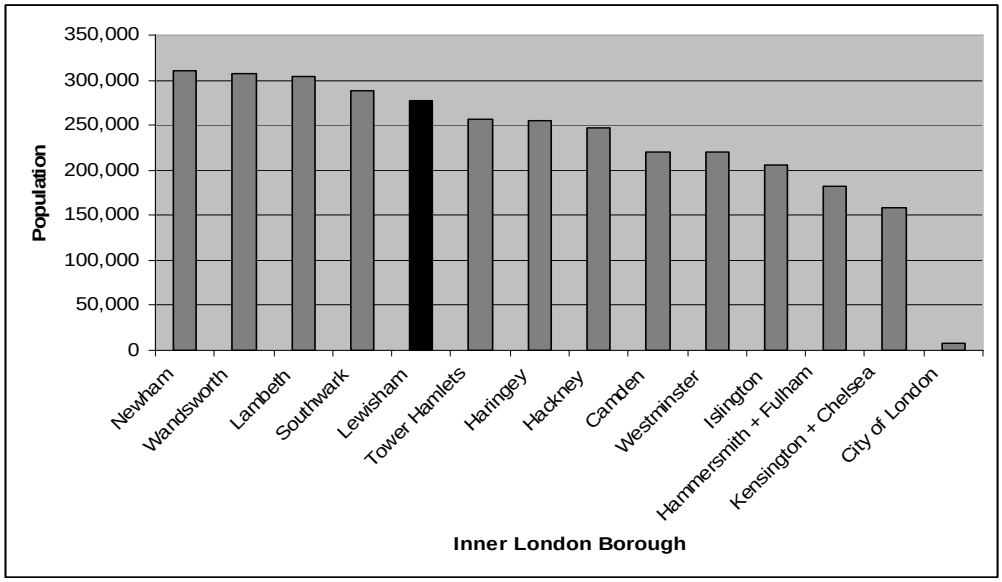
Lewisham will continue to grow

According to the 2011 Demographic Projections[8], Lewisham's population will continue to rise, with an 18% increase or an additional 47,500 people between 2006 and 2031.

Lewisham has the fifth largest population of Inner London boroughs

The total population of Inner London boroughs is 3,241,100 and Lewisham makes up 8.5% of this. Figure 2.2 shows that Lewisham is ranked as having the fifth largest inner London population out of 14 boroughs. Lewisham is the 12th largest borough in London and makes up 3.4% of London's total population of 8,204,400.

Figure 2.2: Population size of Inner London Boroughs[9]



2.2.2 Population composition

Lewisham has slightly higher gender ratio than London

Table 2.2 shows that Lewisham has a slightly higher proportion of females, with 51% compared to 49% males. This is a 3.5% increase on the 2010 ONS Mid Year Population Estimate for Lewisham, and a 10.8% increase on the 2001 Census population. This gender imbalance is predominantly comprised of those 60 and over.

Table 2.2: Male and female split

Age in 2011	Lewisham				London
	0-19	20-64	Over 60	All	All
Male	35,600	88,100	11,200	135,000 (48.9%)	4,033,300 (49.3%)
Female	34,500	91,600	15,000	140,900 (51.1%)	4,140,700 (50.7%)
Total	**70,100**	**179,700**	**26,200**	**275,900**	**8,173,900**

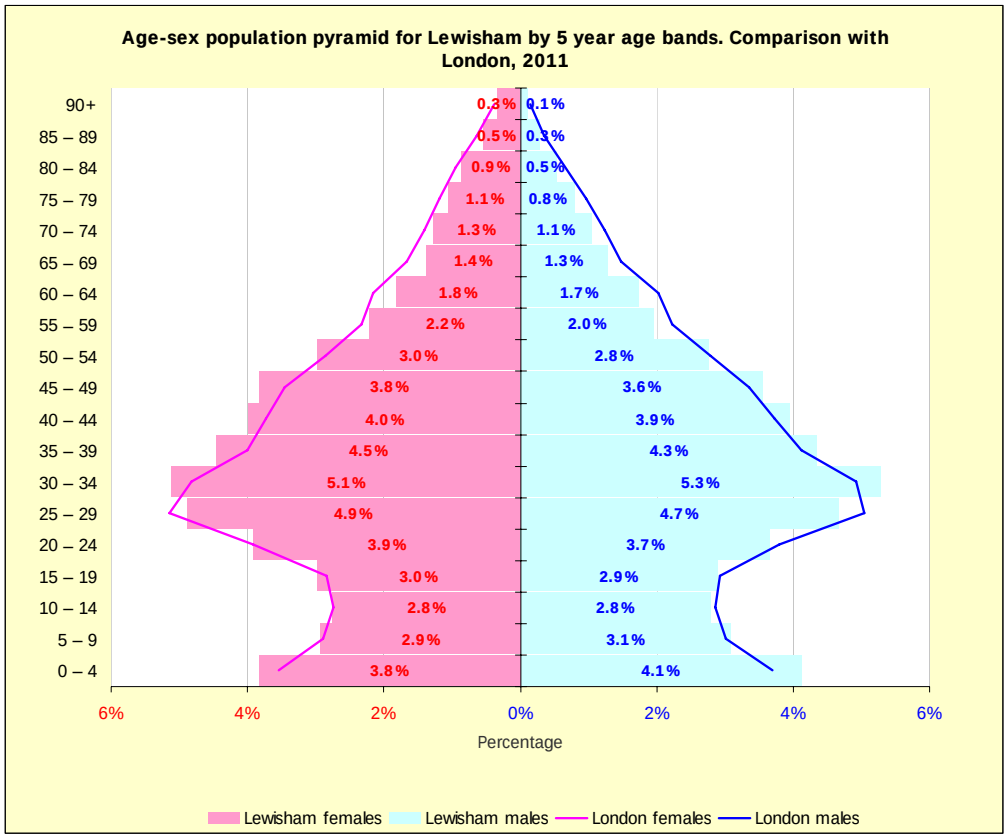
Table 2.3 and Figure 2.3 shows that Lewisham's population profile slightly differs from that of England, with proportionally more people in age bands 0-4, 20-44 and proportionally less in age bands 50+[10]. Compared to London, Lewisham has a younger population particularly in the age group 30-59 years.

Table 2.3: 2011 population estimate

All ages Mid-2011	Children 0-14	Working age 15-64	Older people 65 and over
276,900	57,300	196,500	26,300

Figure 2.3: Population pyramid by five year age bands[11]

Lewisham has a younger working population and less elderly than in London and England



2.2.3 Migrants

Table 2.4 shows that Lewisham had less short term migrants than either inner London boroughs or London as a whole.

Table 2.4: Migrants[12]

Non UK short term migrants

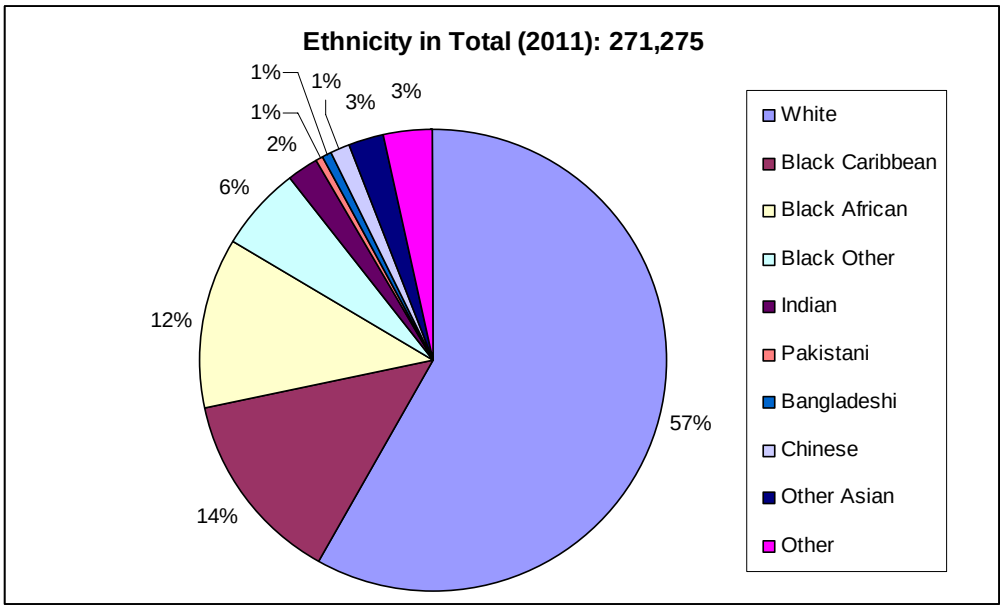
2011	Lewisham	Inner London	London
Male	500 (38%)	21,200 (48.5%)	33,900 (49.1%)
Female	800 (62%)	22,500 (47.5%)	35,000 (50.7%)
Total	**1,300 (1.9%)**	**43,700 (63.3%)**	**69,000**

2.2.4 Ethnic Composition

Figure 2.4 shows 43% of Lewisham's population are from black and ethnic minority groups. The largest minority ethnic group were from the Black Caribbean group at 14% followed by the Black African group at 12%.

Ethnicity composition is changing

Figure 2.4: Ethnic composition[13]



2.2.5 Deprivation

Lewisham's levels of deprivation need improving

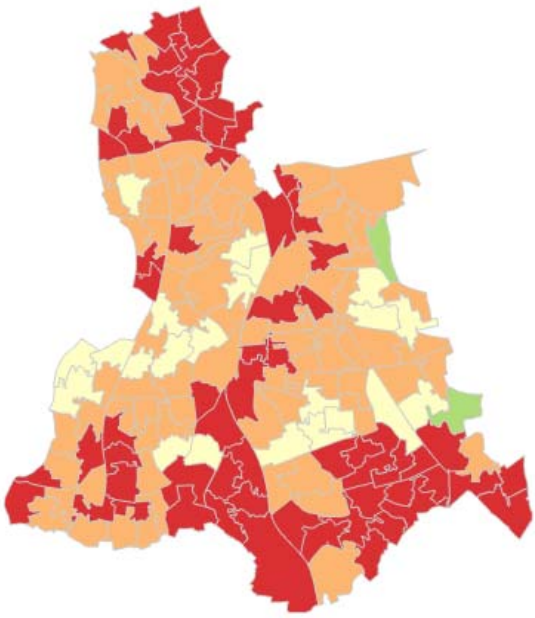
The Indices of Multiple Deprivation (IMD) for England 2010 identify that Lewisham is the 31st most deprived local authority area in England, making it one of the 20% most deprived in the country. They present a mixed picture for Lewisham and although progress in terms of deprivation have been made in the borough, these improvements have been outstripped by other areas.

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

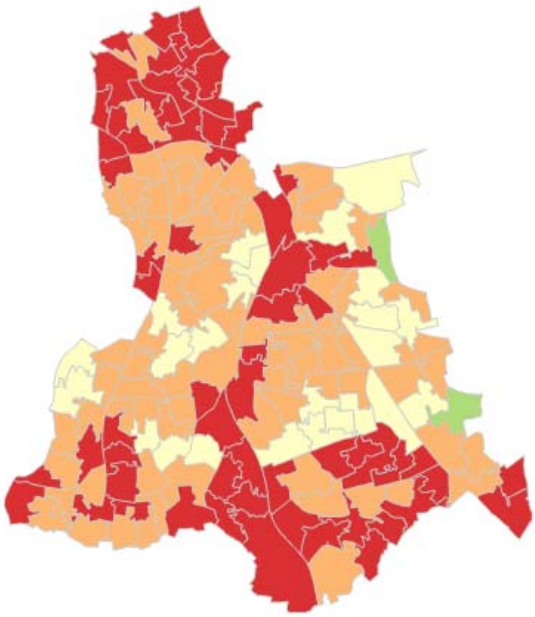
In addition to the IMD overall score and rank, each Local Authority is ranked against seven domains and two supplementary indices. Although relative to other local authorities Lewisham is deemed as more deprived, deprivation has not increased in all domains. See sections 5-8 for more details. However, deprivation levels within individual domains and indices vary greatly.

Figure 2.5: Overall deprivation 2010 compared to 2007 (combined deprivation score)

Overall IMD 2010



Overall IMD 2007



[1] Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)
[2] 2011 Census
[3] As designated in the Sustainable Communities Plan, Sustainable Communities: Building For The Future, 2003
[4] Lewisham Economic Development Business Plan 2004
[5] As at 27 March 2011, Released on 16 July 2012 by the Office for National Statistics
[6] As at 30 June 2011, Released on 25th September 2012 by the Office for National Statistics
[7] Census 2001, Local Authority profiles and population pyramids, prepared by National Statistics and 2011 Census Quality Assurance Pack for Lewisham, Statistical Bulletin 2011 Census - Population and Household Estimates for England and Wales in March 2011, Statistical Bulletin Annual Mid-year Population Estimates for England and Wales Mid 2011, all prepared by the Office for National Statistics
[8] GLA 2011 Round of Demographic Projections
[9] Table 8a Mid 2011 Population Estimates
[10] http://www.ons.gov.uk/ons/interactive/vp2-2011-census-comparator/index.html
[11] Census 2011 released on 16th July 2012
[12] Census 2011 released on 16th July 2012
[13] GLA 2011 Round Ethnic Group Projections – SHLAA Standard Fertility http://data.london.gov.uk/datastore/package/gla-ethnic-group-projections-2011-round-shlaa-borough-standard-fertility

3. Planning policy framework

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

3.1 What is the LDF?

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

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

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

- Local Development Scheme – The LDS is the LDF work programme which sets out what documents will be prepared and the key dates for preparation, public consultation and adoption (Version 5 adopted 23 September 2010 is relevant to this AMR).
- Statement of Community Involvement – the SCI shows how the Council will involve the community in the preparation, alteration and review of LDF documents and in planning application decisions (adopted July 2006).
- Annual Monitoring Report – the AMR (this document) sets out information on whether the Council is meeting, or is on track to meet, the key dates published in the LDS for the production of LDF documents, and whether the policies in the adopted development plan are achieving their targets. The AMR is published in December each year.

The LDF policy based documents are:

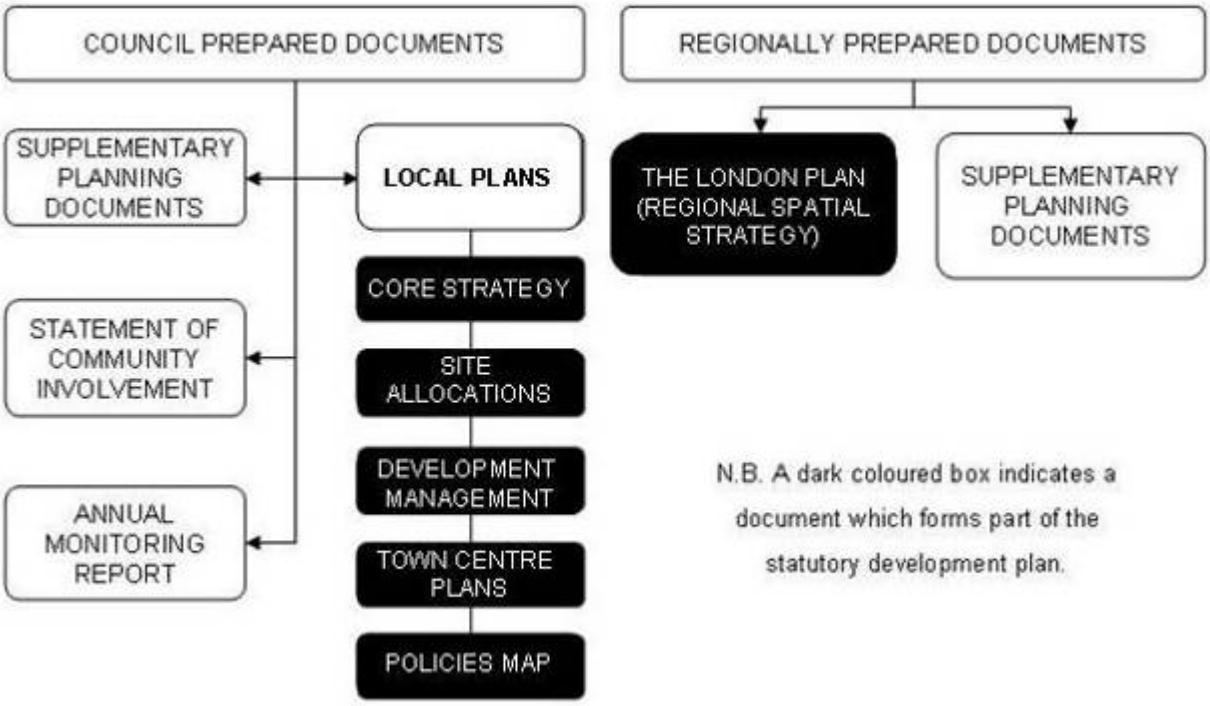
- Development Plan Documents (DPDs) which are also called Local Plans include the following:
  - Core Strategy
  - Site Allocations Local Plan
  - Development Management Local Plan
  - Local Plans for the Lewisham and Catford Town Centres
- Supplementary Planning Documents (SPDs) which provide additional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

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

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

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

Figure 3.1: Lewisham's planning framework



3.2 Legislation and regulations

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

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

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

Since the last AMR was published the regulations have introduced new monitoring requirements in relation to:

- Preparation of the Community Infrastructure Levy.

- Neighbourhood Development Orders or Neighbourhood Development Plans.
- Duty to Cooperate as specified in the Localism Act 2011.

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

3.3 Lewisham's LDS

The AMR monitors progress against the LDS, adopted in September 2010

The timetable for preparing the LDF is set out in the Local Development Scheme (LDS). The latest LDS relevant to this AMR was adopted by the Council on 23 September 2010. This AMR, for the reporting year 2011/12, monitors the progress of planning policy document production against the milestones set out in the LDS adopted in September 2010.

The Town and Country Planning Act 2008 made some changes to the LDS process. This means that it is no longer a requirement to report SPDs in the LDS. This introduces flexibility for councils to prepare SPD as and when they are needed. However, this information is useful for the public and those interested in the planning process locally and Lewisham will continue to report on progress of SPD within the AMR.

3.4 LDF progress in 2011/12

Key milestones are identified in the LDS

The key milestones relevant to this AMR are set out in the LDS 2010 (Version 5). For the reporting year the key milestones for the Core Strategy and the Lewisham Town Centre Local Plan were all achieved and are set out in Table 3.1 below. Other documents have experienced short delays. Commentary and reasons for any delay on each LDF document is also provided.

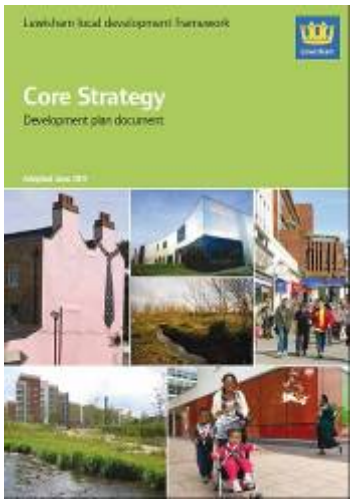
Table 3.1: Progress against the LDS

Document	Key milestones in LDS 2010	Met	Comment
Core Strategy	**April 2011** Inspector's report	☺	Inspector's report received on 10 March 2010, one month ahead of schedule.
	June 2011 Adoption by the Council	☺	The Council adopted the Core Strategy in June 2011, one month ahead of schedule
Site Allocations	**October/November 2011** Proposed submission consultation	☹	Public consultation undertaken from 12 March 2012 to 23 April 2012
Lewisham Town Centre Local Plan	**March/April 2012** Proposed submission consultation	☺	Public consultation undertaken from 12 March to 23 April 2012
Catford Town Centre Local Plan	**November/December 2011** Options consultation	☹	Public consultation planned for February/March 2013
Development Management	**July/August 2011** Options consultation	☹	Public consultation planned for December 2012/January 2013

3.4.1 Core Strategy DPD

The Core Strategy was found sound in March 2011 and adopted by the Council in June 2011

All LDS key milestones were met. The Planning Inspector's report for the Core Strategy was received ahead of schedule in March 2011. The Lewisham Mayor and Cabinet then recommended adoption of the Core Strategy on 11 May 2011 and the full Council adopted the Core Strategy on 29 June 2011. As of 29 June 2011, the Core Strategy replaced many UDP policies and is now part of the development plan for the borough.



3.4.2 Site Allocations Local Plan

The Site Allocations 'proposed submission' Local Plan was publicly consulted during March and April 2012

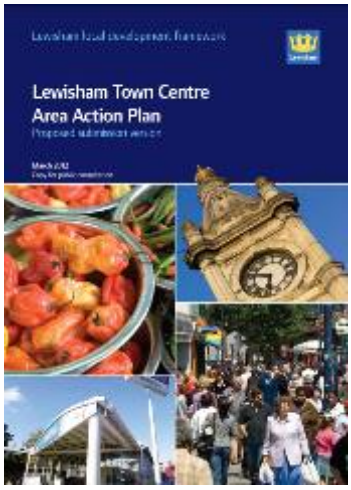
The Site Allocations document identifies sites to deliver the housing target for Lewisham and the other objectives identified in the Core Strategy. The key LDS milestone was to undertake public consultation on the proposed submission version programmed for October to November 2011. There was a delay in meeting this timetable and consultation took place in March and April 2012. The main reason for the delay was that the Site Allocations DPD included an allocation for a gypsy and traveller site in the borough. Some uncertainty was created by the Mayor for London removing the pitch allocation for gypsy and travellers for each borough from The London Plan and the new Coalition Government's revision to the Gypsy and Traveller Circular. The Council also decided to undertake further targeted public consultation on its preferred site for travellers at Church Grove in Ladywell. This meant the timetable for the Site Allocations DPD was delayed. Since the reporting period the Council have submitted the Site Allocations Local Plan in September 2012 to the Secretary of State for examination alongside the representations received in the proposed submission consultation.

3.4.3 Lewisham Town Centre Local Plan

The Lewisham Town Centre 'proposed submission' Local Plan was publicly consulted during March and April 2012

The key LDS milestone was met and public consultation on the proposed submission version took place between 12 March and 23 April 2012.

Since the reporting period the Council submitted the plan, in September 2012, to the Secretary of State for approval alongside the representations received in the proposed submission consultation.



3.4.4 Development Management Local Plan

The Development Management Local Plan is progressing, but at a slower pace than identified in the LDS

The LDS has a published timetable including public participation on 'further options' in July and August 2011. This key milestone was not met. The reason for the delay was related to the various revisions to the planning system proposed by the Coalition Government including the replacement of all Planning Policy Statements with a single National Planning Policy Framework and the proposed reforms identified in the Localism Bill. The timetable was therefore delayed while these national policy issues were clarified and any implications for the Development Management options taken into account.

Since the reporting period the Council has produced a 'further options version' for public consultation. This document was approved by the Mayor and Cabinet at the meeting on 14th November 2012 and by the full Council meeting on 28th November 2012. The public consultation will start in December 2012.

3.4.5 Catford Town Centre Local Plan

The Catford Town Centre Local Plan is progressing, but at a slower pace than identified in the LDS.

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

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

The timetable for the Local Plan set out in the LDS 2010 has therefore been delayed. The main reasons were to allow time to clarify the key redevelopment issues. These did not only relate to the councils purchase of the shopping centre but also included uncertainty relating to the A205 road improvement scheme and redevelopment of the former Catford Greyhound Stadium site. This has meant that the 'further options' consultation originally planned for November/December 2011 has been delayed until early 2013.

3.4.6 Supplementary planning documents

Work was started on a Supplementary Planning Document (SPD) for the Deptford Creekside area

Deptford Creekside SPD - The Council is preparing a SPD for an area known as Deptford Creekside. Its purpose will be to preserve and enhance the character of this area as defined in the Ravensbourne River Corridor Improvement Plan and the Deptford Creekside Conservation Area Character Appraisal (publicly consulted in December 2011 and January 2012 and designated by the Mayor of Lewisham in May 2012). In order to maintain and reinforce this special character, the SPD will guide and manage the potentially significant level of change anticipated for the area through the promotion of high quality design which responds sensitively to the historic, social, economic and environmental context. Whilst the intention is to provide design guidance which helps enhance and protects the special character, the SPD will also respond to the ambition to protect designated employment areas and stimulate 'mixed use' areas as set out in the Core Strategy. It is intended that a draft SPD will be publicly consulted in 2013.

Planning Obligations SPD to be updated

Planning Obligations SPD - The Council adopted the Planning Obligations or Section 106 SPD in January 2011. Planning Obligations are legal agreements between the Council and developers that set out what contribution the developer will make to ensure the development mitigates against any planning loss and hence becomes acceptable in planning terms. With the introduction of the Community Infrastructure Levy (CIL) many aspects of the planning obligations system will stop and transfer over to the CIL system. Whether or not the Council introduces a CIL the changes to the Section 106 system will automatically come into force in April 2014. So that the Council can continue with the legitimate part of the planning obligations system it intends to revise the Planning Obligations SPD so that it is consistent with the new CIL system.

An SPD on Rivers will be forthcoming

Lewisham Rivers SPD - The Council in conjunction with the Environment Agency (England and Wales) (EA) published a Ravensbourne River Corridor Improvement Plan in September 2010 which provides guidance for development and works along this river corridor. The Council and EA would like to make this document a SPD and for the guidance to apply to all the river corridors within the borough.

To assist in doing so, the Council is lead partner in the European River Corridor Improvement Plans project or ERCIP - a transferable model of

effective joint agency river management. ERCIP is part funded by the EU European Regional Development fund through the INTERREG IVC programme from January 2012 to December 2014 and involves partners from England, Germany, Greece, Italy and Romania. The objective of the ERCIP project is to promote the exchange and improvement of current experience regarding jointly produced River Corridor Improvement Plans (RCIP).

It is expected that a scoping report for the SPD will be consulted on in 2013 and consultation on the draft SPD will take place during winter 2013/14.

3.4.7 Evidence base reports

A number of detailed LDF evidence base reports have been published

The Council continued to prepare and publish a range of evidence base reports to support the policies contained in the Core Strategy and other Local Plans. The following reports were published in 2011/12 and are available on the planning policy website.

Local Shopping Parades Survey 2011 - This study supports the Core Strategy retail hierarchy and policy. The assessment identifies the use of individual Local Shopping Parade units at the time of the survey (June and July 2011). The information is used to assess the health of the parade by looking at vacancy rates, use types and the character of individual parades.

Major and District Shopping Centre Survey 2011 - This study supports the Core Strategy retail hierarchy and policy. The assessment identifies the use of individual units within each district and major centre at the time of the survey (June and July 2011). The information is used to assess the health of the centre by looking at vacancy rates, use types and the character of individual centres.

Lewisham Town Centre Transport Study Addendum - The Lewisham Town Centre Transport Study was completed in 2010 to support the development of the Lewisham Town Centre Local Plan. In 2011, significant changes occurred to the context of the study, including amendments to the local, regional and national planning policy framework and the delivery of many town centre developments and transport schemes. Given these changes, before submission of the Local Plan to the Secretary of State for examination, an addendum to the Transport Study was completed (March 2012) to ensure that the conclusions and recommendations it contained were still appropriate. The addendum found that the 2010 study remained a suitable evidence base document on which to base the local plan.

Since the end of the monitoring period in March 2012 the Council has also published the following evidence base documents:

Pubs in Lewisham Report April 2012 - This evidence base report was prepared as part of the work needed for the Development Management Local Plan. It sets out the policy background related to pubs, the reasons for closure and the evidence on closure for local pubs since 2001.

Housing Conversions in Lewisham October 2012 - This report is based on evidence of conversions from the Valuation Office Agency set out in the 166 lower super output areas within the borough. It sets out the policy context, analyses recent planning appeals relating to residential conversions and identifies and discusses clusters of unconverted dwellings, purpose built flats and conversion flats within Lewisham. Details are set out for each ward in Lewisham.

3.5 Impact of Localism Act and other government changes

3.5.1 Neighbourhood Plans and Development Orders

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

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

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

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

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

3.5.2 Community Infrastructure Levy

The Preliminary

The Community Infrastructure Levy (CIL) is a new charge which authorities in England and Wales (including the London Borough of Lewisham) can charge

Draft Charging Schedule was produced in January 2012 and further consultation on the second stage the Draft charging schedule will take place in December 2012 and January 2013

against most types of new development in their area. The level of CIL payable may be based upon the size, development type and geographic location of the proposed development. The money raised will be used to pay for local and sub-regional strategic infrastructure to support development such as schools, hospitals, roads and transport schemes, as well as, parks and leisure centres. In order to charge CIL, local authorities must produce a charging schedule which identifies who will pay CIL and at what rates. The current system for collecting money from developments for the purpose of delivering infrastructure, 'Section 106', will have its remit severely reduced as of April 2014. The process that must be followed to adopt a CIL is:

- Prepare and consult on a preliminary draft charging schedule.
- Prepare and consult on a draft charging schedule.
- Hold an Independent Examination into the draft charging schedule.
- Council adopts CIL charging schedule.

The Preliminary Draft Charging Schedule was produced in January 2012. This version of the charging schedule was publicly consulted upon for six weeks in March and April 2012 and received 42 comments in response from 15 different respondents. The Council propose to consult on the second stage the Draft charging schedule in December 2012 and January 2013.

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

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

3.5.3 Duty to Co-operate

Considerable engagement activity and discourse has taken place with neighbouring local authorities, government

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

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

organisations, public and private bodies and the local residential and business communities

strategic and has or would have a significant impact on at least two planning areas".

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

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

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

Lewisham Council has undertaken a considerable amount of engagement activity and discourse with neighbouring local authorities, both individually and as part of planning groups and forums on a sub-regional and London-wide basis. The same can be said for engagement with other government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage and Thames Water. A large number of public and private bodies and the local residential and business communities have also been regularly engaged and consulted throughout the plan-making process.

Although it was outside the monitoring period the Council has submitted the Lewisham Town Centre Local Plan and the Site Allocations Local Plan for Examination. As part of the examination the Council has produced a paper to explain how it has met the duty to cooperate. This is available on the Council's planning policy website.

4. Regeneration and growth areas

Loampit Vale

Seager

Loampit Vale

This chapter reviews planning performance relating to the Regeneration and Growth Areas identified in the Core Strategy. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO1: Physical and socio-economic benefits
Core Strategy Policies	SP1: Lewisham Spatial Strategy SP2: Regeneration and Growth Areas

4.1 Introduction

Majority of new housing, retail and employment uses focussed in Deptford, New Cross, Lewisham and Catford

The regeneration and growth areas extend from the north to the centre of the borough and take in Deptford, New Cross/New Cross Gate and the Lewisham and Catford town centres.

The Core Strategy allocates five strategic sites that play a crucial role in regenerating the north of the borough by creating new places and enabling a transformation of the wider area. The five strategic sites are Convoys Wharf, Surrey Canal Triangle, Oxestalls Road, Plough Way and Lewisham Gateway.

Over the period 2011 to 2026 the regeneration and growth areas are forecast to provide at least 14,975 new homes, 100,000 square metres of new and reconfigured employment floor space and 62,000 square metres of new retail floorspace.

4.2 Deptford and New Cross

Major projects continue to be implemented and approved

Many projects are underway in Deptford and New Cross that will provide significant numbers of new homes and jobs for the area, along with major improvements to local parks, schools, train stations and shopping areas.

Deptford Lounge

The Deptford Lounge - Deptford Town Centre's new landmark building and public square officially opened in March 2012. The development includes a new building for Tidemill Primary School, Council AccessPoint, Library, café, meeting rooms and flexible working spaces for hire. The development also includes new homes, nine units for the creative industries and a gallery space.

Deptford Train Station

Work began in March 2011 on replacing Deptford train station and the station opened in March 2012. This sees a new building with stair and lift access to both platforms and a new station forecourt to Deptford High Street. The new station has given the area a much needed boost and provided a safer and more accessible station.

Deptford Green Secondary School

Construction of a new secondary school continued in 2011/12 and the school opened in September 2012. The new school was consolidated on one site at Edward Street near Fordham Park. The Amersham Vale campus will be redeveloped to provide new public space and housing.

Deptford Project

The restoration of an historic Victorian carriage ramp and the creation of a new public square are two of the key elements of The Deptford Project which received planning permission in March 2012. The scheme occupies much of the area in between Deptford station, Octavius Street and the back of the Albany Theatre and includes:

- The renovation and extension of the Grade II listed carriage ramp, the oldest surviving railway structure of its kind in London, plus 14 railway arches beneath to provide a mix of commercial spaces.
- An eight-storey building, located alongside the carriage ramp and designed by architect Rogers Stirk Harbour + Partners, containing 121 apartments and seven commercial units.
- The refurbishment of the existing St Paul's House to provide 'affordable' apartments and town houses and two ground floor restaurants.
- The creation of a new public piazza and market space, adjacent to the new Deptford Station courtyard

Completion is projected for mid-2014.

Deptford High Street improvements

The Council continues to implement a programme of improvements in Deptford town centre. Lewisham Council is receiving just over £1.5 million from the Mayor of London's Outer London Fund to make improvements to the southern half of Deptford High Street (approximately from Giffin Street down to Deptford Broadway) and to Deptford Market. The Council is contributing an additional £600,000 towards the scheme. Works are scheduled in start in Spring 2013.

Other projects

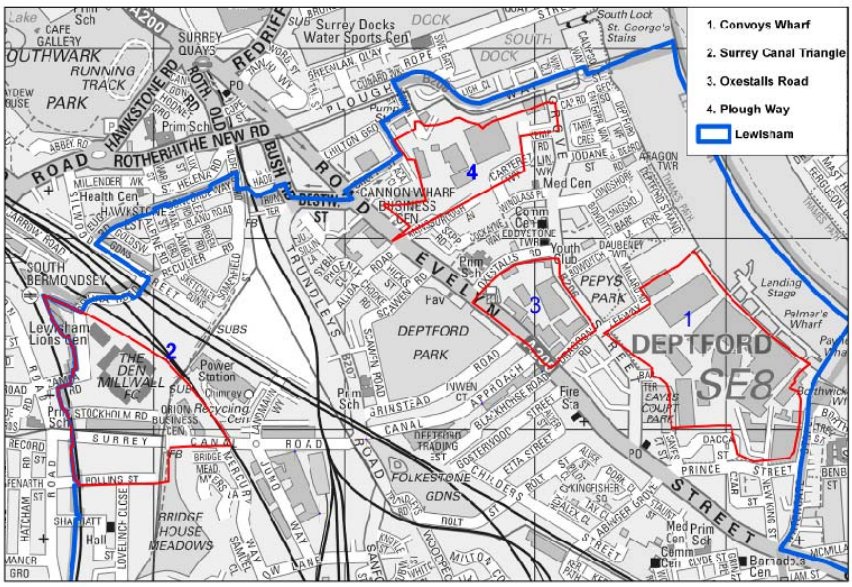
A range of major planning applications were completed in 2011/12 providing an additional 389 new homes as follows:

- 171 units at the former Seager Distillery, Brookmill Road.
- 88 units at 50-52 Trundleys Road.
- 67 units at Kender Estate.
- 38 units at 130 Gosterwood Street.
- 15 units at 27-35 Brookmill Road.
- 10 units at 369 Queens Road.

The Council secured £32 million though Section 106 contributions from approved schemes located in the Regeneration and Growth Areas. Further details are contained in Chapter 8 of the AMR.

Planning applications for the strategic sites progress

Figure 4.1 Core Strategy strategic site allocations in Deptford and New Cross



Convoys Wharf

Convoys Wharf is the borough's largest development site (16.96 ha) and represents one of the few remaining large sites on the Thames of London-wide significance. The Core Strategy requires a mixed use redevelopment including residential, commercial, business, retail and the continuing use of the protected wharf.

An outline planning application for the comprehensive redevelopment of the site was submitted in 2002 and in 2005 the Council resolved to grant planning permission. The application was referred to the Mayor of London and while issues on the protected wharf and traffic and transport issues were discussed the application was put on hold.

In 2011 a revised application was submitted to the Council by the site's new owner Hutchison Whampoa. The outline application means that only certain matters are to be decided by the Council now and further detailed planning applications will follow. The outline application involves the following:

- Up to 3,514 new homes, including a range of different tenures – social rented, shared ownership and private.
- New public squares and open space.
- The opening up of Deptford's riverside and provision for the continuation of the Thames Path across the entire site.
- 19,100 m^2 of employment space (offices, research and development).
- 30,000 m^2 of leisure space, including a new hotel.
- 32,200 m^2 for wharf related uses.
- 15,000 m^2 of new cultural and community space.
- 6,400 m^2 of retail space.
- 4,520 m^2 of restaurants and bars.

Discussions with Council continued throughout 2011/12 in order to resolve outstanding issues and it is likely that a revised proposal could be submitted in 2013. If the Council is minded to grant planning permission it will need to be referred to the Mayor for London for agreement. If all permissions are granted development is likely to be built in three phases over a 10 year period.

Surrey Canal Triangle

Surrey Canal Triangle is the second largest strategic site at 10.74 ha. It is located between two railway lines north of Surrey Canal Road and includes:

- industrial estates and yards at the western end of the Surrey Canal Road
- industrial estates on Bolina Road
- Millwall Football Stadium which will remain as part of the development
- surrounding buildings north of Rollins Street.

The Council approved an outline planning application in March 2012 from Renewal New Bermondsey Ltd. A comprehensive mixed use redevelopment will create a regional and local centre for sporting excellence. The proposal retains the Millwall Football Stadium, Guild House and Rollins House, with the remainder of the site being redeveloped.

The application includes the following:

- Up to 2,400 new homes, including a range of different tenures – social rented, shared ownership and private (between 15,000 and 190,00 m^2).
- New public squares and open space.
- Between 10,000 and 15,000 m^2 of business space.
- Between 4,260 and 15,800 m^2 of leisure and entertainment space.
- Up to 10,000 m2 for a hotel (120 to 150 beds).
- Between 400 and 10,000m^2. of new cultural and community space allowing for a multi-faith centre, GP facilities and a children's nursery.
- Up to 3,000 m^2 of retail space, 3,000 m^2 of restaurants and bars and 300 m^2 of hot food take aways.

The developer will provide funding for a new railway station as part of the planning permission. The shell of a station at Surrey Canal Road (part of the London Overground extension between Surrey Quays and Clapham Junction) has been constructed making it easier to have an additional stop on the line without interrupting services once funding is received from the developer. Improvements were made to Bridge House Meadows as part of the railway extension which improve access and safety. Development is likely to be in several phases over a 15 year period with a detailed planning application for the first phase expected to be lodged in 2013.

Oxestalls Road

The site is a complete urban block covering an area of 4.6 ha, bordered by Evelyn Street, Oxestalls Road, Grove Street and Dragoon Road. The site is in close proximity to the Pepys Estate and lies between Evelyn Street and the Thames river frontage, and between Deptford Park and Convoys Wharf.

An application for the site known by the developer City and Provincial plc as 'The Wharves Deptford' was approved by the Council in March 2012. The proposal will be developed in three phases over an eight year period with phase one is due to be completed by 2015/16.

Approval was granted for the following:

- 905 new homes, including a range of different tenures – social rented, shared ownership and private.
- New open space and landscaping along the former Surrey Canal route.
- 3,686 m^2 of retail space.
- 8,725 m^2 of employment/business space, to include offices.
- 742 m^2 of new cultural and community space.
- 2,057 m^2 of mixed retail and community space.
- 515 m^2 of bar space.
- 668 m^2 of leisure and entertainment space.

Plough Way

The Plough Way site is bound by Evelyn Street, Grove Street, Plough Way, Chilton Grove, Croft Street, Carteret Way and Rainsborough Avenue. The site is located in the north-western corner of the borough adjacent to the border with the London Borough of Southwark. Plough Way incorporates two principal sites as detailed below.

Marine Wharf West

Council approval was granted 20 September 2011 for an application submitted by Berkeley Homes to provide a range of new buildings of between 1 to 8 storeys in height to accommodate:

- 4,126 m^2 of commercial floorspace (retail and offices).
- 532 new homes (comprising a mix of 1/2/3 bedroom flats).
- 78 Extra Care units.
- Landscaping along the former route of the Surrey Canal.

Development is now well underway and phase one will be completed 2013/14.

Cannon Wharf

An application submitted by London Business Centres was approved by the Council's Strategic Planning Committee in March 2012. The scheme includes:

- 650 new homes (including two tall buildings of 20 and 23 storeys).
- A purpose-built business centre which is expected to create 25 per cent more jobs on the site than at present.
- A children's nursery.
- Landscaping along the former route of the Surrey Canal.

The scheme is currently being implemented and phase one will be completed in 2014/15.

4.3 Lewisham Town Centre

The Lewisham Town Centre is the borough's most important commercial centre and largest shopping area, and benefits from excellent public transport accessibility. The Council has an aspiration for Lewisham to achieve metropolitan town centre status through its potential for increased retail capacity and the provision of new housing, along with public realm and environmental improvements.

Lewisham Town centre Local Plan nears completion

The council finalised a Lewisham Town Centre Local Plan (previously known as an area action plan or AAP) and carried out consultation on a 'proposed submission version' during March and April 2012. The local plan will guide development and implement the vision to transform Lewisham into a shopping and leisure destination of exceptional quality. The plan is expected in be adopted in summer 2013. See Chapter 3 for more detailed information.

Lewisham Gateway

This is the largest single development proposed for the town centre, and will deliver £250 million of public and private investment, creating new job opportunities, homes and leisure facilities. The plans involve the removal of the roundabout opposite Lewisham station and rearranging the road layout to provide:

- Shops, restaurants, bars and cafes.
- New leisure facilities.
- Space that could be used education purposes and a healthcare centre.
- Up to 800 new homes.

- A new urban park focused on the newly-opened-up Ravensbourne and Quaggy rivers.
- A town square.
- Easier pedestrian access from the rail, bus and DLR stations to the high street.
- A relocated and larger bus interchange.

The scheme was granted outline planning permission in 2009 (with full permission for road and river works) but the economic situation of the last few years has delayed commencement. The developer has been working with the Council and it is anticipated that the first reserved matters application will be submitted in early 2013 with a start on site later that year.

Other town centre sites

Loampit Vale (Renaissance)
Work continued on the development of the Loampit Vale sites known as Renaissance. The development is in a series of buildings rising in height from 5 to 24 stories and transforms the western entry point to the town centre.

A total of 175 units were completed in 2011/12 out of a total of 788 and an on-site Energy Centre became operational. Construction continues on the remaining flats and the leisure centre incorporating swimming pools (to be opened in September 2013) and 1,800 m^2 of commercial space for shops, businesses and creative industries.

Prendergast Vale College
The listed former Lewisham Bridge Primary School continued to be redeveloped as a new school known as Prendergast Vale College. Construction began in December 2010 and continued throughout 2011/12. The new school opened in September 2012.

The listed building was restored and integrated into the design. The energy efficiency of the College is enhanced by its adjacency to the Loampit Vale Renaissance development and its on-site Energy Centre. The school is all-age; pupils can enter at nursery and go through to age 16 and has capacity of 835 -

25 full-time-effective nursery, 210 primary, and 600 secondary pupils.

4.4 Catford Town Centre

Preparation of the local plan recommenced

Lewisham Council has ambitious plans for Catford town centre which could deliver major improvements to the pedestrian and transport infrastructure while creating opportunities for new homes, shops and other amenities. The Council will set out its vision in the Catford Town Centre Local Plan (formerly known as an area action plan or AAP) and preparation of the plan recommenced in March 2012. Consultation on a further options report will take place in Winter 2013. Key elements of the Council's plan will include:

- The redevelopment of Catford Shopping Centre to create new retail space including a new Tesco store
- Demolition of Milford Towers and the provision of new homes across the town centre
- Major infrastructure work to the road network (which is mostly the responsibility of Transport for London) which would create a more joined up town centre and free up additional space for open space and development
- New community facilities, pedestrianised areas and open spaces.

Previous attempts to regenerate Catford have been hampered by various complex issues such as the number of different landowners in and around the town centre. However, in 2010 the Council seized the opportunity to buy Catford Shopping Centre, thereby giving it greater influence over future plans. Discussions are continuing with Tesco, who have indicated that they want to explore options for improving their store, and other landowners over the town centre's future.

Former Greyhound Stadium site

Development proposals for the former Catford Greyhound Stadium site are currently on hold, affording the opportunity to enter into discussions with the Greater London Authority as landowners about possible joint-working.

Catford Broadway

The Council secured £1.5 million from the Mayor of London's Outer London Fund to make improvements to Catford Broadway. This will benefit businesses, residents and shoppers and help to maintain the vitality of the town centre during any future redevelopment works. Detailed design work took place in 2011/12 and works are scheduled to commence in March 2013.

Table 4.1 Summary of progress on Core Strategy strategic sites

Site	Progress 2010/11	Progress 2011/12	Forecast completion
Convoys Wharf	Planning application lodged December 2010	Revised application lodged July 2011	Pending approval, Phase1 expected to be completed 2016/17
Surrey Canal Triangle	Planning application lodged February 2011	Revised application lodged August 2011 Approval granted 29 March 2012	Phase 1 expected to be completed 2014/15
Oxestalls Road	Planning application lodged January 2010	Approval granted 30 March 2012	Phase 1 expected to be completed 2015/16
Plough Way Marine Wharf West	Council resolved to grant planning permission November 2010	Approval granted 20 September 2011 Construction began	Phase 1 expected to be completed 2013/14
Plough Way Cannon Wharf	Planning application lodged	Approval granted 30 March 2012	Phase 1 expected to be completed 2014/15
Lewisham Gateway	(Approval granted May 2009) Buildings demolished and temporary landscaping completed	On-going negotiations between developer, Council and government agencies	Phase 1 expected to be completed 2014/15

5. Providing new homes

104-120 Lee High Road

Conington Road

Nightingale Grove

This chapter reviews planning performance relating to the amount and type of housing. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO2: Housing provision and distribution CSO3: Local housing need
Core Strategy Policies	CSP1: Housing provision, mix and affordability CSP2: Gypsies and travellers

5.1 What are the trends?

5.1.1 Households and accommodation types

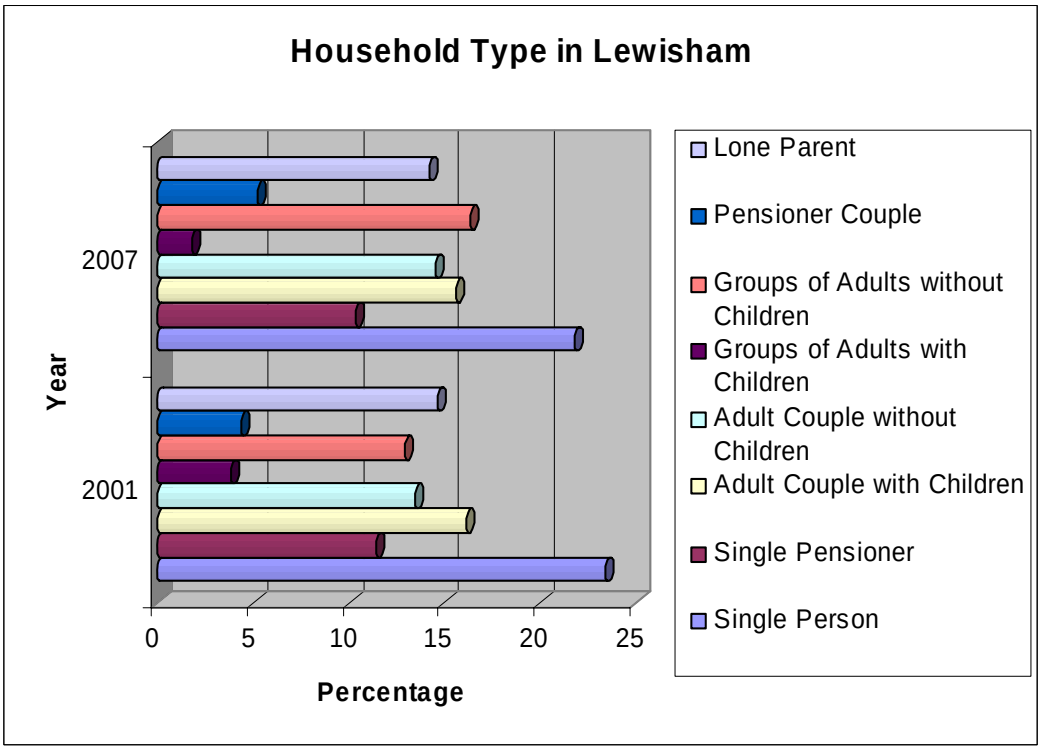
Households are increasing

According to the 2011 Census, the number of households in Lewisham is 116,100, representing 8.5% of total households in Inner London and 3.6% of London as a whole. Since the 2001 Census, households have increased by 7.5%. The population per hectare in Lewisham is 77.3.

Household types are changing

Figure 5.1 provides a comparison of the 2001 Census with the 2007 Lewisham Household Survey[1]. It shows that there was a slight decline in households comprising single people, single pensioners, and groups of adults with children and a larger decline in households of adults with children and a corresponding increase of adult couples without children.

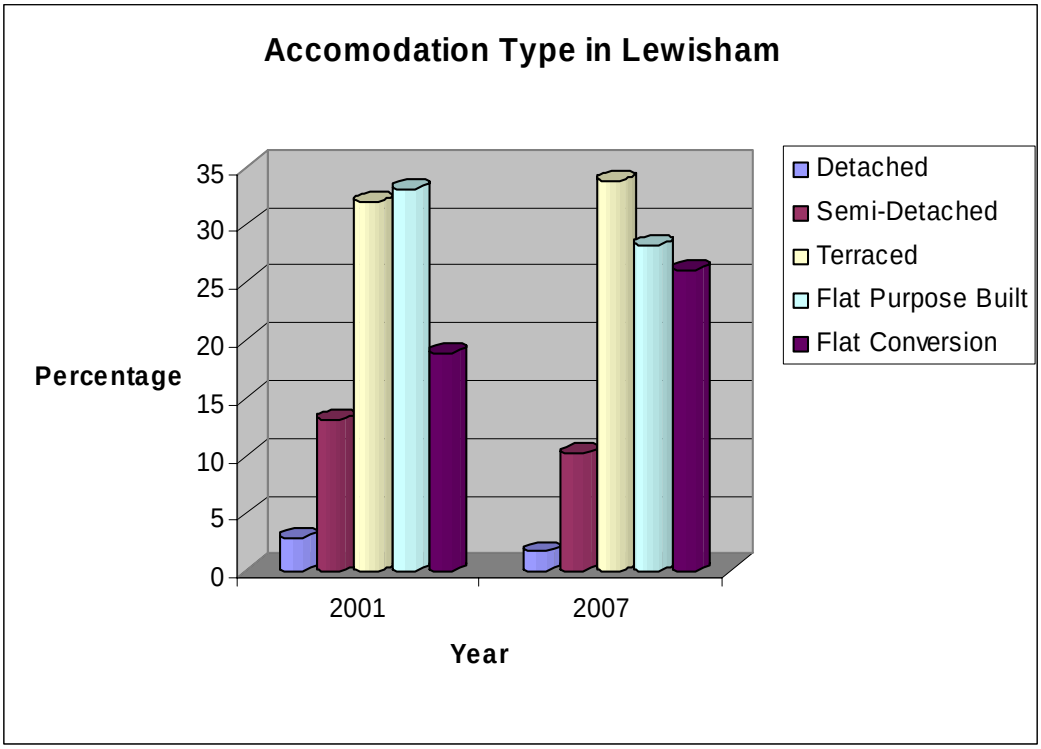
Figure 5.1: Household types



House types are changing

Between 2001 and 2007 there was a decline in the proportion of detached and semi-detached properties and a significant increase in converted flats, as shown in Figure 5.2.

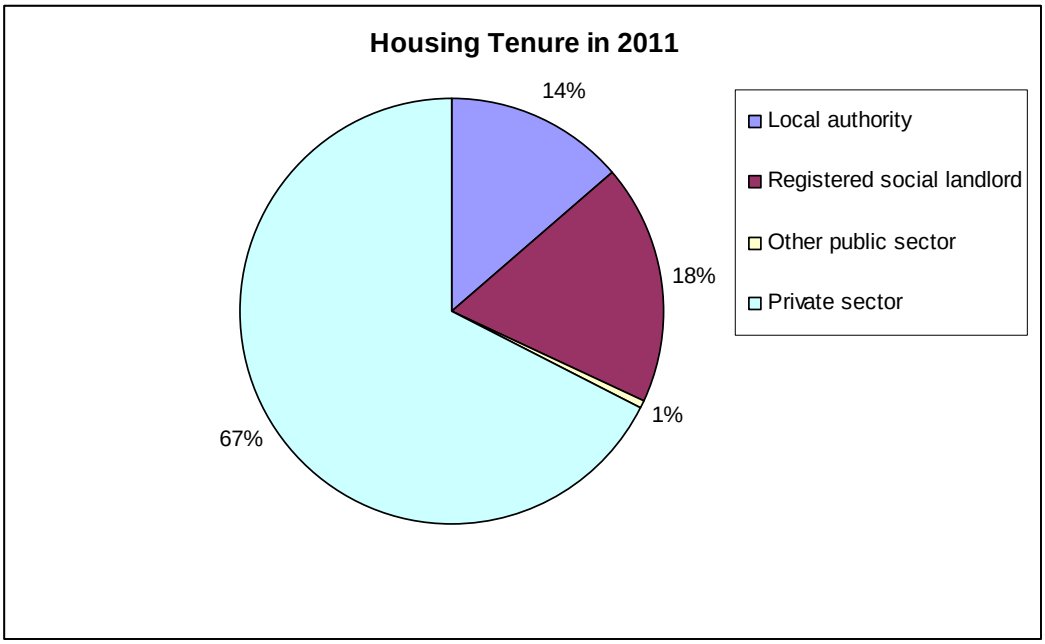
Figure 5.2: Accommodation type



Housing tenure is changing

Figure 5.3 shows that private sector housing is the most common type of housing in LewishamDD[2]. Furthermore, housing tenure structure has changed significantly since 2001 and the private rented sector has more than doubled in proportion in the last ten years. There was also a significant decline in owner occupation with a mortgage and in the social rented sector. The increase in the private rented sector was a result of the buy-to-let market and Lewisham has the highest level of private rental accommodation in the sub-region – probably related to price when compared to other boroughs, migration, the nature of the labour market and good transport links.

Figure 5.3: Housing tenure

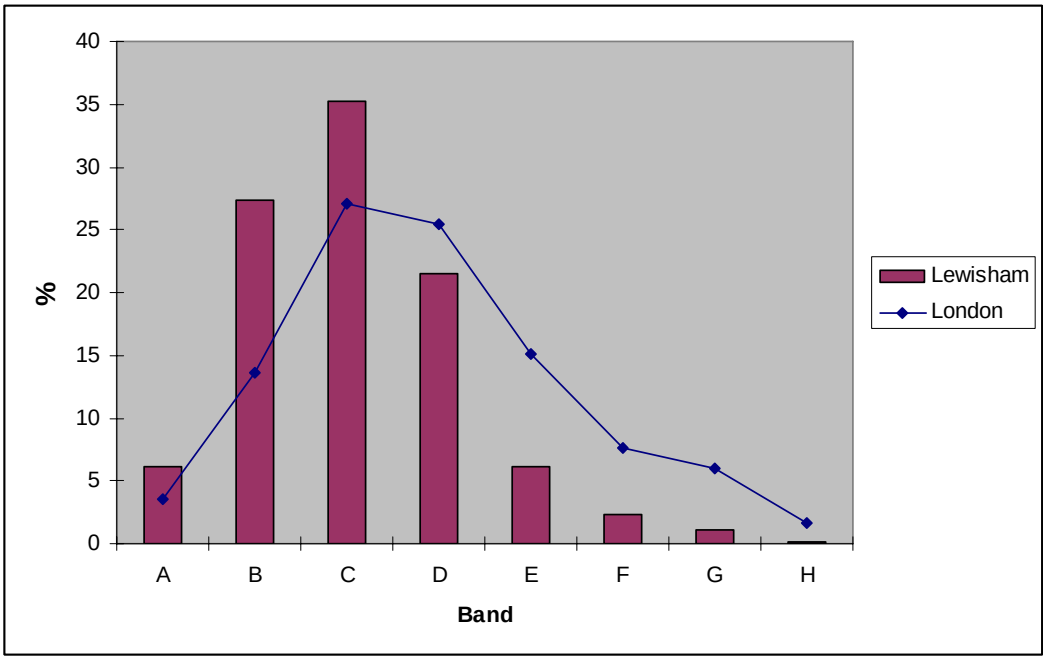


5.1.2 Housing affordability

Housing is mostly within the lower Council Tax bands

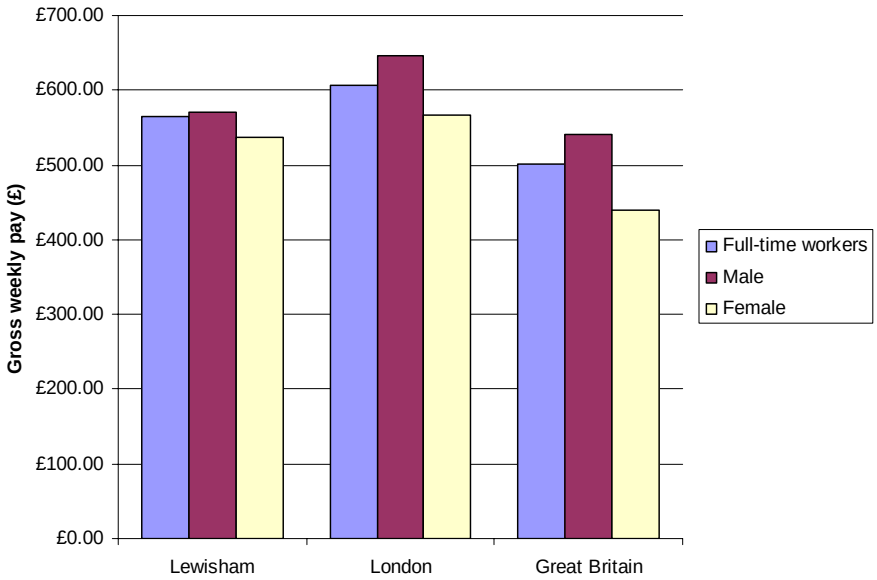
Figure 5.4 shows that the majority (63%) of Lewisham's housing falls within Council Tax bands B and C[3]. When compared to London, Lewisham has significantly more housing in the lower Council Tax bands A-C and significantly less housing in the higher bands. The number of houses within lower Council Tax bands (A and B) varies across the boroughDD[4], with high concentrations especially in Evelyn (64%), New Cross (59%) and Lewisham Central (59%), Brockley (43%) and Telegraph Hill (40%). At 14% Catford South has the lowest amount of housing in bands A and B. Conversely there are few houses in higher Council Tax bands (F, G and H), with seven wards containing 1% or less. At 16% Blackheath is the exception.

Figure 5.4: Housing by Council Tax band



Income is below the average for London

Figure 5.5: Average weekly earnings

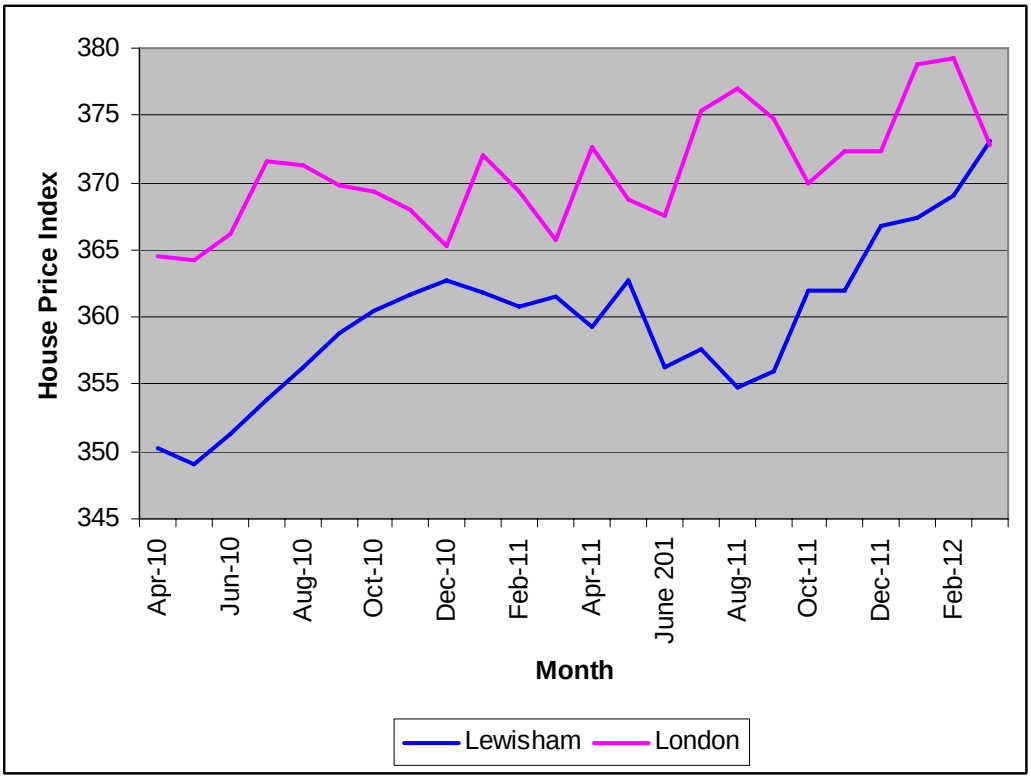


In 2001, the average earnings for full time workers in Lewisham was £564.40 per week. This is less than the London average (£606.80) but more than that for Great Britain (£501.80), as can be seen in Figure 5.5. Males in Lewisham earned 13.3% less than males in London and females in Lewisham earned 5.7% less than females in London. The average gross annual income[5] of Lewisham in 2010 was £30,000. This is lower than both the Inner London average (£34,000) and the Greater London average (£32,000).

House prices have increased

Figures 5.6-5.7 provide an indication of how house prices in Lewisham are performingDD[6]. In recent years, the economic recession caused house prices in Lewisham to fall, but house prices since then have recovered well and are in general in line with the peak seen in early 2008. Between May 2010 and December 2010 house prices in Lewisham increased steadily, then decreased slightly between January and August 2011, before rising again to 373.1 by March 2012. Figure 5.6 shows that the house price index for Lewisham has generally remained lower than the London average, although by March 2012 Lewisham had reached a similar level to the London average (albeit due to a fall in London's average house price index).

Figure 5.6: House price index



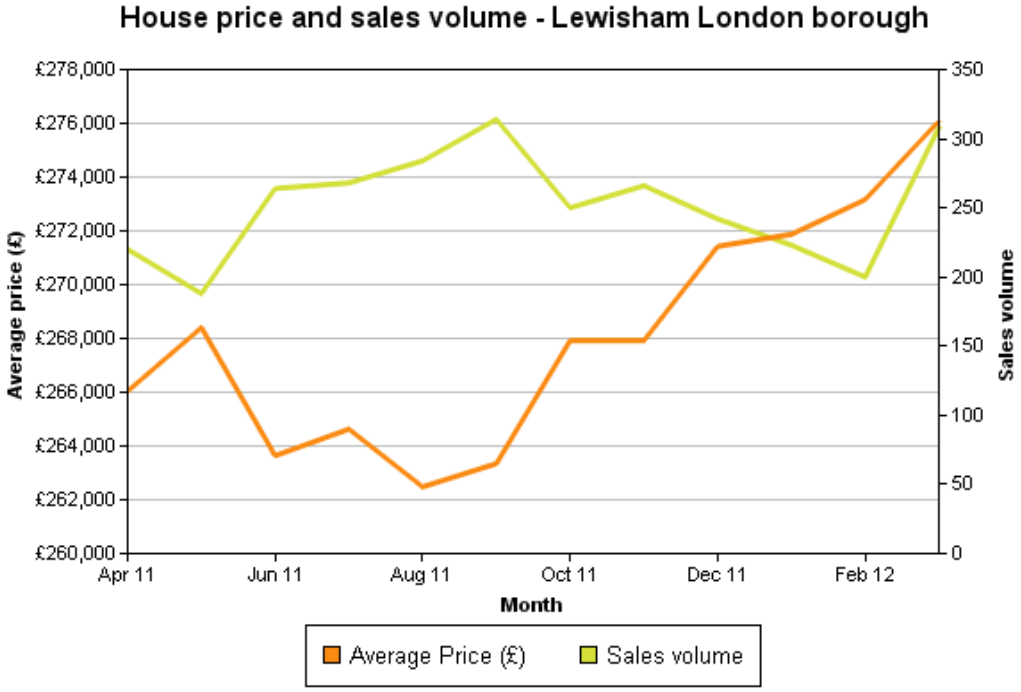
House prices are lower than those in Greater London

In the last two years, the average house price in Lewisham has remained significantly lower than those in Greater London. The lowest were seen in April 2010 when Lewisham's average house price was £259,897 compared to London's £335,634. By March 2012, Lewisham's average house price had increased to £276,085, the highest it has been in the last two years but still £67,030 lower than London's average[7]. Across the borough there is a large difference in average house prices during February – July 2012, with the

lowest of £194,236 at Downham compared to the highest of £415,757 in the ward of BlackheathDD[8].

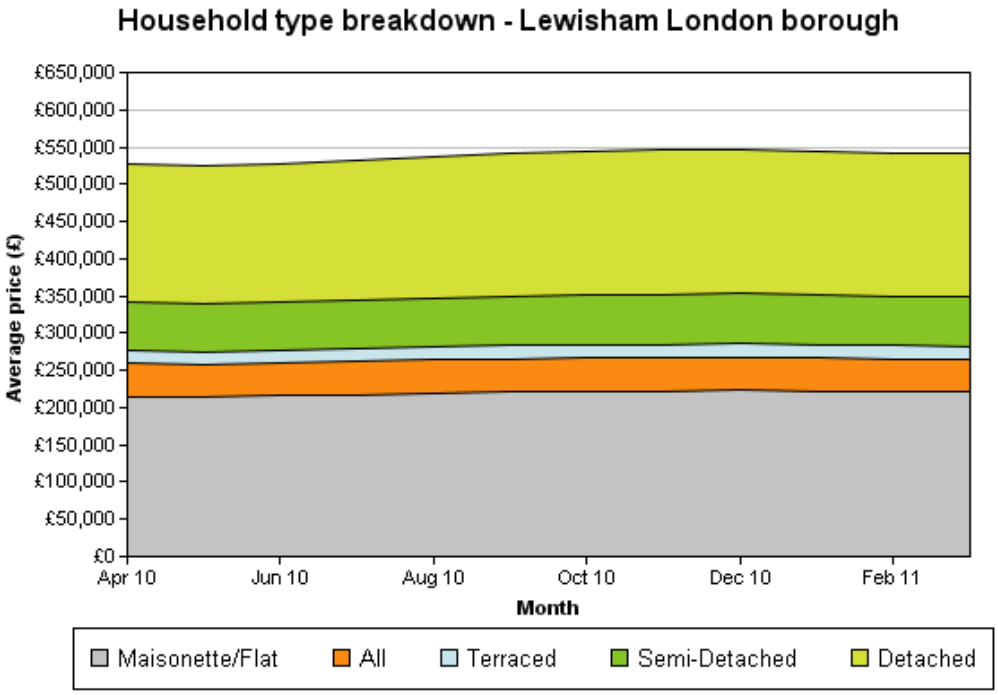
The number of house sales has fluctuated from a low (below 200) in May 2011 to highs (above 300) in September 2011 and March 2012. House sales also varied across the borough, with the most (145) sold in Lewisham Central and the least (46) sold in Bellingham during February – July 2012[9].

Figure 5.7: House price and sales volume



House prices vary depending upon house type

Figure 5.8: Accommodation type breakdown



There is also a large fluctuation in house price, depending upon the type of accommodation it is, with flats being the least expensive and detached houses being the most expensive. Figure 5.8 shows that the average house price for each type of accommodation remained relatively static throughout 2010/11.

Housing affordability is an issue for Lewisham

Despite lower than average house prices, affordability of housing is a problem in Lewisham. The average house price to income ratio is 7.91DD[10], making it difficult for local residents to buy a home in the borough. With an average private rent of £1,018[11], renting a home takes up a significant proportion of residents' incomes.

There are widespread barriers to housing

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

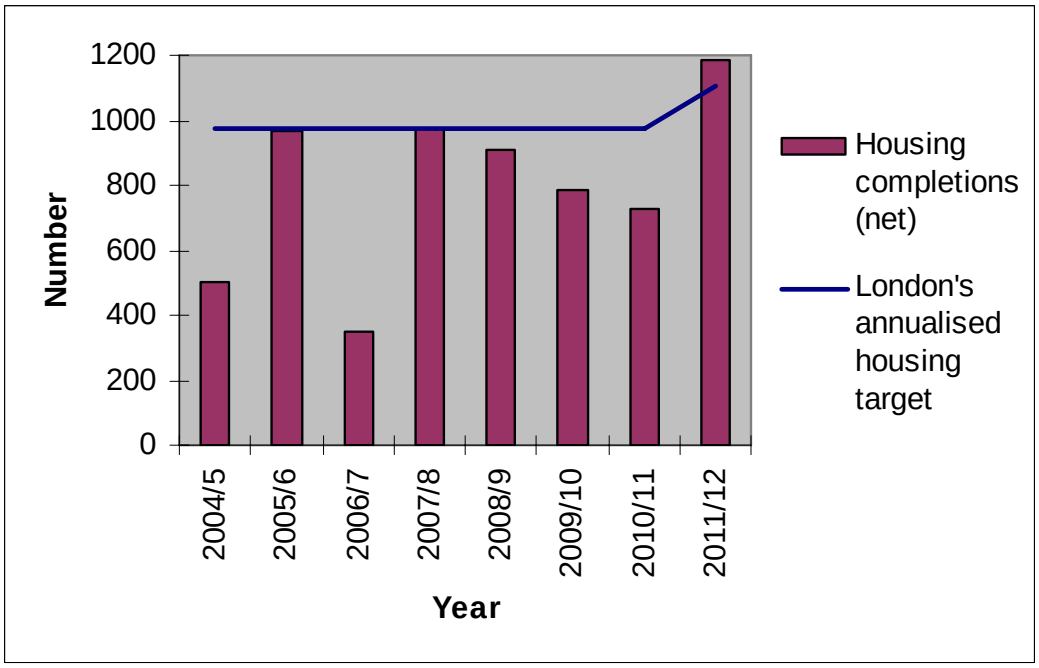
5.2 What we found out in 2011/12

5.2.1 Supply of new housing

There has been an increase in the number of new homes built

Providing sufficient housing across the borough to meet local need is a main consideration in the supply of housing at the local level. This section considers the housing that was completed during 2011/12 as well as housing under construction on large, phased sites e.g. Loampit Vale, Seager Building and Trundleys Road.

Figure 5.9: Net housing completions



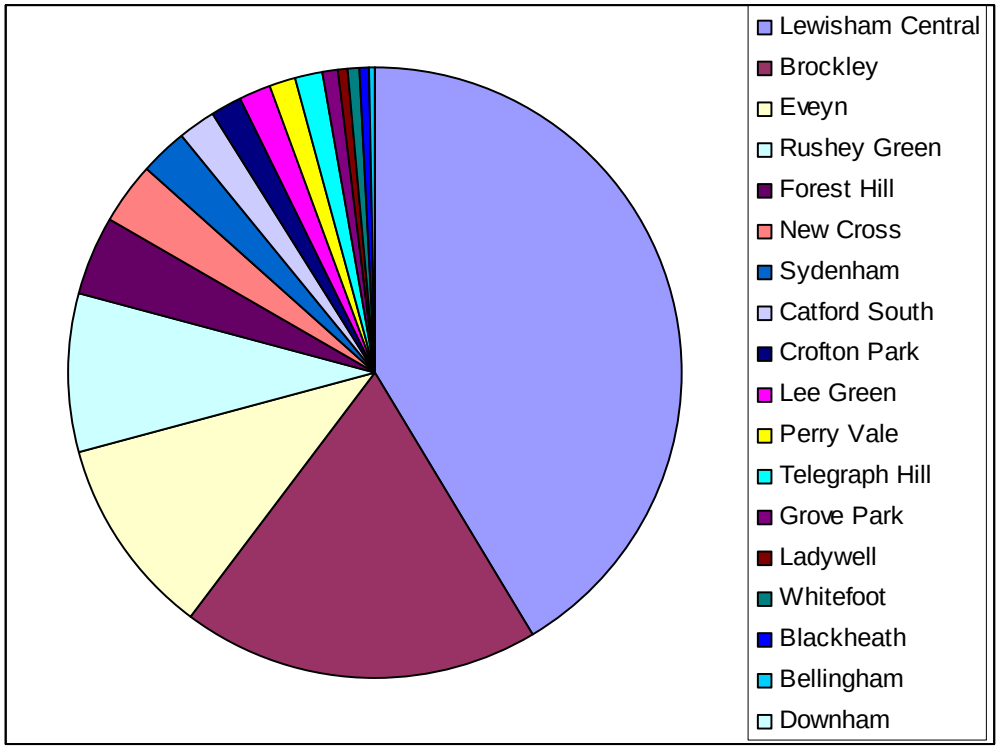
An additional 1,188 dwellings were completed during 2011/12DD[12]. These net dwellings consisted of 1,360 newly built dwellings and the loss of 172 existing dwellings. They exceed the London Plan annual target of 1,105 [13] by 83 dwellings, as shown in Figure 5.9. They consist of 1,188 new self-contained dwellings (100 above the London Plan target of 1,088 DD[14]) and zero non self contained dwellings.

Figure 5.9 shows that the amount of housing completed during 2011/12 is significantly above that of previous years, with 460 more homes than in 2010/11. Cumulatively since 2004/5, 6,402 net residential units have been completed.

Housing is concentrated in the northern part of the borough

The 1,188 dwellings completed during 2011/12 were located on 132 sites. Figure 5.10 shows that the housing was not equally distributed across the borough, but concentrated in clusters, with the majority being located in the ward of Lewisham Central (41%), followed by the north eastern corner of Brockley (19%), Evelyn (11%) and Rushey Green (8%). This reflects the Regeneration and Growth Areas identified in the Core Strategy (July 2011).

Figure 5.10: Distribution of housing completions



Housing is concentrated on a small number of large sites

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

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

Figure 5.11 shows that 60% of the completed housing was concentrated on seven large sites.

Figure 5.11: Housing completions by size of site

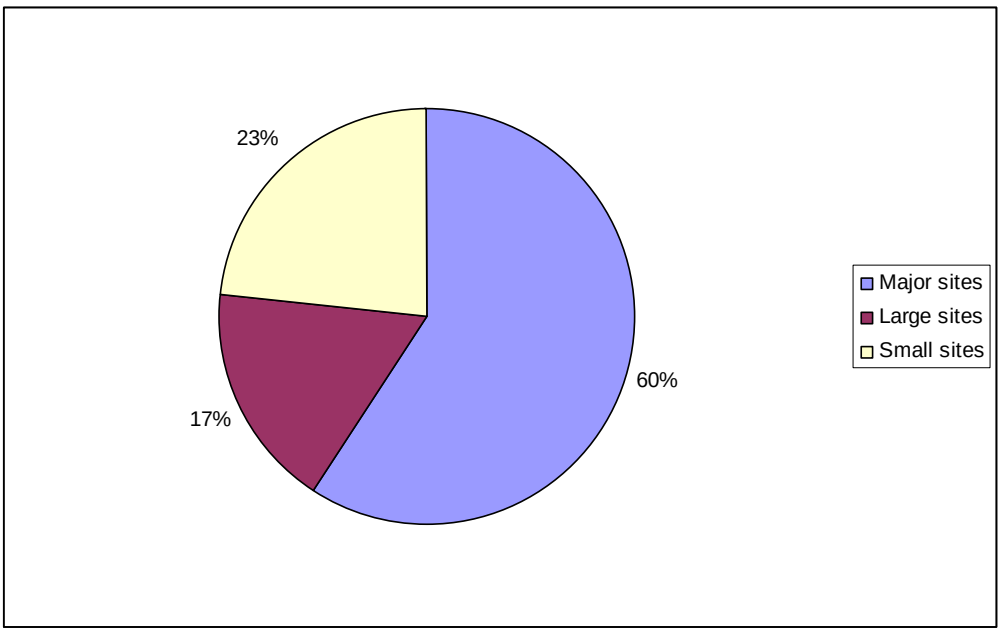


Table 5.1 provides a summary of the major and large sites.

Table 5.1: Housing sites (above 10 dwellings)

Site name	Location	Site description	Development completed (net units)
Land on South Side, Loampit Vale	Lewisham Central	Town centre mixed use scheme with residential, leisure, commercial and community floorspace and an energy centre.	Part of the development, 175 units, was completed during 2011/12, with remaining 613 units to be completed by 2015/16. An additional 756 units in the wider Loampit Vale area to be completed by 2020/21.
Seager Buildings, Brookmill Rd	Lewisham Central	Town centre mixed use scheme with residential, commercial, retail and leisure floorspace.	Part of the development, 171 net units, was completed during 2011/12, with remaining 125 units on track for completion by 2012/13.
72-78 Conington Rd	Lewisham Central	Town centre housing scheme.	Full development, 132 units, was completed during 2011/12.
50-52 Trundleys Rd	Evelyn	Mixed use scheme with residential and office accommodation.	Part of the development, 88 units, was completed during 2011/12, with remaining 14 units on track for completion by 2012/13.
Kender Estate, phase 3N	New Cross	Housing scheme.	Full development, 67 units, was completed during 2011/12. An additional 200 units in the wider Kender Estate to be completed by 2015/16.
72-78 Nightingale Grove	Lewisham Central	Mixed use scheme with residential units and commercial floorspace (496m^2).	Full development, 62 units, was completed during 2011/12. An additional 125 units in the wider Nightingale Grove area to be completed by 2015/16.
104-120 Lee High Rd	Lewisham Central	Mixed use scheme with residential units and retail store (1,752 m^2).	Full development, 57 units, was completed during 2011/12.
Malbor House, 130 Gosterwood St	Evelyn	Mixed use scheme with residential units and commercial B1 unit.	Full development, 38 units, was completed during 2011/12.
George Public House, 1 Rushey Green	Rushey Green	Mixed use scheme with residential units and retail store.	Full development, 33 units, was completed during 2011/12.
Pheonix Works, Bird in Hand Passage	Forest Hill	Mixed use scheme with residential and 5 commercial B1 units.	Full development, 26 units, was completed during 2011/12.

Site name	Location	Site description	Development completed (net units)
1 Arlington Close	Lewisham Central	Housing scheme.	Full development, 24 units, was completed during 2011/12.
Lewis House, Lewis Grove	Lewisham Central	Town centre housing scheme.	Full development, 18 units, was completed during 2011/12.
6-7 Addington Grove	Sydenham	Housing scheme.	Full development, 16 units, was completed during 2011/12.
27-35 Brookmill Rd	Brockley	Housing scheme.	Full development, 15 units, was completed during 2011/12.
104-108 George Lane	Lewisham Central	Housing scheme.	Full development, 15 units, was completed during 2011/12.
23 Weardale Rd	Lee Green	Housing scheme on a windfall site.	Full development, 14 units, was completed during 2011/12.
Hatcham Liberal Club, 369 Queens Rd	Telegraph Hill	Mixed use scheme on a windfall site with residential and facilities for existing function room.	Full development, 10 units, was completed during 2011/12.

There are a number of points to highlight regarding the sites summarised above in Table 5.1:

- Many of the developments allow for the change of use or demolition of existing buildings, prior to the construction of new buildings.
- Half of the developments are creating a mix of uses, not just housing.
- Most developments provide for a variety in the size of residential units.
- Five of the sites are part of wider regeneration projects, and these initial phases are making good progress towards the eventual completion of the wider schemes.
- All developments, except two sites, had been previously identified (in the housing trajectory September 2011), and are being constructed within the planned timescales.
- Two sites came forward as windfalls, that had not been previously identified.
- Expected developments that did not come forward for development during 2011/12 are likely to be completed during 2012/13.

The number of new homes built will continue to increase in the future

A significant amount of housing (6,349 net dwellings)[15] was approved during 2011/12 and these sites will come forward for development from 2012/13. 92% of this future approved housing supply will be developed on 13 major sites (above 50 dwellings), which will predominantly be clustered in the wards of New Cross (46%) and Evelyn (40%). It will enable the development of key strategic sites within the Regeneration and Growth Areas, as identified in the Core Strategy (July 2011) including:

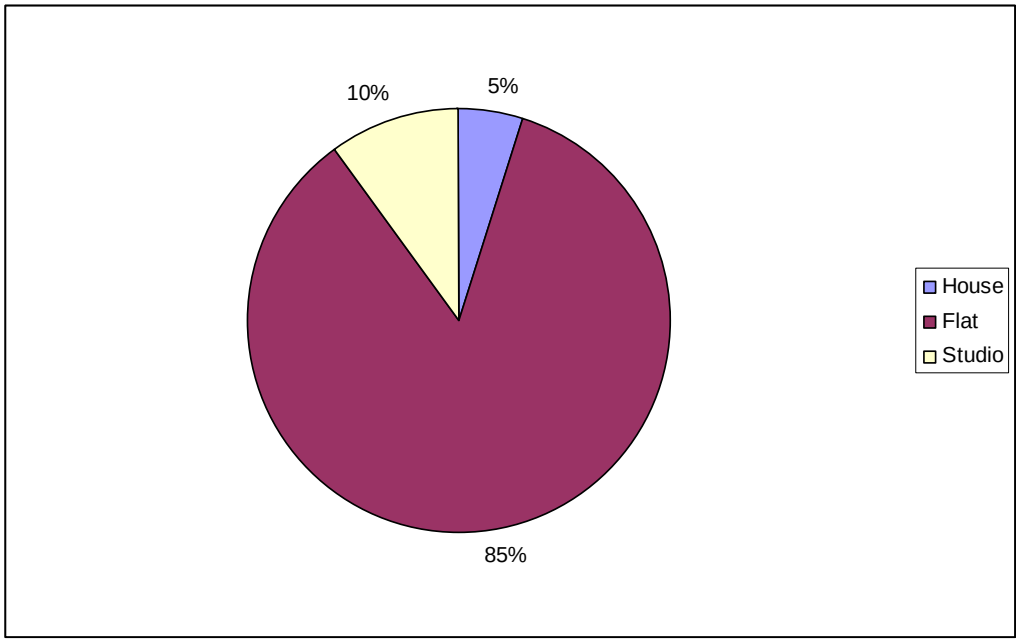
- Surrey Canal Triangle (2,372 net dwellings).
- Oxestalls Road/Plough Way/Cannon Wharf (2,133 net dwellings).
- Loampit Vale (412 net dwellings).
- Significant estate renewal in the south of the borough at Excalibur Estate (193 net dwellings).

5.2.2 Type of housing

Housing is predominantly flatted

Housing that provides a variety of choice, in terms of type and size of accommodation to reflect local need, is an important element of the housing supply. Figures 5.12 – 5.13 provide an assessment of this. Net housing completions during 2011/12 provided a range of accommodation types, although they were predominantly (95%) in the form of flats/maisonettes and studios/bedsits, as can be seen from Figure 5.12. 59 net houses or bungalows were also built or under construction and these make up the minority (5%) of the net dwellingsDD[16].

Figure 5.12: Housing completions by type of accommodation



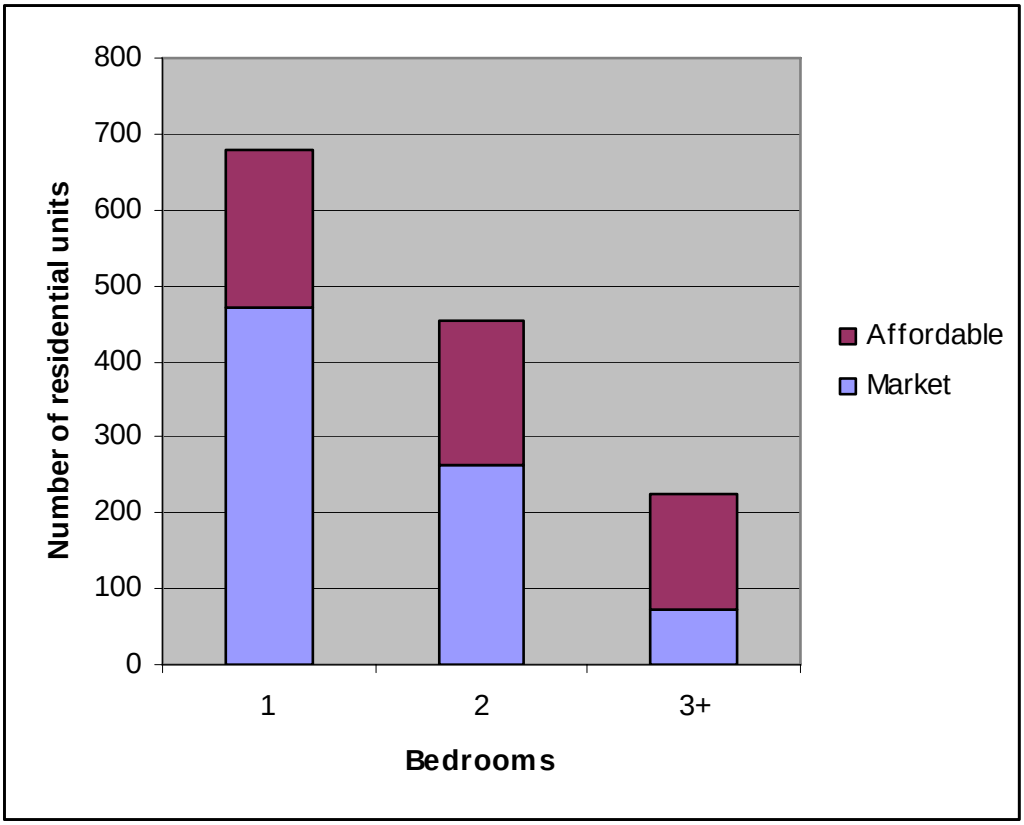
Housing is predominantly new and purpose built

1,053 (77%) gross housing completions during 2011/12 was provided as new, purpose built accommodation. A significant amount of housing has been created from existing buildings, with the conversion, extension and change of use of 307 existing buildings creating the remainder (23%).

The number of family homes also increased

Figure 5.13 shows that from the gross housing completions[17] in 2011/12, a range of dwelling sizes are being created. 50% were 1 bedroom residential units, and 33% contained 2 bedrooms. Although representing the minority (16%), 226 family dwellings consisting of 3+ bedrooms were built, or under construction. Figure 5.13 also shows that a variety of sizes of affordable housing has been provided.

Figure 5.13: Housing completions by number of bedrooms

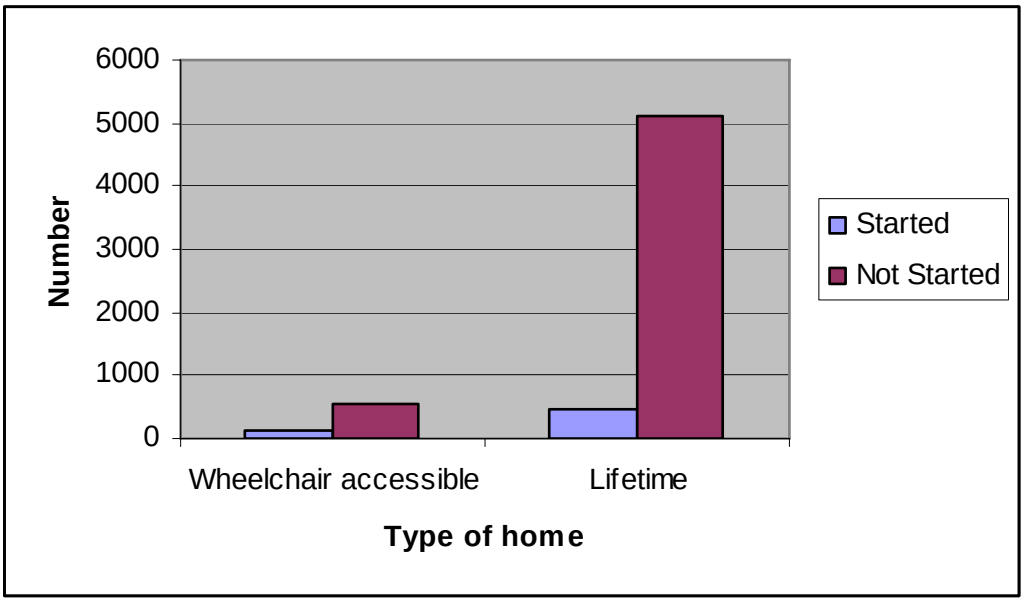


5.2.3 Lifetime Homes

More lifetime homes have been approved than previous years

Housing that has been built to enable independent living by people (including those with disabilities) throughout their lifetimes is also an important part of the overall housing supply. 490 lifetime homes and 51 wheelchair accessible homes have been completed during 2011/12[18], equating to 41% and 4% of the net completed units respectively.

Figure 5.14: Completions of lifetime and wheelchair accessible homes



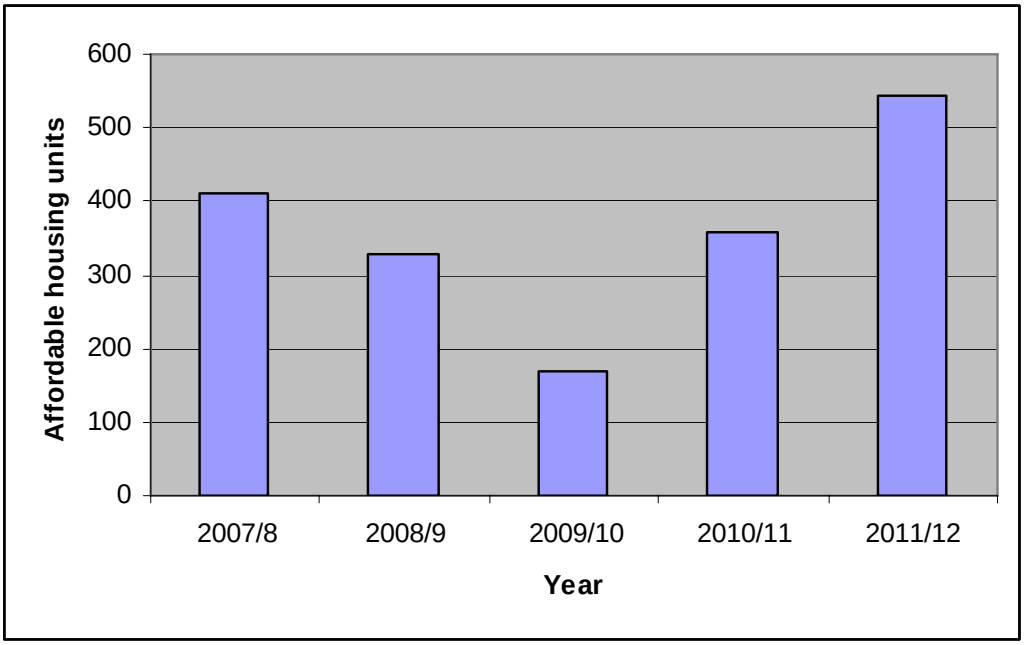
Developments approved during 2011/12 provide for 5,560 lifetime homes and 678 wheelchair accessible homes. Figure 5.14 shows that the majority (91%) of these units have not yet been started. Wheelchair accessible homes will make up 11% of the 6,349 net residential units approved during 2011/12, meeting the 10% target. Lifetime homes accounts for 87% of the residential units approved during 2011/12, which falls short of the 100% target. This represents an improvement on the previous year where 61% lifetime homes and 6% wheelchair accessible homes were approved.

5.2.4 Affordable housing

Affordable housing is significantly higher than previous years

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. 554 affordable homes (gross)DD[19] were completed in 2011/12. The provision of affordable housing in 2011/12 is significantly higher than the previous four years, as shown in Figure 5.15.

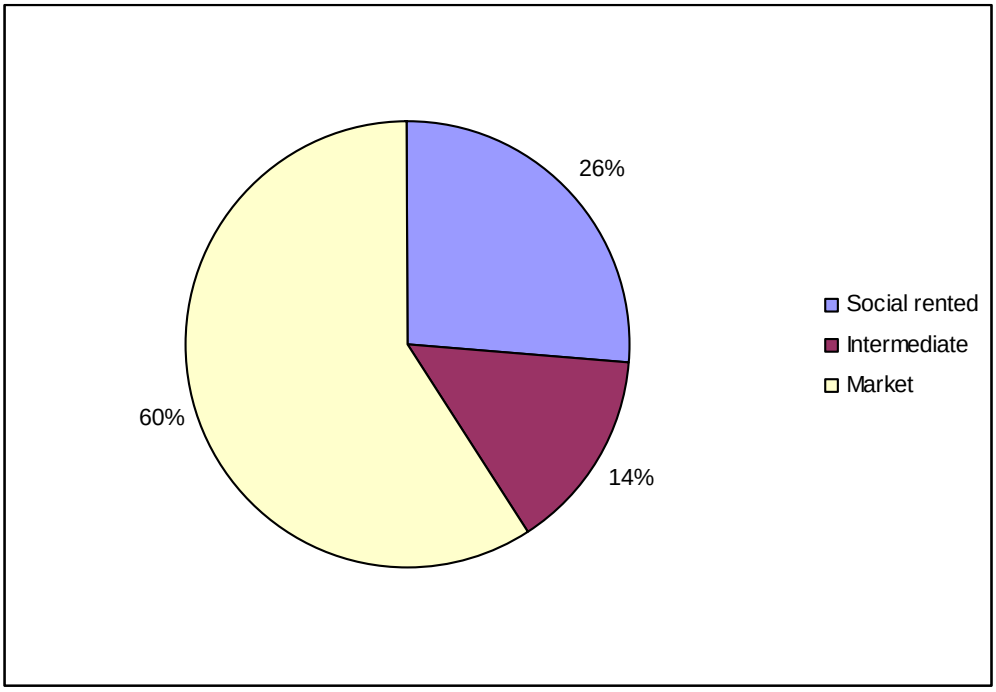
Figure 5.15: Affordable housing completions 2007/8 to 2011/12



Overall, 40% of gross completed homes were affordable units

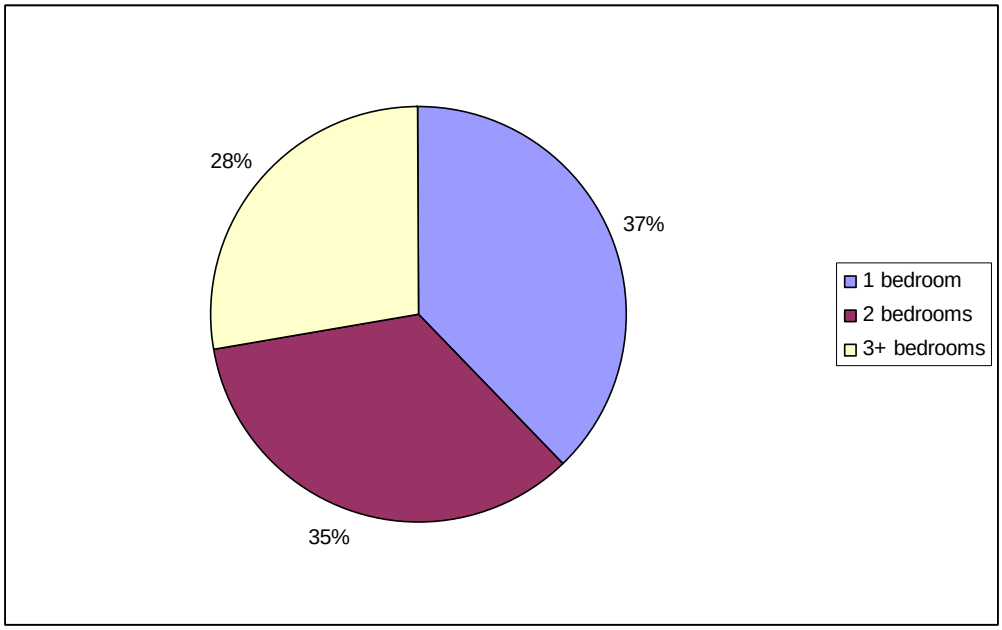
Figure 5.16 shows that the affordable homes represent 40% of the gross housing completions in 2011/12, equivalent to 47% of the net housing completions. 357 units were social rented and 197 were intermediate, representing 26% and 14% of the gross housing completed respectively. This equates to a ratio of 64:36 and is close to the target ratio of 70:30.

Figure 5.16: Affordable housing completions in 2011/12



From the affordable housing provided, two schemes differ from the norm including a 24 one-bedroom, sheltered accommodation scheme and a Change of Use to create a 13 one-bedroom multiple occupancy scheme.

Figure 5.17: Affordable housing completions by bedroom size



There is an equal split between size of affordable units

Figure 5.17 shows that the remainder of the completed affordable housing units are split almost equally between 1 bedroom, 2 bedroom and 3+ bedroom units, providing a choice in the size of affordable housing available. The majority (93%) of the 3+ bedroom units are provided as social rented units.

Affordable housing is

The affordable housing is predominantly provided as new build flats. 99% are new builds, as opposed to extensions or change of use, and 92% are flats,

predominantly new build flats

maisonettes, studios and bedsits, as opposed to houses or bungalows.

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

The affordable housing is not equally spread throughout the borough, with only 9 out of 18 wards having affordable housing completions and greater concentrations in the northern and central parts of the borough. 50% of the affordable housing has been built in Lewisham Central, followed by 18% in Brockley. This contrasts with the southern part of the borough, with only 3 wards accommodating 4% of the total affordable housing completions.

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

From the sites completed during 2011/12:

- 7% of the sites contain only affordable housing – ranging from very small sites containing one unit to larger sites containing 175.
- 6% of the sites contain a mix of affordable and market housing – these sites provided between 17% and 47% affordable housing, which equates to an average of 34% affordable housing per site.
- 87% of the sites contain market only housing – from these sites there was minimal opportunity to incorporate affordable housing, as 97% of these sites were small sites accommodating less than 10 dwellings.

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

To summarise, Table 5.2 provides an overview of the housing completions since 2005/6. See also Appendix 2 for more details.

Table 5.2: Net housing completions 2005/6 to 2011/12

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	TOTAL
Social rented	242	107	278	69	87	259	357	**1,399**
Inter-mediate	4	16	128	159	81	100	197	**685**
Ratio	98:2	87:13	68:32	30:70	52:48	72:28	64:36	**67:33**
Total affordable	246 (25.4%)	123 (35.4%)	406 (41.5%)	228 (25.1%)	168 (21.5%)	359 (49.3%)	554 (47%)	**2,084 (35.3%)**
Total new dwellings (net supply)	967	347	978	909	782	728	1,188	**5,899**

Table 5.2 shows that there is an increasing amount of both market and affordable housing completions, with a total supply of 5,899 homes since 2005/6, of which 2,084 (35%) are affordable housing. During 2011/12 more social rented, intermediate and market housing has been provided than previous years and the London plan target of 1,105 has been exceeded. The ratio between social rented and intermediate has fluctuated, and with an average ratio of 67:33, it has been close to the target of 70:30. Based on the approvals made during 2011/12, the supply of both market and affordable housing is set to continue to rise in the future.

5.2.5 Gypsy and Traveller accommodation

No new Gypsies and Traveller sites

Lewisham currently has no dedicated Gypsy and Traveller site following the closure of the Thurston Road site in Lewisham Town Centre. This site was closed to make way for the Lewisham Gateway redevelopment scheme, a strategic site allocated in the Core Strategy and key to the regeneration of the town centre. The Lewisham Core Strategy contains a criteria based policy to assess new gypsy and traveller sites. The Council has undertaken work to identify a new travellers site. During the monitoring period this involved intensive consultation on a proposed site at Church Grove in Ladywell. However, as a consequence of the consultation and further suitability studies the Mayor of Lewisham rejected this site. In February 2012 the Mayor instructed officers to restart the process of identifying a suitable site for travellers. Outside of the monitoring period consultants were appointed to undertake the site search work requested by the Mayor and they are due to report on a short list of suitable sites for further consultation by the end of 2012.

5.3 What are we forecasting?

5.3.1 Forecast housing supply as shown through a housing trajectory

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

Figures 5.18-5.19 and Tables 5.3-5.4 show Lewisham's housing trajectory. It identifies past performance and predicts whether the supply of additional dwellings over the next 15 years will be ahead of target. It estimates that:

- 1,364 net new dwellings are to be completed on 23 large sites during 2012/13 – significantly above the London Plan target of 1,105 by 259 dwellings.
- 6,937 dwellings or an average of 1,387 dwellings per annum are to be provided between 2012/13 to 2017/18 – 299 annually above the London Plan target.
- 15,735 additional net dwellings or an average of 1,049 a year are to be built between 2013/14 and 2027/28).

For the current financial year 2012/13 it is forecast that housing delivery will be above target. This is due to the large number of schemes being completed which slowed or stalled when the economic recession hit in 2008.

The housing trajectory summarises the projected annual total of net additional dwellings capable of being delivered each year to 2027/28 (a 15 year period)[20]. To inform and underpin Lewisham's five year housing land supply the Council has undertaken the following tasks:

- Identified those sites already under construction that are expected to be implemented within the five year period.
- Assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented within the five year period.
- Identified those sites allocated through the Core Strategy, the saved

policies in the UDP, and the emerging Site Allocations, Lewisham Town Centre, and Catford Town Centre Local Plans, that are expected to come forward in the five year periodDD[21].

It is expected that a strong housing supply will come on stream for the five year period 2013/14 to 2017/18. The key reasons are:

- The Core Strategy allocates five strategic sites for housing development providing certainty for 'available, deliverable and developable land' which account for approximately 80% of forecast housing delivery.
- The Site Allocations Local Plan, the Lewisham Town Centre Local Plan and the Catford Town Centre Local Plan will further contribute to providing an up-to-date housing supply[22]. This includes sites in the pre-application phase that are expected to come forward within the next three to seven years.
- Estate renewal and development by Registered Providers will continue, particularly for the Heathside and Lethbridge, Kender and Excalibur estates.
- Approval of a number of schemes pre 2008 which are now being completed.

The housing trajectory has been prepared on the basis of the best available information. It must be recognised that most of the development sites identified rely on the private sector for implementation and the housing trajectory is not a guarantee that the housing shown will actually come forward at all or at the time indicated. There will also be changing economic and market conditions over the trajectory period as well as other factors (including changes in national planning policy and development activity in surrounding areas and progress in preparing the LDF) that will have an impact on the delivery of housing.

Table 5.3: Housing trajectory

Indicator/Year	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Indicator/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**
Performance (total/self-contained)	1,278 (978)	1,223 (909)	1,179 (782)	1,096 (728)																	
Performance (current year)					1,188 (1,188)																
Projections						1,364	852	1,628	1,473	1,412	1,572	1,881	1,408	1,166	1,209	1,112	794	487	247	247	247
(i) hectares						8.31	12.66	34.4	30.57	41.01	52										
(ii) annualised target						1,105	1,105	1,050	1,105	1,050	1,050										
Managed delivery						1,069	1,050	1,064	1,020	983	944	881	770	690	622	524	629	786	1,048	1,016	2,031

Figure 5.18: Housing trajectory

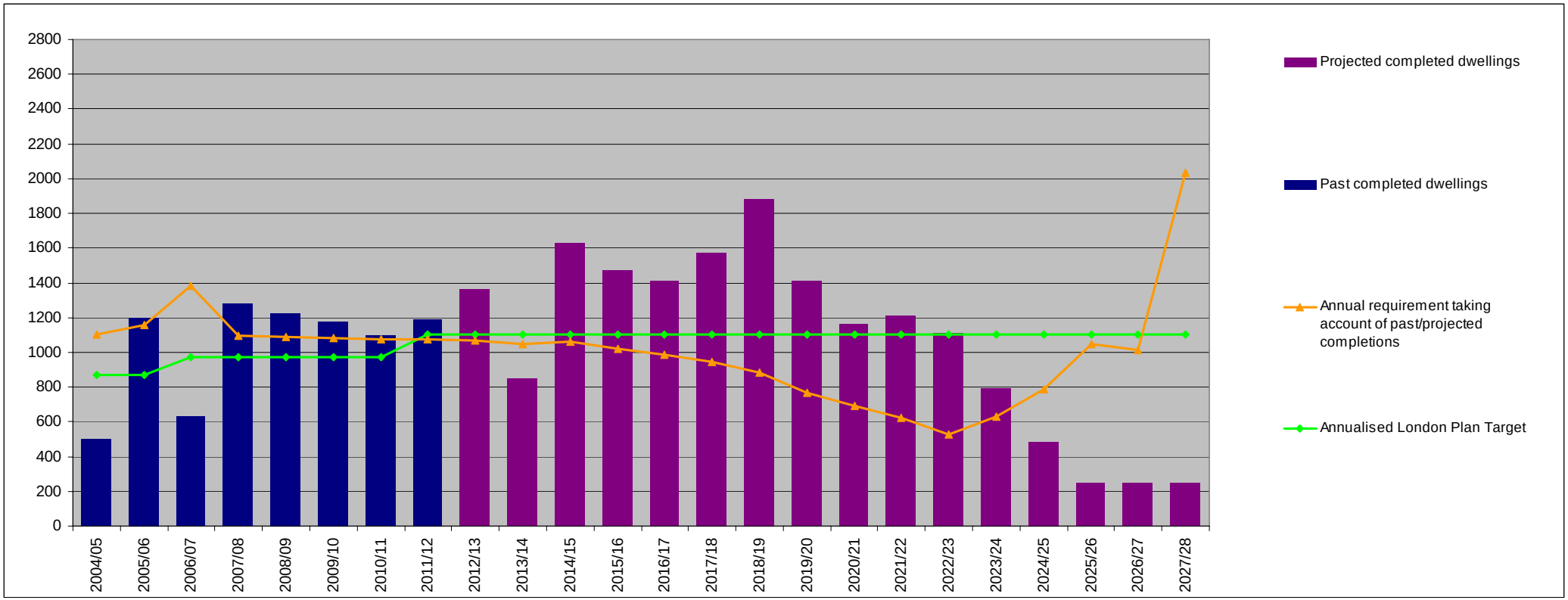


Figure 5.19: Number of dwellings above or below cumulative allocation

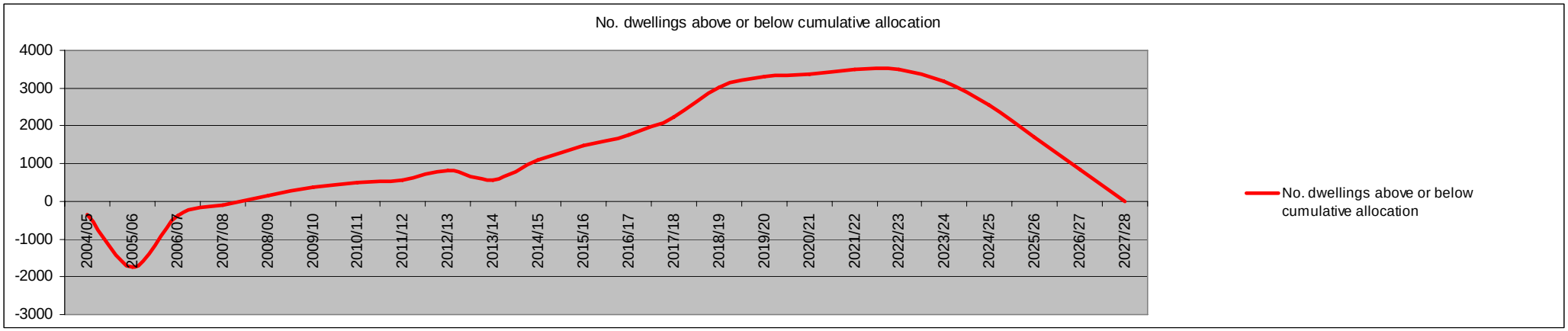


Table 5.4: Five year supply 2013/14 to 2017/18

AMR 2011/12 - Five year supply 2013/14 to 2017/18 All figures are net additional dwellings for each site					FIVE YEAR SUPPLY 1-5						TOTAL
					1	2	3	4	5	1-5	
					13/14	14/15	15/16	16/17	17/18	Target 2013-2018	6937
London Plan Targets (2011)	2011 - 2021 annual target. Dwellings from all sources.				1105	1105	1105	1105	1105	5525	
	Conventional supply				1088	1088	1088	1088	1088	5525	
	Completions from non-self contained (across all wards)				17	17	17	17	17		
Ward	**Total**	**Site name/address**	**Size (ha)***	**TOTAL**	5 year conventional supply						**5440**
Blackheath	**205**	Heathside and Lethbridge (Estate renewal)	6.06	205	101				104	205	**205**
Brockley	**80**	Coulgate Street (180 Brockley Road)	0.19	20				20		20	**80**
		Tanners Hill	0.54	60			60			60	
Evelyn	**1659**	Childers Street (SR House) (Childers St MEL)	0.2	84			84			84	**1659**
		Oxestalls Road	4.6	352			116	144	92	352	
		Plough Way (Marine Wharf West)	2.83	435	71	140	49	99	76	435	
		Plough Way (Cannon Wharf, 35 Evelyn Street)	3.58	311		66	97	66	82	311	
		Convoys Wharf	16.96	364					364	364	
		Thanet Wharf (Creekside Village East)	0.61	113					113	113	
Forest Hill	**74**	Tyson Road (Rear Christain Fellowship site)	0.91	74				74		74	**74**
Grove Park	**75**	Former United Dairies	0.6	75	75					75	**75**
Lee Green	**130**	Leegate Shopping Centre	1.53	130					130	130	**130**
Lewisham Central	**1567**	80-84 Nightingale Grove, Hither Green (Mews Estate)	0.25	30	30					30	**1567**
		Nightingale Grove, Hither Green (Driving Centre)	0.41	30		30				30	
		Nightingale Grove, Hither Green (No. 35)	0.2	35	35					35	
		Nightingale Grove, Hither Green (Nos. 37 to 43)	0.22	30			30			30	
		Lewisham Gateway	3.8	534		70		232	232	534	
		Loampit Vale (E&W of Elmira Street)	1.84	386		196	190			386	
		58-64 Lee High Road	0.06	14		14				14	
		Loampit Vale (W of Jerrard Street, TRd Ind Area)	1.03	406		100	106	100	100	406	
		Ladywell Leisure Centre	0.7	40					40	40	
		52-54 Thurston Road	0.12	62	62					62	
New Cross	**1922**	New Cross Hospital Site (Wardells Grove)	0.9	52	52					52	**1922**
		New Cross Gate Station Sites (nr Goodwood Rd)	0.67	148	148					148	
		489a New Cross Road	0.08	11	11					11	
		Kent and Sun Wharf	1.4	100				100		100	
		Giffin Street (Masterplan area)	1.17	380		380				380	
		Deptford Project	0.87	115		115				115	
		Grinstead Road	1	199	75		124			199	
		Surrey Canal Triangle (Millwall)	10.74	525		265		260		525	
		Kender Estate (Estate renewal Phase 4)	1.36	200		100	100			200	
		Bond House, Goodwood Road	0.24	78	78					78	
		Marlowe Business Centre, Batavia Road	0.52	114	114					114	
Rushey Green	**668**	Catford Town Centre sites	3.3	50					50	50	**668**
		Catford Greyhound Stadium	5.4	589			200	200	189	589	
		Former Rising Sun PH, 88 Rushey Green	0.25	29			29			29	
Telegraph Hill	**233**	111 and 115 Endwell Road, Brockley Cross	0.36	40			20	20		40	**233**
		New Cross Gate NDC Centre	1.07	173			173			173	
		6 Mantle Road, Brockley Cross	0.12	20			20			20	
Whitefoot	**324**	Courts (335-357 Bromley Road)	0.54	117		117				117	**324**
		Excalibur (Estate renewal)	6.17	207		35	75	97		207	
Small sites		Under construction and less than 10 dwellings		284							
TOTAL (large sites)	**6937**		**83.4**	**7221**	**852**	**1628**	**1473**	**1412**	**1572**	**6937**	**6937**

[1] Prepared for the Lewisham Housing Market Assessment, December 2009
[2] Office for National Statistics, Neighbourhood Statistics, Dwelling Stock by Tenure and Condition 2001-2011, March 2012
[3] Office for National Statistics, Neighbourhood Statistics, Dwelling Stock by Council Tax Band, March 2011.
[4] GLA Ward profiles 2012 taken from www.data.london.gov.uk
[5] Greater London Authority's Borough Profile 2011
[6] Based on Land Registry data
[7] www.landreg.gov.uk/house-prices/house-price-index-custom-reports
[8] GLA Ward profiles 2012 taken from www.data.london.gov.uk
[9] GLA Ward profiles 2012 taken from www.data.london.gov.uk
[10] www.brockleycentral.blogspot.co.uk/2012/10/lewishams-housing-map.html
[11] www.brockleycentral.blogspot.co.uk/2012/10/lewishams-housing-map.html
[12] Taken from the London Development Database
[13] The London Plan: Spatial Development Strategy for Greater London, July 2011, Appendix 4, Table A4.1
[14] See 1 above
[15] Taken from the London Development Database
[16] Taken from the London Development Database
[17] It is not possible to identify net bedrooms as the number of bedrooms that have been lost from existing properties is not recorded. Gross figures have been used instead.
[18] Taken from the London Development Database
[19] Taken from the London Development Database. It is not possible to identify net affordable housing figures as the loss of affordable housing is not recorded. Gross affordable housing figures have been used instead.
[20] In accordance with the requirements outlined in the National Planning Policy Framework
[21] These sites were also identified through The London Housing Capacity Study and Strategic Housing Land Availability Assessment prepared by the Greater London Authority in consultation with the London boroughs
[22] The Core Strategy was adopted by Lewisham Council on 29 June 2011 and the other DPDs are scheduled for adoption from 2013

6. Growing the local economy

Hither Green

Catford Town Centre

This chapter reviews planning performance relating to the local economy, business development and employment. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO4: Economic activity and local businesses
Core Strategy Policies	CSP3: Strategic Industrial Locations and Employment Locations CSP4: Mixed Use Employment Locations CSP5: Other employment locations including creative industries CSP6: Retail hierarchy and location of retail development

6.1 What are the trends?

6.1.1 Lewisham's economy

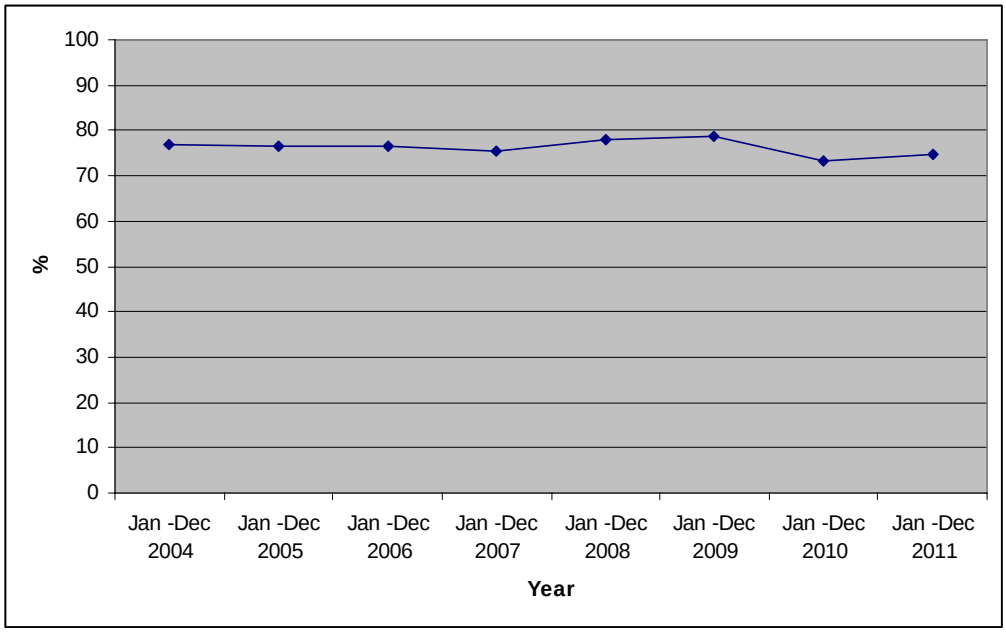
Lewisham has a small economy

Overall, Lewisham has a small economy with a job density of 39 jobs per 100 people of working age. This compares to 88 for London and 77 for Great Britain[1]. The borough's Gross Value Added (GVA – a measure of how the economy is performing) is ranked 30th out of the 33 London BoroughsDD[2].

The rate of economically active people has remained relatively stable

The number of people in employment in Lewisham in 2011 was approximately 61,100. Figure 6.1 shows that the rate of economically active people in Lewisham has remained relatively stable since 2004. With 74.7% in 2011, there has been an increase of 1.3% between 2010 and 2011[3]. Therefore, the target of year on year increase in the percentage of economically active people has been met (see Appendix 2).

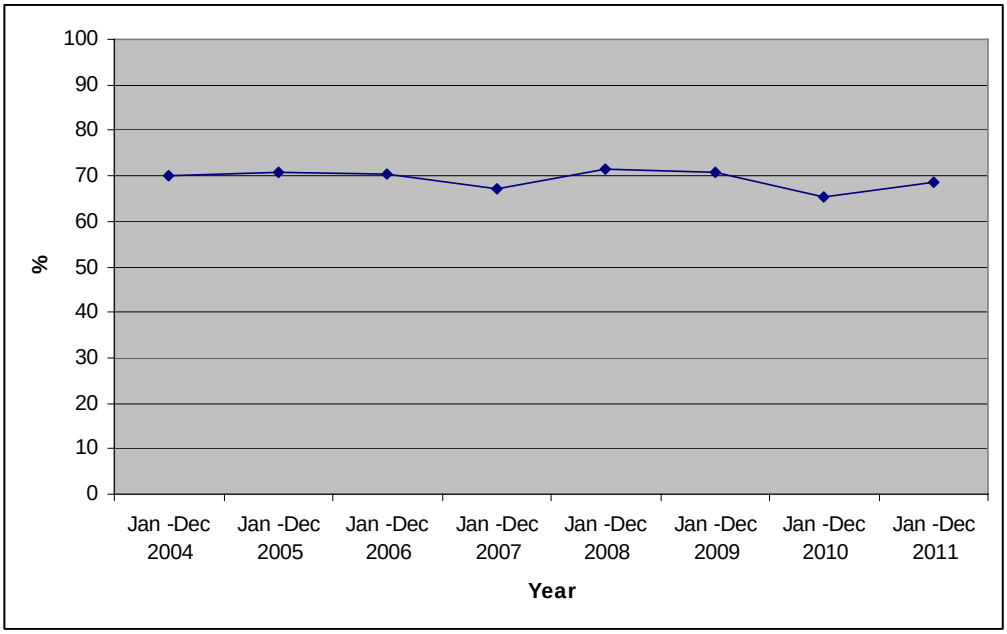
Figure 6.1: Economic activity rate



The rate of employment has remained relatively stable

Figure 6.2 shows that the rate of people in employment in Lewisham has remained relatively stable since 2004. With 68.7% in 2011, there has been an increase of 3.3% between 2010 and 2011DD[4]. Therefore, the target that seeks an increase in the proportion of residents in employment has been met (see Appendix 2).

Figure 6.2: Employment rate



There has been significant job losses since 2008

Jobs in Lewisham grew by 4.9% between 1998 and 2008 compared to 10% growth in London. Jobs in the private sector reduced and the number of public sector jobs grew, but at a slower rate than the London average. Then the number of jobs declined sharply between 2008 and 2011. Lewisham lost 9,400 jobs during this period (15%). Most jobs were lost in the public sector and in construction and the sharp reduction in public spending expected between 2011-14 is forecast to lead to significant job losses in the public sector in the future[5]. In line with other parts of London, Lewisham has lost the majority of its major private sector companies in the past 30 yearsDD[6].

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

The number of employees varies across the borough. The wards with the most employees were Lewisham Central (11,600), Rushey Green (6,400) and New Cross (6,000)[7]. The percentage of people in full time employment also varied across the borough. The wards of Whitefoot (76%) and Catford South (75%) experienced higher levels than the average for London (74%)DD[8] whilst the remaining wards had between 62% and 74%. The exception to this was the ward of Bellingham, with only 48% of employees working full time[9].

Lewisham has more people commuting out of the borough to work than commuting in

The borough has a relatively small internal economy but is a major supplier of labour to neighbouring areas. There were 79,125 people travelling out of the borough to work, mostly commuting to North London and South East London. This is approximately 2.5 times more people than the 29,442 people travelling into the borough to work, mostly from South East LondonDD[10].

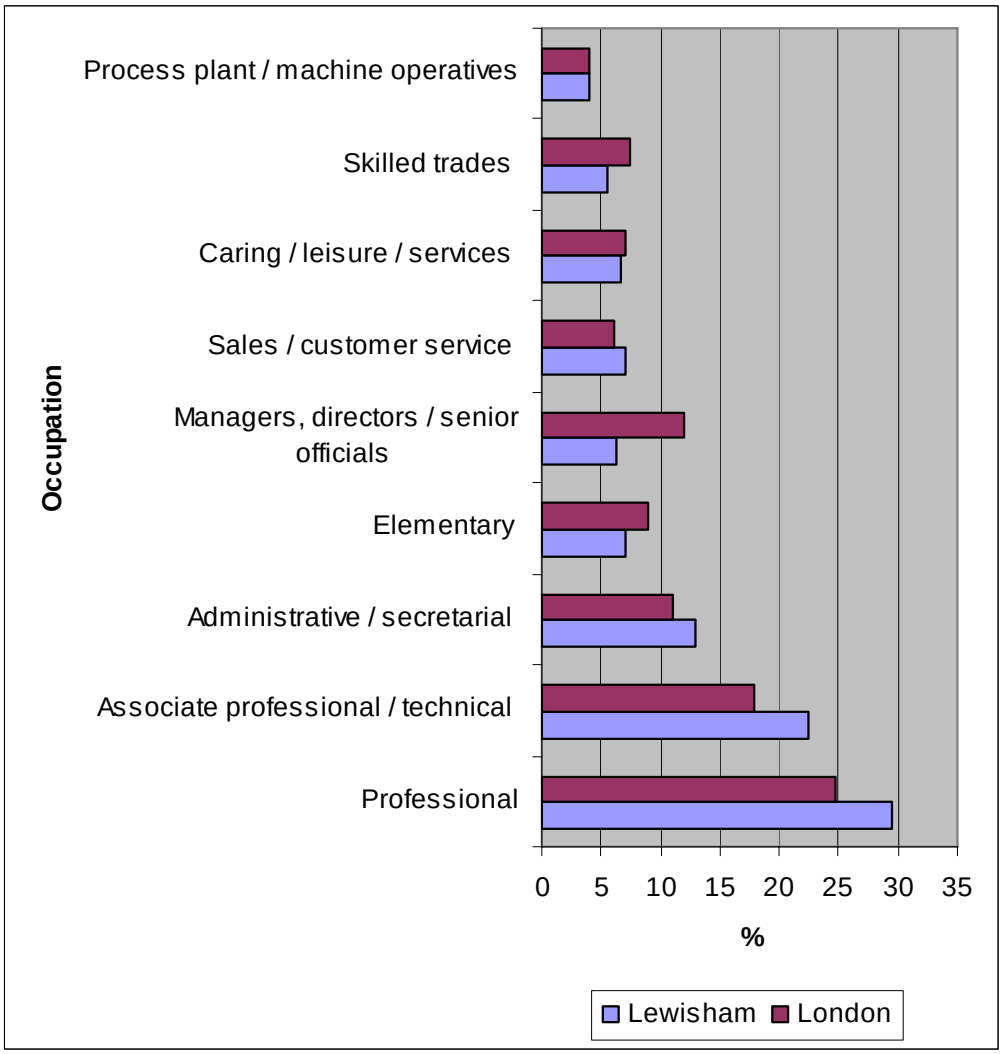
Two thirds of employees work within professional, associate professional,

Figure 6.3 shows that Lewisham had employees working in all sectors. Two thirds of the employees work as professionals (29%), associate professionals (23%) and administrative staff (13%), with higher proportions than London. The remaining occupations each contained less than 10% of the borough's

administrative occupations

employees[11]. In Lewisham, managers, directors and senior officials are decreasing and there is proportionately less than in London.

Figure 6.3: Employment by occupation

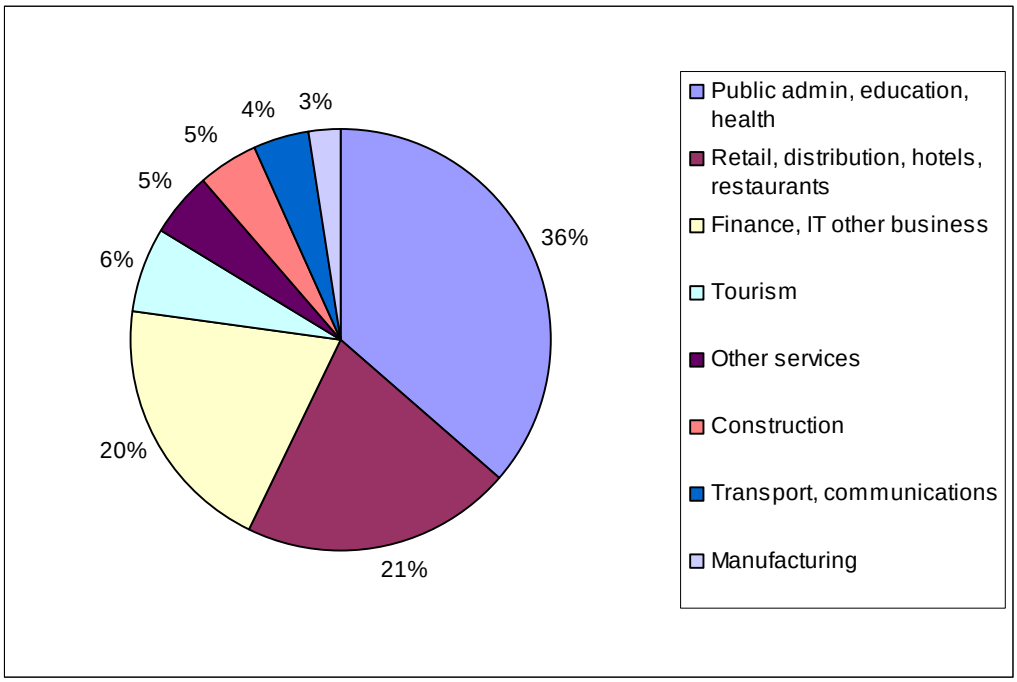


Public sector employment is the dominant industrial sector in Lewisham

Figure 6.4 shows the employment structure by industrial sector. Public sector employment is the dominant sector, accounting for 36% of employment. However, this sector has fallen since 2008. Over one in three people in Lewisham were employed in the public sector, and although public sector spending cuts in 2010-2014 have reduced public sector employment locally, the public sector will remain a significant employer. The restructuring of the public sector to draw in more third sector and private sector providers will provide some alternative job opportunitiesDD[12].

The retail, distribution and restaurants sector is the second largest employer for the borough. Although the third largest sector was finance, IT and other business, the percentage of people working in this sector also declined (1,500 jobs lost between 2008 and 2010) and is significantly below the average for London. Employment in the construction sector has collapsed, with a fall of 45% in the past few years.

Figure 6.4: Workforce by sector 2011



Lewisham has relatively few knowledge based and creative industry jobs

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

There are particular opportunities to grow employment in the digital media sector, with a cluster of businesses focussing on software development, leisure software, digital, online marketing and web design. The presence of institutions like Goldsmiths, University of London and the Trinity Laban Centre (the UK's first Conservatoire for Music and Dance) means there are opportunities to retain graduates in the area and attract creative entrepreneurs, although they will be particularly badly hit by the reduction in public spending in Higher EducationDD[13].

6.1.2 Enterprises

There is a range of types of registered businesses in the borough.

There were 7,635 VAT registered businesses in the borough in 2009, a relatively small amount[14]. However, a wide range of types of businesses are registered in the borough including:

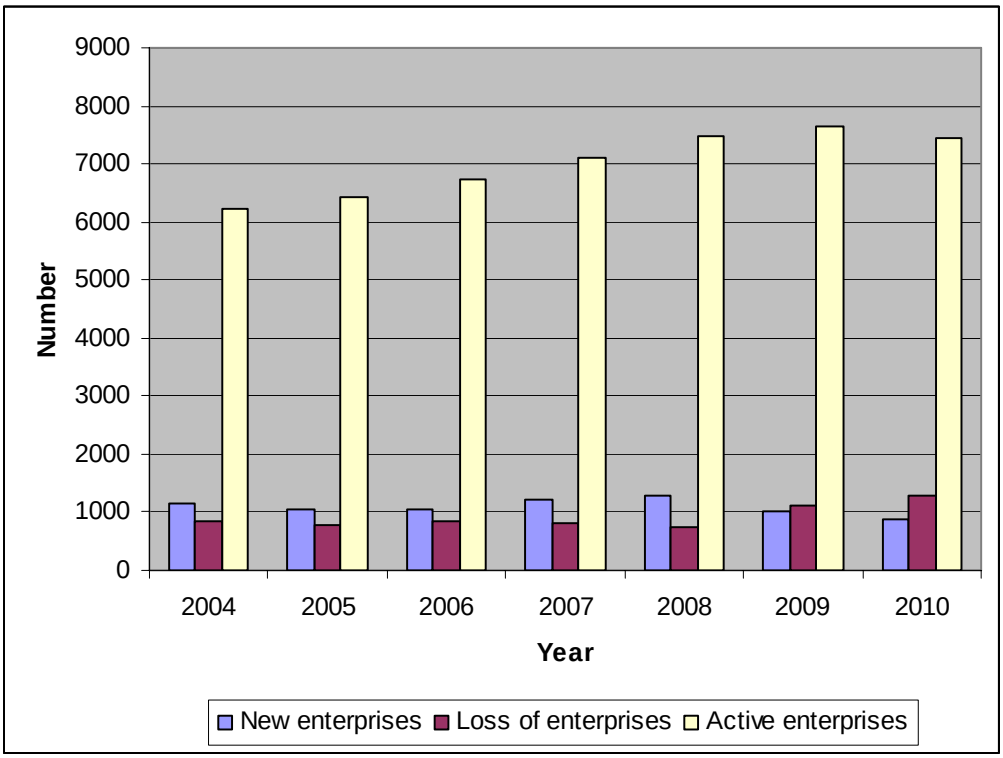
- Real estate, renting and business activities.
- Wholesale, retail and repairs.
- Public administration, community, social and personal services.
- Construction.
- Hotel and restaurants.
- Manufacturing.
- Transport, storage and communication.
- Education, health and social work.

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

In the five years prior to 2008 there was a strong entrepreneurial culture in Lewisham with rates of self employment in 2007 estimated to be 10.2%, higher than the national average (9%) and only slightly below the regional average (10.7%)DD[15].

During 2010 there were 7,450 active enterprises, 895 new enterprises were formed and 1,295 enterprises closed down. Figure 6.5 shows the growth in active enterprises between 2004 and 2009 and this growth at 15.8% was at a faster rate than the London average of 12.8%. Between 2009 and 2010 there has been a decline of 185 active enterprises. The fall in the number of businesses was greater in Lewisham than across London (0.19%) and Inner London (0.73%). This means that the target of year on year growth in businesses has not been met (see Appendix 2).

Figure 6.5: Enterprises



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

Lewisham has relatively few large private sector companies. Compared with the London average Lewisham has 40% fewer large businesses (i.e. over 200 employees) and 10% fewer medium sized businesses (employing between 50-199 employees)[16].

Lewisham has 6,735 very small businesses with less than four employees, which represent 84% of the total number of businesses in the borough. Lewisham has more very small businesses than anywhere else in the countryDD[17].

Less than 40% of businesses formed in 2005 survived five years

Figure 6.6: Enterprise survival rate

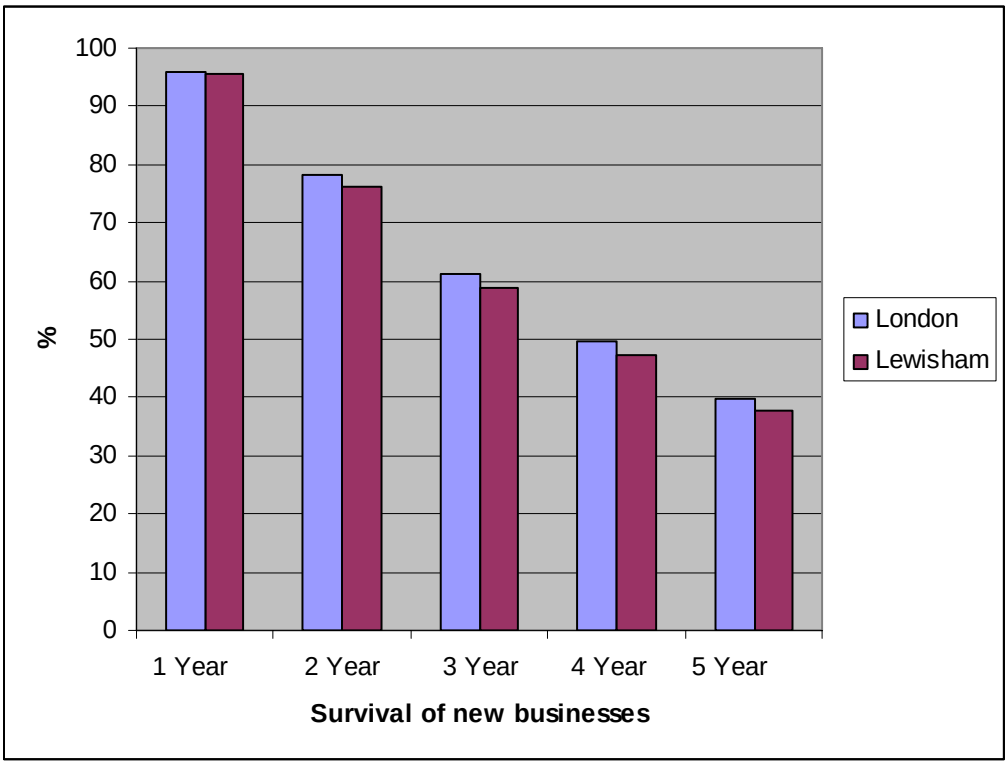


Figure 6.6 shows the survival rate of new businesses that were established during 2005. By 2010 (year 5) only 38% of the businesses were still in existence. This survival rate is slightly lower than London's survival rate and new businesses find it more difficult to survive and grow in Lewisham than elsewhere in London. The percentage of small businesses showing year on year growth is smaller than in any other London Borough[18].

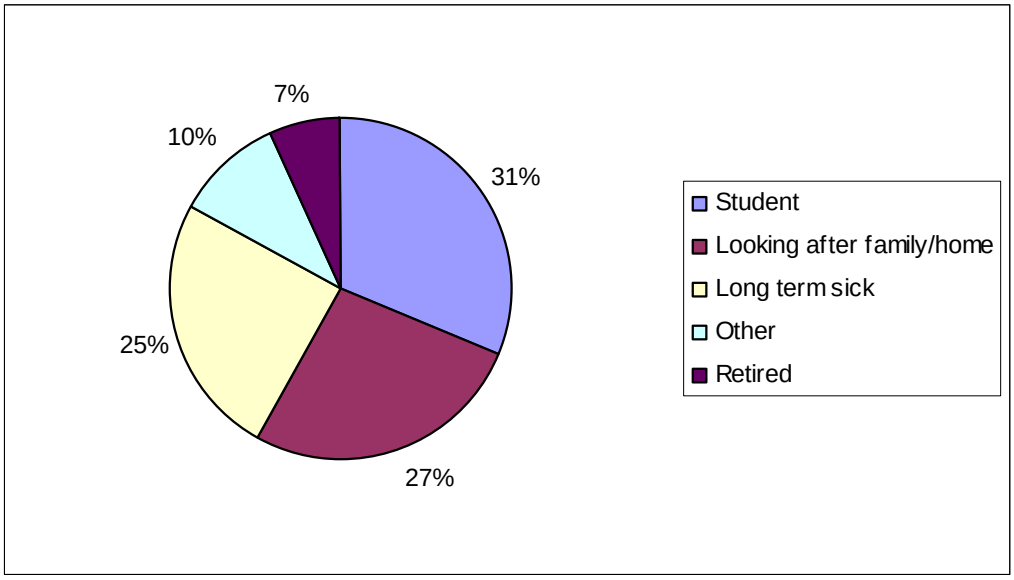
6.1.3 Economic inactivity and income

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

There are 52,100 (27.5%) people who do not work and are not looking for workDD[19]. This is a slightly higher proportion of economically inactive people compared to London (25%) and Great Britain as a whole (24%).

Figure 6.7 shows that there are a number of reasons why people are not available for work. More than three quarters are students, long term sick or looking after family and home. Proportionately there are less students, retired people and people looking after family and home compared to the London average, whilst there is significantly higher amount of people who are long term sick in Lewisham (24%) compared to London (16%)[20].

Figure 6.7: Economic inactivity



There are higher rates of claimants for Job Seeker's Allowance, Income Support and Incapacity Benefit than the London average

As at September 2012, there were 747 unfilled job centre vacancies in Lewisham, equating to 13.6 Job Seeker Allowance claimants per unfilled vacancyDD[21], making it difficult for claimants to gain employment.

Figure 6.8 shows the proportion of working age people (age 16-64) that claim Job Seekers Allowance. As at June 2012, there was 5.5% Job Seeker Allowance claimants. There has been a slight drop since the peak of 5.8% in August 2011. There are proportionately more male claimants (6.3%) than females (4.5%)[22].

Figure 6.8: Job Seeker Allowance Claimants

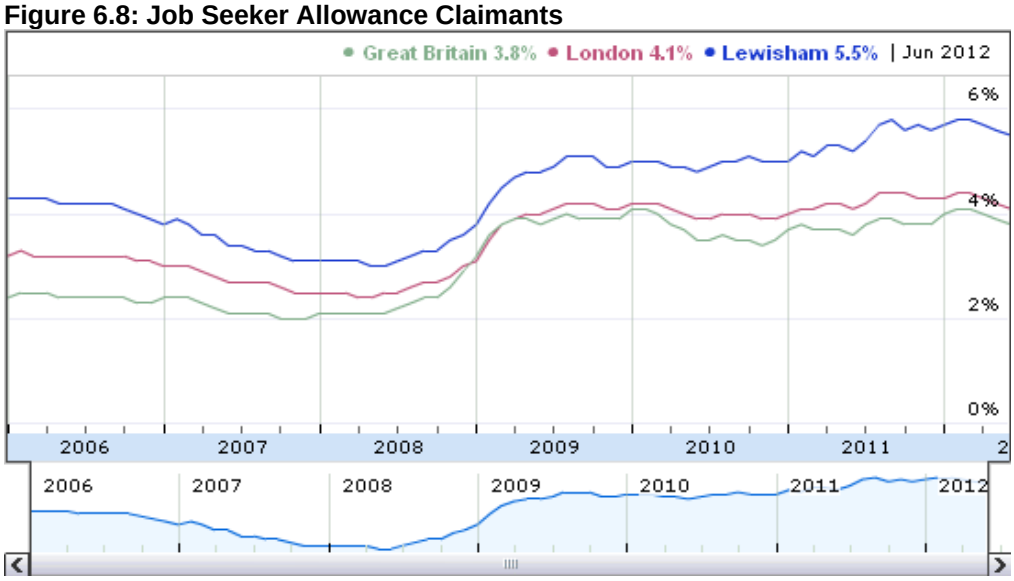


Figure 6.8 also shows that Lewisham has a consistently higher rate of unemployment than London and Great BritainDD[23]. All wards in the borough, with the exception of Blackheath and Crofton Park, have rates of claimants for Job Seekers Allowance that exceed the London average (6.0%). The wards experiencing the highest rate of claimants are Evelyn (10.2%), New Cross

(10%) and Downham (9.9%)[24].

There is a disproportionate impact of unemployment on young people (16 to 24 years), with a rate of 9.3% Job Seeker Allowance claimants that is higher than the London average of 6.9%DD[25]. No wards have rates below the London average and some wards have significantly more young claimants, including Bellingham (22.6%), Sydenham (19.7%) and Perry Vale (18.1%)[26].

Unemployment in young people is a particular problem

Lewisham also experiences higher claimant rates for other types of benefits. At 6.4%, Lewisham has a higher claimant rate for Income Support than the London average of 5.1%. The wards of Downham (9.2%), Bellingham (9.1%) and Rushey Green (8.1%) experience the highest claimant ratesDD[27]. At 5%, Lewisham has a higher claimant rate for Incapacity Benefit than the London average of 4.2%. The wards of Rushey Green (6.3%), Downham (6.2%) and Bellingham (6.2%) experience the highest claimant rates[28].

Parts of the borough experience employment and income deprivation

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

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

Males are paid more than females. Gross weekly pay and gross hourly pay is lower than the London average.

Table 6.1 shows that full time male workers are paid more, with higher gross weekly pay and higher gross hourly pay than full time female workers. For the people that do work full-time in the borough, they receive higher wages than Great Britain's average, but less than the London averageDD[29].

Table 6.1: Earnings

	Lewisham	London	Great Britain
Gross weekly pay			
Full-time males	£593.4	£649.0	£541.7
Full-time females	£534.9	£569.3	£446.3
Full-time workers	£562.5	£610.2	£503.1
Gross hourly pay			
Full-time males	£15.14	£16.46	£13.32
Full-time females	£14.05	£15.27	£11.95
Full-time workers	£14.56	£15.89	£12.77

6.1.4 Education

Lewisham has higher rates of people achieving NVQ Levels 2, 3, 4 and above, than London but also a higher rate of people with no qualifications and lower GCSE capped scores.

Table 6.2 lists the percentage of people in Lewisham that achieved each level of qualification in 2009. Of particular note is the 10.1% of people have no formal qualifications, although this has declined since 2005 (13.7%)[30]. There is a higher rate of people in Lewisham with no qualifications than the London average (9.3%)DD[31].

Table 6.2: Qualifications

NVQ Level	Lewisham
4 and above, equivalent to a higher national diploma or degree level qualifications	49.8%
3 and above, equivalent to two A Levels or an advanced General National Vocational Qualification (GNVQ).	63.1%
2 and above, equivalent to five or more GCSEs (grades A-C) or an intermediate NVQC	73.4%
1 and above	81.3%
Other qualifications	8.6%
No qualifications	10.1%

The GCSE capped scores vary across the borough, with only the ward of Blackheath achieving a higher score (346) than the London average of 344. All other wards were lower, with the lowest occurring in Bellingham (301), Rushey Green (308) and New Cross (309)[32].

6.2 What we found out in 2011/12

6.2.1 Business floorspace

There has been a net loss of business floorspace

Table 6.3 shows the change that has taken place in business floorspace during 2011/12. This change should be considered within the context of the Core Strategy, which seeks the reconfiguration of some of the existing employment floorspace to make way for more modern, fit for purpose employment space. Strategic Objective 4 specifically identifies the need for the mixed use redevelopment of identified industrial sites that require extensive physical investment and improvement.

Completed development resulted in a total net loss of 5,779 m^2 of business floorspace, with an increase in B8 and losses in B1 and B2. Permissions will result in a total net loss of 50,832 m^2 of business floorspace, with an increase in B1 and losses in B2 and B8.

Table 6.3: Change in business floorspace during 2011/12

Use class	Gains (m^2)	Losses (m^2)	Net (m^2)
Completions			
B1	5,273	12,232	-6,959
B2	348	1,617	-1,269
B8	3,373	924	2,449
Total B Completions	**8,994**	**14,773**	**-5,779**
Permissions			
B1	38,982	23,240	15,742
B2	348	13,375	-13,027
B8	4,518	48,065	-43,547
Total B Permissions	**33,848**	**84,680**	**-50,832**

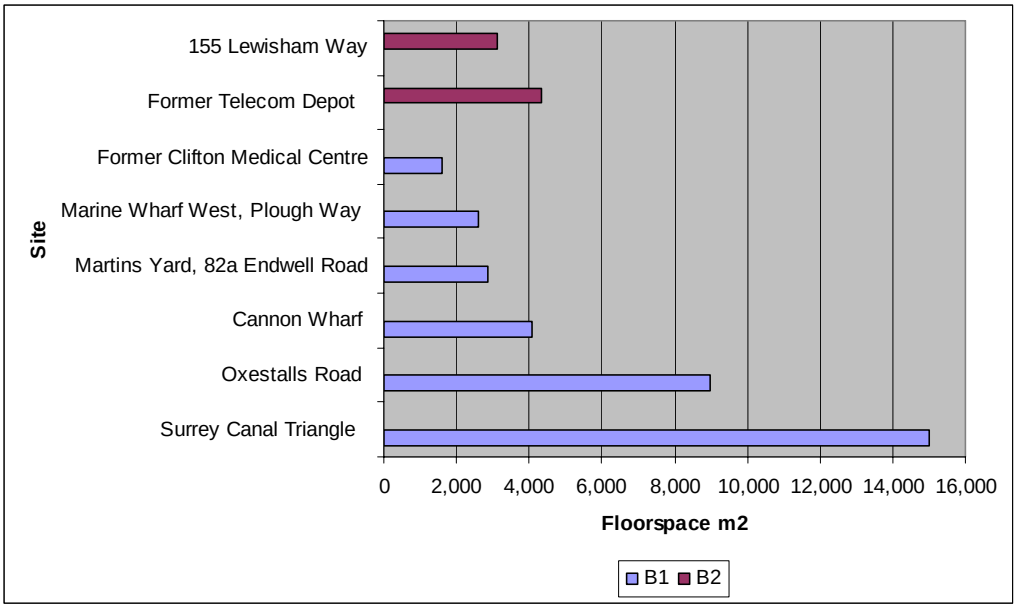
6.2.2 Gains in business floorspace

Nine sites included large scale business development

Figure 6.9 shows that large scale business development (above 1,000 m^2 floorspace) occurred at nine sites. 3,127 m2 of B8 floorspace at 155 Lewisham Way was completed during 2011/12 and the remainder had sites approved during 2011/12 for B1 and B8 floorspace. All of the following permitted sites will create business opportunities of strategic importance:

- Surrey Canal Triangle (15,000m2 of B1).
- Oxestalls Road (8,982 m2 of B1).
- Former Telecom Depot (4,345 m2 of B8).
- Cannon Wharf (4,083 m2 of B1).
- Martins Yard, 82a Endwell Road (2,883 m2 of B1).
- Marine Wharf West, Plough Way (2,583 m2 of B1).
- Former Clifton Medical Centre (1,591 m2 of B1).

Figure 6.9: New large scale business floorspace



Large scale business

The target of locating office (B1a) floorspace of more than 2,800m^2 within Lewisham or Catford Town Centres has not been met as three of the qualifying

floorspace is located mostly within strategic sites or defined employment areas

sites are located in the strategic sites within the Regeneration and Growth Areas and one is located in a Local Employment Location. However, the transformation of the sites are critical to the regeneration of the borough and are necessary to achieve the vision set out in the Core Strategy.

6.2.2 Losses in business floorspace

13 sites experienced large scale business losses, primarily to make way for mixed use developments

Table 6.4 shows that during 2011/12, 13 sites experienced large scale losses of more than 1,000m2 of business floorspace, with a loss of 14,773m^2 from completions and approvals that will result in the loss of 84,680 m2.

Table 6.4: Business floorspace losses

Site	B use floorspace lost	Replaced by
Completions		
104-120 Lee High Road	1,113 m2 of B1	1,752 m2 of A1 57 residential units.
72-78 Conington Road	2,000 m2 of B1	132 residential units
4-6 Manor Mount	1,098 m2 of B1	9 residential units
155 Lewisham Way *	1,045 m2 of B1	3,127 m2 of B8
72-78 Nightingale Grove	1,617 m2 of B2	496m2 of B1 62 residential units
Permitted		
Thurston Road Industrial Estate *	1,705m2 of B1 and 2,167 m2 of B8	6,771 m2 A1 463 m2 of B1 406 residential units
52-54 Thurston Road	4,262 m2 of B1	308m2 of B1 62 residential units
Site	**B use floorspace lost**	**Replaced by**
Cannon Wharf *	5,578 m2 of B2 and 4,272 m2 of B8	2,208m2 of A1, A2, A3 and A5 833 m2 of B1 297 m2 of D1 696 residential units.
Oxestalls Road *	4,000 m2 of B2	2,989 m2 of A2, A3, A4 and A5 5,082 m2 of B1 1,428 m2 of D1 1,020 m2 of D2 905 residential units
Marine Wharf West *	12,252 m2 of B8	1,543 m2 of A1, A2 and A3 2,583 m2 of B1 2,100 m2 of Sui Generis 532 residential units
Neptune Works, Grinstead Road *	1,624 m2 of B2	1,000m2 of A1 and A2 874 m2 of B1 199 residential units
Surrey Canal Triangle *	1,128 of B2 and 16,459 m2 of B8	6,300 of A1, A2, A3, A4 and A5 10,668 m2 of B1 10,000 m2 of D1 12,050 m2 of D2 2,372 residential units
Former United Diaries Depot	5,620 m2 of B8	75 residential units

The majority (ten) of the sites will be redeveloped for a mix of uses and business uses whilst three sites will be converted to housing.
This large scale change is an essential part of implementing the Core Strategy to regenerate and revitalise the borough and make the employment space more attractive to a modern economy.

The best identified employment locations have been protected from development

Table 6.4 shows that some sites (marked * above) located within defined employment locations have experienced a loss of employment floorspace. Therefore the target that seeks no net loss of B use class floor space in defined employment land areas (SIL, LEL, MEL) has not been met (see Appendix 2). However, this needs to be balanced with the need to reconfigure identified employment sites, as part of the overall programme to regenerate the borough. The loss of business uses on these sites will make way for a mix of uses more aligned to the modern day economy.

6.2.4 Vacancy rates

Last year's employment floorspace vacancy rate was 15%

Last year's AMR reported that the vacancy rate across all defined employment areas (DEA) was 15% and that there were seven DEAs with no vacancies – at Stanton Square, Silwood, Molesworth Street, Evelyn Street, Clyde Vale/Perry Vale, Childers Street and Blackheath Hill. No new data has been collated since last year.

6.2.5 Commercial floorspace secured through Section 106 Agreements

Section 106 Agreements have secured commercial floorspace on 16 development sites

From the Section 106 Agreements secured during 2011/12, 16 development sites are required to provide commercial floorspace as part of their development, amounting to 81,675 m^2. Table 6.5 lists the sites that will provide more than 1,000m2.

Table 6.5: Section 106 Agreement commercial floorspace requirements

Site	Amount of commercial floorspace required (m^2)
Surrey Canal Triangle	31,300
Oxestalls Road	16,393
Thurston Industrial Estate, Jerrard Street	7,610
Former Telecom Depot, 27 Fordmill Road	6,715
Cannon Wharf, 35 Evelyn Street	6,588
Marine Wharf West	4,126
Neptune Wharf, Grinstead Road	1,973
Former Clifton Medical Centre	1,768
The Deptford Project	1,499
223-225 Lewisham High Street	1,389
The Green Man, Bromley Road	1,296

6.2.6 Financial contributions for training and employment projects

New development is contributing towards training and employment projects

From the Section 106 Agreements secured during 2011/12, a number of developments will provide financial contributions towards the implementation of local training and employment projects, at:

- Loampit Vale.
- Former George Public House.
- 72-78 Conington Road.
- 104-108 George Lane.
- Lewis House at Lewis Grove.
- Rotary Day Centre at 6-7 Addington Grove.
- Lewisham Way.

6.2.7 Retail floorspace

Overall, retail floorspace has significantly increased

Table 6.6: Change in retail floorspace during 2011/12

Use class	Gains (m^2)	Losses (m^2)	Net (m^2)
Completions			
A1	2,684	1,575	1,109
A2		127	-127
A3	152	432	-280
A4		943	-943
A5	56	68	-12
Total A completions	**2,892**	**3,145**	**-253**
Permissions			
A1	12,999	9,562	3,437
A2	4,114	186	3,928
A3	4,756	600	4,156
A4	2,700	2,685	15
A5	1,593	68	1,525
Total A permissions	**26,162**	**13,101**	**13,061**

Table 6.6 shows the change that has taken place in retail floorspace during 2011/12. There was a total net loss of 253 m^2 of retail uses from completions, with a net increase of A1 and net losses of A2, A3, A4 and A5. Permissions will result in a net increase of 13,061m^2 of retail floorspace, with net increases in A1, A2, A3, A4 and A5 floorspace.

6.2.8 Gains in retail floorspace

Four sites included large scale retail floorspace

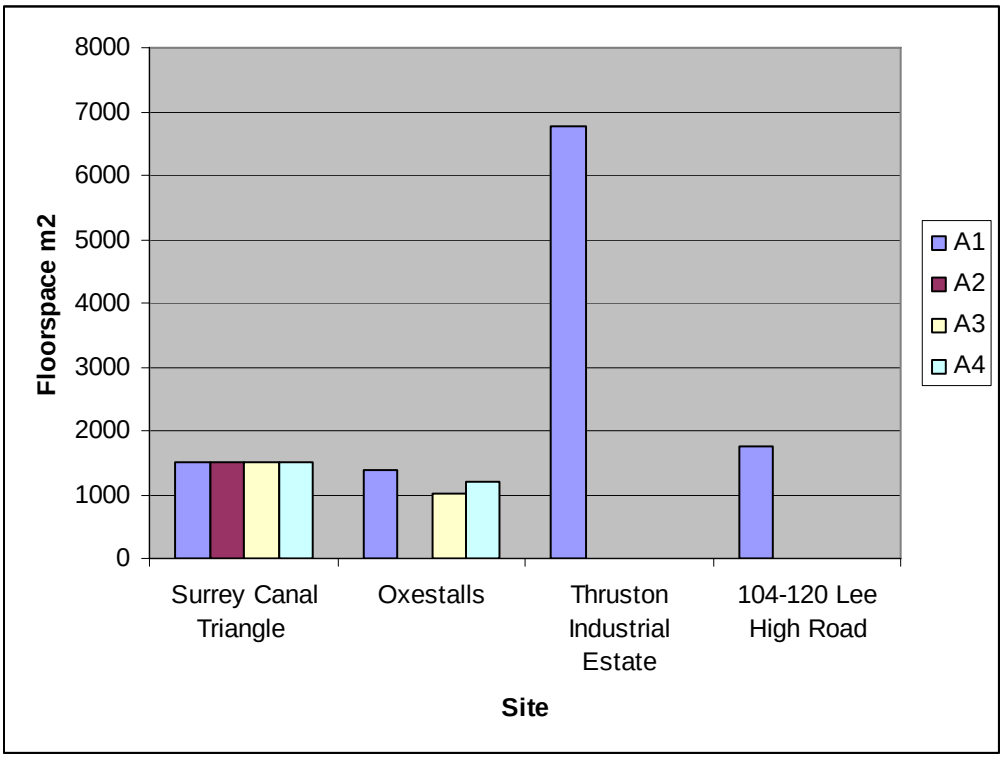
Figure 6.10 shows that there has been significant large scale retail development, and other A use class development, (above 1,000 m^2 floorspace) at four sites. A Lidl supermarket consisting of 1,752m2 of A1 floorspace at 104-120 Lee High Road was completed during 2011/12. The following three sites had more than 1,000m2 of A use class floorspace approved during 2011/12:

- Thurston Industrial Estate, Jerrard Road (6,771m2 of A1).
- Surrey Canal Triangle (1,500m2 of A1, 1,500m2 of A2, 1,500 m2 of A3,

1,500 m2 of A4 and 300m2 of A5).

- Oxestalls Road (1,371m2 of A1, 1,019 m2 of A3 floorspace, 1,200 m2 of A4).

Figure 6.10: New large scale retail floorspace



Retail floorspace was located mostly within the strategic sites and Lewisham Town Centre

The target of locating retail floorspace of more than 1,000m2 within town centres or district centres has been partially met as two of the qualifying sites are located within Lewisham Town Centre whilst the remaining two sites are located in the strategic sites within the Regeneration and Growth Areas.

6.2.9 Losses in retail floorspace

Four sites experienced large scale retail floorspace losses

Table 6.7 shows that during 2011/12, four sites experienced large scale losses of more than 1,000m2 of retail (A1 and A4) floorspace. Two of the sites will be redeveloped for a mix of uses, one site will be redeveloped as a community hub and one site will be converted to housing. This large scale change has been anticipated within the Core Strategy, especially within the strategic sites in the Regeneration and Growth Areas, and will help to enhance the economy and revitalise the borough.

Table 6.7: Retail floorspace losses

Site	A use floorspace lost	Replaced by
Permitted		
447-453 New Cross Road	3,022m2 of A1	8 residential units
Bond House, Goodwood Road	3,270m2 of A1	116m2 of A3 498m2 of B1 160m2 of D1 202m2 of Sui Generis creating artists studios, and gallery, 78 residential units
Oxestalls Road	1,600m2 of A1	2,760m2 of A1, A2, A3, A4 and A5 5,082 m2 of B1 1,428 m2 of D1 1,020 m2 of D2 905 residential units
Former Green Man Public House	2,175m2 of A4	1,032m2 of D1 145m2 of D2

Section 8.2.12 reports on developments that include community uses (D1 and D2) including leisure facilities.

6.2.10 Town centres

Lewisham is the largest of the two Town Centres

Table 6.8 identifies the two major Town Centres within the borough – Lewisham and Catford. Lewisham had a total of 319 ground floor units in 2012, seven more than the previous year. Lewisham is the larger of the two centres, with 120 more units than Catford. The total ground floor units in Catford is 199, two less than the previous year. Given that Lewisham is the largest of the town centres, the Core Strategy is seeking to improve the strategic role and function of Lewisham town centre.

Table 6.8: Lewisham and Catford Town Centre uses

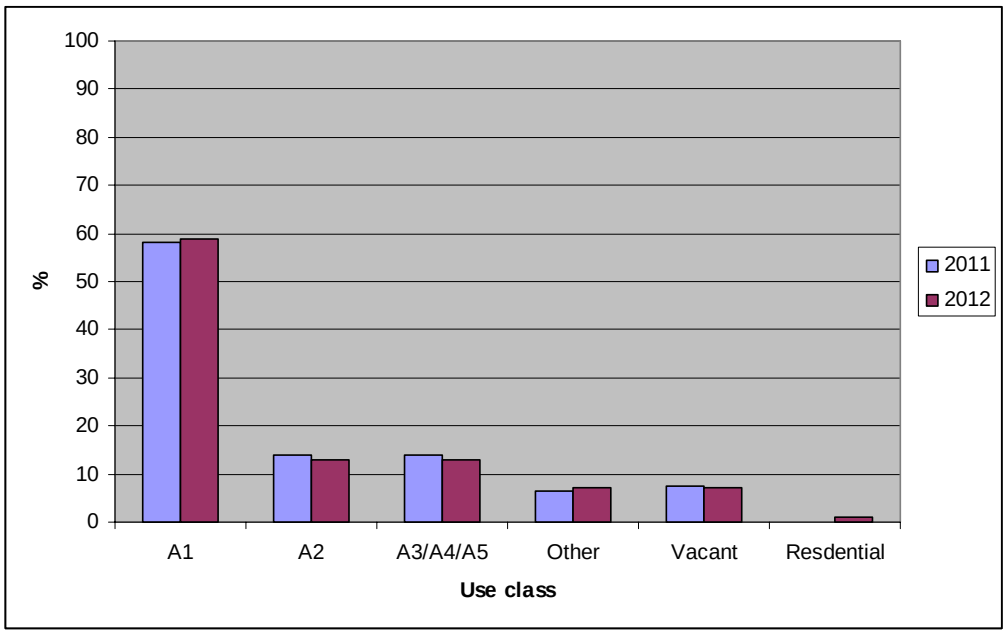
	A1 Shops		A2 Financial/ profess-ional services		A3/A4/A5 Food and drink		Other (B1, B2, D1, D2, S/G		C3 Dwellings		Vacant		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Lewisham	186	58	43	13	41	13	23	7	3	1	23	7	319	100
Catford	108	54	25	13	43	22	17	9	0	0	6	3	199	100

Lewisham Town Centre has faired well, with slight increase in shops and a slight reduction in vacant units

Figure 6.11 shows that in Lewisham town centre, shops (A1) make up the largest proportion of the primary shopping frontage (59%), followed by financial and professional services (A2) and then food and drink establishments (A3/A4/A5). Other non A uses and residential units represent a minority of the units. At 7%, vacant units also represent a small proportion of the units.

There has been limited change since last year, with slight increases in the proportions of shops (A1) and other non A uses but slight decreases in finance and professional services (A2) and food and drink establishments (A3/A4 and A5). Vacancies have dropped slightly from 7.5% in 2011 to 7% in 2012.

Figure 6.11: Lewisham Town Centre uses

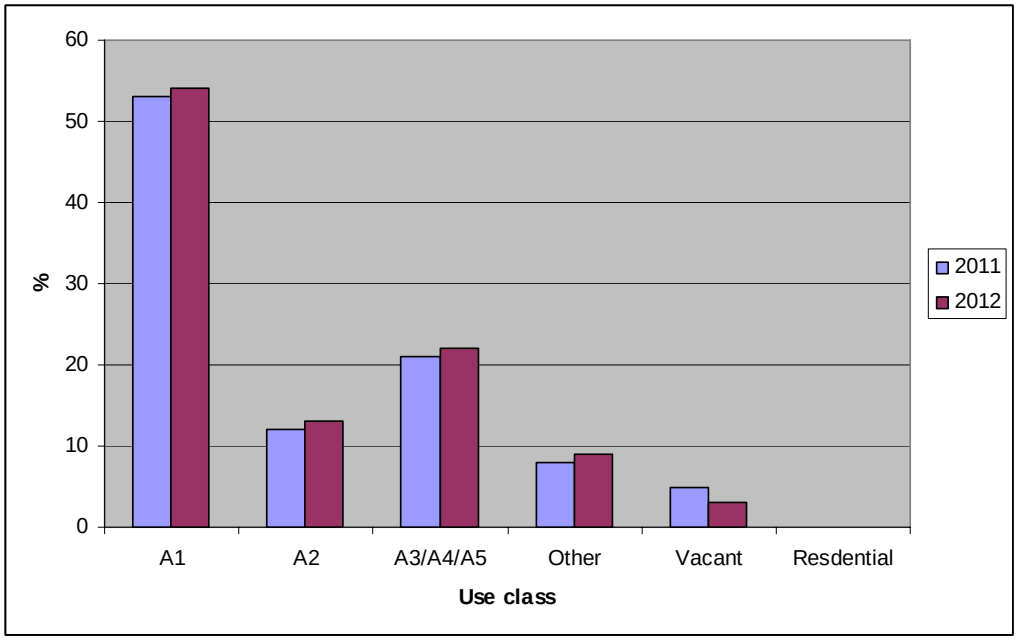


Catford Town Centre has faired well, with slight increase in shops and a reduction in vacant units

Figure 6.12 shows that in Catford town centre, shops (A1) make up the largest proportion of the primary shopping frontage (54%), followed by food and drink establishments (A3/A4 and A5) and then finance and professional services (A2) . Other (non A uses) represent a minority of the units and there are no ground floor residential units. At 3%, vacant units also represent a small proportion of the units.

There has been a change since last year, with slight increases in all use classes. The exception to this is vacancies where there has been a drop from 5% in 2011 to 3% in 2012.

Figure 6.12: Catford Town Centre uses



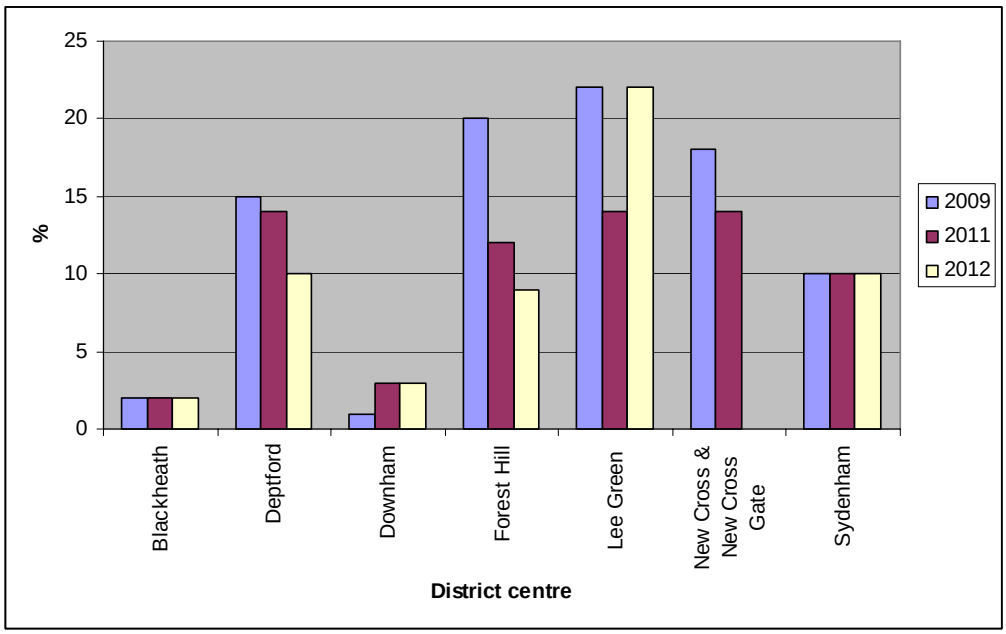
To summarise, both Lewisham and Catford town centres have faired well during the economic downturn, with an increase in shop units and a decrease in vacant units.

6.2.11 District centres

Only one district centre has more vacant units than last year

Figure 6.13 shows how the percentage of vacancies in each of the seven district centres has changed since 2009. The highest rate of vacancies occurs in Lee Green (22%), then Deptford (10%), New Cross/New Cross Gate (14%DD[33]), Sydenham (10%), Forest Hill (9%), Downham (3%) and Blackheath (2%). Compared to previous years, the rate of vacant units at Sydenham, Blackheath and Downham remained the same. Deptford, Forest Hill and New Cross/New Cross Gate has experienced a reduction in the percentage of vacant units whereas Lee Green has experienced an increase in the vacancy rate.

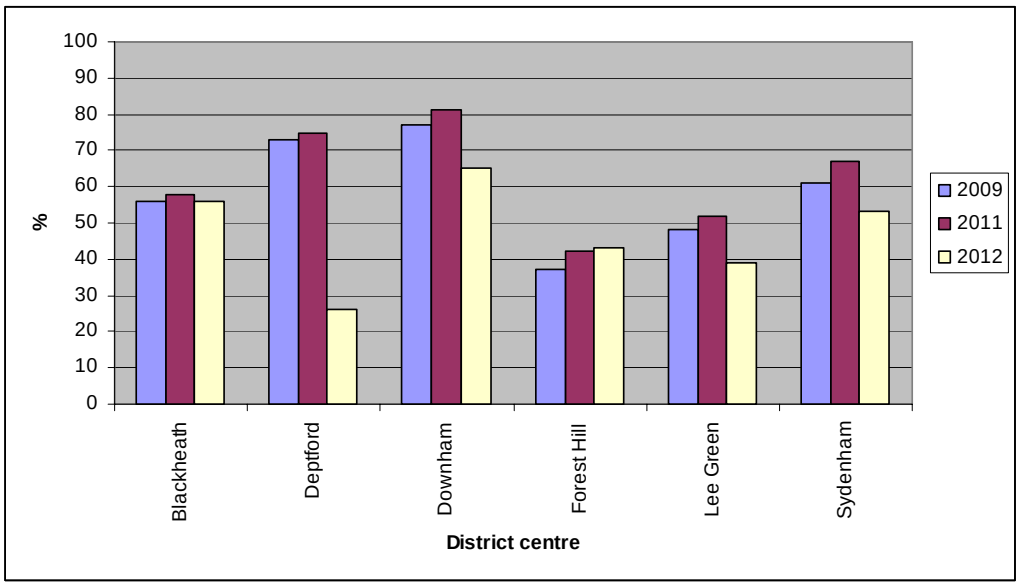
Figure 6.13: District centre vacancies



The percentage of shops in primary shopping frontages of district centres has fallen, except at Forest Hill

Figure 6.14 shows the percentage of A1 uses (shops) in the primary shopping frontage of six out of the seven district centres. Note that New Cross and New Cross Gate district centre does not have a primary shopping frontage and has been omitted from Figure 6.14. The district centre with the highest percentage of shops was Downham (65%), followed by Blackheath (56%), Sydenham (53%), Forest Hill (43%) and Lee Green (39%). At 26% only one quarter of Deptford's primary frontage was shops. Compared to the last monitoring year, the percentage of shops has increased in Forest Hill, but decreased in all of the other district centres. With a drop of 49%, Deptford has seen the most significant loss of shops, followed by Downham (drop of 16%), Sydenham (drop of 14%) and Lee Green (drop of 13%).

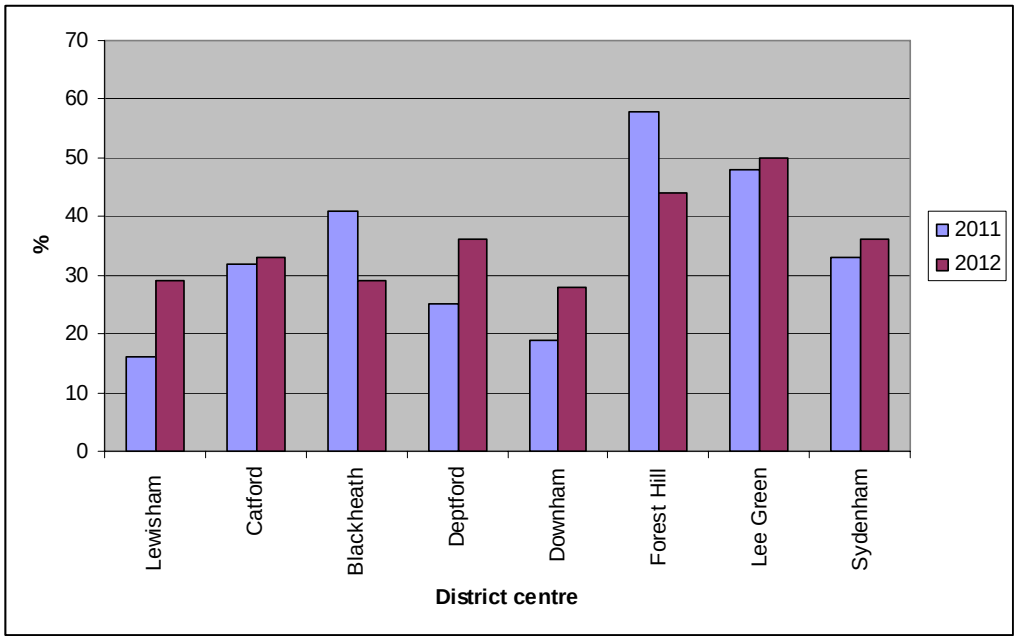
Figure 6.14: A1 uses in district centres



Four district centres have more than 30% of their primary shopping frontage in non A1/A2 use.

Figure 6.15 shows the percentage of non A1/A2 uses (shops and financial and professional services) in the primary shopping frontage of two major centres and six out of the seven district centres. Note that New Cross and New Cross Gate district centre does not have a primary shopping frontage and has been omitted from Figure 6.15.

Figure 6.15: Non A1 /A2 uses in town and district centres



Between a half and one quarter of the primary frontages had non A1, A2 uses in Lee Green (50%), Forest Hill (44%), Deptford (36%), Sydenham (36%), Catford (33%), Lewisham (29%), Blackheath (29%) and Downham (28%). Compared to the last monitoring year, the percentage of non A1/A2 uses has increased in Lewisham, Deptford, Downham, Lee Green and Sydenham whilst Blackheath and Forest Hill experienced a decline in non A1/A2 uses. There

are four district centres and one Town Centre that do not meet the target of having less than 30% of non A1/A2 uses in the primary shopping frontages. These are Lee Green, Forest Hill, Deptford, Sydenham and Catford.

6.2.12 Neighbourhood centres

All of the neighbourhood centres have more than 30% of their frontage in non A1/A2 use.

Within the five neighbourhood centres of Brockley Cross, Crofton Park, Downham Way, Grove Park and Lewisham Way, shops (A1) represent between 33% and 44% of the frontage and all of the neighbourhood centres contained non A1/A2 uses above 30%. In terms of vacant units, Downham Way (4%) and Brockley Cross (7%) had less vacant units than the national average (12.7%) and Crofton Park (13%), Lewisham Way (14%) and Grove Park (15%) had slightly more than the national average[34].

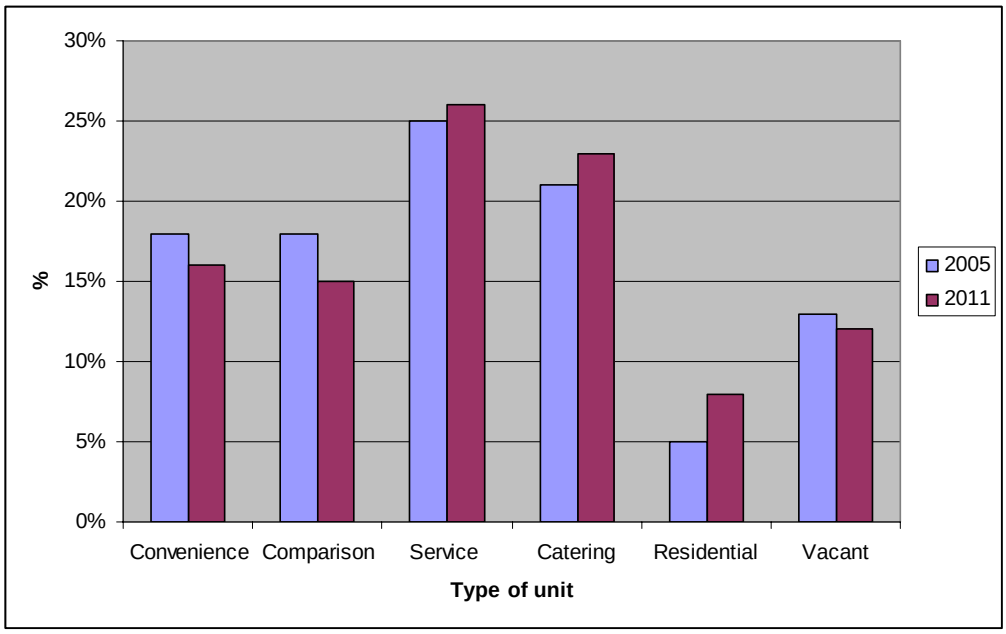
6.2.13 Local Parades

Convenience and comparison shopping has decreased in local parades

Figure 6.16 shows that the mix of retail units within the local parades has shifted slightly since 2005 with a decrease in the number of convenience (food, drink, medicine) and comparison (clothing, footwear, household goods) shopping units, now occupying 16% and 15% of all units respectively. There was an increase in the number of catering outlets (restaurants and cafes) and service uses (including hairdressers, drycleaners and doctors surgeries), now occupying 23% and 26% of all units respectively.

Vacant units have decreased and residential units have increased in local parades

Figure 6.16: Local parade land uses



The number of vacant shops has decreased slightly to 12% (a decrease of 19 units) in the six years to 2011. During the same period, the number of residential units has increased from 61 units to a total of 105 across all local parades. This represented an increase of 44 units and increases the percentage of residential units from 5 per cent in 2005 to 8 per cent in 2011.

[1] NOMIS Official Labour Market Statistics 2012
[2] The Local Futures Group 2010. This is based on the estimate of the boroughs total economic output measured by Gross Value Added (GVA)
[3] NOMIS Official Labour Market Statistics 2012
[4] NOMIS Official Labour Market Statistics 2012
[5] Lewisham Local Economic Assessment, March 2012
[6] Lewisham Local Economic Assessment, March 2012
[7] GLA Ward Profiles 2012 taken from data.london.gov.uk.
[8] NOMIS Official Labour Market Statistics 2012
[9] GLA Ward Profiles 2012 taken from data.london.gov.uk.
[10] Lewisham Local Economic Assessment, March 2012
[11] NOMIS Official Labour Market Statistics 2012
[12] Lewisham Local Economic Assessment, March 2012
[13] Lewisham Local Economic Assessment, March 2012
[14] ONS Business Demography 2010
[15] Lewisham Local Economic Assessment, March 2012
[16] Lewisham Local Economic Assessment, March 2012
[17] http://www.ons.gov.uk/ons/rel/bus-register/uk-business/2012/
[18] Lewisham Local Economic Assessment, March 2012
[19] NOMIS Official Labour Market Statistics 2012
[20] NOMIS Official Labour Market Statistics 2012
[21] NOMIS Official Labour Market Statistics 2012
[22] NOMIS Official Labour Market Statistics 2012
[23] NOMIS Official Labour Market Statistics 2012
[24] GLA Ward Profiles 2012 taken from data.london.gov.uk, as at April 2012.
[25] NOMIS Official Labour Market Statistics 2012
[26] GLA Ward Profiles 2012 taken from data.london.gov.uk, as at April 2012.
[27] GLA Ward Profiles 2012 taken from data.london.gov.uk.
[28] GLA Ward Profiles 2012 taken from data.london.gov.uk.
[29] NOMIS Official Labour Market Statistics 2012
[30] Lewisham Local Economic Assessment, March 2012
[31] NOMIS Official Labour Market Statistics 2012
[32] GLA Ward Profiles 2012 taken from data.london.gov.uk.
[33] 2011 data has been used as 2012 data is not currently available
[34] National Retail Barometer, Winter 2011/12, Colliers International.

7. Environmental management

Solar Panels at Loampit Vale

Renaissance Energy Centre Loampit Vale

Playspace at Fordham Park

This chapter reviews planning performance relating to climate change and environmental management. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO5: Climate change CSO6: Flood risk reduction and water management CSO7: Open spaces and environmental assets CSO8: Waste management
Core Strategy Policies	CSP7: Climate change and adapting to the effects CSP8: Sustainable design and construction and energy efficiency CSP9: Improving local air quality CSP10: Managing and reducing the risk of flooding CSP11: River and waterway network CSP12: Open space and environmental assets CSP13: Assessing Lewisham's waste management requirements

7.1 What are the trends?

7.1.1 Energy

Energy consumption is reducing

Table 7.1 shows that Lewisham's total annual energy consumption reduced between 2005 and 2008, then slightly increased to 4,658.7 tonnes during 2009[1]. Most (38%) of the energy comes from natural gas, followed by renewables and waste (26%), then petroleum products (19%) and electricity (17%). None of the energy consumed came from coal or other manufactured fuels.

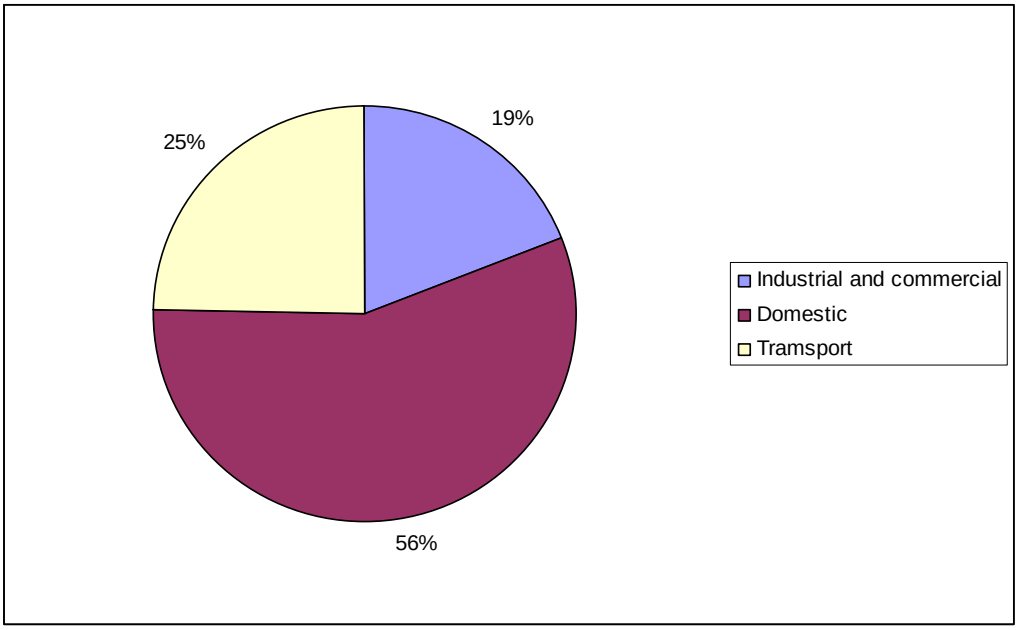
Lewisham ranks as the twelfth highest consumer of energy out of the 33 London boroughs. With a reduction of 7.7% between 2005 and 2009 Lewisham's annual energy consumption has also reduced at a slower rate than London as a whole (9.4%).

Table 7.1: Energy consumption in GWh 2005 to 2009

Year	Petroleum Products	Natural gas	Electricity	Renewables and waste	Total
2005	950.1	2,233.7	882.9	978.3	5,045.0
2006	945.1	2,099.4	873.8	958.1	4,876.4
2007	944.1	2,019.8	870.3	973.2	4,807.5
2008	922.4	1,924.5	788.8	1,010.5	4,646.2
2009	883.3	1,765.3	790.9	1,219.2	4,658.7

Figure 7.1 shows that the domestic sector consumed the most (56%) energy in 2009.

Figure 7.1: Energy consumption by sector in 2009



7.1.2 Emissions

CO^2 emissions are reducing

The Council has four air quality monitoring stations at Catford Town Hall, 272 New Cross Road, Mercury Way, New Cross and Loampit Vale, Lewisham. There are also 32 Nitrogen Dioxide (NO^2) diffusion tubes placed across the borough.

Table 7.2 shows that Lewisham's total Carbon Dioxide (CO^2) emissions reduced between 2005 and 2009, then slightly increased to 1,040 tonnes during 2010DD^2. With a reduction of 15.2% between 2005 and 2010, Lewisham's CO^2 emissions have reduced at a faster pace than London's (9.5%).

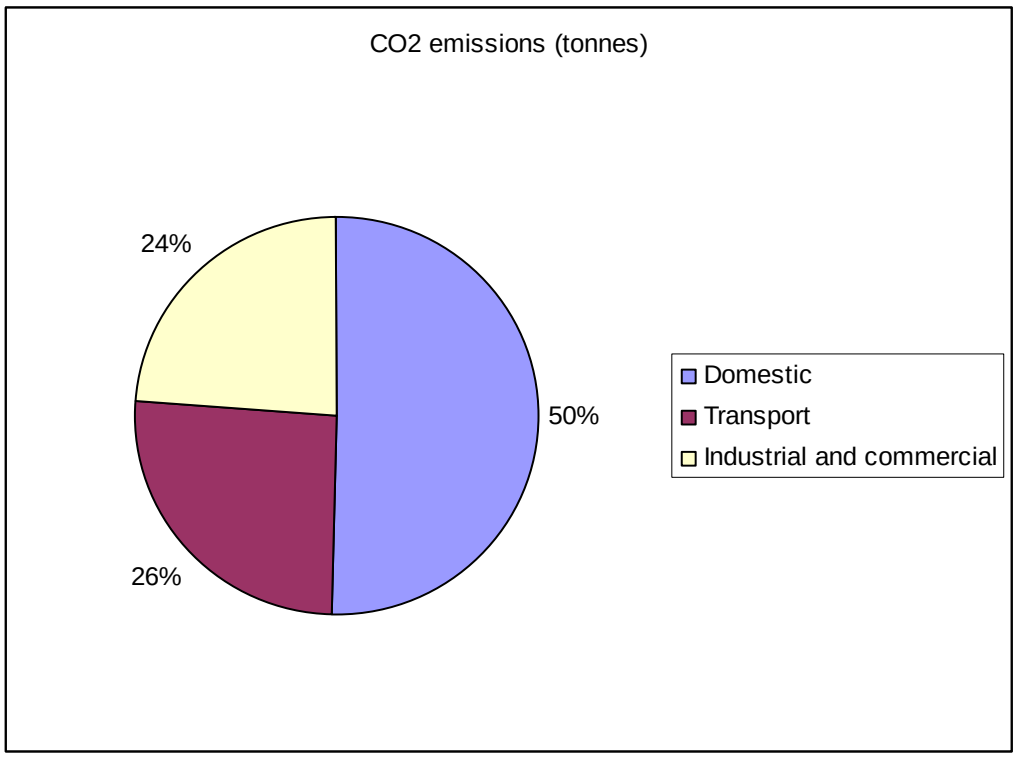
With 3.9 tonnes per capita in 2010, Lewisham has the lowest per capita CO^2 emissions of all inner London boroughs, the second lowest in London as a whole after London Borough of Redbridge, and the fourth lowest in the UK.

Table 7.2: Annual CO^2 emissions (tonnes) 2005 to 2010

Year	Industry and commer-cial	Domestic	Road Transport	Total	Populatio n ('000s, mid-year estimate)	Per capita emissions (tonnes)	Per capita reductio n since 2005 (%)
2005	315	581	282	1,180	254	4.6	15.2
2006	316	572	277	1,166	257	4.5	
2007	306	556	278	1,141	259	4.4	
2008	264	556	267	1,088	262	4.2	
2009	239	500	258	998	265	3.8	
2010	249	533	257	1,040	267	3.9	

Figure 7.2 demonstrates that the largest source of CO^2 emissions comes from the domestic sector, making up half of the total emissions.

Figure 7.2: CO^2 emissions by sector in 2010



Environmental footprints are similar to London and the UK

Environmental footprints measure the impacts on the environment arising from the activities that are taking place in a borough. They are divided into three types of footprint:

- Ecological footprint – measures the amount of biologically productive land and sea area necessary to supply the resources a population consumes, and to assimilate associated waste[3].
- Carbon footprint – measures the amount of carbon dioxide (CO_2) and other carbon compounds emitted into the atmosphere by the activities of a populationDD[4].
- Greenhouse gas footprint – as above, but measures greenhouse gases including CO_2 and methane (CH_4) and is reported as carbon dioxide equivalent (CO_2e)[5].

Figure 7.3: Environmental footprints in 2008

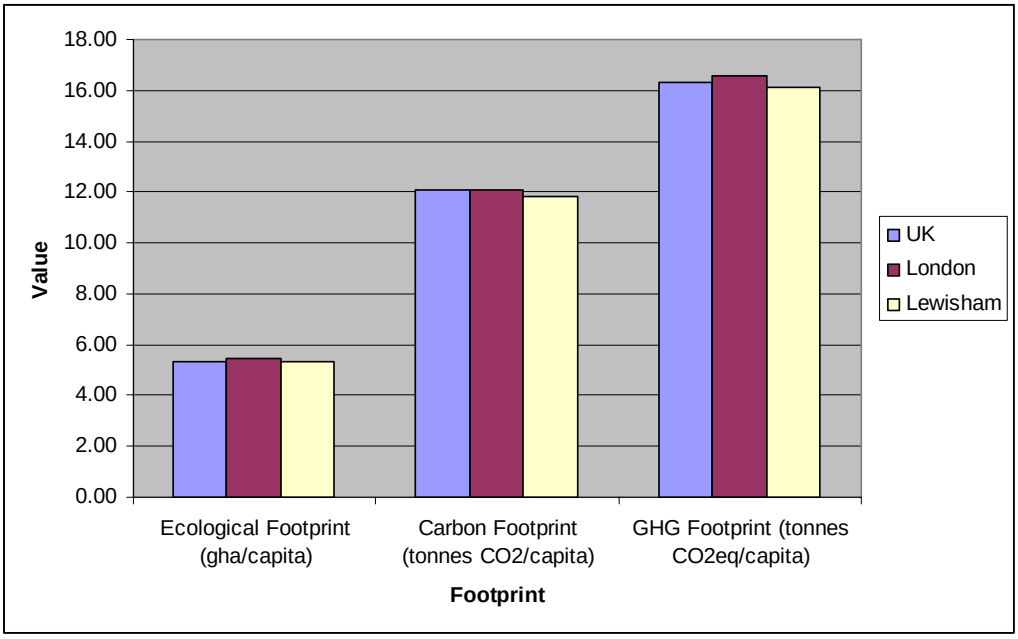


Figure 7.3 shows that in 2008 Lewisham's:

- Ecological footprint measured 5.34 global hectares per capita meaning that each person needs 5.34 hectares to sustain their own activities.
- Carbon footprint was 11.84 tonnes of CO_2 per capita, meaning that each person generates 11.84 tonnes of CO_2.
- Greenhouse gas (GHG) footprint was 16.14 tonnes of CO_2e per capita, meaning that each person generates 16.14 tonnes of CO_2 and CH_4.

It is evident from Figure 7.3 that all of the footprints for Lewisham resembled those of London and the UKDD[6].

Figure 7.4: Contributors to environmental footprints

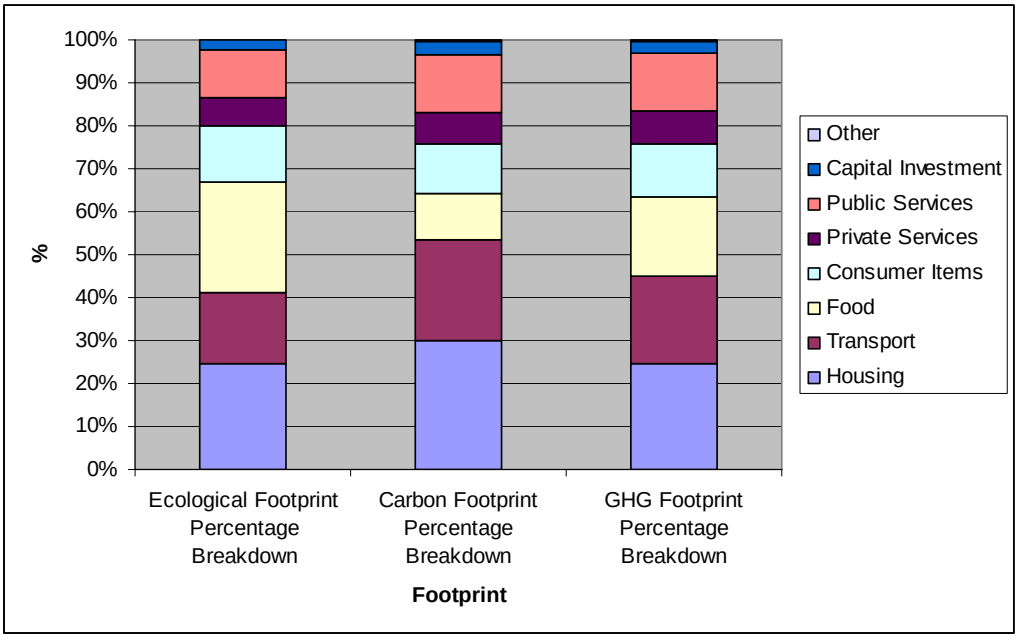


Figure 7.4 shows the main contributors that made up the 2008 footprints. The three main contributors for each footprint were:

- Ecological footprint - food (26%), housing through the electricity, gas and other fuels consumed within homes (25%) and transport (16%).
- Carbon footprint - housing (30%), transport (24%) and public services (13%).
- Greenhouse gas footprint - housing (25%), transport (20%) and food (18%).

Levels of NO^x, NO^2 and PM^{10} are improving

Particulate matter (PM) is a mixture of solid particles and liquid droplets suspended in the air. These particles originate from power plants, industrial processes, and transportation, and they are formed in the atmosphere by transformation of gaseous emissions. Particulate matter is composed of both coarse (2.5 and 10 microns) and fine particles (less than 2.5 microns). PM_{10} is composed of aluminosilicate and other oxides of crustal elements and fugitive dust from roads, industry, agriculture, construction and demolition, and fly ash from fossil fuel combustion. $PM_{2.5}$ are composed of various combinations of sulfate compounds, nitrate compounds, carbon compounds, ammonium, hydrogen ion, organic compounds, various metals and particle bound water[7].

The annual mean PM_{10} in 2011DD[8] varied slightly across the borough, with a tendency for higher levels across the northern part of the borough and eight wards ranked higher than the London average of 18.5 micrograms per cubic metre of air. The highest level at 19.1 was the ward of Brockley. However, the borough's mean average at 18.4 is slightly less than London's average and has reduced from 19.3 in 2008. Every ward has seen an improvement in PM_{10} since 2008.

The same pattern emerges with regard to nitrogen oxide (NO_x) and nitrogen dioxide (NO_2) levels in 2011, with the ward of Brockley experiencing the highest levels of 60.2 for NO_x and 36.5 for NO_2. Likewise there was a tendency for higher levels in the northern part of the borough, with the same eight wards ranking higher than London's average (52.2 for NO_x and 33.2 for NO_2). Every ward has seen an improvement between 2011 and 2008 and the borough's average has reduced from 58.8 to 51.1 for NO_x and from 36.6 to 33.0 for NO_2.

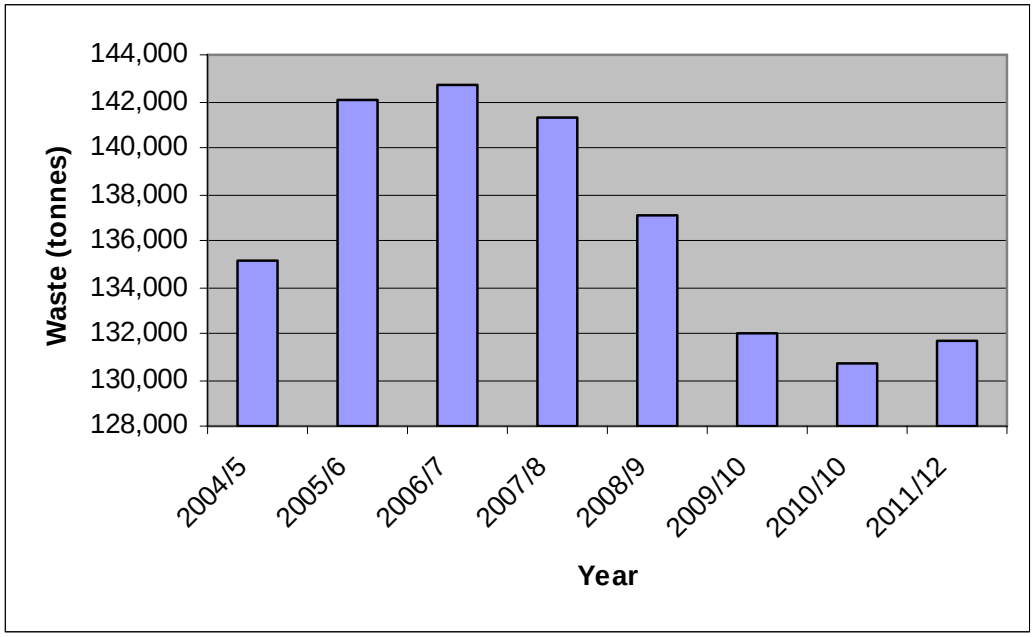
7.1.3 Waste management

Overall waste is reducing

Figure 7.5 shows that the total waste collected in Lewisham in 2011/12 was 131,665.22 tonnes, 953 tonnes more than the previous monitoring year, but 10,985 tonnes less than the peak in 2006/7. Household waste accounts for 80% of the waste and between 2006/7 and 2009/10 household waste per person has declined by 51kg. The volume of hazardous waste arising in Lewisham in 2010 was 14,241 tonnes. This accounted for almost 5% of

London's hazardous waste[9].

Figure 7.5: Annual waste collected 2004/5 to 2011/12



The majority of waste is used to generate energy.

Figure 7.6: Household waste collected in 2011/12DD[10]

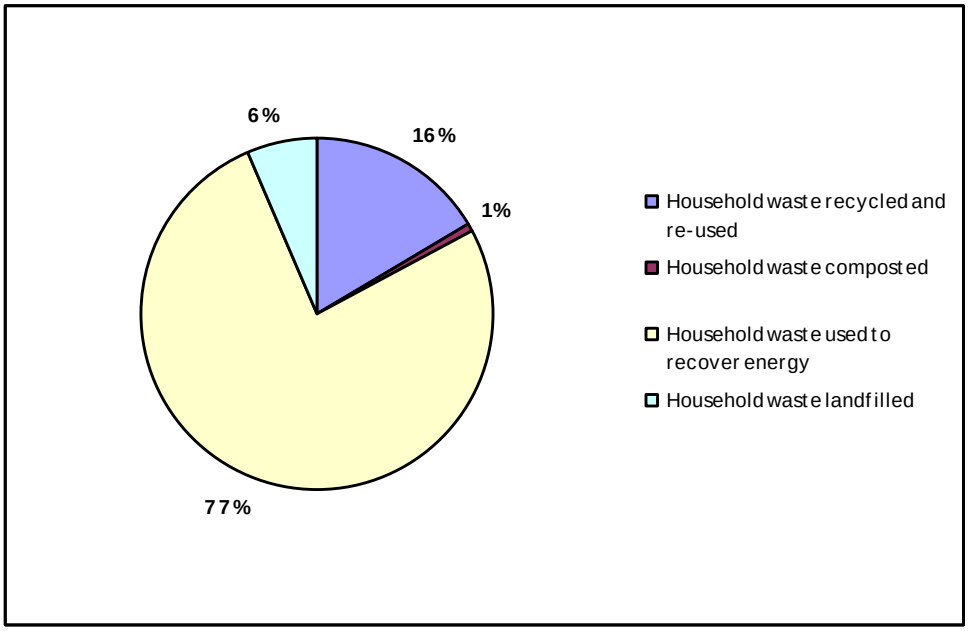


Figure 7.6 shows how the 109,527.07 tonnes of household waste collected in 2011/12 have been disposed. The majority (77%) of the household waste is sent to the SELCHP facility for incineration, to generate power to supply the National Grid. This represents a slight reduction from the peak in 2004/5 where 79% of waste was used to generate energy.

Recycling and composting needs to continue to improve

17,061.17 tonnes (18%) of household waste was re-used, recycled and composted in 2011/12. Lewisham has the second lowest household recycling and compost rate in London, significantly lower than the London average of 33%[11]. Recycling and composting in Lewisham in 2011/12 was less than the peak in 2007/8 when 22% of the waste was recycled and composted.

Land-filled waste needs to continue to decline

Lewisham has one of the lowest rates of local authority collected waste to landfill in LondonDD[12]. Only a small proportion (6%) of household waste is sent to land-fill, primarily in Essex. The amount of land-fill waste fluctuates yearly and although the 7,049.41 tonnes of waste land-filled in 2011/12 was 205 tonnes greater than the previous monitoring year, it represents a 3,900 tonne reduction compared to the peak in 2004/5.

Residual household waste needs to continue to decline

In 2011/12 there was 90,786.68 tonnes of residual household waste (waste that is not re-used, recycled or composted). This equates to approximately 0.8 tonnes per household[13]. This has slightly increased from the last monitoring year where there was 0.7 tonnes per household but has reduced from the peak at 2006/7, where there was 0.9 tonnes per householdDD[14].

7.1.4 Water

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

Land within flood zones 2 and 3 lies predominantly in the north of the borough, where the risk is from the tidal River Thames. Other flood zone areas include the land around the River Ravensbourne and River Pool, extending to the south of the borough, and the River Quaggy, extending towards the east. Approximately 22,000 properties are in areas at risk of flooding in Lewisham; 19% of all properties in the borough. 59% of properties at risk are from tidal flooding and 41% are from fluvial (river) flooding. However, 83% of these properties are in areas where the likelihood of flooding is low, only 6% has a significant likelihood of flooding. Furthermore the Thames Barrier provides protection from tidal flooding and there have been few large scale flooding events over the last century, in 1928, 1965 and 1968.

River water quality is generally poor

There are four Water Framework Directive designated water bodies that extend across the boundaries of Lewisham. Figure X shows the status of these four water bodies, as classified in 2009 by the Environment Agency. All of these rivers require ecological, chemical and biological improvements.

Table 7.3: River water quality in 2009

	Ecological status	Chemical water quality	Biological status
River Pool	Moderate	Not assessed	Poor
River Ravensbourne (Keston - Catford)	Poor	Good	Poor
River Ravensbourne (Catford - Deptford)	Poor	Moderate	Poor
River Quaggy	Poor	Not assessed	Poor

The rivers support a mixture of freshwater, estuarine and marine fish including species such as bream, dace, eel, sea trout, bass, flounder and smelt. Good coarse fish populations exist in limited parts where the rivers have remained in its natural channel. Bullhead, a priority Biodiversity Action Plan fish species were found in the lower reached of the Ravensbourne and the River Quaggy supports populations of minor fish species such as stone loach, stickleback and minnow.

There have been few water pollution incidents recorded by the Environment Agency between 2005 and 2010, with 45 minor (category 3) pollution incidents, 2 significant (category 2) incidents and no major (category 1) incidents[15].

Water is in short supply

Lewisham is in Thames Water's London resource zone, where the primary source of public water supply comes from the River Thames. It is classed as being seriously water stressed. The surface water of the Ravensbourne catchment was assessed as having 'no water available' in the London Catchment Abstraction Management Strategy (CAMS). The groundwater was also assessed as being 'over-licensed' and there are currently 7 licensed abstractions within the Ravensbourne catchment. They are used mostly for public water supply, but also for use in the energy sector.

Water metering has significantly increased

Average consumption of water in Lewisham in 2010-11 was 166.5 litres per person per day (l/p/d)DD[16]. Water consumption solely by the Council has declined, with 21,593 m^3 of water used in 2010/11. This represents a 7% reduction compared to the baseline in 2007/8[17]. Between 2000/01 and 2010/11 there has been a 15% increase in the proportion (24%) of households that have a water meterDD[18] and this is helping to reduce water consumption.

7.1.5 Contamination

There is a risk of water pollution arising from land contamination

Land contamination from historical sources and redevelopment of sites pose a particularly high risk to groundwater. This is especially so for the area of the lower Ravensbourne valley between Lewisham and Deptford, within the inner Source Protection Zone for Deptford Pumping Station and along Deptford Creek.

Fly tipping needs to continue to decline

Between 2000 and 2010, there were 22 minor (category 3) land pollution incidents and no significant (category 2) or major (category 1) incidents. In 2009/10, there were just over 1,000 fly tipping incidents in Lewisham; the majority of these were big incidents that involved more than a tipper load of waste. The number of big incidents reported annually increased significantly between 2005/06 and 2008/09, followed by a slight decline in 2009/10. The number of fly tipping of drums of hazardous waste containing chemicals, oil or fuel has fluctuated and reduced since 2005/6, with no recordings in 2009/10.

7.1.6 Greenspace

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

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

Greenspace and waterspace is not distributed equally across the borough. The wards with the lowest amount of greenspace, as a proportion of their area, include Catford South (3%), Perry Vale (9.7%) and Lee Green (11.9%)[19], reflecting the areas of open space deficiency identified within the Core Strategy.

Some wards also experience higher than London average deficiencies in access to natural greenspace, with 69% of homes in New Cross, 48% of homes in Telegraph Hill and 41% of homes in Evelyn having a lack of access to nature. Crofton Park also has a high proportion (28%) of homes that have experience a deficiency in access to public open space.

7.1.7 Deprivation

Deprivation in the living environment is high

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

7.2 What we found out in 2011/12

The data presented in this section has been taken from a number of sources including the London Development Database, various teams within the Council and data collected by the Planning Service. There are a number of considerations to take into account in relation to the data shown in Figures X-X below:

- Development sites marked * have been carried through from the last year's AMR 2010/11, where they were granted in 2010/11 and then completed during 2011/12. The remaining development sites from last year's AMR represent a future supply and will be reported in subsequent years.
- Development sites may be shown as completed in 2011/12 but may have elements of the development still to be implemented. This is especially so

for major development sites that will be phased over a number of years, or for elements such as green roofs and renewable energy that may take longer to complete than the housing element of the scheme. Nevertheless, they have been recorded this year in order to avoid omitting them in future AMRs.

- The data presented varies according to availability of information and the data needed to consider a specific environmental impact. Some data relates to development completions during 2011/12, others relate to permissions granted during 2011/12, and often the data refers to both. Other variations include developments where conditions have been dispatched or developments where Council officers have had specific dealings regarding certain sites.
- The smallest development sites have been omitted and instead there is a focus on the large sites (above 10 dwellings or above 100 m^2 non residential floorspace) and major sites (above 100 dwellings or above 1000 m^2 non residential floorspace).
- Some planning permissions predate policy requirements, for instance Code for Sustainable Homes, BREEAM, SUDS, renewable energy and living roofs, and these aspects may not necessarily have been reported in the Planning Committee reports, resulting in limited data collection.

Despite these considerations, the section below provides a good indication of the impact that development is having on the borough's environment and adequately assesses whether targets relating to renewable and decentralised energy, emissions, waste, sustainable buildings, flood risk and greenspace have been met.

7.2.1 Energy

Renewable energy provision is increasing

The Council seeks to maximise the opportunities for renewable energy generation in new buildings and conversions in order to reduce CO_2 emissions and energy consumption. This is achieved by on-site energy generation and energy efficient design and construction. As fuel costs continue to rise, renewable energy will become increasingly viable and attractive to householders. Opportunities for renewable energy generation such as proposals for micro-generation technology including solar and wind production, are now permitted development and as such do not require planning permissionDD[20].

Table 7.4 shows that 12 renewable energy schemes have been completed from the large and major sites that were completed during 2012. This is more than the previous monitoring year, where 6 renewable energy schemes were completed. The target, which seeks a year on year increase in renewable sources, has been met (see Appendix 2).

Table 7.4: Renewable energy completed during 2011/12

Site	Renewable energy type and capacity
Residential	
Antony and Edward Robinson Houses, Reaston Street	Biomass boiler
72-78 Conington Road	Air source heat pump, whole building heating system, gas fired boiler
104-108 George Lane	Photovoltaic solar panels
Ennersdale House, 1 Arlington Close	Air source heat pump
Former Rotary Day Centre, 6-7 Addington Grove*	Solar thermal panels and photovoltaic (x4)
Mixed use	
Seager site, Brookmill Road	Energy centre and district heating system using CHP and biomass boiler
Loampit Vale	Energy centre and district heating, with CHP (2 engines), 400m^2 Photovoltaic solar panels and 400 KW biomass boiler
104-120 Lee High Road	82m^2 solar thermal hot water panels, ground source heat pumps
72-78 Nightingale Grove	Photovoltaic solar panels
Malbor House 130 Gosterwood Street*	Ground source heat pump (140,000 kWh/annum)
Former George Public House	Heat pumps for commercial element, solar panels to supply residential units
School	
Gordonbrock Primary School	Biomass boiler, using wood pellets

Table 7.4 identifies that completions during 2011/12 provided a wide range of different types of renewable technologies. The most popular renewable energy was solar photovoltaic panels followed by CHP and biomass boilers. The limited wind speed in Lewisham makes wind turbines technically unfeasible, and this is reflected in the fact that no wind power was completed during 2011/12.

Decentralised energy schemes are being implemented

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

Decentralised energy systems produce heat and electricity at or near the point of consumption. It includes high efficiency co-generation or combined heat and power; on-site renewable energy systems and energy recycling systems. Energy generated by centralised power stations and transmitted through the national grid is less efficient and more wasteful when compared to decentralised energy. Once a decentralised energy scheme has been constructed with its associated district energy network, new developments can link to the scheme where the pipe works are installed.

The Mayor of London has set a target to supply a quarter of London's energy from decentralised energy by 2025 to reduce CO_2 emissions, cut electricity transmissions losses and provide energy with the use of alternative low carbon

fuels.

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

During 2011/12, two district heating schemes were completed at the Renaissance Energy Centre at Loampit Vale and at the Seager site. Future discussions with major applicants will help to ensure decentralised energy provision within developments and help to increase household connectivity to local level schemes.

The number of homes connected to CHP schemes were not recorded in the previous monitoring year, and therefore it is not possible to determine whether the target of year on year increase has been met (see Appendix 2). It is estimated that from the completions during 2011/12 there are more than 700 homes are connected to CHP.

7.2.2 Emissions

Air quality is improving, although PM^{10} and NO^2 levels remain high

The trends section above identified that Lewisham's CO^2 emissions reduced by 15.2% between 2005 and 2010 (faster than London) and the target for reducing 8.5% emissions from a 2005 baseline has been exceeded (see Appendix 2). The borough also has the lowest per capita CO^2 emissions of all inner London boroughs, levels of emissions have generally improved and environmental footprints were similar to London and the UK.

The Council is committed to improving air quality. In July 2008, the Council adopted a Carbon Reduction and Climate Change Strategy and in 2010/11 the Mayor committed to reduce the borough's carbon emissions by 40% by 2020.

Corporately, the Council has made a number of improvements over recent years to reduce CO^2 emissions including:

- Delivery of a range of energy efficiency, fuel poverty and carbon reduction projects bringing in funding from a range of external sources, including Lewisham's award winning Low Carbon Zone[21].
- A reduction in carbon emissions from the Council's corporate sites since 2007/08 as a result of asset rationalisation and improved energy efficiency. In 2010/11, 25,733 tonnes of CO^2 emissions were produced corporately, equating to a 6% reduction from the baseline in 2007/8DD[22].
- Full compliance with the new requirements of the Carbon Reduction

Commitment, and placed at 616 in the Environment Agency's performance league table of over 5,000 organisations.

- 25 schools participated in the annual Clean & Green Schools programme for 2009-10, with over 300 school children undertaking waste audits.
- Delivery of the Council's green ICT carbon footprint target for recycle/disposal of ICT equipment in July 2010, 2 years early.
- The London Low Emission Zone has contributed to improving air quality within the five AQMAs but road traffic is the main source of pollution in the borough and the 2008 Air Quality Action Plan focuses on reducing emissions from road transport. A package of measures will be used to achieve this including improving conditions for walking, cycling and public transport, traffic restraint and regulation.

The 2011 Air Quality Progress Report provides an interim assessment of local air quality following the 2010 Progress Report and the 2009 Updating and Screening Assessment. The main findings show that the target has been partially met, with a reduction in most types of pollutants (see Appendix 2). In particular:

- That the National Air Quality Objectives continue to be met for five out of the seven pollutants currently under LA control including 1,3-butadiene, benzene, carbon monoxide, lead and sulphur dioxide.
- For particulate matter, both PM_{10} objectives have again been met at monitoring locations and it is estimated that these are being met throughout most, if not all, of the borough. A new PM_{10} monitor has been installed in the north of the borough which was identified as being affected by fugitive emissions from industrial sites. Despite concentrations peak at very high levels, the 24-hour averages are generally below the objective.
- The annual average objective for nitrogen dioxide (NO_2) continues to be exceeded at roadside sites and a Detailed Assessment submitted in 2011 found that there were exceedences of the air quality objectives for NO^2 occurring outside of the existing AQMAs, including at Brockley Rise. Therefore, a new AQMA will be designated to include the areas of exceedences and in October 2012 the Council consulted on the AQMA proposals.
- Measures being implemented are progressing actions from the Council's Air Quality Action Plan. There have been some notable successes in terms of the promotion of sustainable transport, particularly through the refurbishment and improvement of a number of walking / cycling routes and green spaces. The Council has also been progressing with joint working on large projects such as the Source London Network of Electric Vehicle Charging Points and the promotion of Walkit.com and airTEXT – free air quality alerts that residents can sign up for.

7.2.3 Waste

Lewisham has sufficient waste facilities

During 2011/12, no new waste management facilities were built in the borough. Lewisham disposes of waste in three main ways:

- The SELCHP facility, located in the north of the borough at New Cross, generates energy from waste to supply power to the National Grid. This reduces the reliance on fossil fuels, has an installed capacity of 32 MW, is capable of handling 420,000 tonnes per annum and provides energy for approximately 48,000 homes.[23]
- A new three year contract between the Council and Bywaters (Leyton) Ltd allows an expanded range of dry recyclable items to be collected from the doorstep. These recyclables are transported outside of the borough to the Bywaters materials recovery facility (MRF) in nearby Bow for processing.
- Waste is also transported by road out of the borough to Essex, for disposal primarily at the Rainham land-fill site.

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

Recycling is increasing

The Council's strategy is to reduce the amount of waste overall, especially the amount going to land-fill, and to increase recycling and composting. The Council has increased the range of office materials recycled, significantly increasing its recycling, to 316 tonnes of paper in 2010/11. This represents a 124% increase since the baseline in 2007/8DD[24]. The Council's doorstep waste advice service for households[25] and the new contract with Bywaters (Leyton) Ltd will enable the borough's recycling rates to rise and a new target has been set for recycling and composting 21% of household waste by 2013. This will help to meet the future targets for recycling, land-filled waste and residual household waste, that have only been partially met during 2011/12 (see Appendix 2).

7.2.4 Sustainable buildings

More sustainable homes are being provided

The Code for Sustainable Homes (CSH) is the national standard for the sustainable design and construction of new homes developed by the Building Research Establishment (BRE). The Code aims to reduce carbon emission and environmental impacts in providing new homes that are more sustainable. The Code measures the sustainability of a new home with a 6 level rating system against nine categories of sustainable design, rating the whole home as a complete package. It covers energy and CO_2, water, materials, surface water runoff (flooding and flood prevention), waste, pollution, health and well-being, management and ecology.

From July 2009 the Homes and Communities Agency (HCA) only provided funding to housing schemes that achieved CSH Level 4 or above. In 2010,

Code Level 3 compliance became mandatory for public and private sector new build residences in England, including flats and houses, making the lowest use of Code Levels 1 and 2 redundant. Now the Core Strategy, adopted in July 2011, requires all new residential development (including mixed use) to achieve CSH Level 4 from 1 April 2011 and Level 6 from 1 April 2016.

Table 7.5 shows the from the residential units completed on large and major sites during 2011/12, 569 (74%) achieved Level 3 and 199 units achieving Level 4.

There has been an improvement on last year where 107 homes achieved Level 3. The permissions for the housing that has been completed during 2011/12 predate April 2011 and therefore the target that seeks all housing being built to Level 4 from April 2011 is not relevant (see Appendix 2).

Table 7.5: Level of Code for Sustainable Homes reached during 2011/12

Site	Level of Code for Sustainable Homes reached
Residential	
Ennersdale House, 1 Arlington Close	24 units at Level 4
72-78 Conington Road	132 units at Level 3
Antony and Edward Robinson Houses, Reaston Street	67 units at Level 3
27-35 Brookmill Road	20 units at Level 3
104-108 George Lane	15 units at Level 3
Mixed use	
Loampit Vale	175 units at Level 4
Seager site, Brookmill Road	171 units at Level 3
104-120 Lee High Road	57 units at Level 3
Malbor House, Gosterwood Street*	38 units at Level 3
Former George Public House	33 units at Level 3
Hilton House, St Norbert Road	20 units at Level 3
Rotary Day Centre, 6-7 Addington Grove*	16 units at Level 3

More BREEAM buildings are being provided

Building Research Establishment Environmental Assessment Method is used to assess the environmental performance of non residential buildings by evaluating a building's specification, design, construction and use against a range of criteria including energy, water use, internal environment, pollution, transport, materials, waste, ecology and management processes. Now the Core Strategy requires all major and minor non-residential development to achieve a minimum of BREEAM Excellent Standard.

Table 7.6 shows that from the non residential developments on large and major sites completed during 2011/12, three achieved BREEAMs "Very good" standard.

The target that seeks all non-residential development built to BREEAM Excellent Standard is not relevant as the schemes completed during 2011/12 have permissions that pre-date the implementation of the BREEAM standard (see Appendix 2).

Table 7.6: BREEAM standards reached during 2011/12

Site	BREEAM standard achieved
Mixed Use	
Loampit Vale	Very good
Former George Public House	Very good
School	
Gordonbrock Primary School	Very good

A good example of a newly built sustainable building is the resource centre that has been built in Sydenham Garden. The building is a sustainable exemplar and is constructed from natural materials. A sense of solidity comes from the chunky timber, and spaces are full of natural light which is calming and uplifting. The fully accessible building has super insulation and triple glazed windows and doors. An MVHR system provides fresh air whilst recovering 90% of the heat from the stale air. A solar panel and an Air Source Heat Pump provide supplementary heat. Lighting is low energy, and external lighting is solar powered. Rainwater is routed into an existing well. The building's complementary biodiverse rich living roof is an ongoing project that is being designed and plantedDD[26].

7.2.5 Living roofs

Living roofs and walls are increasing

The Council encourages living roofs and walls in all new developments as they help to ameliorate the effects of climate change, provide a habitat for biodiversity, increase insulation and reduce noise, air pollution and water run-off. The Council is leading the way and had installed 1747 m^2 of living roofs on Council owned buildings by 2010/11[27].

Table 7.7 identifies 31 development sites where the Council has provided advice to applicants during 2011/12 regarding living roofs. Table 7.7 identifies whether the condition that specifically relates to living roofs, that was attached to individual site's planning permissions, has been discharged or not. When a condition has been discharged it has been completed in a manner satisfactory to the Council. The Council is advising upon the implementation of the remaining living roofs. For some of these schemes, specific details of the proposed living roofs may not yet be known, and may be subject to change through negotiation prior to the condition being discharged.

In total, 17 sites (55%) have conditions that have been discharged. This compares to the 13% completed living roofs in the previous monitoring year. The target that seeks an increase in the number of completed walls/roofs has therefore been achieved (see Appendix 2).

Table 7.7: Living roofs during 2011/12

Site	Completed or granted	Type and size of living roof
Residential		
Spotted Cow Public House, 104 Hither Green Lane*	Condition discharged	Living roofs
16a Algernon Road*	Condition discharged	Extensive biodiverse
Former New Hospital site, Wardalls Grove*	Condition discharged	795.6m2 biodiverse living roof
5 St. Norbet Road*	Condition discharged	453.5 m2 green roof
11 Westwood Hill*	Condition discharged	80m2 living roof
Lewis House	Condition discharged	10m2 living roof
Blagdon Road	Condition discharged	143m2 sedum blanket
Cedar Cottage Grotes Building	Condition not yet discharged	Specific details not known
Dundalk Road	Condition not yet discharged	Specific details not known
Fishers Court, Besson Street	Condition not yet discharged	Specific details not known
Dartmouth Terrace	Condition not yet discharged	Specific details not known
Tyson Road	Condition discharged	Specific details not known
Wells Park Road	Condition discharged	Specific details not known
56a Rockbourne Road	Awaiting information	Extensive bauber herb mat
Stanley Street	Awaiting information	Specific details not known
Schools		
Bonus Pastor Roman Catholic School*	Condition discharged	1,508m2 biodiverse seeded, 733 m2 sedum and wildflower
Hatcham Temple Grove Primary School	Condition discharged	45m2
Lewisham Bridge Primary School *	Condition not yet discharged.	260 m2 Brown roof
Brockley Primary School*	Condition not yet discharged	120m2 green roof
Pendragon School*	Awaiting information	247m2 extensive green roof
Commercial		
Forest Hill Pools	Condition discharged	328m2 wildflower and sedum mat
Mixed use		
104-120 Lee High Road*	Condition discharged	Extensive biodiverse, sedum, wildflower, sand, shingled
9 Staplehurst Road*	Condition discharged	315m2 wildflower
Heathside and Lethbridge*	Condition discharged	1,335m2 seeded roof
73-79 Childers Street*	Condition discharged	452m2 extensive biodiverse
Seager site	Condition discharged	1860m2 biodiverse, intensive, semi intensive and extensive
Former Maypole Inn, 1 Mantle Road*	Condition not yet discharged	Sedum blanket
Martins Yard*	Condition not yet discharged	24m2 biodiverse roof
Marine Wharf West, Plough Way*	Condition not yet discharged	4,427 intensive green roof
Loampit Vale	Condition not yet discharged	Biodiverse and extensive, green and brown roofs, living walls,
Surrey Canal Triangle	Condition not yet discharged	Specific details not known

7.2.6 Mitigating flood risk

No development has been permitted contrary to Environment Agency advice

Flood risk is taken seriously by the Council, the Environment Agency and the borough's residents. Over 5,100 homes are signed up to receive flood warningsDD[28] from the Extended Direct Warnings service.

Since 2000 the Environment Agency have reviewed over 200 planning consultations for the Council in order to protect groundwater and surface watercourses in the borough. Remedial action has been taken where needed, including the remediation of 2.7 hectares of land on three sites. During 2011/12 there were no planning permissions granted contrary to the advice of the Environment Agency, meeting the target (see Appendix 2).

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

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

Local flooding is being managed through SUDS

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

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

The Flood and Water Management Act 2010 includes the provision for the management of surface water to mitigate against flooding. The Act establishes "SUDS Approving Bodies" in country and unitary local authorities in England, although the enacting legislation is yet to be established. It is anticipated that approving bodies will be established during 2013. Their role will be to approve drainage systems in new developments before construction starts. The target, that seeks a number of approved developments incorporate SUDS, can not be measured until the relevant approving body has been established (see

Appendix 2).

However, many developers recognise the benefits of SUDS and have started to incorporate SUDS features within their developments. Table 7.8 lists seven large and major completed development sites in 2011/12 that incorporated SUDS within their schemes.

Table 7.8: SUDS schemes completed during 2011/12

Site	SUDS Type
Residential	
Antony and Edward Robinson Houses, Reaston Street	Green roof, permeable paving, underground storage tank
72-78 Conington Road	Soakways
104-108 George Lane	Courtyard to slow down run-off
Mixed Use	
Seager site	Green roofs, rainwater harvesting, attenuartion/infiltration tank, tank sewer
Loampit Vale	Greenand brown roofs, 3 attenuation tanks, hydrobrakes, greywater recycling, rainwater harvesting
Malbor House, 130 Gosterwood Street	Permeable surfaces
School	
Gordonbrock Primary School	Rainwater harvesting and SUDs

7.2.7 Greenspace

A variety of publicly accessible open space is being created

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

There is a significant increase in the amount and variety of open space arising from the completion or granting of large and major development sites during 2011/12, as listed in Table 7.9. The majority of these new and committed open spaces are located in the north of the borough, within the strategic sites in the Deptford/New Cross Regeneration and Growth Area. This area has traditionally been deficient in open space and this new provision will help to alleviate this deficiency, as well as open up new pedestrian pathways, especially along the route of the former Surrey Canal.

Table 7.9: New and enhanced open space during 2011/12

Site	Completed or granted in 2011/12	Description
Residential		
Antony and Edward Robinson Houses, Reaston Street	Completed	Private communal courtyard, landscaping, informal play
72-78 Conington Road	Completed	Improvements to adjoining open space, private amenity space including roof gardens, upgraded path
27-35 Brookmill Road	Completed	Green link to adjacent Metropolitan Open Land, Waterlink Way, River Ravensbourne landscaping, private and public amenity
104-108 George Lane	Completed	Private and communal open space
Ennersdale House, 1 Arlington Close	Completed	Central green hub/allotment space, landscaped courtyard, private amenity space
Hilton House, St Norbert Road	Completed	Courtyard, private balconies, open up access, paved pedestrian area
7-17 Yeoman Street, part of Plough Way site	Granted	0.02 hectares of open space, with restricted access, consisting of amenity space
Boones Almshouses, Belmont Park	Granted	0.05 hectares of open space, with restricted access, consisting of amenity space.
Mixed use		
Seager site, Brookmill Road	Completed	719m2 amenity space, piazza, roof space, informal play space
Loampit Vale	Part completed	Public space adjacent River Ravensbourne, new pocket park, raised gardens, 2 boulevards, 2 piazzas, private courtyards, pocket park, under 5 play area, 4925m2 play space, enhance existing pedestrian routes, net loss of 770m2 publicly accessible Metropolitan Open Land but enhancements to open space nearby
104-120 Lee High Road	Completed	Amenity area
72-78 Nightingale Road	Completed	Communal amenity area
Former George Public House	Completed	Public and private amenity space
Pheonix Works, Bird in Hand Passage	Completed	Private amenity space, footpath improvements
Malbor House, 130 Gosterwood Road	Completed	Publically accessible route, public realm contribution, play space provision, upgrade cycle route
Hilton House, St Norbert Road	Completed	Courtyard, pedestrian area
Cannon Wharf	Granted	2.22 hectares of open space, with unrestricted access, consisting of amenity, parks and gardens, civic space, children's play area and pedestrian/cycle route along the route of the former Surrey Canal.
Oxestalls Road	Granted	1.88 hectares of open space, with both unrestricted and restricted open space, consisting of amenity and civic spaces and pedestrian/cycle route along the route of the former Surrey Canal.

Site	Completed or granted in 2011/12	Description
Surrey Canal Triangle	Granted	1.63 hectares of open space, with unrestricted access, consisting of amenity and civic spaces.
Neptune Works, Grinstead	Granted	0.14 hectares of open space, with restricted access, consisting of amenity space and a children's play area and pedestrian/cycle link across the railway.
Land fronting Deptford High Street	Granted	0.10 hectares of open space, with unrestricted access, consisting of civic space.
Former Clifton Medical Centre, Batavia Road	Granted	0.07 hectares of open space, with restricted access, consisting of amenity space.
Bond House, Goodwood Road	Granted	0.05 hectares of open space, with restricted access, consisting of amenity space.
Former Green Man Pub	Granted	0.04 hectares of open space, with unrestricted access, consisting of civic space. This open space has started to be built.
School		
Gordonbrock Primary School	Completed	MUGA, upgrade to existing play and play zones, vegetable garden, tree planting
Open space		
Home Park Depot	Completed	0.037 hectares of open space consisting of school playground, garden area and landscaping.

The type of new open space that has been completed and granted during 2011/12 varies considerably, depending upon the characteristics of each site. The majority of the open space will be amenity[29] spaces and civicDD[30] spaces, and most of this will be accessible to the public.

In addition to on-site open space provision, many of the completed large and major developments during 2011/12 also paid monetary contributions to the enhancement of open space facilities off-site, for instance improvements to a nearby Metropolitan Open Land, enhancements to existing local children's play area and funds to enhance nearby cycle and footpaths.

Inappropriate development has been prevented from taking place on the borough's open spaces. Furthermore, development sites have maximised the opportunities to create new, and enhance existing open spaces. Therefore the target that seeks no development on designated open spaces has been met (see Appendix 2).

7.2.8 Green Flag awards

Green Flag Awards and Green Community Awards have increased

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

Table 7.10 shows that Lewisham has continued to provide good quality parks, with 12 parks retaining their award. Mayow Park, won the award for the first time. Together the Green Flag parks account for 142.68 hectares of open space, representing 38.2% of the total open space in the borough. The target that seeks one new Green Flag Award per year has been met (see Appendix 2).

Table 7.10: Green Flag parks in 2011/12

Green Flag Parks	Area (hectares)	Total open space in Lewisham (%)	Award for 2011
Blackheath	70.79	19.0%	Renewed
Brookmill Park	2.49	0.7%	Renewed
Bellingham Green	0.91	0.2%	Renewed
Chinbrook Meadows	10.82	2.9%	Renewed
Cornmill Gardens	1.24	0.3%	Renewed
Deptford Park	7.29	2.0%	Renewed
Hilly Fields	18.98	5.1%	Renewed
Ladywell Fields	21.14	5.7%	Renewed
Manor House Gardens	3.88	1.0%	Renewed
Manor Park	1.34	0.4%	Renewed
Mayow Park	0.13	0.2%	Newly awarded
Sydenham Wells Park	8.14	2.2%	Renewed
Telegraph Hill Park	4.16	1.1%	Renewed

The Green Flag Community Award (formerly the Green Pennant Award) is part of the Green Flag Award scheme. It recognizes high quality green spaces in England and Wales that are managed by voluntary and community groups. During 2011/12, Lewisham's awards increased from two to five. Devonshire Road Nature Reserve won the award for the fourth year running, Grove Park Nature reserve won it for the third year running. Grow Mayow in Mayow Park, Sydenham Garden Project and The Friends of Albion Millennium Green were also successful in applying for their first award[31].

Ladywell Fields also took the runner-up position in the 'Community' category of this year's Waterway Renaissance Awards. The Awards, run by The Waterways Trust, recognise exceptional projects that have turned inland waterways into places for living, learning and leisure. Lewisham Council completed £2 million of improvements to the central and southern parts of

Ladywell Fields. Previously these spaces had been underused, fragmented and featureless. This project introduced several new areas and items of interest as well as making more the park's greatest natural asset – the River Ravensbourne. Since the works were completed, visitors to Ladywell Fields can now enjoy:

- A cleaner, healthier river, with new backwaters.
- Boardwalks, steps and gently sloping banks, enabling access to the water.
- A dry river bed, with water pumps to play in.
- A new play area.
- An orchard.
- New footpaths, cycle paths and lighting.
- New tennis courts and petanque (boules) pitches.
- Meadow areas with wildflowers and new riverside planting.

Margaret McMillan Park in Deptford has been crowned London's Best New Public Space – its third prestigious award in the space of a year. The park received its latest accolade at this year's London Planning Awards, which are jointly run by the Mayor of London, London First, the Royal Town Planning Institute (RTPI) and London Councils. The park has been transformed by installing new lighting, seating, plants and sculptures, along with new equipment in the children's play area. Several large shrubs have been removed from the entrances and the main footpath has been straightened, allowing users to see across the park more easily. The park is part of a 3km long network of open spaces between Deptford and New Cross Gate which the Council has revitalised over recent years, and marks the start of a long-term scheme designed to enhance walking and cycling routes in the north of the borough[32].

7.2.9 Allotments

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

The Council manages 37 allotment sites, with 898 plots covering approximately 17 hectares of the borough. This is above the average number compared to other London boroughs. Demand for these allotment plots remains high, with 154 new applicants applying for an allotment whilst 204 were removed from the list[33]. As no developments resulted in the loss of allotments during 2011/12, the target has been met (see Appendix 2).

The borough also has 82 community gardens and 33 Community Food Growing Projects registered with Capital GrowthDD[34]. Sydenham Garden is a good example. It is a local charity providing services that complement statutory mental health services with a highly innovative approach to therapeutic gardening and creative activities. Originally set up by a GP-led local residents' group in an underused nature reserve, a new resource centre was built. Patients that are referred by GPs and health professionals, commonly for anxiety, depression, or social isolation, work alongside volunteers and staff in the garden in order to aid their recovery. The garden

comprises growing plots, nature reserve, and restored greenhouse, a bird hide, a wildlife pond and a bridge[35].

7.2.10 SINC sites

No development has resulted in the loss of SINC sites

The Council recognises the importance of protecting and enhancing the natural environment, for the benefit of biodiversity, landscape and people's well-being, and to help mitigate against the risk of climate change.

There are a total of 64 SINC sites in LewishamDD[36], as shown in Table 7.11. During 2011/12 no planning applications were granted or refused on SINC sites, and the target that seeks no losses of SINC sites[37] has been met (see Appendix 2).

Table 7.11: SINC sites in 2011/12

Metropolitan sites	Grade I sites	Grade II sites	Local sites
4 sites	7 sites	28 sites	26 sites

Based on a survey carried out across the borough in 2006 by the GLA, there are proposals to amend, extend or upgrade 15 of the existing SINC sites and to create three new SINC sites at New Cross/New Cross Gate rail sides, Bromley Hill Cemetery and Gilmore Road Triangle. These are identified in Table 2.14 of the Site Allocations Local Plan (submission version).

7.2.11 Biodiversity

Biodiversity is being enhanced

The Lewisham Biodiversity Action Plan 2006-2011 seeks to maintain or increase populations of Black Redstart, Stag Beetle, House Sparrow and Song Thrush. There is limited data collected relating to changes to species. However, monitoring changes to SINCs can provide an indication of how populations are faring and during 2011/12, no inappropriate development was completed or granted on SINC sites.

Figure 7.7 identifies a number of development sites that the Council has advised upon during 2011/12 in order to enhance biodiversity features within developments. Bird boxes are the most common type of biodiversity enhancement to be found on development sites. They provide the opportunity to significantly enhance biodiversity on urban sites that are currently lacking in ecological features. Note that the Algernon Road site also created 128m^2 of hedgerow as part of its development.

Figure 7.7: Biodiversity features being negotiated during 2011/12

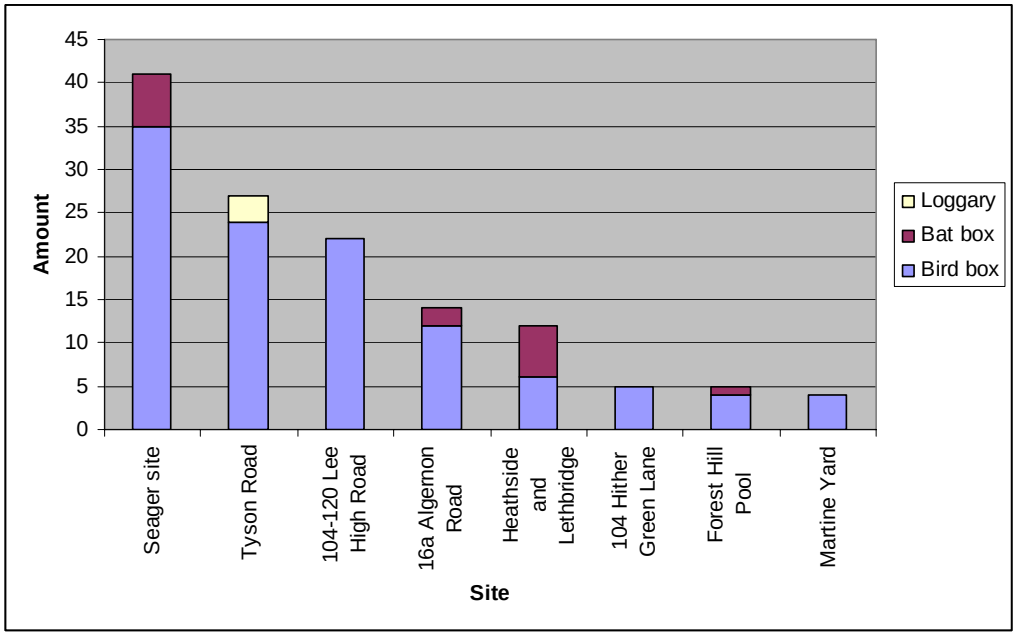


Table 7.12 shows that from the large and major development sites completed during 2011/12, a variety of significant biodiversity enhancements have been incorporated into development sites.

Figure 7.12: Biodiversity enhancements completed during 2011/12

Site	Description
Residential	
Ennersdale House, 1 Arlington Close	Central green hub/allotment space, wildlife copse
Mixed use	
Seager site, Brookmill Road	River frontage enhancements/ naturalisation, meadow flora, wetland plants, invertebrates/ fish, native trees, 35 bird boxes, 6 bat boxes, river walk, sunken garden, micro-habitats
Loampit Vale	35 bird boxes, 6 bat boxes
104-120 Lee High Road	River Quaggy enhancements, 22 bird boxes

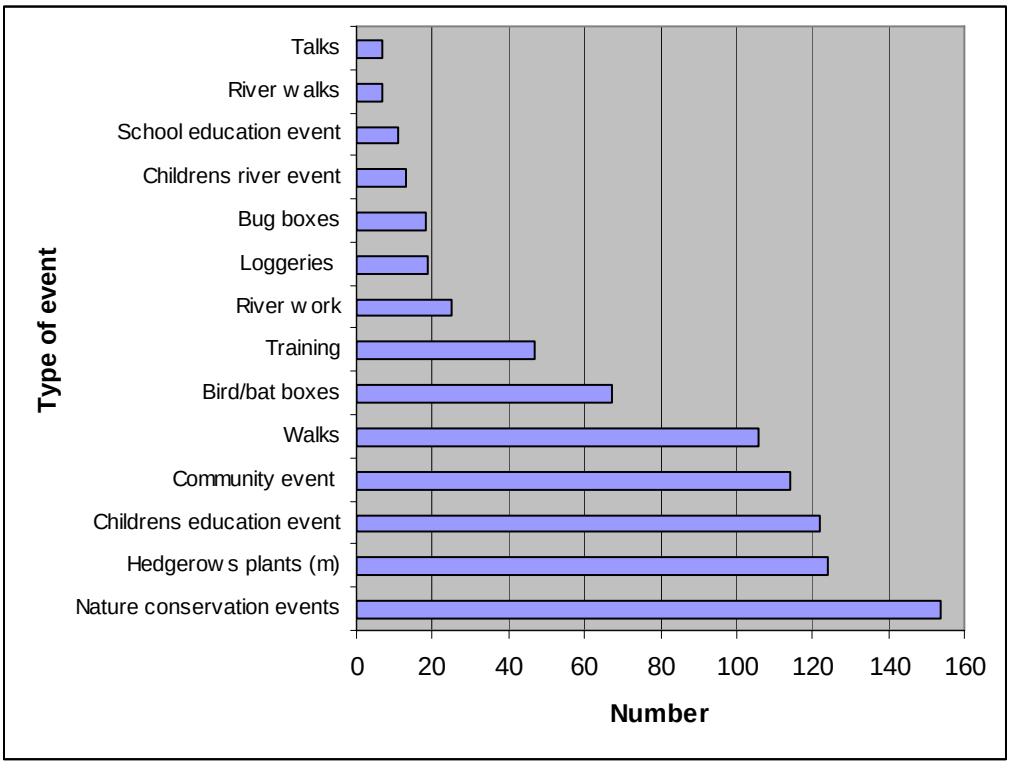
A range of biodiversity projects have also taken place across the borough. Table 7.13 illustrates this by focussing on the improvements being made to just one type of habitat – the borough's waterways.

Table 7.13: Biodiversity enhancements to rivers during 2011/12

Location	Issue	Biodiversity Outcomes
Borough wide	Long lengths of concrete channel and several weirs have been created since the 1920s. They act as barriers to fish migration, meaning that existing fish populations cannot colonise other areas of the catchment and high flows during flood events result in juvenile fish washing out of the catchment.	The Environment Agency has created an improved bypass channel on the weirs at the Ravensbourne/Pool confluence and modifications to the weir at Bell Green. This will provide an improved future habitat and will help the borough's rivers to meet Water Framework Directive requirements.
Borough wide	There is a need to map, prevent, control and eradicate invasive non-native species such as Japanese knotweed, Himalayan balsam, giant hogweed, parrot's feather, giant knotweed and Australian swamp stonecropDD[38].	'Three Rivers Clean-up' project, coordinated by the Quaggy Waterways Action Group, in collaboration with the Environment Agency have coordinated volunteer efforts, usually in the first two weeks of June, to remove Himalayan balsam and clean-up the borough's three rivers.
Cornmill Gardens in Lewisham, Ladywell Fields and the London Tideway Tunnels	The need to develop more sustainable fish populations.	Improvement works to aquatic habitats means that fish populations have stabilised, begun to re-colonise and species such as chub are thriving. New marginal and in stream habitat now provides refuge to fish during high flows.
Deptford Creek	The need to increase inter-tidal habitat on the Tidal Thames	New developments and flood defence replacement have been creating valuable foraging habitat for fish.

Conservation is another important activity that has taken place in the borough. Figure 7.8 shows the range of biodiversity events that have taken place during 2011/12. At least 22 local groups, organisations and partnerships helped to organise over 606 events, much of which is targeted at school children.

Figure 7.8: Biodiversity events during 2011/12



Two good examples of conservation events that provide opportunities for local communities to get involved are:

- The Rivers and People project, funded by the Big Lottery through the Access to Nature programme implemented by Natural England. It provides guided walks, river wades, bat watching evenings, tree and wildflower course and trips and practical conservation volunteering along the river banks at Ladywell Fields and Chinbrook Meadows.
- The Nature's Gym programme, organised by the Council in partnership with grounds management contractors Glendale, allows residents and local groups to improve fitness by undertaking a variety of practical environmental conservation tasks across a variety of greenspaces in the borough.

[1] http://www.decc.gov.uk/assets/decc/11/stats/energy/sub-national-energy/3948-total-subnatl-final-energy-cons-2005-2008.xls
[2] http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/data/data.aspx, updated August 2012
[3] Wikipedia
[4] Dictionary.reference.com
[5] Wikipedia
[6] Stockholm Environment Institute, 2008.
[7] http://www.airinfonow.org/pdf/Particulate_Matter.pdf
[8] Data.london.gov.uk, ward profiles 2011, annual mean of particulate matter 2011.
[9] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011
[10] Lewisham Waste Management, LB Lewisham

[11] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011
[12] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011
[13] Calculated using 116,091 households, as identified in the 2011 Census, London Datastore Table HH01
[14] Calculated using 108,964 households, as taken from Lewisham's Annual Monitoring Report 06-07
[15] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011
[16] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011, based on water company returns to OFWAT
[17] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[18] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011, based on water company returns to OFWAT
[19] http://data.london.gov.uk/visualisations/atlas/ward-profiles-2012/atlas.html
[20] General Permitted Development Order, 2008
[21] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[22] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[23] Taken from the Council's website http://www.lewisham.gov.uk/myservices/wasterecycle/where-does-it-go/Pages/What-happens-to-my-refuse.aspx
[24] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[25] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[26] Sydenham garden Resource Centre, Architype
[27] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[28] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011
[29] Amenity open space means (most commonly, but not exclusively in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens, taken from archived PPG17: Planning for Open Space, Sport and Recreation
[30] Civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians
[31] http://natureconservationlewisham.co.uk/2011/08/22/green-flag-success-for-lewisham-parks-and-nature-reserves/
[32] http://www.lewisham.gov.uk/news/Pages/Margaret-McMillan-Park-named-London's-Best-New-Public-Space.aspx
[33] Allotment Officer
[34] Lewisham Council Corporate Sustainability: Use of Resources 2010/11
[35] Sydenham Garden Resource Centre, Architype
[36] Greenspace Information for Greater London (GiGL).
[37] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011
[38] Lewisham London Borough Environmental Factsheet, Environment Agency, November 2011

8. Sustainable communities

Prendergast Vale College

Lewisham DLR Station

Culverley Green Conservation Area

This chapter reviews planning performance relating to transport, design, community services and planning obligations. It assesses progress against the following relevant parts of the Core Strategy:

Strategic Objectives	CSO9: Transport and accessibility CSO10: Protect and enhance Lewisham's character CSO11: Community well-being
Core Strategy Policies	CSP14: Sustainable movement and transport CSP15: High quality design for Lewisham CSP16:Conservation areas, heritage assets and the historic environment CSP17: Protected vistas, the London panorama and local views, landmarks and panoramas CSP18: Location and design of tall buildings CSP19: Community and recreational facilities CSP20: Delivering educational achievements and promoting healthy lifestyles and healthcare provision CSP21: Planning obligations

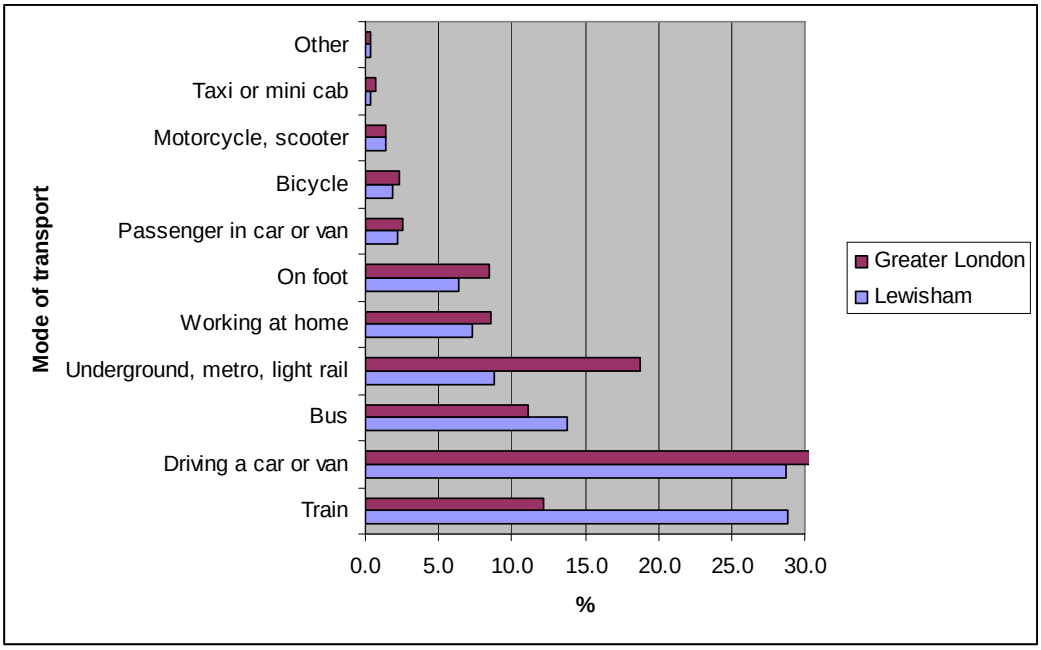
8.1 What are the trends?

8.1.1 Travel to work

Over half of the borough's journeys are by public transport

Figure 8.1 identifies the different modes of transport that are used to travel to work, using data from the 2001 Census. As the relevant data from the 2011 Census has not yet been released, the data provided here is now more than ten years old and may not accurately portray the present situation.

Figure 8.1: Travel to work



It shows that over half of the journeys are made by public transport, with significantly higher proportion of people travelling by train (28.8%) compared to the Greater London (12.2%). The proportion of people travelling by bus (13.8%) is also higher than that of Greater London (11.1%). Conversely, there are

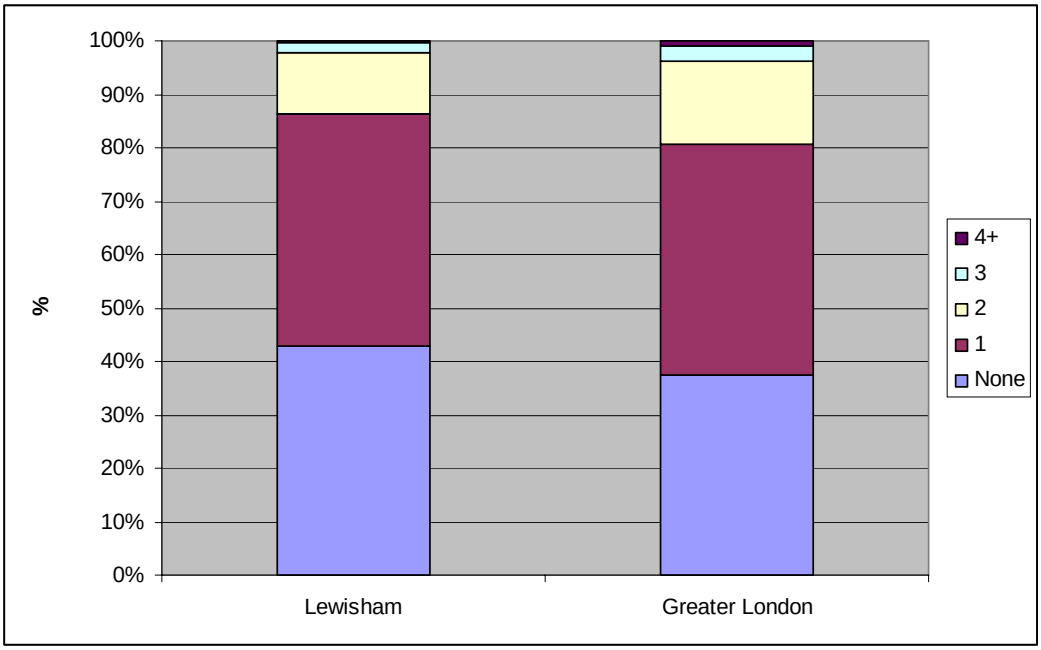
proportionately less residents in Lewisham travelling by Underground/light rail, driving a car or van, riding a bicycle, walking on foot and working from home than Greater London. The Council believes that the percentage of residents who cycle and use public transport has increased in the last 10 years, reflecting London trends.

8.1.2 Car ownership

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

Figure 8.2 shows that Lewisham has a higher percentage of households with no vehicle (43%) than the London average (38%). There is also a lower proportion of households with 2, 3 or 4 and more vehicles when compared to London.

Figure 8.2 Car ownership



8.1.3 Public transport accessibility

Lewisham is well served by public transport

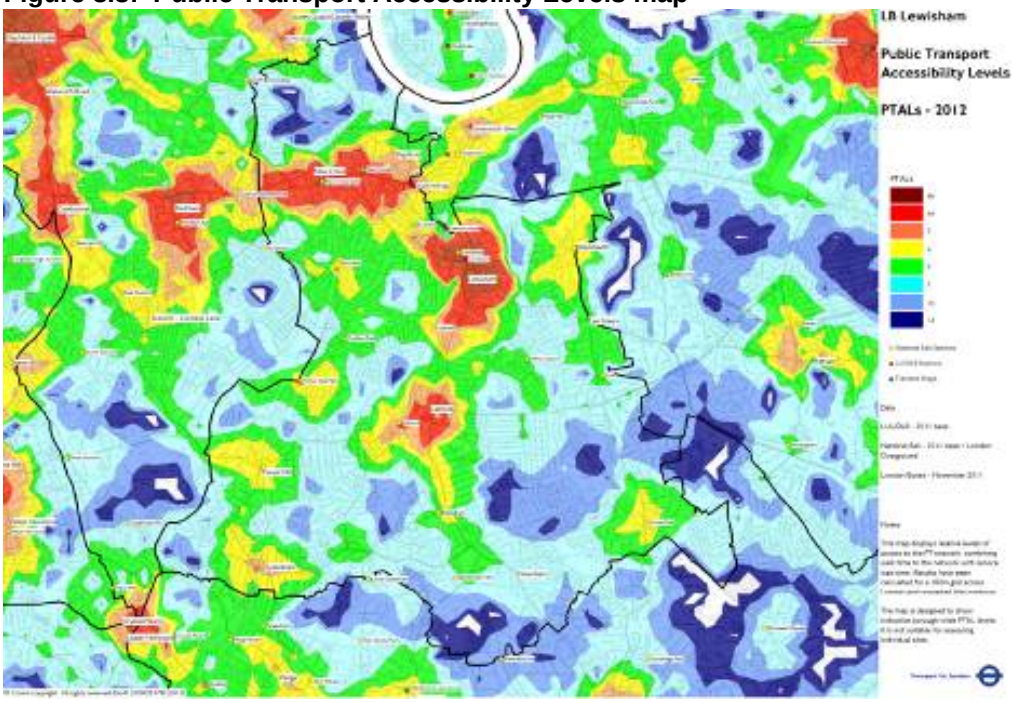
Lewisham is well served by public transport including 20 rail stations connecting the borough to various Overground stations across London, London Underground, the National Rail network and the Docklands Light Railway (DLR) at Lewisham. In addition, more than 50 bus routes provide access through and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

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

Parts of Lewisham have the highest accessibility levels

The Lewisham Public Transport Accessibility Levels (PTAL)[1] is shown in Figure 8.3. It shows areas of the borough where public transport access is highest (6a) or lowest (1), with Lewisham town centre, Catford town centre and New Cross/New Cross Gate having the highest accessibility levels. This contrasts with the south, the south-eastern and the far north-western part of the borough that contains lower levels of accessibility.

Figure 8.3: Public Transport Accessibility Levels map



The majority of the population can reach facilities and services within 30 minutes by public transport

Core Accessibility Indicators[2] shows that Lewisham has good accessibility as:

- 100% of the population can reach primary schools, GPs and food stores within 15 minutes by public transport.
- 99% of the population can reach employment in 20 minutes by public transport and 100% have access within 40 minutes.
- 97% of the population can reach secondary schools in 20 minutes by public transport and 100% have access within 40 minutes,.
- 84% of the population can reach Lewisham hospital in 30 minutes by public transport and 100% have access within 60 minutes.

Furthermore, as 100% of the completed development during 2011/12 is located within 30 minutes public transport time of education, health, community facilities and employment, the target in Appendix 2 has been met.

The PTAL scores vary for each ward, and with a score of 5.2 Brockley is particularly accessible, whereas nine of the wards have scores less than the London average of 3.6[3].

Parts of the borough experience barriers to services

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

8.1.4 Education

Lewisham is providing school spaces to cater for a growing population

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

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

needs within the mainstream primary and secondary schools.

Further and Higher Education also exists in Lewisham, including:

- Lewisham Further Education College.
- Christ the King 6th Form College.
- Crossways 6th Form College.
- Goldsmiths, University of London.
- Laban Trinity.

Given Lewisham's young population, and the rising numbers of children and young people anticipated in the future, there will be a need to sustain the continuing improvement of Lewisham's schools and increase the number of school places available. The delivery of sufficient primary places to meet demand is an acute London-wide issue. Lewisham is planning additional provision within the confines of available funding. An additional 18 forms of entry will be required in primary schools to meet projected demand. The programme to renew Lewisham's secondary schools is nearing completion however additional provision will be required by the end of the decade.

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

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

8.1.5 Health

Life expectancy is lower in Lewisham than London and England, and varies across the borough

Table 8.1 shows that life expectancy at birth for boys and girls in Lewisham is below that of both London and England[4], although Lewisham's life expectancy is increasing in line with England as a whole. When compared to South East London, life expectancy in Lewisham is below that in Bexley, Bromley and Southwark but similar to Greenwich and Lambeth.

Table 8.1: Life expectancy at birth

Gender	Lewisham	London	England
Boys	76.7	79.0	78.6
Girls	81.3	83.3	82.6

Across the borough, there are variations in life expectancy. Telegraph Hill, New Cross and Lewisham Central wards have life expectancy lower than the borough average, whereas Crofton Park and Blackheath wards have higher life expectancy.

Childhood obesity in Lewisham is higher than England

Table 8.2 shows that at ages 4-5 and 10-11, Lewisham's children have higher childhood obesity levels than England's average[5].

Table 8.2: Childhood obesity

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

Rates of ambulance call outs for alcohol related illness during 2011 are similar in all wards, although Lewisham Central (1.3) and Rushey Green (1.2) are above the London average of 0.8[6].

Deprivation relating to health is increasing in parts of the borough

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

8.1.6 Crime

Crimes rates are falling

Crime rates per 1000 population for Lewisham have been falling since 2008/9. Total notifiable offences fell by 2,404 from 354,031 in 2010 to 351,627 in 2011. There were also 3,096 fewer incidents of violence with injury for the same period compared to 2010. Knife crime also fell by 60 offences (3.3%).

Levels of crime vary across the borough

There are variations in levels of crime across the borough. The number of incidents involving weapon injuries during 2011 varied across the borough, from 2 incidents within the ward of Lee Green to 23 incidents in the ward of Rushey Green and 21 incidents in the ward of Telegraph Hill[7].

The total crime rate for 2011/12 also varied across the borough, with 12 of the wards experiencing lower crime rates than the London average of 101.9, whilst six wards are above the London average, especially Lewisham Central (185.1), New Cross (144.9) and Rushey Green (140.6)[8].

Crime deprivation is widespread across the borough

The Indices of Deprivation for England 2010 highlights that Lewisham is more deprived than in 2007. Of Lewisham's LSOAs, 60.2% are in the 20% most deprived. Notably, Lewisham performs poorly in the lowest 10% nationally too, as 24.1% of Lewisham's LSOAs are in this percentile. Crime deprivation is a particular problem in Blackheath, Brockley and Downham and deteriorations can seemingly be felt by residents throughout the entire borough, with clusters of the population suffering the severest level of this type of deprivation.

8.2 What we found out in 2011/12

8.2.1 Parking provision

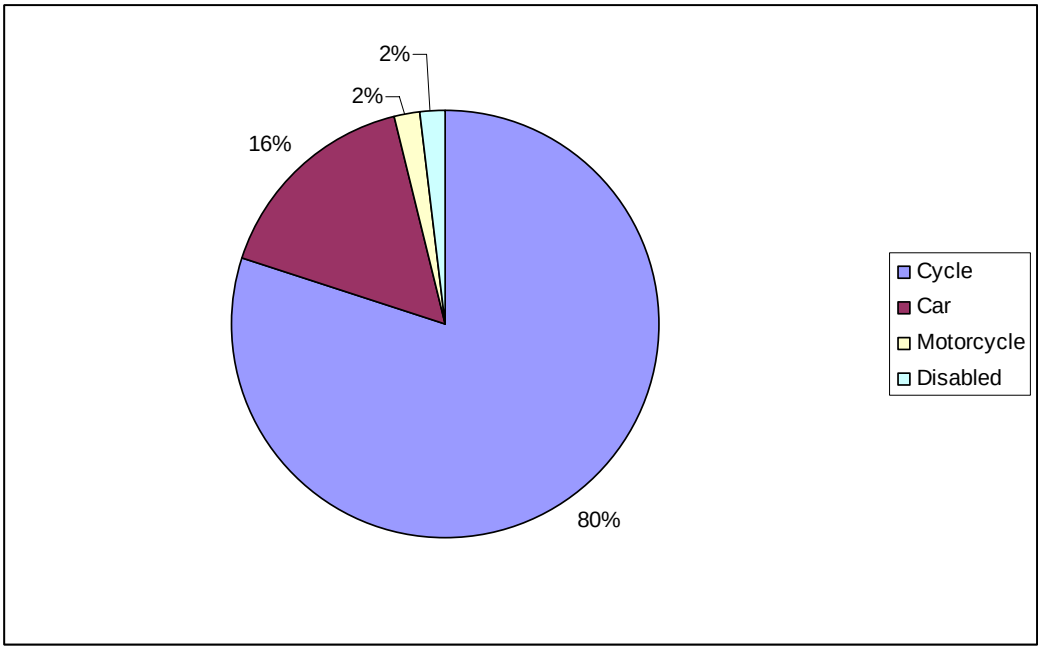
All parking standards have been met for non residential development

All completed non residential developments have met the Council's car parking standards, as contained in the London Plan. The target that seeks 100% compliance with car parking standards has been met (see Appendix 2).

80% of parking spaces are for cycles, compared to 16% for cars

Figure 8.4 shows the proportions of different types of parking spaces provided at the large and major developments that have been completed during 2011/12. It is evident that the 1,677 cycle spaces make up the majority (80%) of the total parking spaces whilst 328 (16%) of the spaces are for cars.

Figure 8.4: Completed parking provision



There has been an increase in car free, or car limited developments

Five completed developments are car free developments, including:

- 104-120 Lee High Road.
- 72-78 Conington Road.
- Phoenix Works, Bird in Hand Passage.
- Lewis House, Lewis Grove.
- Ennersdale House, 1 Arlington Grove.

A further five completed developments contain minimal car parking spaces, with less than 20% of the spaces being allocated specifically for cars at:

- The George Public House (7%).
- Loampit Vale (9%).
- Seager site (9%).
- 72-78 Nightingale Grove (14%).
- Malbor House, 130 Gosterwood Street (19%).

In general, car parking on residential schemes has been limited in favour of cycle provision and the target in Appendix 2 which seeks all major developments to include cycle facilities has been met.

Car free provision has been better in 2011/12 than in the last monitoring year and the target that seeks year on year increase in car free and car limited developments has been met (see Appendix 2).

Conversely, three completed developments contain 100% car parking spaces at:

- 23 Weardale Road.
- Antony and Edward Robinson Houses, Reason Street.
- 50-52 Trundleys Road.

8.2.2 Car club spaces

There has been an increase in car club

Lewisham has numerous car club bays in the borough, providing people with an alternative to owning a private car. They are provided by Streetcar[9]. The cost of using the car is based on the length of time of use and the distance travelled,

spaces, with 48 car club spaces secured through Section 106 Agreements

and can be economical for low mileage users and families who need occasional access to more than one car. From the developments completed in 2011/12, 18 car club spaces have been provided. Furthermore, during 2011/12 the Council used Section 106 Agreements to secure 48 car club spaces on 14 developments. 12 out of the 14 developments have secured between 1 and 8 years of free car club membership, equivalent to a total of 26 years of free membership for their 2,695 residents.

The target that seeks a year on year increase in car club spaces has been met as this year's provision of car club spaces exceeds the 10 car club spaces and the 330 units with free membership that was secured during the previous monitoring year.

8.2.3 Electric car charging points

With 14 electric car charging points, the amount has remained the same as last year, although the locations have changed.

Table 8.3 shows that there are seven electric car charging locations in the borough[10], each containing two charging points – the same amount as in 2010/11. The target that seeks a year on year increase in electric charging points has therefore been partially met.

The location of the charging points has changed since last year, with new charging points at Kangley Bridge Bowls, Frankham Street and Pearcefield Avenue. Each location allows two vehicles to charge at any one time. Vehicle owners must be a Source London member or Source East member to use the charge points. Membership costs £10 annually and until early 2013 members can top up for free.

Table 8.3: Electric car charging points

Location	Charging points
Pearcefield Avenue, Forest Hill, Lewisham, SE23 3EU	2
Clarendon Rise/Albion Way, Lewisham, SE13 6BT	2
Slaithwaite Road/Clipper Road, Lewisham, SE13 6LY	2
Blackheath Grove, Blackheath, Lewisham, SE3 0TE	2
Holbeach Car Park, Holbeach Road, Catford, SE6 4JU	2
Frankham Street Car Park, Frankham Street, Deptford, SE8 4RN	2
Kangley Bridge Bowls, Kangley Bridge Road, Lower Sydenham, SE26 5AQ	2

8.2.4 Travel Plans

All permitted major development are submitted with travel plans

A travel Plan is a package of measures prepared for a particular development to encourage residents and staff to use alternatives to single-occupancy car-use. Travel plans can help to relive congestion and local parking problems or improve public transport connections across the area. The major developments are providing interim travel plans as part of their applications, and Section 106 Agreements seek to ensure that Travel Plans are secured at planning application stage, with details to follow.

8.2.5 Transport schemes

An Infrastructure Delivery Plan was published in August 2010 as part of the evidence base for the Core Strategy. It identifies the necessary social, physical and green infrastructure needed to support the delivery of the Core Strategy. Table 8.4 identifies the transport schemes identified in the IDP and summarises the progress made during 2011/12. The target in Appendix 2 that seeks the delivery of these IDP schemes is being met.

Specific achievements include:

- The opening of Deptford Station in March 2012.
- The opening of the Overground East London Line Extension (ELL), with services commencing in December 2012.
- A Section 106 Agreement has been secured to provide passive provision for a station to allow for its provision in the future as part of the Surrey Canal Triangle strategic site development proposals.
- Works have commenced on the enhancement of Rollins Street subway, one of three new subways delivered by the ELL project, which will enhance access to the proposed station and the new park at Bridgehouse Meadows.
- Removal of the gyratory system at Kender Triangle, New Cross Gate.
- Improvements to parks and footpaths to provide a clear pedestrian and cycle link between Deptford and New Cross.
- Ongoing works for Crossrail, Thameslink and Deptford Station public square.

Table 8.4 Transport projects identified in the IDP

IDP Ref.	Borough area and/or strategic site/s	Project reference	Requirement	Stage	Approximate capital cost (revenue)	Funding source (status)	Responsible agency (supporting agencies)	Update
P1A	Lewisham Town Centre and Catford Town Centre Lewisham Gateway site	Waterlink Way	Signage and marketing	1	£1.96	LDA (Committed)	LBL (with DfL and EA support)	Works commenced and part completed. Waterlink Way is a long-standing London Borough of Lewisham (LBL) objective that is now embedded into the East London Green Grid concept. This project focuses on LBL owned land.
P1B	Deptford New Cross	Route 1 (Fordham Park to Deptford High Street).	Comprehensive improvement of spaces and routes	Pre-2011	£4m	HCA (Committed)	LBL (HCA and DfL)	The Route 1 project was completed in 2010/11. £4 million has been secured from Government to enhance the Kender to the Creek route, the route between Deptford and New Cross which runs parallel to New Cross Road and takes in Fordham Park, the New Cross Underpass and Margaret McMillan Park
		Deptford Links, North Lewisham Links Strategy and Legible Lewisham	Development of specific Creek tie-in projects.	Pre-2011	£50,000	LDA (Committed)	DfL (with LBL)	
P1F	Deptford New Cross and Surrey Canal Triangle site	East London Line Extension (Phase 2)	East-west spur from Surrey Quays to Clapham Junction (including new Surrey Canal Road Station)	1	£64m + £10m for Surrey Canal Road Station	TfL(Committed) LBL (LIP) £3m (Committed) DfT £7m is outstanding	TfL TfL	Work on the ELL is complete and new Overground rail services will commence in December 2012. A Section 106 Agreement has secured the passive provision for a station to allow for its provision in the future as part of the Surrey Canal Triangle strategic site development proposals. Works have commenced on the enhancement of Rollins Street subway, one of three new subways delivered by the ELL project, which will enhance access to the proposed station and the new park at Bridgehouse Meadows.
P1G	N/A	Crossrail	Major new railway (including interchange with London Overground at Whitechapel)	2	£17bn	TfL, DfT, GLA and developers) (Committed)	TfL	Works are ongoing. Funding secured through a business levy and CIL on development proposals.

Ref.	Borough area and/or strategic site/s	Project reference	Requirement	Stage	Approximate capital cost (revenue)	Funding source (status)	Responsible agency (supporting agencies)	Update
P1H	N/A	Thameslink Programme	Enhancement project	2	£3bn+ (overall)	DfT/Network Rail (Committed)	Network Rail	Works are ongoing. Project is being implemented by National Rail.
P1I	Deptford New Cross	Deptford Station	New station and public square	1	£11.2m	LDA (£320k), TfL (£140k), DCLG (£4.6m), Railway Heritage Trust (£70k), LBL (£2.45m) and Network Rail (£2m) (Committed)	Network Rail (LBL)	Deptford station opened in March 2012. Works on the public square are ongoing.
P1L	Deptford New Cross	Kender Triangle	Removal of one-way gyratory and replacement of two-way working	Pre 2011	£1.5m	TfL and HCA (Committed)	LBL (with TfL)	Completed.

8.2.6 Walking and Cycling Routes

Walking and cycling routes are being enhanced

The Council is committed to improving walking and cycling routes across the borough. 'North Lewisham Links' is a programme of works to improve access across Deptford and New Cross. Permeability is a particular problem in this area, due to the combination of roads and railway lines and the large number of older industrial sites. Ten separate routes have been identified which could connect possible new development sites with existing communities. The intention behind improving these routes is to encourage residents to live more active lives, and make better use of local amenities and public transport. Already, £4 million has been secured from the government in order to enhance Kender To The Creek, the route between Deptford and New Cross which runs parallel to New Cross Road and takes in Fordham Park, the New Cross Underpass and Margaret McMillan Park.

8.2.7 Design and views

Lewisham's Design Review Panel influenced the design of homes, schools, commercial and retail floorspace

Lewisham's Design Review Panel, made up of independent specialist design advisers, was one of the first local design panels to be established. The Panel provides high level, independent, expert design advice on major applications both at pre application stage and to the Planning Committee. During July 2011 to July 2012, 11 monthly meetings were held and reviews of 33 applications were conducted, five of which were for schemes that were considered twice. Overall, the panel has influenced the design of over 1,500 homes, 6 schools and over 15,000m^2 of commercial and retail space.

Two applications approved within viewing corridors will not have adverse impacts on protected views

During 2011/12, two applications were approved within areas designated as viewing corridors. The first involves the approval of a five storey building containing 33 residential units at 7-17 Yeoman Street The site falls within the Viewing Corridor of Greenwich Park to St. Paul's Cathedral. The application has been assessed against Core Strategy policy CS17 and the London View Management Framework. The latter sets out planes, against which development that crosses those planes should be assessed according to their impact on strategic views. For this development site, the relevant height of the plane is 30 metres AOD and the proposed development's height is 21.25 metres AOD – therefore it will not interfere with the relevant strategic view.

The second approves an eight storey development containing 532 residential units and mixed use floorspace (6,226m2) at Marine Wharf West. The site falls within the Viewing Corridor of Greenwich Park to St. Paul's Cathedral. The development would lie below the 30 metres AOD and would have a negligible impact, would not be overly intrusive or prominent and would not obstruct views within the Viewing Corridor and that much of the development, when viewed from Greenwich Park, would be obscured by intervening trees and buildings. Due to the proposed development height and the intervening distance and buildings, local views would also not be obstructed or adversely affected.

As these developments will not adversely affect the protected views and do not exceed the development threshold plane, the target in Appendix 2 has been met.

8.2.8 Conservation

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

The Council seeks to ensure the positive contributions of the historic and local character are protected and enhanced. Lewisham has 357 designated heritage asset entries. They all have the same level of protection despite their grade of importance in nationwide terms. They include:

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

8.2.9 Buildings at risk

There are 17 "At risk" buildings

17 buildings/structures and one Conservation Area have been included within English Heritage's "At Risk" Register. They are at risk from development pressures, neglect or decay. The number at risk remain the same as last year. Therefore the target that seeks a year on year decrease in the number of at risk buildings has not been achieved. The Council is working to reduce the risk of these buildings, as described in Table 8.5 below. Several entries are expected to be removed when English Heritage next updates it's list.

Table 8.5: English Heritage "At Risk" Register

Heritage Asset		Action
	Beckenham Place Foxgrove Road Beckenham Place Park SE26. Mansion built circa 1773, located within former parkland, now a golf course	A Conservation Management Plan was commissioned for the building and the Council is now actively seeking new owners and uses to secure the long-term future of the building.
	Stable block and garden walls to Beckenham Place Beckenham Hill Road SE26 Late 18th Century stable block.	Long term use dependent on future use of Beckenham Place. See above. Recently badly damaged by a fire in 2011. The building has been stabilised and work on repair and suitable new uses is proceeding.
	Louise House Dartmouth Road, SE23 Former girls industrial home, built 1891	Some essential repairs have been carried out. The building is in temporary office use until September 2012 when a long term user will be sought.

Heritage Asset		Action
	Ramp at Deptford Railway Station Deptford High Street, SE8 Built in 1856, it contains a dog-legged Ramp with brick arches	Listed building consent and planning permission granted for redevelopment of enclosed square, repair of ramp and occupation of arches. A revised application is currently being considered by the Council as part of the wider Deptford Project scheme.
	227 Deptford High Street SE8 House, shop and bakehouse built in 1791-92, and modified in 1801-2 and 1822-23.	Shopfront is in disrepair and bakehouse has been demolished. Repair work to the building started in 2009, to make the building weatherproof but has stopped, leaving the building empty and vulnerable.
	Old swimming baths Ladywell Road, SE13 Built in 1884	Currently unused and in a deteriorating condition. A conservation management plan has been prepared and a new user sought.
	25 Tanners Hill Deptford, SE8 Late 17th Century house used as a cycle workshop.	This building has been empty since 2009 and has had a long term lack of maintenance. Although the roof has been repaired, the upper storeys are in a poor state of repair. New owners are currently submitting applications for repair and new uses.
	Monuments at St Margret's Old Churchyard Lee Terrace, SE3 Originally recorded as one entry, now 10 individual tombs are recorded as separate entries.	The tombs have a number of problems including structural damage and cracking, risk of collapse, loss of inscription panels, ground subsidence and damage from vegetation. Restoration plans currently being prepared.
	Deptford High Street Conservation Area	The character appraisal for the conservation area is to be updated and this will be accompanied by a Management Plan.

8.2.10 Conservation Areas

Management plans for Conservation Areas are increasing

Since 1968, the Council has designated 28 Conservation Areas where it was considered to have special architectural or historic character that should be preserved or enhanced. The target in Appendix 2 seeks all Conservation Areas to have appraisals and management plans by 2016. The Council has a programme to prepare and review its Conservation Areas and to update character appraisals and management plans. So far there has been an increase in the number of Conservation Areas covered by management plans, with 14 (50%) of Conservation Areas having character appraisals and 54% having Article 4 Directions. During 2011/12 one new Conservation Area was created at Deptford Creekside and a character appraisal was prepared.

8.2.11 Local List

There are 271 buildings on the Local List

In addition to designated heritage assets, Lewisham has a number of non designated heritage assets that contribute significantly to the local character and townscape. Whilst they do not meet the national criteria for statutory listing they add to the local distinctiveness of the borough and so are protected under a Local List. In the last monitoring year, the Local List increased from 220 buildings in March 2010, to 269 buildings in March 2011. This year, a further two buildings have been added to the Local List, creating a total of 271 buildings.

8.2.12 Community use and leisure facilities

There has been a change in community use and leisure facilities during 2012

Table 8.6 shows the change that has taken place in leisure and community use floorspace during 2011/12. Completed development resulted in a net decrease of 691m^2 of D1 and D2 floorspace whereas permissions will result in a net increase of 25,399 m^2. With an overall net increase of 24,708m^2, the target seeking no loss of community facilities, has been met (see Appendix 2).

Table 8.6: Change in community use and leisure floorspace during 2011/12

Use class	Gains (m^2)	Losses (m^2)	Net (m^2)
Completions			
D1	3,408	3,247	161
D2	69	921	-852
Total completions	**3,477**	**4,168**	**-691**
Permissions			
D1	16,234	3,189	13,045
D2	16,965	4,611	12,354
Total permissions	**33,199**	**7,800**	**25,399**

8.2.13 Gains in community use and leisure floorspace

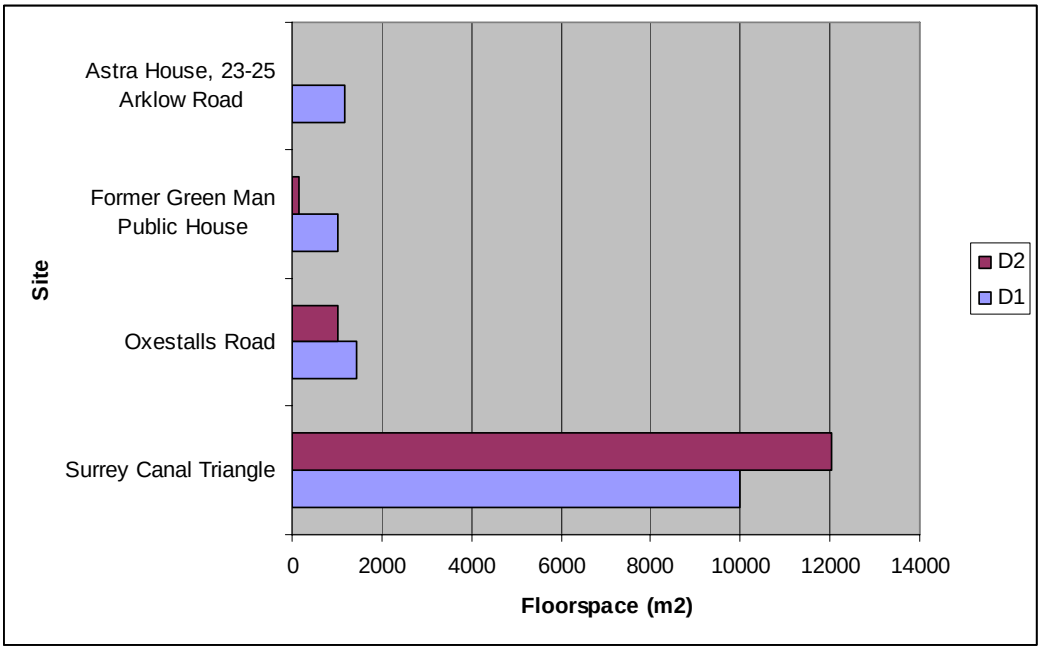
Two large scale leisure facilities are on track for completion

Two large scale developments identified in last year's AMR are still on track for completion. The Forest Hill Leisure Centre includes two swimming pools, a cafe, health and fitness suite, two studios, a community room and exhibition space. Since the end of the monitoring period, this facility opened in September 2012, beyond the end of the monitoring period. The Renaissance Centre at Loampit Vale is still being constructed and will provide a competition swimming pool, spectator seating, judging platform and learning pool, gym, two dance studios, a wellness area, treatment rooms, sauna and steam rooms, club room, climbing wall, crèche, reception, cafe and meeting rooms.

Large scale D1 floorspace has provided more Further education space

Figure 8.5 shows that one completed development has resulted in large scale community use and leisure floorspace above 1,000m2. During 2011/12, 1,177m^2 of D1 was approved and then completed at Astra House, 23-25 Arklow Road for use as a Further Education College.

Figure 8.5: New large scale community use and leisure floorspace



Five other completed developments included less than 1,000m^2 of D1 and D2 floorspace:

- 584m^2 of D1 was approved and created during 2011/12 at Bankfoot Neighbourhood Office, 299 Verdant Lane for a place of worship, training and social centre.
- Four developments also provided small gains of less than 100m^2.

Community facilities will dramatically increase in the future

In the future, the supply of community use and leisure floorspace will dramatically increase, arising from the permissions that were approved during 2011/12. Figure 8.5 shows large scale community use and leisure floorspace above 1,000m^2 at the following three sites:

- Surrey Canal Triangle (10,000m^2 of D1 and 12,050m^2 of D2).
- Oxestalls Road (1,428m^2 of D1 and 1,020m^2 of D2).
- Former Green Man Public House (1032m^2 of D1 and 145m^2 of D2).

Seven developments were also approved containing less than 1,000m^2 of community use and leisure floorspace:

- Torridon Junior and Infants School (568m^2 of D1).
- Cannon Wharf (297m^2 of D1).
- 1 Friendly Street (196m^2 of D1).
- Land fronting Deptford High Street, Octavious Street (173m^2 of D1).
- Bond House, Goodwood Road (160m^2 of D1).
- Two developments will also provide small scale gains of less than 100m^2.

8.2.14 Losses in community use and leisure floorspace

Losses in community facilities will make way for new housing

Table 8.7 shows 12 completed developments resulted in the loss of D1 and D2 floorspace, but none were large scales losses above 1,000m^2. Six completed developments lost between 100m^2 and 1,000m^2 whilst six completed developments each lost less than 100m^2 of D1 and D2 floorspace.

A further eight applications were approved for the loss of community use and leisure floorspace. Only one approval was for large scale loss above 1,000m^2, whilst three were approved for losses of between 100m^2 and 1,000m^2 and four developments were approved for the small scale loss of less than 100m^2. Note that three sites were both approved and completed during 2011/12. To avoid double counting, they have been recorded only as completions. The majority of the losses are due to the redevelopment of the site for housing.

Table 8.7: Community use and leisure floorspace lost

Site	D use floorspace lost	Replaced by
Completions		
60 Manor Avenue	700m^2 of D2	5 residential units
1 Blagdon Road	435m^2 of D1	9 residential units
5 Lee Terrace	350m^2 of D1	2 residential units
111 Endwell Road	316m^2 of D1	316m2 of B1 office
Former Rotary Day Centre	252m^2 of D1	16 residential units
Shaftsbury Hall and Stables	129m^2 of D2	6 residential units
Permissions		
Former Our Lady of Lourdes RC Infants School	1,200m^2 of D1	9 residential units
St Cyprians Church Hall	669m^2 of D1	50m2 of A2 office 540m2 of A3 restaurant 9 residential units
154-156 Deptford High Street	188m^2 of D1	Bed and breakfast accommodation
33 Campshill Road	125m^2 of D1	2 residential units

8.2.15 Planning obligations

There has been a significant increase in planning obligations

There has been a significant increase in the number of Section 106 Agreements signed and the value of financial contributions that have been secured through Section 106 Agreements. During 2011/12, 42 separate Section 106 Agreements (and variations to existing agreements) have been agreed. Table 8.8 shows that with almost £39.7 million financial contributions and 1,139 affordable housing units were secured during 2011/12, there has been a significant increase in the value of planning obligations secured compared to the previous monitoring years.

Table 8.8: Planning obligations 2006/7 to 2011/12

Planning obligations	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Total agreements signed	20	25	28	23	31	42
Total amount of financial contribution negotiated	£3,081,600	£1,737,661	£3,468,669	£3,946,390	£2,843,198	£39,697,210
Total affordable housing secured on-site (rent)	195 units	148 units	303 units	777 units	6 units	560 units
Total affordable housing secured on-site (shared ownership)	149 units	125 units	199 units	381 units	148 units	579 units
Total affordable housing secured on-site	343 units	273 units	502 units	1,158 units	154 units	1,139 units
Total affordable housing secured off site (habitable rooms)	0	91	12	0	0	0

Significant financial contributions have been secured, including more than £1 million each on four of the strategic sites

From the 26 development sites where financial contributions were secured, four of the strategic sites will each contribute above £1 million financial contributions including:

- Surrey Canal Triangle (£22.1 million).
- Oxestalls Road (£4.8 million).
- Cannon Wharf (£4.7 million).
- Marine Wharf West (£2.2 million).

Other sites contributing more than £50,000 include:

- Excalibur Estate.
- Neptune Wharf, Grinstead Road.
- The Deptford Project.
- Thurston Industrial Estate.
- 52-54 Thurston Road.
- Former United Diaries Depot.
- 7-17 Yeoman Street.
- Bond House, Goodwood Road.

- Land at Goodwood Road.
- Batavia Road.
- 2 Elfrida Crescent.
- Land at Fishers Court, Besson Street.
- 255-269 Sydenham Road.

Seven sites will provide a significant amount of affordable housing units

From the 20 development sites where affordable housing was secured, 560 affordable homes will be for rent and 579 will be intermediate homes. Sites that provided more than 20 affordable housing units include:

- Surrey Canal Triangle (237).
- Excalibur Estate Regeneration project (228).
- Oxestalls Road (189).
- Cannon Wharf (117).
- Marine Wharf West (103).
- Thurston Industrial Estate (90).
- Former United Diaries Depot (38).

8.2.16 Education and training

94 businesses received training through the Business Advice Service

There are a number of ways in which the Council is helping people, especially youths, into training and employment. The Mayor runs a NEET Programme[11] - a free service for young people who are not in employment, education or training (NEET). It can provide youths with the opportunity to gain the skills and confidence to compete for jobs, return to education or start further training. The programme runs for 7 weeks and involves:

- Team building activities.
- A volunteer work placement.
- CV building.
- Interview techniques.
- 5 day residential experience (travel and lunch provided).

Young people will have the opportunity to gain up to 15 AQA certificates, and a Level 2 sports coaching certificate. There is also a drop-in careers advice service and CV building service for young people and after school homework/coursework support sessions.

Lewisham has a good record in reducing the number of 16 to 19-year-olds in NEET. In 2011 only 4.6% of young people are NEET, compared with a national average of 6.6 per cent[12]. This is also better than the last monitoring year when 9.7% were NEET. Lewisham College also hosts free events focused on creating opportunities for people who are NEET.

The Council runs an outsourced Business Advisory Service (BAS), with a primary aim of helping to implement new businesses. During 2011/12, 23 new businesses were started through the BAS and 94 businesses were advised and received training through the BAS.

Training and employment spaces have been secured through Section 106 Agreements

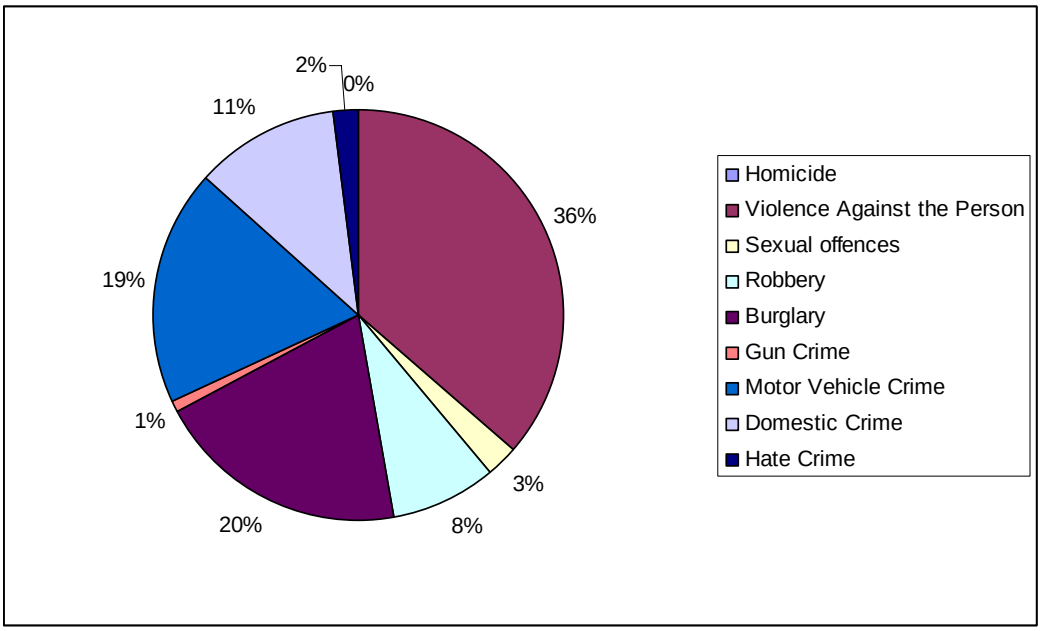
Furthermore, during 2011/12, 24 training spaces and 51 employment spaces have been secured through Section 106 Agreements.

8.2.16 Crime and safety

All different categories of crime have taken place in Lewisham

Figure 8.6 shows the annual crime count figures for Lewisham[13].

Figure 8.6: Crime figures 2011/12



Crime in Lewisham makes up a small proportion of the total crime in the Metropolitan Police Area

Table 8.9: Comparison of crime figures with Metropolitan Police area

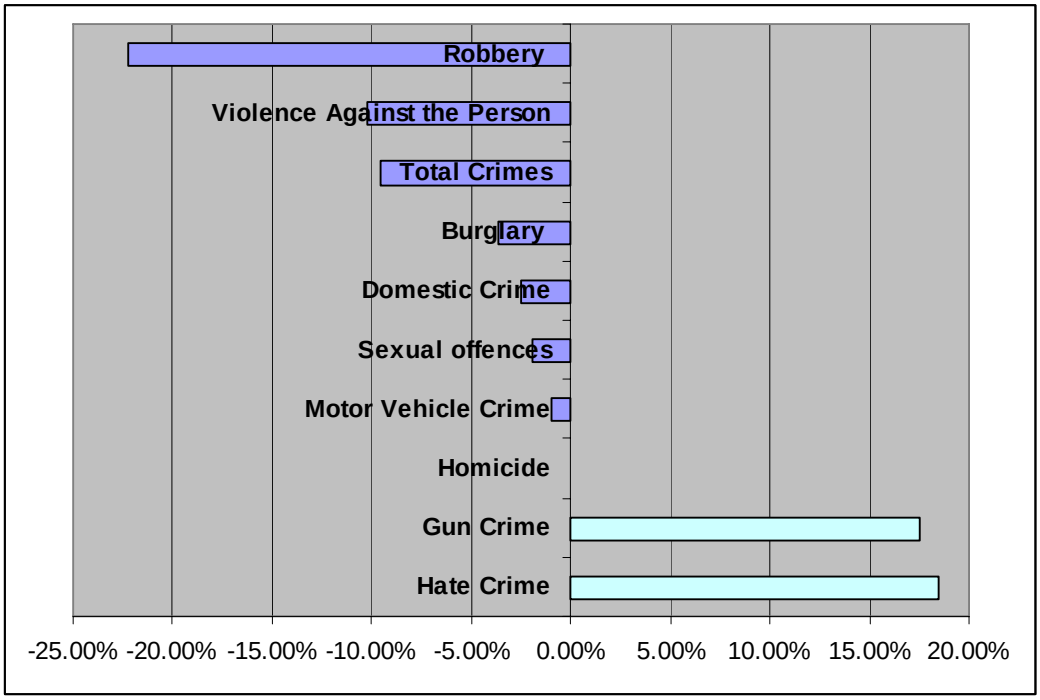
	October 2011 – October 2012		Lewisham as a % of Met Total	% change since 2010/11
Number of Offences	**Lewisham**	**Met Total**		
Total Crimes	25,390	792,818	3.2%	-9.6%
Homicide	6	96	6.5%	0%
Violence Against the Person (Total)	5,906	152,569	3.9%	-10.2%
Sexual offences	407	9,741	4.2%	-1.9%
Robbery (Total)	1,356	36,529	3.7%	-22.2%
Burglary (Total)	3,230	93,982	3.4%	-3.6%
Gun Crime	148	2,043	7.2%	+17.5%
Motor Vehicle Crime	3,038	93,126	3.3%	-1.0%
Domestic Crime	1,845	48,723	3.8%	-2.5%
Hate Crime	309	10,188	3.0%	+18.5%

Table 8.9 show Lewisham's crime figures and compares them with the figures for the Metropolitan Police area as a whole. Overall, Lewisham experiences only 3.2% of the overall amount of crime in the Metropolitan Police area. The different categories of crime in Lewisham equate to approximately 3-7% of the Metropolitan Police area crime.

Most types of crime have reduced since last year

Figure 8.7 shows that when compared to the previous year, the majority of the different categories of crime, with the exception of gun crime and hate crime, has dropped since 2011.

Figure 8.7: Change in crime figures during 2011



[1] Transport for London, 2012 PTAL map.
[2] The latest indicators are from Transport for London, and relate to 2008.
[3] GLA Ward Profiles 2012 taken from data.london.gov.uk
[4] Child Health Profile 2012 www.chimat.org.uk
[5] Child Health Profile 2012 www.chimat.org.uk
[6] GLA Ward Profiles 2012 taken from data.london.gov.uk
[7] GLA Ward Profiles 2012 taken from data.london.gov.uk
[8] GLA Ward Profiles 2012 taken from data.london.gov.uk
[9] www.zipcar.co.uk
[10] Source London
[11] http://www.lewisham.gov.uk/myservices/atoz/young-people/Pages/Mayors-Neet-Programme.aspx
[12] http://www.tes.co.uk/article.aspx?storycode=6071218
[13] http://www.met.police.uk/crimefigures/datatable.php?borough=pl&period=year

9. Planning applications, appeals and enforcement

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

9.1 Planning applications

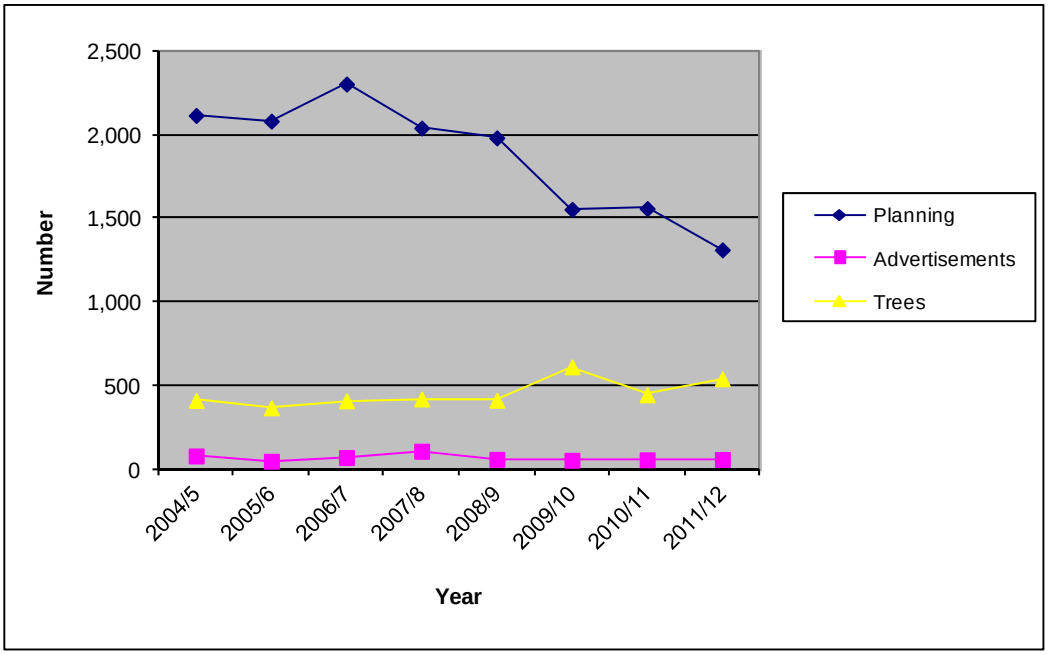
There were less applications than previous years

Table 9.1 and Figure 9.1 show there was a total of 1,907 applications lodged with the Council during 2011/12. This equates to 245 less planning applications than the previous monitoring year. This remains significantly below the 2006/07 peak when the economy and property industry were much stronger and reflects the economic climate as the construction and house building industries have been particularly hard hit.

Table 9.1: Development Control applications by type 2004/05 to 2011/12

Application type	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Planning	2,115	2,081	2,303	2,040	1,981	1,553	1,558	1311
Advertisements	78	46	68	106	58	52	55	57
Trees	409	366	407	419	411	611	444	539
Total	**2,602**	**2,493**	**2,778**	**2,565**	**2,430**	**2,216**	**2,057**	**1,907**

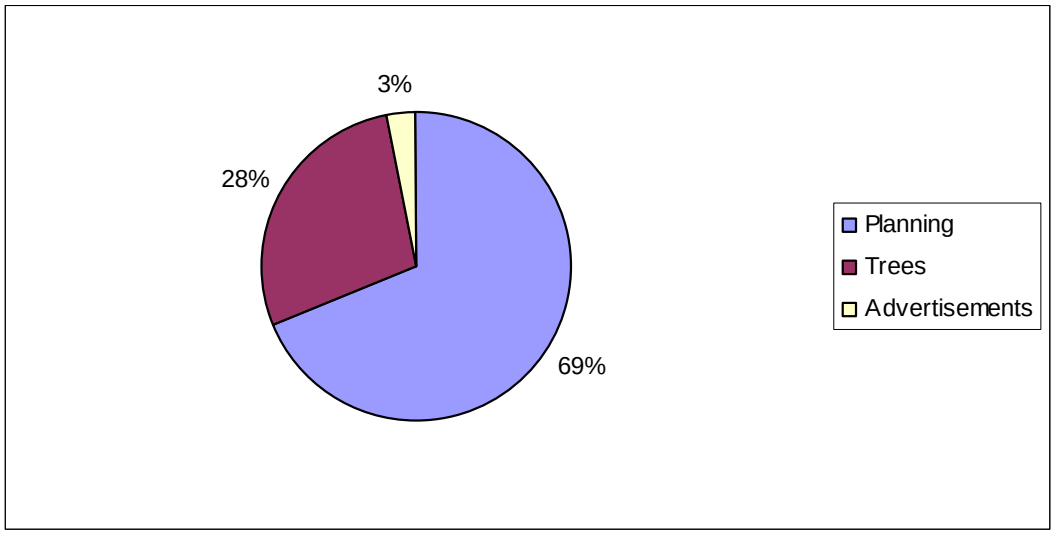
Figure 9.1: Development Control applications 2004/05 to 2011/12



Almost three quarters of applications are for planning

Figure 9.2 highlights that the majority (69%) of applications related to Planning, followed by Tree applications. Only a small amount of advertisement applications were lodged. The proportion (69%) of planning applications has gone down slightly from the previous monitoring year (76%) whilst tree applications have increased to 28% compared to 21% last year.

Figure 9.2: Development Control applications by type 2011/12



Only 2.9% were major applications

With regard to 1,311 planning applications lodged during 2011/12, only 38 (2.9%) were major applications involving 10 dwellings or more. All others were minor applications containing less than ten dwellings and include alternations and additions made to existing houses. Minor applications were down 33% from 2011/12. The largest category of "Other" applications were for alterations to existing homes. In 2011/12 there were 611 householder and Certificate of Lawful Development applications representing 40.3% of total applications. This is an 8% increase from 2010/11. A possible explanation is that with the uncertainty surrounding the housing market more people are improving their existing homes rather than moving.

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

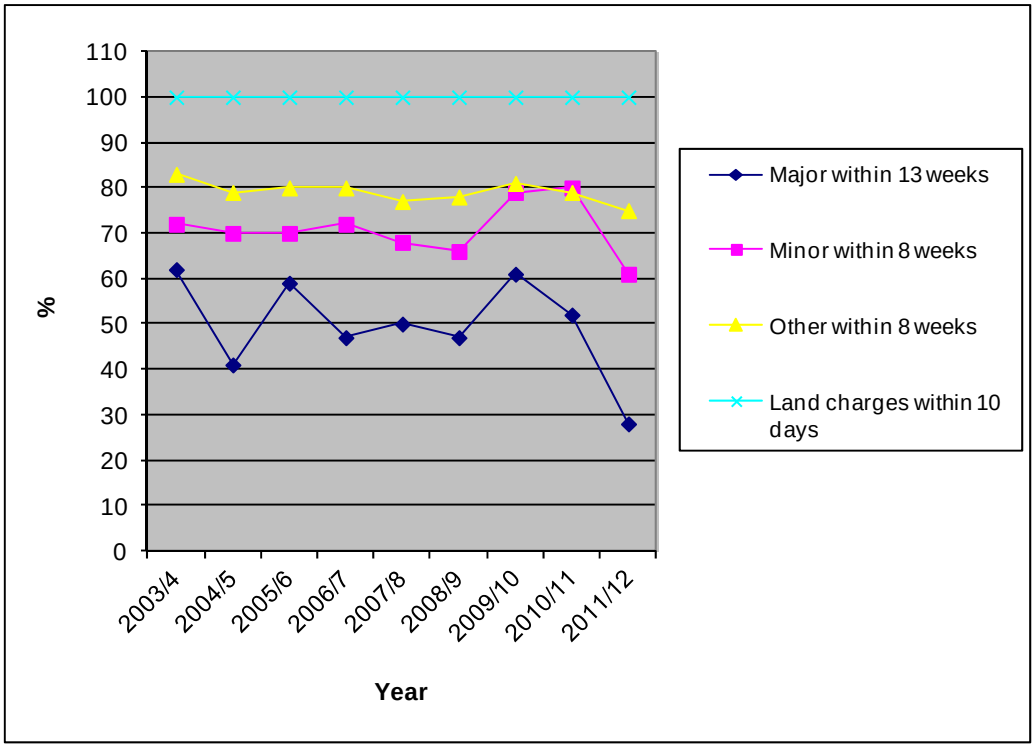
Table 9.2 compares the actual rate of delivery for different types of applications with the targets set by the Council. It shows that actual planning permissions were taking longer to grant than the target timescales.

Table 9.2: Development Control performance during 2011/12

Type of application	Target	Actual
Major	60% within 13 weeks	28.4% within 13 weeks
Minor	65% within 8 weeks	61.4% within 8 weeks
Other	80% within 8 weeks	74.8% within 8 weeks

Figure 9.3 shows how the percentage of applications determined within the 8 and 13 weeks have fluctuated over the years. During 2011/12 the percentage being granted permission within the target timescales has dropped for all three types of application compared to the previous monitoring year.

Figure 9.3: Percentage of applications determined within target timescales



There are a number of reasons why the major applications performance is slower than the target timescales, including:

- The complex nature of major applications.
- The need to negotiate section 106 agreements.
- Lack of sufficient information from applicants.
- There was a focus over the past year on determining large applications that would deliver significant regeneration benefits in advance of the introduction of the Mayor's Community Infrastructure Levy on 1st April 2012.

100% of land charge searches completed within target timescales

With regard to standard land charges searches, the Council continues an excellent level of performance within this area, with 100% carried out within the 10 day target.

9.2 Appeals

Appeal decisions are a way of assessing the performance of policies in the development plan. In the 2011/12 monitoring year the relevant development plan was the saved policies from the Lewisham Unitary Development Plan (UDP) as well as the Core Strategy, once it was adopted in July 2011.

Monitoring of appeals provides a good indication of the quality and robustness of planning decisions made by local planning authorities. If few appeals are allowed and policies are being upheld by Planning Inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed

because a policy is being criticised by Planning Inspectors regularly, revision of the failing policy is needed.

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

Table 9.3 shows that there were four types of appeal carried out during 2011/12. There were no appeals relating to advertisements, lawful development certificate, tree or LBC refusals. Out of a total of 54 appeals, 76% were dismissed and only 20% were allowed. In general, Planning Inspectors have upheld the majority of the decisions made by the Council. This is better than the previous monitoring year, when 30% of appeals were allowed. According to latest figures from the Planning Inspectorate, 82% of Lewisham's planning appeals were dismissed during January – March 2011, which ranks the borough's performance within the top 20% of all local planning authorities within England.

Table 9.3: Planning appeal performance during 2011/12

Type	Allowed	Partly allowed / Partly dismissed	Dismissed
Planning appeals against refusal	8	2	38
Non-determination planning appeals	3	0	2
Planning appeals against conditions	0	0	0
Enforcement appeals	0	0	1
Total	**11**	**2**	**41**

9.3 Enforcement

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

Enforcement activity mostly relates to planning contravention and enforcement notices

A total of 57 enforcement activities took place during 2011/12. Table 9.4 shows the different types of enforcement activity that have taken place, most of which relates to planning contravention notices (40%) and enforcement notices (26%).

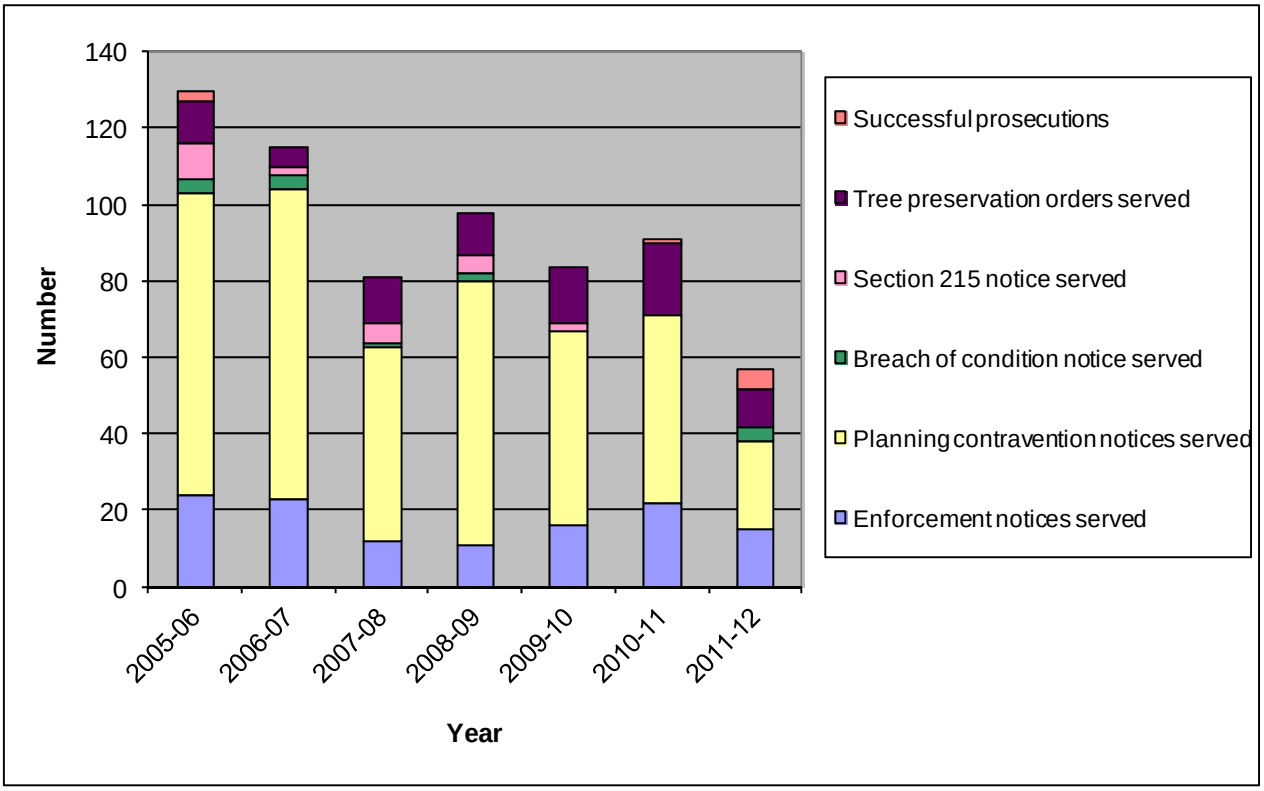
Table 9.4: Enforcement performance during 2011/12

Type of enforcement	Number
Planning contravention notices served	23
Enforcement notices served	15
Tree preservation orders served	10
Successful prosecutions	5
Breach of condition notice served	4
Stop notices served	0
Section 215 notice served	0

There has been less enforcement activity compared to the previous year

Figure 9.4 shows that each type of formal enforcement activity has fluctuated over time. Last year the focus for the enforcement service was to make improvements to the way in which complaints are registered and handled. As part of this significantly more cases were received than the previous two years. The total number received in 2011/12 was significantly more than the number received 2009/11.

Figure 9.4: Enforcement performance 2005/6 to 2011/12



10. Conclusions

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

The Council is continually renewing its approach to monitoring. Next year's AMR, and subsequent AMRs, will report on the same set of indicators and targets, to provide consistency and allow comparison between different years. However, it is important to note that these indicators and targets will be revisited as the LDF policies are reviewed each year through the AMR.

10.1 Overview

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

The AMR has monitored a number of indicators that cover a wide range of policy areas. Appendix 2 provides a detailed table of indicators, targets, a summary of performance during 2011/12 and whether the target has been achieved. Overall Appendix 2 shows that planning policy requirements in the Core Strategy are being implemented, with the majority of the targets being met or exceeded during 2011/12.

Targets that have been met or exceeded include:

- There has been an increased supply of new homes, above the London Plan target of 1,105.
- The target ratio of 70:30 between social rented and intermediate housing was nearly met.
- New homes with wheelchair accessibility, exceeding the 10% target.
- Between 2010 and 2011, there has been an increase in economically active people.
- The target of a year on year increase in renewable energy schemes has been achieved.
- Renewable energy has been maximised, with varying types of renewable energy consisting of solar thermal panels, photovoltaic, gas fired combined heat and power, exhaust/air/ground source heat pumps and biomass boiler all provided.
- Various decentralised energy schemes are operational and have been approved.
- Year on year reductions in carbon dioxide emissions have been achieved, as per capita emissions have reduced since 2005.
- There has been an increase in the number of living roofs.
- No planning permissions have been granted contrary to Environment Agency advice.
- Rivers in the borough have been restored.
- Schemes have been completed that include Sustainable Urban Drainage Systems.

- There has been a net increase in open space, exceeding the target which aims for no loss of open space.
- Green Flag Awards were renewed and one new Green Flag Award won for the first time. The Green Community Awards rose.
- There has been no net loss of Sites of Importance for Nature Conservation.
- No allotment land has been lost.
- SELCHP, Bywater Materials Recycling Facility and Rainham land-fill provides sufficient capacity to cater for the borough's waste without the need for new facilities.
- All non-residential schemes provided compliant car parking standards.
- Schemes located in high PTAL areas provide car free and car limited developments.
- Section 106 Agreements are seeking Travel Plans as part of the planning applications.
- A range of IDP transport schemes are being implemented.
- Cycle facilities are being provided at major developments, with most parking spaces allocated specifically for cycles.
- Car club spaces have been secured on development sites, and free membership has been negotiated too.
- There are electric car charging points in seven locations in the borough.
- Funding has been secured to enhance the Kender to Creek route.
- Developments within strategic viewing corridors have been assessed as having negligible impact on local and strategic views.
- Forest Hill Pools and Loampit Vale Leisure Centre are on track for completion and a selection of IDP social projects are being implemented.
- The number of LSOAs within the 20% most deprived has decreased slightly since 2007.
- The number of people with no formal qualifications has decreased between 2005 and 2011.
- Criminal offences dropped from the previous monitoring year.
- There has been an increase in both the number of Section 106 Agreements secured and the value of the financial contributions.

Significant improvements have been made towards reaching the remaining targets.

Given the short timescale that the Core Strategy has been adopted, and therefore the limited opportunities for the Core Strategy policy requirements to filter through to planning applications and then to development on the ground, the performance so far is encouraging. There is no need to consider amending policies at this stage. The AMR for 2012/13, due to be published in December 2013, will assess future performance, to ensure that planning policy implementation continues to improve in the future.

Appendix 1: Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BAS	Business Advisory Service
BRE	Building Research Establishment
BSF	Building Schools for the Future
CABE	Commission for Architecture and the Built Environment
CAMs	Catchment Area Management Strategy
CIL	Community infrastructure Levy
CHP	Combined heat and power
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
CH_4	Methane
CofE	Church of England
CRPL	Catford Regeneration Partnership Ltd
CSH	Code for Sustainable Homes
DCLG	Department of Communities and Local Government
DEA	Defined Employment Area
DfT	Department for Transport
DLR	Docklands Light Railway
DPD	Development Plan Document
EA	Environment Agency
ELL	East London Line Extension
ERCIP	European River Corridor Improvement Plans
EU	European Union
GHG	Greenhouse Gas
GLA	Greater London Authority
GP	General Practitioner
GVA	Gross Value Added
HCA	Homes and Communities Agency
IDP	Infrastructure Delivery Plan
IMD	Index of multiple deprivation
LA	Local Authority
LBL	London Borough of Lewisham
LBP	Local Biodiversity Partnership

LDF	Local Development Framework
LDS	Local Development Scheme
LECI	London Energy and Carbon Dioxide Emissions Inventory
LEL	Local Employment Location
LSOA	Lower Super Output Area
LULUCF	Land Use, Land Use Change and Forestry
LWI	London Wide Initiative
LSOA	Lower Super Output Area
MEL	Mixed Use Employment Location
MRF	Materials Recovery Facility
NDO	Neighbourhood Development Order
NEET	Not in employment, education or training
NO_x	Nitrogen oxide
NO_2	Nitrogen dioxide
NPPF	National planning Policy Framework
ONS	Office of National Statistics
PDL	Previously Developed Land
PM	Particulate Matter
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PTAL	Public Transport Accessibility Level
RP	Registered Provider
RTPI	Royal Town Planning Institute
SCI	Statement of Community Involvement
SELCHP	South East London Combined Heat and Power Station
SHMA	Strategic Housing Market Assessment
SIL	Strategic Industrial Location
SINC	Site of Importance for Nature Conservation
SOA	Super Output Area
SPD	Supplementary Planning Document
SUDs	Sustainable Urban Drainage Systems
TfL	Transport for London
UDP	Unitary Development Plan
UNESCO	United Nations Educational, Scientific and Cultural Organization

Appendix 2 Indicators, targets and performance summary

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
Regeneration and growth areas – *see section 4*					
CSO1: Physical and socio-economic benefits	All Core Strategy Policies	**1.** Implementation of strategic site allocations	• All strategic site allocations started by 2016	See section 4	N/A
		2. Amount of completed residential development	• 7,900 by 2016 • 13,000 by 2026	See section 4	N/A
		3. Amount of completed retail development	• 40,000m^2 by 2026	See section 4	N/A
		4. Amount of completed business development	• No target	See section 4	N/A
		5. Delivery of physical, social and green infrastructure	• Delivery in accordance with Infrastructure Delivery Plan	See section 4	Target met ☺
Providing new homes – *see section 5*					
CSO2: Housing provision and distribution CSO3: Local housing need	CSP1: Housing provision, mix and affordability CSP2: Gypsies and travellers	**6.** Increase supply of new homes	• 975 new additional homes per year • 1,105 dwellings annually, the target in the London Plan (July 2011) • 11,050 dwellings from all sources over the period 2010-11 to 2020-21 • Net additional housing expected to come forward over a 15 year period • Expected number. of dwellings likely to be completed in the current year (2012/13) • Five year supply of net additional dwellings from ready to develop sites	• 1,188 net dwellings • 5,937 dwellings (2007/08 to 2011/12) equating to 1,187 dwellings annually • 13,531 dwellings • 15,935 dwellings • 1,364 dwellings • 6,987 dwellings	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
		7. An increased supply of affordable homes	• 50% affordable housing on sites 0.5ha. or larger or capable of providing 10 dwellings or more	• Affordable housing represents 47% of the net housing completed/under construction during 2011/12 • On sites completed during 2011/12 with a mix of affordable and market housing, an average of 34% was provided as affordable housing.	Target partially met 😐
		8. Mix in housing tenure	• 70:30 split between social rented and intermediate housing	• 64:36 split	Target met ☺
		9. Mix in dwelling sizes	• At least 40% affordable homes to be 3+ bedrooms	Of the housing completed during 2011/12: • 35% 1 bed market housing • 19% 2 bed market housing • 15% 1 bed affordable housing • 14% 2 bed affordable housing • 11% 3 bed affordable housing • 5% 3+ bed market housing • Overall, 29% of affordable homes had 3+ bedrooms	Target partially met 😐
		10. Net additional pitches (gypsy and traveller)	• Net additional pitches	• No pitches created	Target not met ☹ Site consultation to take place 2013
		11. Housing Quality – Building for	• Number of BfL Assessments	• Not currently assessed	

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
		Life Assessments (BfL)			
		12. Lifetime Homes and wheelchair accessible housing	• 100% new homes built to Lifetime Homes standards • 10% of homes wheelchair accessible	• 490 lifetime homes completed • 5,560 lifetime homes approved • Lifetime homes represent 87% of the net residential units approved • 51 wheelchair accessible homes completed • 678 wheelchair accessible homes approved • Wheelchair accessible homes represent 11% of net residential units approved	Target partially met 😐 Target met ☺
Growing the local economy – *see section 6*					
CSO4: Economic activity and local businesses	CSP3: Strategic Industrial Locations and Employment Locations CSP4: Mixed Use Employment Locations	**13.** Ensure there is sufficient employment land available	• No net loss of B use class floorspace in defined employment land areas (SIL, LEL, MEL)	• Completed development resulted in a net loss of -5,779m^2 of B floorspace, with an increase in B8 and losses in B1 and B2. • Permissions will result in a total net loss of -50,832m^2 of B floorspace, with an increase in B1 and losses in B2 and B8 • There has been a loss of B use floorspace in SIL, LEL, MEL. However, these sites have specifically been identified for	Target not met ☹ The loss of business uses on employment sites will make way for a mix of uses more aligned to the modern day economy and will help to

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
	CSP5: Other employment locations including creative industries		• 100% of employment floorspace on previously developed land • No more than 10% of available stock to be vacant per annum	redevelopment, as part of the overall programme to regenerate the borough. • 100% of employment floorspace is on previously developed land • 15% units classified as vacant in defined employment areas	achieve the vision set out in the Core Strategy.
		14. Release of industrial land to accommodate B uses and mixed uses	• 20% built floor space on MEL to be within the B use class	• Applications have not reached 20% B floosrpace	Target not met ☹
		15. Proportion of employment in creative industries (LQ)	• 0.85	• 1,080 VAT registered businesses in the creative jobs • Equates to 14% of the total VAT registered businesses.	Target cannot be measured due to data availability
		16. Employment rate (working age)	• Increase in the proportion of working age Lewisham residents in employment 2011 to 2026	• 68.7% people in employment in 2011. • 3.3% increase between 2010 and 2011.	N/A
		17. No. of businesses/individuals participating in training	• Year on year increase	• 94 businesses received training through the Business Advisory Service	N/A Not previously measured
		18. % economically active people	• Year on year increase	• 74.7% economically active people in 2011. • 1.3% increase between 2010 and 2011.	Target met ☺
		19. No. of training and	• As secured	• 51 employment spaces and 24	N/A

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
		employment spaces secured through planning obligations		training spaces secured through Section 106 Agreements	
		20. Net growth in VAT registered businesses	• Year on year increase	• There were 7450 active VAT registered businesses in 2010. • 185 less than 2009. • 1,220 more than 2004.	Target partially met 😐
	CSP6: Retail hierarchy and location of retail development	**21.** Position of town centres in town centre hierarchy through yearly health checks	• Reduction in vacancy rates	• 7% vacancies in Lewisham, compared to 7.5% last year • 8% vacancies in Catford, compared to 3% last year • 2% vacancies in Blackheath, compared to 2% last year • 10% vacancies in Deptford, compared to 14% last year • 3% vacancies in Downham, compared to 3% last year • 9% vacancies in Forest Hill, compared to 12% last year • 22% vacancies in Lee Green, compared to 14% last year • 10% vacancies in Sydenham, compared to 10% last year	Target partially met 😐
		22. Lewisham achieve 'metropolitan' status	• 100,000m^2 (gross) floorspace for Lewisham town centre by 2026	• 1,752 m^2 of A1 completed at 104-120 Lee High Road, within Lewisham town centre. • 6,771 m^2 of A1 permitted at	N/A

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				Thurston Road Industrial Estate, within Lewisham town centre • No loss of A1 floorspace on large schemes above 1,000m^2 within Lewisham town centre	
		23. Amount of completed retail, office and leisure development (overall and in town centres)	• 100% retail development greater than 1,000m^2 located in major/district town centres	• Two qualifying sites are located within Lewisham town centres. • Two sites are located in the strategic sites within the Regeneration and Growth Areas.	Target partially met 😐
		24. Amount of employment floor space for town centre uses	• Office development greater than 2,800m^2 located in Lewisham or Catford town centres	• The qualifying sites are located not within the town centres but in the strategic sites within the Regeneration and Growth Areas and LEL, helping to achieve the vision in the Core Strategy	Target not met ☹
		25. % non-retail uses in primary shopping frontages	• No more than 30% non A1, A2 uses in primary shopping areas	• 29% non A1, A2 in Lewisham, compared to 28% last year • 33% non A1, A2 in Catford, compared to 35% last year • 29% non A1, A2 in Blackheath, compared to 42% last year • 36% non A1, A2 in Deptford, compared to 25% last year • 28% non A1, A2 in Downham, compared to 19% last year	Target partially met 😐

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				• 44% non A1, A2 in Forest Hill, compared to 58% last year • 50% non A1, A2 in Lee Green, compared to 48% last year • 36% Sydenham, compared to 33% last year	
Environmental management – *see section 7*					
CSO5: Climate change	CSP7: Climate change and adapting to the effects CSP8: Sustainable design and construction and energy efficiency	**26.** Energy generated through renewable sources	• Year on year increase	• 12 schemes completed, compared to 6 in previous monitoring year	Target met ☺
		27. Renewable energy installed by type	• Maximise renewable energy types • Year on year increase in no. of properties connected to CHP	• Renewable energy granted and completed consists of varying types including solar thermal panels, photovoltaic, gas fired combined heat and power, exhaust/air/ground source heat pumps, biomass boiler. Only renewable technology not present is wind power.	Target met ☺ N/A as data from previous monitoring year is not available
		28. Provision of decentralised energy	• One decentralised energy 'hub' within the Regeneration and Growth Areas by 2016 and no. of homes linked	• Renaissance Energy centre at Loampit Vale operational during 2012. • Seager site and other major developments within the Regeneration and Growth Areas will provide decentralised energy as part of their developments in the future	N/A

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				• On-going discussions with applicants of major sites to ensure provision	
		29. Per capita reduction in CO_2	• Year on year reduction in CO_2 emissions and 8.5% reduction in CO_2 by 2011 from 2005 baseline	• Reducing at 15.2% from 2005 baseline	Target exceeded ☺
		30. Compliance with Code for Sustainable Homes	• All housing built to CSH Level 4 from April 2011 and Code Level 6 by 2016 (zero carbon)	• 199 units completed at Level 3 • This compares to the 107 units completed at Level 3 in last monitoring year • 569 units completed at Level 4 • This compares to nil units completed at Level 4 in the last monitoring year	Target partially met 😐 Homes completed during 2011/12 relate to permissions that pre-date April 2011
		31. Compliance with BREEAM	• All non-residential development built to BREEAM Excellent Standard	• No scheme completed to Excellent standard • 3 schemes completed to Very Good standard	Target partially met 😐 Non residential development completed during 2011/12 relate to permissions that pre-date

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
					the implementation of the BREEAM standard
		32. No. of completed living roofs and walls	• Increase in the no. of completed living roofs and walls	• Total of 31 sites with living roofs. • 17 (or 55%) have had their conditions discharged, as compared to 13% in the last monitoring year. • 11 have not yet had their conditions discharged, • 3 are awaiting information.	Target met ☺
	CSP9: Improving local air quality	**33.** Air pollution levels of Fine Particles, Nitrogen Oxide, Carbon Monoxide, Ozone and Benzene	• Reduction in pollutants as identified in Air Quality Action Plan	• Five out of the seven pollutants currently under LA control including 1,3-butadiene, Benzene, Carbon monoxide, Lead and Sulphur dioxide were below the objectives • Peak concentrations of PM^{10}, although the average figure generally below the objective • Pollutants exceeded objectives for NO^2	Target partially met 😐
CSO6: Flood risk reduction and water	CSP10: Managing and mitigating the risk of flooding	**34.** No. of planning permissions granted contrary to Environment Agency advice (flood defence or water quality grounds)	• Zero applications	• No planning permissions granted contrary to Environment Agency	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
management	CSP11: River and waterways network	**35.** Flood and coastal erosion risk management	• Length of river restored	• River restoration: 300m since 2005	Target met ☺
		36. No. of approved developments which incorporate SUDS	• Year on year increase	• 7 completed schemes incorporated SUDS	Target met ☺ N/A until SUDS approval body is established in 2013.
CSO7: Open spaces and environ-mental assets	CSP12: Open spaces and environmental assets	**37.** Prevent inappropriate development on open space	• No net loss of open space	• 0.037 hectares of open space completed • Loss of 0.013 hectares of open space approved • Creation of 6.214 hectares of open space approved • Overall increase in open space, net change of 6.238 hectares	Target met ☺
		38. % of eligible open spaces managed to Green Flag award standard	• 1 additional Green Flag Award per year	• 12 Green Flag Awards renewed • 1 Green Flag Award won for the first time • 2 Green Community Awards renewed • 3 Green Community Awards won for the first time	Target exceeded ☺
		39. Change in areas and populations of biodiversity importance	• Maintain and enhance the current population of biodiversity importance – no net loss of SINC	• No net loss of SINC	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
		40. No. of new allotments	• Area of land allocated for allotments	• No allotment land lost • 898 plots on 37 allotment sites, covering approximately 17 hectares	Target met ☺
CSO8: Waste management	CSP13: Addressing Lewisham's waste management requirements	**41.** Capacity of new waste management facility by type	• Provision of sufficient facilities to meet need	• SELCHP within the borough, and Bywater MRF and Rainham land-fill outside of the borough, provides sufficient capacity.	Target met ☺
		42. Amount of municipal waste arising, and managed by management type, and the % of each management type	• As reported	• 109,527.07 tonnes of household waste collected, of which: • 83,737.27 tonnes used to generate energy (77%) • 18,740.39 tonnes recycled, re-used and composted (17%) • 7,049.41 tonnes land-filled (6%)	N/A
		43. Residual household waste per household	• Year on year decrease	• 90,786.68 tonnes of waste that is not re-used, recycled or composted. • 0.8 tonnes per household is more than previous year (0.7 tonnes) but less than the peak in 2006/7 (0.9 tonnes).	Target partially met 😐
		44. % household waste sent for reuse, recycling and composting	• 25% waste recycled by 2012	• 17% of waste recycled, reused or composted is less than previous year and less than the peak in 2007/8 (22%) • New contract with Bywater MRF will enable expanded dry recycling	Target partially met 😐

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				• New target is 21% of household waste recycled by 2013	
		45. % municipal waste land filled	• Year on year decrease	• 6.44% of waste land-filled is slightly more than previous year (6.27%) but less than peak in 2004/5 (10%)	Target partially met 😐
Building a sustainable community – *see section 8*					
CSO9: Transport and accessibility	CSP14: Sustainable movement and transport	**46.** % completed non-residential development complying with car-parking standards	• 100% non-residential development comply with car parking standards	• All schemes compliant	Target met ☺
		47. % completed new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	• 100% new residential development located within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	• 100% of population have access to services within 30 minutes (84% to a hospital), 100% population have access within 60 minutes • This remains the same as the last monitoring year	Target met ☺
		48. Proportion of journeys made on foot and cycle	• To increase existing walking and cycle trips by 10% by 2012	• Awaiting data from the 2011 Census	N/A
		49. No. of completed car free or car limited developments	• Year on year increase	• Schemes located in high PTAL provide car limited development • Five completed developments in 2011/12 are car free and five completed developments have less than 20% car parking spaces compared to overall parking spaces	Target met ☺
		50. % of permitted major developments with travel plans	• All major development to have travel plans	• Major developments are providing interim travel plans as part of their	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				applications • Section 106 Agreements seek to ensure that Travel Plans are secured at planning application stage, with details to follow	
		51. Transport schemes delivered as identified in the IDP	• Delivery of transport schemes identified in the IDP	• Opening of Deptford Station in March 2012, • Opening of the Overground East London Line Extension, with services commencing in December 2012, • A Section 106 Agreement has been secured to provide passive provision for a station at Surrey Canal Triangle, • Works have commenced on the enhancement of Rollins Street subway • Removal of the gyratory system at Kender Triangle, • Improvements to parks and footpaths to provide a clear pedestrian and cycle link between Deptford and New Cross, • Ongoing works for Crossrail, Thameslink and Deptford Station	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				public square.	
		52. No. of new cycle facilities	• All permitted major development to include cycle facilities	• Major developments are making provision for cycle facilities • 80% of parking spaces are allocated specifically for cycles	Target met ☺
		53. No. of car clubs and bays in the borough	• Year on year increase	• 48 car club spaces secured on 14 development sites • 2,695 units with free membership, totalling 26 years of free membership	Target met ☺
		54. Electric car charging points	• Year on year increase in electric car charging points	• 14 electric car charging points in seven locations • Same number of locations as 2010/11, with loss of two charging points at Doggett Road near Catford Bridge Station and two new charging points at Frankham Street, East of Deptford High Street	Target met ☺
		55. Access to service by public transport and walking	• Increase in access to services by public transport and walking	• See PTAL Map	N/A
		56. Implementation of Lewisham Links Strategy	• Route 1 complete 2011 • Area of Ladywell Fields restored	• Ten separate routes have been identified • £4 million has been secured from the government in order to enhance Kender To The Creek, the route between Deptford and New	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				Cross which runs parallel to New Cross Road and takes in Fordham Park, the New Cross Underpass and Margaret McMillan Park	
CSO10: Protect and enhance Lewisham's character	CSP15: High quality design for Lewisham	**57.** No. of appeals allowed following refusal on design grounds	• Zero appeals granted	• No data collected	N/A
	CSP16: Conservation areas, heritage assets and the historic environment	**58.** No. of listed buildings and scheduled monuments on the 'at risk' register	• Year on year decrease in the number at risk	• 17 buildings/structures at risk, although 10 of these are related to a cluster of tombs in one churchyard, that were previously listed as one entry • Same number of Listed Buildings at risk as in 2010/11 • 1 conservation area at Deptford High Street at risk, same as last year	Target met ☺
		59. No. of conservation areas covered by up-to-date Conservation Areas appraisals and management plans	• All Conservation Areas to have appraisals and management plans by 2016	• 14 Conservation Areas with management plans • Deptford Creekside became a new Conservation Area and has a new management plan, published June 2012 • 1 more than in 2010/11	N/A
	CSP17:	**60.** No. of planning permissions	• No planning permission granted for	• Two permissions granted, creating	Target met

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
	Protected vistas, the London panorama and local views, landmarks and panoramas CSP18: Location and design of tall buildings	granted for buildings in protected vistas, the London Panorama, and local views and panoramas	buildings exceeding the development threshold plane	five and eight storey buildings. • Both are below the threshold plane of 30 metres AOD and do not impact detrimentally on strategic or local views.	☺
CSO11: Community well-being	CSP19: Community and recreational facilities	**61.** Gains and losses of community and recreational facilities completed	• No net loss	• Forest Hill Pool and Loampit Vale Leisure Centre being built • 24,708m^2 of D1 and D2 floorspace from completions and permissions granted during 2011/12	Target met ☺
		62. Delivery of identified social infrastructure	• Delivery in accordance with IDP	• A selection of IDP social projects are being implemented including Tidemill Primary School, Gordenbrock Primary School and Brockley Primary School. Northbrook CofE School, Addey and Stanhope, Crossways Academy, Deptford Lounge, Forest Hill Swimming Pools, Ladywell	Target met ☺

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				Arena and Loampit Vale Leisure Centre (under construction)	
	CSP20: Delivering educational achievements and promoting healthy lifestyles and healthcare provision	**63.** Index of Multiple Deprivation	• Improve overall rank and reduce SOAs within 20% most deprived	• The proportion of Local Super Output Areas (LSOAs) in the bottom 20% nationally has decreased slightly. • Of Lewisham's 166 LSOAs 38% were in the 20% most deprived in England • This compares with 38.6% in 2007 and 33% in 2004.	Target met ☺
		64. People aged 16-74 with no qualifications	• Year on year reduction	• 10.1% of people have no formal qualifications • This has declined since 2005 (13.7%)	Target met ☺
		65. % pupils receiving 5 or more GCSEs at grades A* to C equivalent	• Year on year increase	• All but 2 schools achieved 50% or more success	Target met ☺
		66. Mortality rate from circulatory diseases and cancers at ages under 75	• Year on year reduction	• Lewisham's mortality rate from circulatory diseases and cancers at ages under 75 is lower than Greenwich and Lambeth but higher than Southwark	N/A
		67. Healthy life expectancy at age 65	• Year on year increase	• Male life expectancy at birth is 76.7 and females is 81.3 • Both of these are lower than the	Target not met ☹

Links with Core Strategy		Indicator	Target	Performance Summary	
Strategic Objectives	**Core Strategy Policies**			**Performance**	**Target Met/ Action Needed**
				London and national average	
		68. Implementation of NHS Lewisham North Lewisham Health Improvement Plan	• Delivery of plan	• No data collected	N/A
		69. Serious violent crime rate	• Year on year reduction	• There were 3,096 fewer incidents of violence with injury compared to 2010 • Knife crime fell by 60 offences (-3.3%)	Target met ☺
		70. Serious acquisitive crime rate	• Year on year reduction	• Total notifiable offences fell by 2,404 from 354,031 in 2010 to 351,627 in 2011	Target met ☺
	CSP21: Planning obligations	**71.** Funding secured through planning obligations for infrastructure, facilities and services	• Planning obligations contribute to Core Strategy and IDP	S106 Agreements secured during 2011/12: • 42 schemes signed • 560 affordable homes for rent • 579 intermediate homes • £39.7 million secured during 2011/12 • £36.9 million more than in 2010/11	Target met ☺

Appendix 3: Lewisham's ward boundaries

Appendix 4: Use classes

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

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

Appendix 5: Housing trajectory

London Borough of Lewisham Housing Trajectory by Ward - October 2012*

All figures are net additional dwellings for each site. Housing figures are indicative where approval is yet to be granted.

														FIVE YEAR SUPPLY 1-5						FIVE YEAR SUPPLY 6-10						FIVE YEAR SUPPLY 11-15						TOTAL
														1	2	3	4	5		6	7	8	9	10		11	12	13	14	15		
													12/13	13/14	14/15	15/16	16/17	17/18	Total 2013-2018	18/19	19/20	20/21	21/22	22/23	Total 2018-2023	23/24	24/25	25/26	26/27	27/28	Total 2023-2028	17099
London Plan Targets (2011)	2011 - 2021 annual target (rolled forward to 2026/27). Dwellings from all sources.												1105	1105	1105	1105	1105	1105	5525	1105	1105	1105	1105	1105	5525	1105	1105	1105	1105	1105	5525	16575
	Conventional supply												1088	1088	1088	1088	1088	1088	5525	1088	1088	1088	1088	1088	5525	1088	1088	1088	1088	1088	5525	16575
	Completions from non-self contained (across all wards)												17	17	17	17	17	17		17	17	17	17	17		17	17	17	17	17		
Ward	Ward total	Site	Site name/address	Post Code	App. No.	Approved	Pre-App	Started	Site Allocations	Size (ha)**	Thames Gateway	TOTAL	Projected 15 year housing supply = Total projected housing potential from conventional supply (large sites) (17,099) + non-self contained dwellings (255)																			17354
Bellingham	170	1	Bell Green	SE26 4PY	05/59375	Y	N/A	Y	SA25	1.1	N	156	156						0						0						0	170
		2	50-84 Bell Green	SE26 4PZ	09/72276	Y	N/A	Y	N/A	0.19	N	14	14						0						0						0	
Blackheath	627	3	Heathside and Lethbridge (Estate renewal)	SE10 8DP	09/72554	Y	N/A	Y	N/A	6.06	Y	627	82	101				104	205		120			140	260	80					80	627
Brockley	205	4	Seager (former distillery)	SE8 4HT	08/69448	Y	N/A	Y	SA2	0.96	Y	125	125						0						0						0	205
		5	Coulgate Street, Brockley Cross (180 Brockley Road)	SE4 2RR	N/A	N	N	N	SA26	0.19	N	20					20		20						0						0	
		6	120 Tanners Hill	SE8 4QD	N/A	N	N/A	N	SA40	0.54	N	60				60			60						0						0	
Catford South	0		No sites							0		0							0						0						0	0
Crofton Park	0		No sites							0		0							0						0						0	0
Downham	0		No sites							0		0							0						0						0	0
Evelyn	6264	7	Arklow Road MEL	SE8 5JT	N/A	N	N	N	SA8B	2.05	Y	100							0	50	50				100						0	6264
		8	Oxestalls Road MEL	SE8 3QQ	09/73189	Y	N/A	N	SSA4	4.6	Y	905				116	144	92	352	140	100	160	84	69	553						0	
		9	Plough Way (Marine Wharf West)	SE16 7UE	10/73437	Y	N/A	N	SSA5	2.83	Y	532		71	140	49	99	76	435	41	56				97						0	
		10	Plough Way (Cannon Wharf, 35 Evelyn Street)	SE8 5DU	08/68523	Y	N/A	N	SSA5	3.58	Y	679			66	97	66	82	311	81	42	61	35	149	368						0	
		11	Plough Way (19 Yeoman Street)	SE8	N/A	N	Y	N	SSA5	0.24	Y	100							0			100			100						0	
		12	Convoys Wharf, Prince Street	SE8 3JH	02/52533	N	Y	N	SSA2	16.96	Y	3514						364	364	325	325	475	475	315	1915	247	247	247	247	247	1235	
		13	Childers Street (SR House) (Childers St MEL)	SE8 5JT	10/74526	Pend/S106	N/A	N	SA8A	0.2	Y	84				84			84						0						0	
		14	73-79 Childers Street (Pride of Deptford)	SE8 5JR	10/75280	Y	N/A	Y	N/A	0.09	Y	22	22						0						0						0	
		15	50-52 Trundleys Road (Rival Envelope Co.)	SE8 5JG	04/57494, 10/74016	Y	N/A	Y	N/A	0.46	Y	102	102						0						0						0	
		16	Thanet Wharf (Creekside Village East)	SE8 3DA	06/63352	Pend/S106	N/A	N	SA11	0.61	Y	226						113	113	113					113						0	
Forest Hill	74	17	Tyson Road (Rear Christain Fellowship site)	SE23 3SH	08/70207	Y	N/A	N	SA39	0.91	N	74					74		74						0						0	74
Grove Park	75	18	Former United Dairies Depot, 2 Baring Road	SE12 0PP	11/76836	Y	N/A	N	SA38	0.6	N	75		75					75						0						0	75
Ladywell	34	19	16A Algernon Road	SE13 7AT	09/72782	Y	N/A	Y	SA37	0.52	Y	34	34						0						0						0	34
Lee Green	181	20	9 Staplehurst Road	SE13 5ND	10/73783	Y	N/A	Y	SA35	0.35	N	51	51						0						0						0	181
		21	Leegate Shopping Centre	SE12 8SS	N/A	N	Y	N	N/A	1.53	N	130						130	130						0						0	
Lewisham Central	2528	23	Nightingale Grove, Hither Green (Nos. 80-84, Mews Estate)	SE13 6DZ	N/A	N	N	N	SA31	0.25	N	30		30					30						0						0	2528
		24	Nightingale Grove, Hither Green (Driving Centre)	SE13 6DZ	N/A	N	N	N	SA32	0.41	N	30			30				30						0						0	
		25	Nightingale Grove, Hither Green (No. 35)	SE13 6HE	N/A	N	N	N	SA33	0.2	N	35		35					35						0						0	
		26	Nightingale Grove, Hither Green (Nos. 37 to 43)	SE13 6HE	N/A	N	Y	N	SA34	0.22	N	30				30			30						0						0	
		27	The Spotted Cow (Former PH), 104 Hither Green Lane	SE13 6QA	10/73624	Y	N/A	Y	N/A	0.11	N	16	16						0						0						0	
		28	Lewisham Gateway	SE13 5JW	06/62375	Y	N/A	N	SSA6	3.8	Y	800			70		232	232	534	266					266						0	
		29	Loampit Vale (E&W of Elmira Street)	SE13 7BH/BJ	09/71246	Y	N/A	Y	LTC AAP	1.84	Y	613	227		196	190			386						0						0	
		30	36-56 Lee High Road	SE13 5PT	06/62788	Y	N/A		LTC AAP	0.08	Y	22	22						0						0						0	
		31	58-64 Lee High Road	SE13 5PT	09/73064	Y	N/A	N	LTC AAP	0.06	Y	14			14				14						0						0	
		32	Loampit Vale (W of Jerrard Street, TRd Ind Area)	SE13 7SH	10/76005	Y	N/A	N	LTC AAP	1.03	Y	406			100	106	100	100	406						0						0	
		33	Loampit Vale (E of Jerrard Street)	SE13 7RZ	N/A	N	N	N	LTC AAP	1.68	Y	350							0	150	100	100			350						0	
		34	52-54 Thurston Road	SE13 7SD	11/77754	Y	N/A	N	LTC AAP	0.12	Y	62		62					62						0						0	
		35	Site of Ladywell Leisure Centre	SE13 6NJ	N/A	N	N	N	LTC AAP	0.7	Y	120						40	40	40	40				80						0	
New Cross	4792	36	New Cross Hospital Site (Wardells Grove, Avonley Road)	SE14 5ER	10/75036	Y	N/A	Y	SA1	0.9	Y	124	72	52					52						0						0	4792
		37	New Cross Gate Station Sites (29, 23-27 Goodwood Road)	SE14 6AR	11/77418	N	Y	N	SA5	0.67	Y	148		148					148						0						0	
		38	489a New Cross Road	SE14 6TQ	06/64454	Y	N/A	Y	N/A	0.08	Y	20	9	11					11						0						0	
		39	Kent and Sun Wharf, Creekside	SE8 3DZ	N/A	N	Y	N	SA10	1.4	Y	200					100		100	100					100						0	
		40	Giffin Street (Resolution Way)	SE8 4RJ	08/69668	Y	N/A	Y	SA3	1.17	Y	438	38						0						0						0	
		41	Giffin Street (Masterplan area)	SE8 4RJ	N/A	N	Y	N	SA3	1.17	Y	380			380				380						0						0	
		42	Deptford Project (Octavius Street)	SE8 4LW	05/58693	Y	N/A	N	SA4	0.87	Y	115			115				115						0						0	
		43	Grinstead Road	SE8 5JF	10/75331	Y	N/A	N	SA9	1	Y	199		75		124			199						0						0	
		44	Surrey Canal Triangle (Millwall)	SE16 3LG	11/76357	Y	N/A	N	SSA3	10.74	Y	2400			265		260		525	425	345	120	265	240	1395	240	240				480	
		45	New Cross Gate Retail Park/Sainsbury's site	SE14 5UL	N/A	N	Y	N	SA6	4.29	Y	200							0	100	100				200						0	
		46	Kender Estate (Estate renewal Phase 4)	SE14 5DY	N/A	N	Y	N	N/A	1.36	Y	200			100	100			200						0						0	
		47	Silwood Estate (Estate renewal Phase 4C)	SE16	09/73169	Y	N/A	Y	N/A	1.34	Y	146	146						0						0						0	
		48	Bond House, Goodwood Road	SE14 6BL	10/73730	N	Y	N	N/A	0.24	Y	78		78					78						0						0	
		49	Marlowe Business Centre, Batavia Road	SE14	11/77530	N	Y	N	N/A	0.52	Y	114		114					114						0						0	
		50	The Albany Centre, Douglas Way, Deptford	SE8 4AG	N/A	N	Y	N	N/A	0.27	Y	30							0		30				30						0	
Perry Vale	0		No sites							0		0							0						0						0	0
Rushey Green	1242	51	Catford Town Centre sites	SE6	N/A	N	Y	N	CTCLP	4.9	Y	400						50	50	50	100	100	100		350						0	1242
		52	Plassy Road Island	SE6 4RH	N/A	N	Y	N	CTC AAP	1.9	Y	200							0			50	250	150	450	150					150	
		53	Catford Greyhound Stadium, Adenmore Road	SE6 4RJ	07/67276	Y	N/A	N	CTC AAP	5.4	Y	589				200	200	189	589						0						0	
		54	Rushey Green Primary School	SE6	07/64743	Y	N/A	Y	N/A	1.66	Y	24	24						0						0						0	
		55	Former Rising Sun PH, 88 Rushey Green	SE6 4HW	10/74455	Y	N/A	Y	CTC AAP	0.25	Y	29				29			29						0						0	
Sydenham	201	56	O'Rourke/Sivyer Transport	SE26 5JZ	N/A	N	N	N	SA20	0.52	N	28							0						0	28					28	201
		57	113-157 Sydenham Road	SE26 5HJ	N/A	N	N	N	SA21	0.85	N	98							0					49	49	49						49	
		58	Former Greyhound PH, 309-315 Kirkdale	SE26 4QB	09/72790	Y	N/A	Y	N/A	0.31	N	40	40						0						0						0	
		59	11 Westwood Hill (Willow Lodge)	SE26 6BQ	10/75996	Y	N/A	Y	N/A	0.27	N	22	22						0						0						0	
		60	Site of garage rear of 189a and land rear of 181-191 Kirkdale	SE26 4QH	07/64914	Y	N/A	Y	N/A	0.23	N	13	13						0						0						0	
Telegraph Hill	346	61	111 and 115 Endwell Road, Brockley Cross	SE4 2PE	N/A	N	Y	N	SA29	0.36	N	40				20	20		40						0						0	346
		62	5 St Norbert Road, Brockely Cross	SE4 2EY	10/73341	Y	N/A	Y	SA28	0.29	N	32	32						0						0						0	
		63	New Cross Gate NDC Centre	SE14 5AS	08/68448	Y	N/A	N	SA7	1.07	Y	173				173			173						0						0	
		64	6 Mantle Road, Brockley Cross	SE14	N/A	N	Y	N	SA27	0.12	N	20				20			20						0						0	
		65	Martin's Yard, 82a Endwell Road, Brockley Cross	SE4 2PD	10/75997	Y	N/A	Y	N/A	0.46	N	47	47						0						0						0	
		66	4 Mantle Road (Bridge House)	SE4 2EX	07/64940	Y	N/A	Y	N/A	0.84	Y	34	34						0						0						0	
Whitefoot	360	67	Courts, 335-357 Bromley Road	SE26 2RP	09/73135	Y	N/A	N	SA44	0.54	N	117			117				117						0						0	360
		68	Former Tiger's Head PH, 350-352 Bromley Road	SE6 2RZ	09/72980	Y	N/A	Y	SA42	0.21	N	36	36						0						0						0	
		69	Excalibur (Estate renewal)	SE6 1RU	10/75973	Y	N/A	N	N/A	6.17	N	207			35	75	97		207						0						0	
TOTAL (large sites)	17099	A: 17,099 = 1,364 from 2012/13 (current year) + 15,935 from 2013/14 to 2027/28 (15 year supply) (conventional supply)										17099	1364	852	1628	1473	1412	1572	6937	1881	1408	1166	1209	1112	6776	794	487	247	247	247	2022	15735
B: Total large sites + non-self contained dwellings (17 per annum from London Plan target)														869	1645	1490	1429	1589	7022	1898	1425	1183	1226	1129	6861	811	504	264	264	264	2107	15990
A: Above/Below London Plan target 1,088 per annum (conventional supply) 15 year target = 16,320														-236	540	385	324	484	1497	793	320	78	121	24	1336	-294	-601	-841	-841	-841	-3418	-585
B: Above/Below London Plan target 1,105 per annum (total supply) 15 year target = 16,575														-253	523	368	307	467	1412	776	303	61	104	7	1251	-311	-618	-858	-858	-858	-3503	-840
Total land supply	107.44																															

* = Does not include windfalls

** = Estimate

Pend/S106 = Approved by Planning Committee but awaiting completion of a Section 106 agreement

Mixed use site (residential plus a mix of business, retail, community uses etc)