



Lewisham Planning Service

Authority Monitoring Report 2022-23



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Key Facts

1 Introduction

The Authority Monitoring Reports (AMR) report on the performance of the Council's planning policies as set out in the [draft Local Plan](#). It outlines the work carried out by the Planning Service and demonstrates how development and growth can help to contribute positively to the borough. There has been a delay in preparing this AMR as resources have been focused on submitting the Local Plan for Examination on 3rd November 2023 and subsequent hearing sessions in June - July 2024.

When reviewing delivery performance there have been several key external factors that have hampered delivery against targets such as: the legacy of Covid-19; Cost of Living crisis; set alongside the changing national planning regime and new fire regulations, which are having deleterious impact at the local level for many authorities.

The requirement for a local authority to produce Authority Monitoring Reports is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce and make publicly available a series of reports containing information on the implementation of the Local Development Scheme and the extent to which the planning policies set out in the Local Plan documents are being achieved.

This authority's monitoring report for the London Borough of Lewisham has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

This report covers the financial year 2022/23 and contains monitoring information for the period to the end of March 2023.

This report contains information about Lewisham's Planning Authority's delivery against:

- Placemaking
- Infrastructure
- Employment And Town Centres
- Housing Delivery
- Delivery And Performance

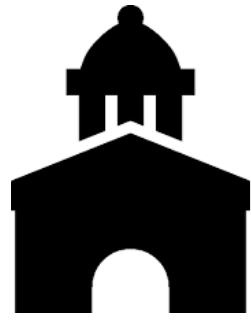
The statements below summarise the key facts and findings from each chapter.

Note regarding publication of the AMR

The authority recognises and apologises for the disruption to publishing this AMR as resources have been focused on submitting the Local Plan for Examination on 3rd November 2023 and participating in the hearing sessions during June and July 2024. At the time of writing this document (December 2023), the information within the AMR was accurate and up-to-date.

Section 113 of the Localism Act 2011 amended Section 35 of the Planning and Compulsory Purchase Act 2004, which required local authorities to produce an overall Annual Monitoring Report to submit to the Secretary of State at the end of the calendar year. This requirement was removed in April 2012 and Planning Authorities now have greater flexibility as to when to produce and publish the reports.

The next AMR is anticipated to be published in Winter 2024/25.



2 Placemaking

High Quality Design

The high quality of development being delivered in the borough has been recognized, with 1 Creekside, Citizen's House, Catford Broadway Theatre, Greenvale School, the Small Sites Supplementary Planning Document and Farmstead Road either winning, highly commended or shortlisted for the 2023 Planning Awards, 2022 Inside Housing Development Awards and the new 2023 New London Awards.

During 2022-23 the Design Review Panel has provided design advice on 9 development sites that will cumulatively deliver over 3,608 new homes.

Sustainability

Lewisham Council was one of the first authorities in the country to declare a Climate Crisis. The Climate Resilience Team provided advice on 33 major applications will ensure mitigation against the worst impacts of the climate crisis and compliance with planning policy on energy, carbon and flood risk.

Heritage assets

The full range of conservation work has resumed including statutory casework, Listed Building enforcement and heritage at risk work. A programme of proactive conservation work such as Conservation Area appraisals and statements of significance for Areas of Special Local Character commenced in 2023 and will continue in 2024.

No amendments have been made to the borough's Conservation Areas or Local List. The Council has been working in partnership with Historic England and property owners to help protect buildings on the Heritage at Risk Register including at St Margaret's Churchyard, former Temperance Billiard Hall, Baring Hall Hotel, Olympia Warehouse at Convoys Wharf, and Ladywell Playtower and the recently added War Memorial at Livesey Memorial Hall.

Strategic developments

Partnership working with private developers and stakeholder organisations is continuing to instigate future transformative changes at strategic sites:

- works commenced at Plot 22 and to the listed river wall, although the remainder of the site has stalled at Convoys Wharf.
- negotiations continued on the S106 agreement for Surrey Canal Triangle.
- planning permissions were granted for Plots 1-3, 5 and 6, whilst construction on Plot 4 continues at Timberyard Oxestalls Road (Deptford Landings), and
- whilst there have been some delays, construction continues and is well advanced at phase 2 Lewisham Gateway, with completion anticipated in 2024. Work continues on the renewal of the Council's housing estates, with construction continuing at Heathside and Lethbridge, Excalibur and Bampton estates.

Neighbourhood Plans

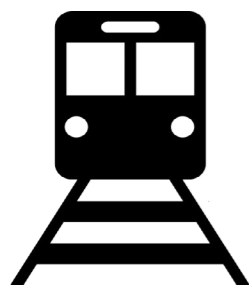
The Grove Park Neighbourhood Plan became the first neighbourhood plan to be made in August 2021, followed by Honor Oak Park and Crofton Park (Hopcroft) in May 2022.

Sydenham Hill Ridge Forum are currently preparing their Neighbourhood Plan. A Regulation 16 public consultation on the Lee Neighbourhood Plan was held during March to May 2022. The plan was submitted to an independent examiner for examination, which took place during September to November 2023. The Lee Neighbourhood Plan became formally made by the Council through a public referendum in February 2024. The examiner recommended that the plan progress to a public referendum subject to modifications, which is likely to take place in February 2024.



Lewisham Council win best Borough-led project for Lewisham Gateway Development Lewisham Gateway has been named best Borough-led Project at the Building London Planning Awards 2022.

Photo 1: Building London Planning Awards 2022
Source: Building London Planning Awards



3 Infrastructure

Green infrastructure

Phase 2 of the Greening Fund was launched in June 2022 and will provide improvements to 32 sites between 2022-24.

The Council and the Lewisham Biodiversity Partnership have delivered 850 conservation volunteer and engagement events reaching over 13,000 people. The Kenneth White legacy award provided funding for 11 biodiversity projects, delivered by local community groups. The Nature Conservation team coordinated a S106 funded project to restore a secondary channel in Ladywell Fields.

The Council established an internal Biodiversity Net Gain (BNG) working group in January 2023 to develop Lewisham's approach to BNG, which is now in force.

There has been a net gain of 605 street trees and three TPOs have been confirmed or made during 2022-23.

Transport infrastructure

The Council has continued working with TFL and Network Rail to advance transport projects including the new Surrey Canal station at Bermondsey, the replacement of existing trains with a new fully accessible fleet of trains during 2024-27 and an upgrade to Lewisham railway station.

The BLUE project includes an extension to the Bakerloo Line as well as an upgrade to the existing line. TFL remain committed to delivering the BLE and are currently considering how and when a funding package will enable the project to be secured.

Social infrastructure

A programme of enhancements to schools continues, with completion of the Ladywell Complex Needs Centre and new Special Educational Needs Resource Bases at Turnham Academy, Launcelot Primary and Edmund Waller Primary schools. Other projects that will provide future improvements include Special Educational Needs resource base at Edmund Waller Primary School, the Watergate School SEN expansion and the refurbishment of the Riverside Youth Club.

Work also continues to improve health and wellbeing in the borough, with the preparation of the Whole Systems Approach to Tackling Obesity Action Plan and Lewisham's Food Justice Action Plan, continuation of the work on School Superzones and the opening of Lewisham's CommUNITY Space in Lewisham Shopping Centre in January 2023. In January the Council launched the London Borough of Culture 2022. Entitled "We are Lewisham" it will bring the borough's communities together through an exciting programme of music, dance, public art and debate events throughout the year.



4 Employment and Town Centres

Non-residential floorspace

Five sites experienced large scale change in non-residential floorspace (each above 1,000m²) during 2022-23, with completions resulting in a net loss of 1,643m² of non-residential floorspace and approvals that will result in a net gain of 8,797m².

Additionally, during 2022-23 small scale changes (each less than 1,000m²) in non-residential floorspace were completed at 22 sites and have been approved at 13 sites.

Through a pipeline of consented sites, and other sites that are anticipated to come forward, it is predicted that non-residential floorspace will continue to change in the future, as the borough's economy continues to evolve.

New permitted development rights, prior approvals and the introduction of Class E will allow town centres and employment sites to adapt more flexibly to changing circumstances but it is likely to lead to a consequential loss of non-residential floorspace.

Local economy

The Local Labour Business Scheme secured 222 job starts for local residents, 38 new or continued apprenticeships and £4.4 million in contracts for local businesses.

Since securing the re-accreditation of the Creative Enterprise Zone the Council has delivered new artist studios and training space at Cockpit Arts, delivered a temporary employment and skills training space at Climate Home, adopted an Affordable Workspace Strategy and Action Plan, continued with the Shapes Lewisham platform and launched the Creative Lewisham Grant programme.

Lewisham Town Centre

Momentum is gathering pace in Lewisham Town Centre with a cluster of new developments in close proximity to Lewisham railway station. Many have been completed in recent years including Lewisham Exchange, Phase 1 Lewisham Gateway and Confluence Park whilst others are nearing completion including Lewisham Gateway Phase 2, Axion House and Tesco Car Park. The Council is also working with developers to bring forward a comprehensive mixed-use redevelopment of Lewisham Shopping Centre and to deliver accessibility enhancements at Lewisham railway station.

In January 2023 the Council successfully secured £19 million from the Government's Levelling Up Fund, and together with an additional £5 million match funding from the Council, it will create a flagship Culture and Business Hub at Lewisham Library, a permanent market canopy and new market layout as well as a range of public realm and accessibility improvements across the town centre.

Catford Town Centre

Delivery of the Catford Town Centre Framework has commenced, with planning applications anticipated to be submitted for the Catford Island site and Thomas Lane Yard during 2024. The full refurbishment of the former Catford Constitutional Club is due to be completed by late 2024. The Council also continues to work with TfL to progress the reroute of the A205 south circular who have submitted a planning application for the scheme. The Council is also progressing a landscaping strategy for the new public space to be created from the reroute of the road.

Class E to Residential Article 4

The Council is in the process of making a non-immediate Article 4 Direction which removes permitted development rights for the change of use from commercial, business and service use (Use Class E) to residential use (Use Class C3). Following intervention from DLUHC, Mayor and Cabinet made a non-immediate Article 4 Direction in December 2023 and will consult on, the Direction in 2024. It will apply to parts of some locations of the borough such as Major Centres, District Centres, Local Centres, selected parades and Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Mixed-Use Employment Locations (MEL).



5 Housing

Lewisham Council, through the Building for Lewisham Programme has started delivering the first new homes in a generation directly as a local authority. Delivery of new homes in Lewisham however is still dependent on the wider market's delivery, both with bringing forward schemes and completing them.

Lewisham as a Planning Authority has consented 7,177 homes with detailed planning permission, over 1,588 homes with a resolution to grant and a further 6,417 homes with OPA approval.

During 2022-23, 487 net new homes have been completed (consisting of 455 net gain of self-contained homes and 32 net gain of non-self-contained homes with appropriate ratios applied). This, like many other London Boroughs, does not meet the borough's London Plan target, which for Lewisham is 1,667 homes per year.

It is evident that housing delivery is yet to return to normal following the Covid-19 Pandemic, Brexit and inflation pressures. This is reflective of the national housebuilding situation as a result of the impact of tough economic conditions on the housebuilding industry over the past year. This is inclusive of build cost inflation, rising labour costs, material availability, building remediation issues and the duty to support tenants through a cost-of-living crisis, all of which hindered investment in new homes, leading to stalled or stopped schemes.

Affordable Housing

87 affordable homes were completed and 59 were approved during 2022-23. Cumulatively since 2005-06, 5,022 affordable homes have been delivered.

Tables KF1 and KF2 illustrate that 34% of the net completions and 62% of the net approved units on qualifying sites are affordable housing, as defined by the GLA (comprising social rent, London affordable rent and intermediate units). Based on Lewisham's local definition (comprising social rent and London affordable rent units), 22% of the net completions and 43% of the net approved units on qualifying sites are genuinely affordable.

Both the affordable housing completed or approved during 2022-23 are close to meeting the 70:30 tenure ratio split specified in the Core Strategy.

There are a number of reasons why affordable housing targets have not been met. The Council has limited powers to intervene in the delivery of affordable housing through Prior Approvals and sites consented at Appeal. The Council's ability to set the pace of delivery on privately owned development sites is beyond our control. Large-phased schemes may bring forward plots that are 100% market housing initially and leave affordable housing to be built later on in the overall scheme. Small sites (below 10 units) are also not required to provide affordable housing.

An Article 4 Direction remains in place, withdrawing permitted development rights for small HMOs in the borough's southern wards.

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total
57	22%	9	4%	21	8%	169	66%	256
Affordable housing (GLA and NPPF definition)						Market		
87						169		
34%						66%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
57			30			169		
22%			12%			66%		
Genuinely affordable: Intermediate ratio split 66%: 34%								

Table KF1: Tenure Split for Housing Completions on Qualifying Sites

Source: GLA Monitoring System and LB Lewisham

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total
41	%	0	%	18	%	36	%	95
Affordable housing (GLA and NPPF definition)						Market		
59						36		
62%						38%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
41			18			36		
43%			19%			38%		
Genuinely affordable: Intermediate ratio split 69%: 31%								

Table KF2: Tenure Split for Housing Approvals on Qualifying Sites

Source: GLA Monitoring System and LB Lewisham

Affordable Housing Projects

Construction is continuing at Heathside and Lethbridge, Excalibur, the former Tidemill School site and Bampton estate.

The Council is also seeking to bring forward other affordable housing projects through a planning application for Achilles Street, building social rented homes on Council-owned under-utilised sites and through the Acquisitions Programme.

HMO Article 4

An Article 4 Direction remains in place, withdrawing permitted development rights for small HMOs in the borough's southern wards. A new Article 4 Direction for the remainder of the borough came into force on 19th January 2024.

Proposals for a selective licensing scheme, to cover nearly all privately rented properties in the borough, received approval from the Department for Levelling Up, Housing and Communities (DLUHC) in December 2023 and will come into effect on 1st July 2024.

Future Housing Supply

The updated housing trajectory accompanied the Local Plan when it was submitted for Examination on the 3rd November 2023. It provides a baseline supply of 33,758 new homes throughout the 20-year Plan period. It shows that both the 10-year London plan target and the NPPF 5 and 15-year targets can be met, if assessed against the London Plan target of 1,667 units per annum, a backlog of 579 units for Years 1-5 and a 5% buffer.

Having dropped below 85% of the housing requirement, the Council now needs to apply a 20% buffer as well as identify a supply of specific deliverable sites sufficient to provide at least four years' worth of housing. The Council is currently looking to boost housing delivery further and this will be considered as part of the Examination process. Further details of Lewisham's position will be forthcoming in the Housing Delivery Test Action Plan.



6 Delivery and Performance

Section 106 and CIL

During 2022-23 £334,000 was secured from signed Section 106 agreements, £2.5million Section 106 funds have been collected and the balance of Section 106 funds is £34.8 million, £14.8 million of which is allocated.

£3.6million of CIL payments were received in 2022-23. After removing a 5% administration fee and a further 25% allocated to the neighbourhood portion of CIL, the balance of CIL received during 2020-2021 is £2.6 million.

Neighbourhood CIL

A total of £877,094 was awarded to 25 Borough wide NCIL projects in November 2021

A total of £2.9 million was awarded to 152 Ward NCIL projects in March 2022. Since then, the funding has been allocated in instalments to the project delivery organisations.

Planning Service

The Planning Service remains busy, processing and determining 4,211 planning applications and 530 tree applications that were received during 2022-23. All performance targets have been exceeded.

The number of appeals determined during 2022-23 was 102, of which 77% were dismissed.

The Planning Enforcement Team has continued to maintain and build on its much-improved output, with 59 noticed served during 2022-23.

Planning Policy Documents

The Local Plan "Proposed Submission Document" was approved by Mayor and Cabinet in December 2022 and by Full Council in January 2023. Regulation 19 consultation took place in March – April 2023.

The Council submitted the Local Plan and its accompanying documents to the Secretary of State for DLUHC on 3rd November 2023. The Secretary of State has appointed two Inspectors from the Planning Inspectorate who will carry out an Independent Examination into the soundness and legal compliance of the Local Plan. They will conduct Hearing Sessions, to informally debate principal matters identified by the Inspectors. The Hearing Sessions are anticipated to take place during this summer.

1 Introduction

1.1 Content of the AMR

Structure of the Document

- 1.1.1 This is the nineteenth Lewisham Authority Monitoring Report (AMR). It sets out key information about the operation of the Planning System in the London Borough of Lewisham, with a focus on the planning activities that have occurred between 1st April 2022 and 31st March 2023.
- 1.1.2 During the latter part of 2023, the Council has focused upon the preparation for the submission of the Local Plan for Examination in Public. The Local Plan was submitted to the Secretary of State of the Department for Levelling Up, Housing and Communities (DLUHC) on 3rd November 2023. The Hearing sessions took place in June and July 2024. This has resulted in a delay to the preparation and publication of this AMR.
- 1.1.3 Each chapter focusses on a specific topic. It is divided into six main chapters:
- **Key Facts** – provides an overview of the AMR, focusing on the main findings.
 - **Chapter 1 Introduction** – identifies the parameters of the AMR, the legal requirements and benefits of monitoring.
 - **Chapter 2 Housing** – considers housing completions and approvals, affordable housing, assesses them against targets and identifies the future housing supply.
 - **Chapter 3 Employment and Town Centres** – assesses non-residential (employment or town centre) floorspace, identifies initiatives seeking to enhance the local economy and summarises the revitalization of the borough’s two major town centres.
 - **Chapter 4 Place Making** – provides examples of how development enhances the design quality, heritage, and sustainability of the borough and how strategic sites, estate renewal and neighbourhood planning are seeking to create new, enhanced places to live.
 - **Chapter 5 Infrastructure** – outlines the projects and initiatives seeking to enhance the borough’s parks and open spaces, transport and connectivity and social infrastructure.
 - **Chapter 6 Delivery and Performance** - highlights the funding secured via development through Section 106 agreements, Community Infrastructure Levy (CIL), Neighbourhood CIL (NCIL) and the New Homes Bonus. It also discusses performance in terms of Local Plan preparation, duty to co-operate, planning applications, planning appeals and enforcement actions.

Planning Context

- 1.1.4 When considering the nature of development that has taken place in Lewisham during 2022-23, it is important to acknowledge the national situation and the impact this may have had at the local level:
- Legacy of Covid-19 – whilst the borough has continued to recover from the Covid-19 pandemic and new working practices have been established, the full impact and long-term implications of the Covid-19 pandemic on the health of Lewisham’s residents, the local economy and the construction industry will not be immediately apparent. This will continue to be assessed in future AMRs.

- Cost of Living Crisis – continued poor economic conditions are affecting the borough including high energy and food costs, elevated interest rates, increasing rents and mortgages and stalled development sites. The impact is felt particularly hard in Lewisham, where the new pressures are combining with existing inequalities, including the housing crisis, to create a significant risk to the wellbeing of some of our residents. Future AMRs will continue to assess the full impact and long-term implications of the Cost of Living Crisis on the health of Lewisham’s residents, the local economy and the construction industry in the next few years.
- Changing national Planning regime – planning reforms have continued to be implemented through the Levelling Up and Regeneration Act (which was enacted in October 2023), further changes to permitted development rights and the update to the NPPF in December 2023. Main changes relate to the introduction of a new Infrastructure Levy, street votes, community land auctions, National Development Management Policies, design codes and changes to plan-making, duty to cooperate and the five-year housing land supply. Many Local Authorities have paused plan-making given the uncertainty for planning policy implementation at the local level generated by continually changing national policy. The Council has continued plan-making regardless and submitted the Local Plan for Examination on 3rd November 2023, and is eager to adopt the plan as a key mechanism for guiding regeneration and development of the borough.
- New Fire Regulations – the Fire Safety (England) Regulations 2022 introduced in May 2022 implemented recommendations made to Government in the Grenfell Tower Inquiry Phase 1 Report. Since February 2023 all planning applications for new buildings above 30m in London must have second staircases. In July 2023 DLUHC confirmed that all new buildings over 18 metres will need to have a second staircase, for two means of escape and access in the event of an emergency. This has resulted in developers reconsidering the design of their tall buildings and planning applications being re-submitted, leading to a delay in the delivery of some sites.

Parameters

1.1.5 A number of parameters govern the content of this AMR, as discussed below:

- This AMR covers the monitoring period from 1st April 2022 to 31st March 2023. Relevant information related to work completed after this period has been included where it is considered useful in understanding the outcomes from the year and to aid understanding of the Council’s current position. Some of the text in this AMR is currently newsworthy, but would become “old news” if it waited until the next AMR, which is likely to be published in late 2024.
- Data has been taken from different sources including from the Greater London Authority’s (GLA) monitoring platform (called London Planning Datahub), the annual Housing Flow Return to Government based on the Starts and Completions survey that was carried out over the Summer 2023 and more detailed data taken from our in-house Acolaid system. The GLA introduced the London Planning Datahub in 2020 as a more automated data monitoring system. However, there have been complications with data transfer and data retrieval, and there are some long-term incompatibilities between LPD and Acolaid that remain to be resolved. To overcome these issues, we have introduced our own monitoring sheets and different sets of data have been assimilated together to provide effective local level monitoring for this AMR.

- Residential completions are monitored by the Planning Service on an annual basis through an annual completions survey. The completions data is input into the GLA’s monitoring system, which forms the results shown in this AMR. The GLA co-ordinate the completions for the whole of London and submit these to the Government, which forms the basis for the Housing Delivery Test (HDT). Some discrepancies may occur between data sets since the information held by the Council can be updated after it has been submitted to the GLA, and any such changes will not be captured in the Government’s data. These amendments are considered to be minor and do not materially affect the reporting contained within the AMR.
- Other sources of data are acknowledged within text and beneath figures and tables.
- In some instances, data from last year’s AMR remains relevant to this monitoring year and has been repeated in this AMR.
- Where possible the AMR incorporates time series data drawing on data from previous AMRs in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.
- Both net and gross figures have been used throughout this report. In some instances, figures have been estimated where it has not been possible to identify precise figures from existing sources of data.
- The AMR does not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that requires approval from the Council. The data presented here should be treated as minimum figures, as the data focusses on major changes to residential units and non-residential floorspace, and does not capture all applications such as householder applications or Certificates of Lawful Development.
- Due to the nature of the development process some approvals during 2022-23 may also have been completed within the same monitoring year, and may appear as both ‘approvals’ and ‘completions’ in the monitoring data (the number of cases is minor and not considered to significantly affect the AMR).
- The maps shown in this AMR show the adopted land use designations, aligned with the adopted Local Plan documents.
- There may be minor discrepancies in the monitoring of affordable housing. This is because:
 - The amount and tenure of affordable housing entered into the GLA’s monitoring system are taken from planning applications once consent has been granted. However, subsequent Section 106 negotiations may result in Deeds of Variations or Unilateral Undertakings and differences to the actual amount and tenure of affordable housing units being delivered on-site, but there is no review mechanism within the GLA’s monitoring system that seeks to capture these post approval changes.
 - Where net figures are used in the monitoring of affordable housing, it can mask the actual delivery of affordable housing on large, phased schemes as different amounts of affordable housing will be delivered in each phase of a development and the true delivery of affordable housing will only become apparent upon completion of the overall site.

1.2 The Benefits of Monitoring

Legislation Requirements

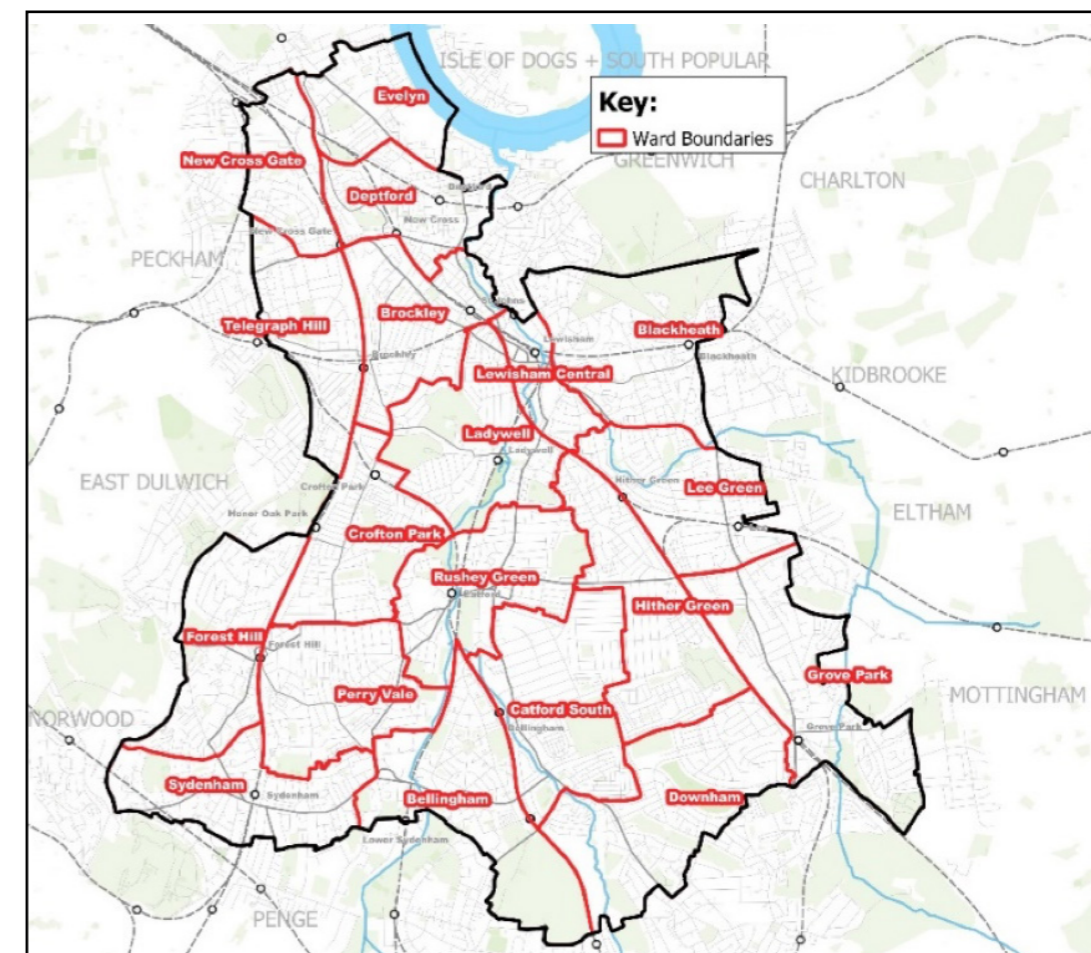
- 1.2.1 The AMR is governed by a range of national legislation. Introduced in the Planning and Compulsory Purchase Act 2004 (as amended), AMRs are now governed by the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulations 34 and 35 state Councils must make any up-to-date monitoring information available as soon as possible after the information becomes available and that this should be published on the Council's website.
- 1.2.2 Authorities can now choose which targets and indicators to include in the report, although Regulation 34 specifies that an AMR must contain details regarding the progress of plan preparation and reasons if it has fallen behind schedule, the reasons why Local Plan policies are not being implemented and progress made towards meeting annual housing targets. Other topics that also need to be covered include CIL receipts and expenditure, made neighbourhood development plans and duty to co-operate.

Key Benefits of Monitoring

- 1.2.3 There are a number of reasons why monitoring is beneficial. It enables the Planning Service to carry out a self-assessment of the work it has carried out on a yearly basis, and to adjust performance if necessary. It provides Councillors with an insight into the work of the Planning Service. It enables us to share the performance and achievements of the Planning Service with the local community. It is also an efficient way of disseminating information which may otherwise be requested through Freedom of Information (FOI) requests by having the most requested types of information already available on the Council's website.
- 1.2.4 To maximise the benefits of monitoring, this AMR seeks to:
- Showcase the work carried out by the Planning Service since the start of the monitoring year.
 - Provide a picture how Lewisham is changing and the contribution the Planning Service is making through real outcomes such as sites regenerated, houses built and jobs created.
 - Highlight, through the use of planning contributions or direct delivery the supporting infrastructure delivered to support the borough's growth.
 - Highlight the collaborative work between the Planning Service, other teams within the Council, its partners and the wider community.
 - Show progress in preparing the Local Plan and Neighbourhood Plans.
 - Show how the Planning Service is implementing the Council's corporate objectives.
 - Provide an indication of how well the Planning Service is performing.
 - Highlight any specific actions or changes in policy direction that may be needed.

1.3 Borough Context

- 1.3.1 The London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east.
- 1.3.2 The Local Government Boundary Commission for England's (LGBCE) conducted a review of Lewisham's wards in 2019. They published their final recommendations on 30th June 2020. The new wards came into effect in May 2022, during the monitoring period. The changes can be summarised as follows:
- The number of wards has increased from 18 to 19,
 - All ward boundaries have changes apart from Forest Hill and Telegraph Hill,
 - Whitefoot and New Cross are no longer wards, and
 - Hither Green, Deptford and New Cross are new wards.
- 1.3.3 **Map 1** shows the current wards that make up the borough. This AMR and future ones will refer to these new ward



Map 1: New ward boundaries as at May 2022
Source: LB Lewisham

2 Placemaking

2.1 High Quality Design

2.1.1 Ensuring that growth contributes to successful placemaking and that high quality design is achieved through all aspects of development is a key priority for the Council. The Planning Service seeks to provide this by providing design advice on individual planning applications as well as running a Design Review Panel, through building high quality new developments, and preparing a range of studies, masterplans and Supplementary Planning Documents to help guide and inform the quality of new development in the future.

Design Awards

2.1.2 The borough is becoming known for its exceptional quality of design and continues to build on its success of recent years, where a number of design accolades have been awarded to Lewisham. In the last year the following developments have won or been shortlisted for a number of prestigious awards:

2.1.3 At the 2023 Building London Planning Awards:

- 1 Creekside won ‘Best New Place to Live’. This scheme, delivered by the Council provides 56 affordable homes and significant new workspace at the entrance to Deptford Creekside.
- Citizens House was awarded ‘Best Community Engagement’. This scheme of 11 affordable homes was applauded for the design teams and applicants engagement with the community prior to submission of a planning application.
- Catford Broadway Theatre was highly commended for ‘Best Heritage and Culture’. This scheme has sensitively renovated the Grade II listed theatre, making the building accessible for the first time and enhancing the technology to support performances across its multiple theatre spaces.
- Greenvale School was shortlisted for the ‘Best Borough Led Project’. A new school provides spaces for children with learning disabilities.

2.1.4 At the Planning Awards 2023:

- The Small Sites Supplementary Planning Document won ‘Award for Increase Housing Delivery’. This document provides guidance for how, often challenging small sites can deliver new housing.

2.1.5 At the Inside Housing Development Awards 2022:

- Citizens House was shortlisted for ‘Best Development 0-100 homes’

2.1.6 At the New London Awards 2023:

- Citizens House was shortlisted for ‘Best Housing Project’.
- Farmstead Road was shortlisted for ‘Best Housing Project’. This scheme will provide 24 new affordable homes for Phoenix Community Housing.

Design Review Panel

2.1.7 The Design Review Panel (DRP) is an independent panel of design professionals, acting as an advisory body to the Council, who meet regularly to review development schemes. Comments from the panel are fed into the assessment of pre-applications, planning applications and appeals. By doing this, developers and design teams can respond to panel advice and have a better chance to address design concerns prior to application as well as delivering high quality design in their final consented schemes. **Table 1** provides details of the 9 development sites that were assessed by DRP during 2022-23.

Site name	Site description	Net new homes
Bell Green Gas Holders X 2	The scheme proposes residential-led mixed use development comprising c. 266 residential units together with c.840m ² of flexible commercial floorspace at ground floor level, within blocks rising to a maximum of 15 storeys, together with associated public realm and landscaping.	266
Ladywell Leisure Centre	The project centres on the redevelopment of land to the rear of Place Ladywell. The proposals are residential led delivering 100% affordable housing. The project presented to LBL officers at the most recent pre-application meeting provided a total of 106 residential units.	106
Apollo Business Centre x 2	The project envisages the redevelopment of the site including demolition of all existing structures, and the construction of a mixed use development comprising industrial, residential and student housing uses as follows: § Two towers of 10 and 26 storey heights § 1700m ² employment floorspace § Student accommodation units § Provision of residential units (C3) § Affordable living provision within the conventional housing and student tenures	42
Catford Island	The proposals outline a comprehensive redevelopment of the Catford Island site comprising approximately 600 new homes (incl. affordable housing), commercial floorspace, new public realm, and pedestrian routes through the site and other associated works. Proposals also include Class E (commercial) uses as part of a mixed use scheme, notably reprovision of existing Lidl store on-site and other commercial uses.	600
Livesey Memorial Hall	Proposals for the restoration of the Livesey Memorial Hall and the former bowling green as community assets, and the development of c.130-140 residential units on land to the south and east in blocks rising to twelve storeys, together with ground floor commercial space.	140

Site name	Site description	Net new homes
Lewisham Shopping Centre	The project comprises a comprehensive mixed use redevelopment of Lewisham Shopping Centre, to be brought forward on a phased basis. The precise quantum and form of development will be subject to ongoing discussions as part of the pre-application process, but at first review in October 2022 it comprised c. 2,100 residential units, c. 1,200 student bedrooms, and c. 38,000m ² of town centre use floorspace.	2,100
5-9 Creekside	The project comprises the comprehensive redevelopment of the site, with the demolition of the majority of existing buildings, and the construction of a mixed use development of up to 7 storeys in height. • Commercial floorspace at lower ground, ground and mezzanine levels – minimum 2500m ² • 230 student accommodation rooms on the upper floors	230
Mayfield Court	The emerging scheme comprises demolition of all existing buildings on site, and the development of three blocks of between three and six storeys in height, comprising a total of 64 affordable dwellings, together with associated amenity space provision, landscaping and parking. The site is within Lewisham Borough Council ownership and the proposals are being dealt with by Lewisham Homes on behalf of the council.	64
Willow Way	Demolition of existing buildings and redevelopment of Plot A comprising a block rising to five/six storeys accommodating 1,401m ² of employment floorspace (Use Classes E(g)(i)(ii)(iii)) at ground and mezzanine floors and 60 residential units (Use Class C3) above, with associated landscaping, amenity areas, cycle, car parking and refuse/recycling stores.	60

Table 1: Schemes Reviewed at DRP During 2022-23

Source: LB Lewisham

2.1.8 Note: The net new homes represent the amount of housing currently being proposed and may differ from the estimates shown in Table 6 and the final amount of housing granted consent. Cumulatively, the panel has provided design advice on approximately 3,608 homes.

2.1.9 Further information about the DRP can be found here: <https://lewisham.gov.uk/my-services/planning/conservation/design-review-panel>

2.2 Built Heritage

- 2.2.1 Lewisham has a rich and diverse heritage of buildings and spaces that are social, economic and cultural assets that we are proud to have inherited. The Council values the variety of ways in which the borough's historic built environment contributes to the life of the borough: from civic buildings to private houses, town centres, parks and cultural venues. It seeks to sustain these distinctive, cherished and inherently sustainable elements of our townscape.
- 2.2.2 Lewisham has 367 entries on the statutory list of heritage assets of national significance, shown on Map 3. A list entry can comprise a single building, but can also include a number of buildings, structures, or features; so the total number of buildings that enjoy statutory protection in Lewisham is much higher and can be estimated closer to 600.
- 2.2.3 Lewisham is also home to three Registered Parks and Gardens which are all listed at Grade II:
- Horniman Gardens were a gift to the people of London in 1901 and are an important visitor attraction in south east London. They contain extensive lawns, formal and experimental gardens, trees and shrubberies, along with the award winning, and grade II* listed Museum.
 - Grove Park Cemetery is an unusual example of 1930s municipal cemetery design which combines formal and informal elements with Moderne and Art Deco influences. The cemetery retains most of its original buildings and structures, along with much of its structural planting.
 - Manor House Gardens, Lee, formed the garden and landscaped pleasure grounds of the listed 18th century Manor House, now a public library, and a lake and ice house survive from its original layout.
- 2.2.4 Lewisham's only Scheduled Ancient Monument also survives as sub-surface archaeology at the Convoys Wharf redevelopment site in Deptford. The monument includes the remains of a Tudor naval storehouse at the former Royal Naval Dockyard, founded by Henry VIII in 1513 and the site contains an extensive series of buried remains relating to the construction, fitting out and launching of war ships. The Development Management team, with Historic England, have been working with the owners through 2022-23 via a series of Reserved Matters Applications and legal agreements including the preparation of site-wide Heritage Principles to ensure that the new development takes every opportunity to convey the important history and heritage of the site.
- 2.2.5 Lewisham's Conservation team comprises two full time officers. One of these posts was vacant during the Covid-19 Pandemic but was filled again permanently towards the end of 2022-23. As a result the team has been able to resume their full range of work, including input on statutory casework Listed Building enforcement, input to the Local Plan process and Heritage at Risk monitoring. A draft programme of proactive conservation work such as Conservation Area appraisal and statements of significance for Areas of Special Local Character has commenced in 2023 and will continue throughout 2024.

Listed Buildings

- 2.2.6 The statutory list of buildings of special architectural or historic interest is maintained by Historic England. No new buildings have been added to the list in 2022-23.

Conservation Areas

- 2.2.7 Conservation Areas are designated by the Council to protect areas of notable local architectural and historic interest. The designated areas include open spaces, trees, gardens and townscape features as well as buildings. In 2022-23 there have been no amendments made to the designations of the Council's 29 Conservation Areas.

Local List

- 2.2.8 In addition to statutory designations, Lewisham has a great number of buildings and areas of local architectural and townscape merit which are cherished by local people and add to the local distinctiveness of the borough. Whilst they do not meet the national criteria for statutory listing, the Council has adopted criteria that recognise their local architectural, historic and cultural importance and recognises buildings that meet these criteria by including them on a Local List. There have been no new additions since the 68 additions in March 2020.

Heritage at Risk Register

- 2.2.9 As of March 2021, 16 buildings/structures and one Conservation Area (Deptford High Street and St Paul's Church Conservation Area) were on Historic England's Heritage at Risk Register because of neglect and decay. Historic England inspected the War Memorial at Livesey Memorial Hall during 2022-23 and subsequently added it to the Register due to its deteriorating condition and vulnerability to heritage crime. The memorial, which dates to 1920, commemorates the employees of the South Suburban Gas Company who lost their lives in the First and Second World Wars.
- 2.2.10 The Council continues to work with Historic England and property owners to find solutions for the remaining buildings and areas which are on the Heritage at Risk register.
- St Margaret's Churchyard - works to repair 10 listed tombs was delayed by the Covid-19 lockdown; their condition has been re-surveyed and work has commenced to appoint the conservation team. The repair work is expected to take place in 2024, funded by moneys secured by Section 106 agreement with the developer of the adjacent site.



Photo 2: War Memorial, Livesey Memorial Hall
Source: Historic England



Photo 3: St Margaret's Churchyard
Source: LB Lewisham

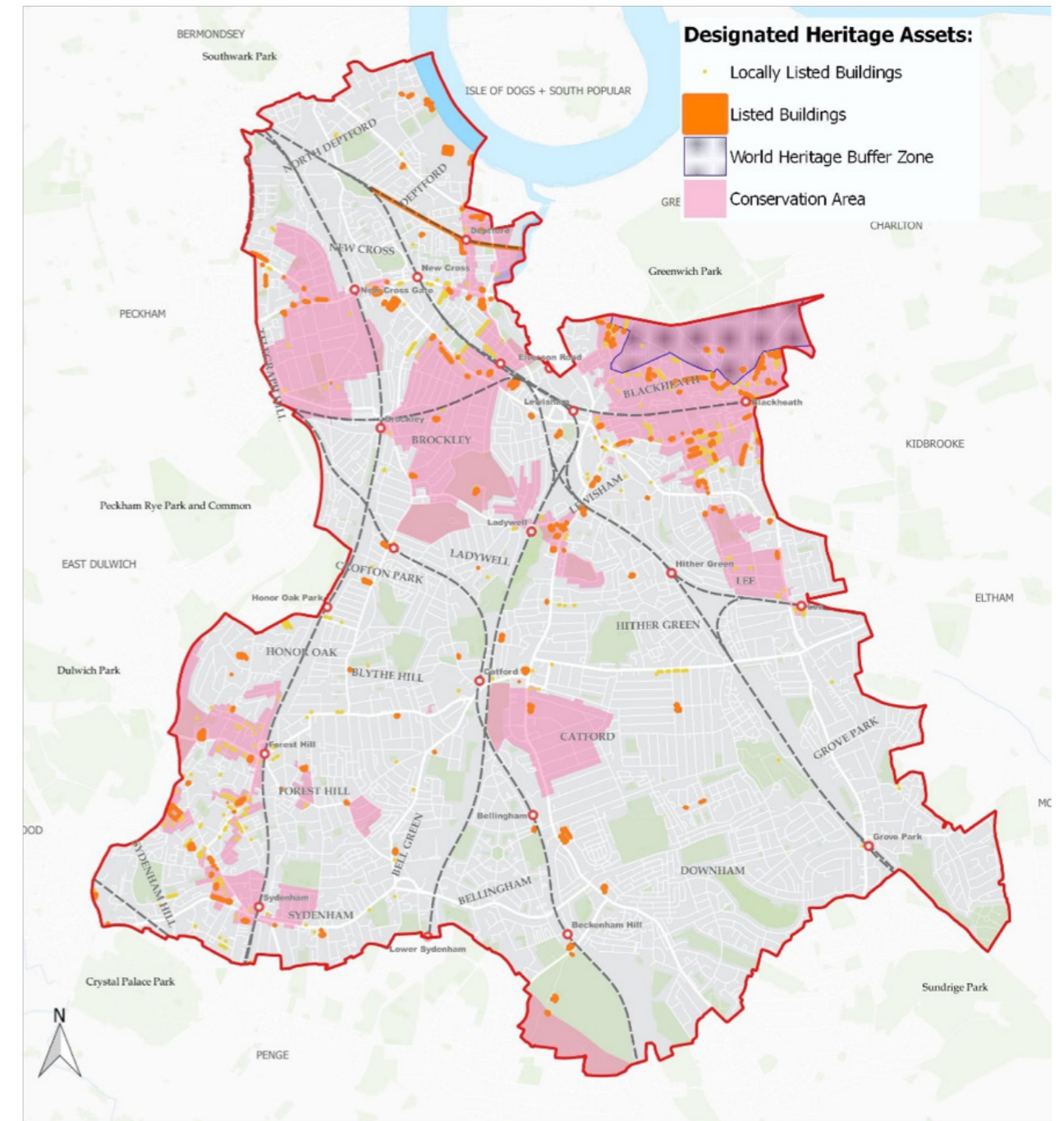
- Former Temperance Billiard Hall - Planning permission and Listed Building Consent were granted in 2017 for the conversion of the former Temperance Billiards Hall (dating to 1909- 10 and listed at Grade II), more recently known as Rileys snooker hall at 233-241 Lewisham High Street to a church with community uses. Works to convert the rear and middle hall were completed in 2020-21. Refurbishment of the Lewisham High Street frontage building is the final outstanding phase of work and is expected to take place in 2024/25.
- Baring Hall Hotel - The Council worked with Historic England to specify urgent works of repair and these works were subsequently carried out in 2023, including works to make the building weathertight and the rebuilding of an unstable chimney stack. The building changed hands in 2023 and the Council is in discussion with the new owners regarding works of refurbishment.
- Olympia Warehouse - Outline planning permission was granted in 2015 for the redevelopment of the wider Convoys Wharf site. Proposals for a permanent use for the building as the cultural heart of the redeveloped Convoys Wharf site are awaited.
- Ladywell Playtower – The Council secured a restoration partner in 2017 and proposals for the full repair of the building and re-opening to the public as a cinema complex, along with new residential development in the grounds were submitted for planning permission in March 2022 and were subsequently approved in October 2022. Costs have increased in the intervening period and the Council is in discussion with the developer to find ways to meet the funding shortfall.

2.3 Sustainability Projects

- 2.3.1 Despite our ambitious targets on carbon reduction Lewisham faces increased risk of flooding and other impacts of rising global temperatures as a result of climate change. The Council is designated as a Lead Local Flood Authority under the Water Management Act and is responsible for local flood risk management working with national, regional and local organisations to assess and respond to the risk of flooding, in particular those from local watercourses, surface water and groundwater.
- 2.3.2 The Climate Resilience Team work with colleagues in the Planning Service to ensure new developments respond to the climate emergency and comply with planning policy on energy, carbon and flood risk. In 2022-23 the Climate Resilience Team reviewed over 33 (flood) major applications and where needed pushed for higher standards to ensure new developments play their part in a borough wide effort to mitigate the worst impacts of the climate crisis. Of the applications reviewed by the team 78% of the relevant applications achieved over a 90% betterment from pre to post development attenuation rates.

2.4 Lewisham Places

- 2.4.1 One of the Corporate Strategy 2022-2026 priorities is to provide quality homes by delivering more social homes and providing as many people as possible with safe, comfortable accommodation that they can be proud of and happy living in. The Council is working to achieve this through a new Council house building programme (see Section 2.4). Part of this consists of two large housing estate renewal projects and partnership working with private developers to bring about large-scale transformative change on five strategic sites. An overview of these schemes is provided below.



Map 2: Lewisham's Statutory Designated Heritage Assets
Source: LB Lewisham

Strategic Sites

2.4.2 Most of the borough’s new housing, retail and employment uses will be focused within the Regeneration and Growth Areas in the north of the borough and around Lewisham and Catford Town Centres. Due to their scale, five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough’s housing during the Plan period. They are now included as site allocations to the next version of the draft Local Plan. The scale of development proposed will act as a catalyst for regeneration and help to transform the local area. Work is progressing on all of these sites, four of which are located in Deptford and New Cross (see **Map 4**) and the other in Lewisham town centre. Updates on each are provided below, with a description of the proposed land uses and a timeline showing how each site has progressed.

2.4.3 **Convoys Wharf (see Map 5, Table 9 and Images 1 -2)** - This site covers 16.6 hectares fronting the River Thames and is the largest redevelopment site in the borough. The proposed scheme consists of:

- Up to 3,500 new homes
- Affordable housing, some of which will be brought forward early in the delivery and with improved tenure compared to the outline planning permission.
- Up to 15,500m² of employment (B1) floorspace and up to 32,200m² of employment floorspace associated with a wharf and 2,000 full time jobs.
- A range of shops, commercial premises, restaurants, community and leisure facilities and a hotel (E and C1).
- A new river bus jetty, vehicular access from New King Street and Grove Street and public access to the riverfront for the first time in centuries.
- Retention and refurbishment of the listed Olympia Building



Images 1-2: Visualisation of Plots 8, 15 and 22 Convoys Wharf
Image Credit: Hutchinson Property Group

Year	Activity
2013/14	An outline planning application was submitted in spring 2013. The London Mayor took over the determination of the planning application and in March 2014 resolved to grant planning permission for the development subject to the completion of a Section 106 agreement.
2014/15	The Section 106 agreement was signed and planning permission was granted in March 2015.
2015/16	Enabling works started on site.
2016/17	Pre-application discussions regarding the second development plot commenced.
2017/18	The haul road was constructed and significant archaeology works undertaken. Two reserved matters applications for the first two plots were submitted in 2017-18.
2018/19	Three reserved matters applications for the first three plots in Phase 1 have been submitted and remain under consideration with the Council.
2019/20	Consideration of the first three reserved matters applications continued during 2019/20.
2020/21	Three reserved matters applications for the first three plots (8, 15 and 22) in Phase 1 were granted by Strategic Planning Committee in June 2020. One of the plots now also includes social rented dwellings, which is an improvement from the outline planning permission. In September 2020, a Judicial Review against the Council regarding the validity of the outline permission was dismissed in the High Court as being ‘totally without merit’. The Hutchinson Property Group held a public webinar in November 2020 to consult on Plot 12. Pre-application discussions on other plots commenced and a series of Reserved Matters applications are anticipated during 2022. Construction was anticipated to start during Q4 of 2021 but actually commenced in Q1 of 2022.
2021/22	Pre-application discussions on other plots are ongoing and a series of reserved matters applications are anticipated during late 2022/early 2023s. Construction was anticipated to start during Q4 of 2021 but actually commenced in Q1 of 2022.
2022/23	Works commenced to the listed river wall as well as construction of a three-storey building on Plot 22, the jetty.

Table 2: Timeline of Development Activity for Convoys Wharf
Source: LB Lewisham

2.4.4 Surrey Canal Triangle (see **Table 3**) - (see Table9 and Images 8-9) - This is the second largest strategic site at 10.7 hectares and spans both sides of Surrey Canal Road. In February 2020 the Council adopted the Surrey Canal Triangle Design Framework SPD which provides supplementary guidance to ensure that the strategic site allocation comes forward in a comprehensive way, to deliver the strategic objectives to make the best use of available land close to transport hubs, increase the delivery of affordable new homes and to facilitate the future aspirations of Millwall Football Club at the heart of the site.

2.4.5 In December 2020, Renewal submitted a hybrid planning application relating to 6.5 hectares of land which lies within the strategic site allocation. This application proposes:

- Around 3,500 new homes, including c. 1,232 affordable homes, with Phase 1 delivering a total of 600 homes of which 200 will be affordable.
- A major new indoor sports and leisure facility.
- An 800-seat auditorium and flexible event space.
- Employment floorspace including new offices, creative spaces and workshops. • A range of shops and restaurants.
- High quality public realm and landscaping, with a series of new public spaces

2.4.6 In January 2022, the Council’s Strategic Planning Committee resolved to grant planning permission for the proposed development, subject to completion of a S106 agreement and Stage 2 referral to the Mayor of London.

2.4.7 Alongside this, Transport for London is progressing designs for a new London Overground station at Surrey Canal Road which is to be delivered through the Government’s Housing Infrastructure Fund (HIF), and Millwall Football Club is developing proposals for expansion of the existing stadium and associated development comprising residential, commercial and community uses.



Image 3: Visualisation of Phase 1 Surrey Canal Triangle
Image Credit: Renewal / Studio Egret West

Year	Activity
2011/12	The Council approved an outline planning permission for the scheme in March 2012.
2016/17	A revision to the outline parameters was granted in December 2015.
2017/18	Development paused whilst an independent inquiry into a proposed Compulsory Purchase Order was conducted and the Inquiry’s final report was published in December 2017.
2018/19	Dialogue between parties resumed. HIFF funding secured to deliver East London Line upgrades and new station.
2019/20	The SPD was adopted by the Council in January 2020. In February 2020 Renewal carried out two public consultation exercises and held a public exhibition to ask people for their comments on the emerging designs latest proposals for their proposed development.
2020/21	A hybrid planning application was submitted in December 2020 for the outline elements in relation to Phases 2 – 5 for the entire masterplan area and the detailed design of Phase 1. The application was granted a resolution to approve in January 2022 and permission is likely to be issued in Summer 2022. It is anticipated that the Surrey Canal station will be operational from early 2025.
2021/22	The application was granted a resolution to approve in January 2022 and subject to completion of the section 106 agreement and Stage 2 referral to the Mayor of London.
2022/23	Negotiations between the Council, the applicant, the GLA and TfL continue in relation to the S106 agreement. Subject to completion of the S106 agreement and Stage 2 referral to the Mayor of London, permission is now anticipated to be issued in early 2024.

Table 3: Timeline of Development Activity for Surrey Canal Triangle
Source: LB Lewisham

2.4.8 Timberyard, Oxestalls Road (see **Table 4**). This site covers an urban block of 4.6 hectares, adjacent to Oxestalls Road. The approved schemes consist of:

- 1,132 new homes within Plots 1, 2, 3, 4 and 6.
- 405 new homes and 382 purpose built student accommodation within Plot 5.
- Affordable housing.
- New workspace of approximately 10,500m² and a range of shops and cafes.
- A new pedestrian and cycle link underneath Oxestalls Road connecting to the Plough Way development site to the north.
- Significantly improved public realm areas, including a new linear park following the route of the former Surrey Canal

Year	Activity
2015/16	A new planning application was submitted in May 2015. In October 2015 the Council resolved to approve the application, which was confirmed with the signing of the Section 106 agreement and issuing the Decision Notice in March 2016 and a revision to the outline parameters was granted in December 2015. Construction started on site.
2016/17	Construction has continued.
2017/18	In December 2017, an application was approved to make non-material amendments to the 2016 planning permission for Plots 1 and 3 (including increasing the number of residential units).
2018/19	The first plot in Phase 1 has been completed. Reserved matters applications for Plot 4 (Phase 2) and Plot 6 (Phase 3) have been granted. A separate planning application on the building known as Scott House within the site allocation, has planning permission.
2019/20	Occupation of Phase 1 (plot 2) was completed in March 2020. New applications are expected to be submitted in Q1-Q2 of 2021.
2020/21	A revised application has been submitted for Plots 1 - 3 (Phase 2) but has yet to be determined and a revised application is expected on Plot 5 but has yet to be submitted. A revision to phasing has also been agreed, with Plot 4 due to commence in March 2022. Peabody are also looking to start delivering Plot 6 later this year.
2021/22	The application for plots 1-3 was subject to reconsultation in August 2022, and is likely to be determined in 2023. Plot 4 construction works remain ongoing. Plot 5 was formally submitted and is likely to be determined in Q1 in 2023. Plot 6 is subject to a minor material amendment application and a deed of variation with regard to changes to the approved scheme. Works are scheduled to commence in late 2022.
2022/23	The Minor Material Amendment application for Plots 1-3 was granted permission in November 2023. Plot 4 construction works remain ongoing. Plot 5 was formally submitted in August 2022, and was granted permission in November 2023. Plot 6 Non Material Amendment application and an associated Deed of Variation were approved in early 2023. Works are scheduled to commence in early 2024.

Table 4: Timeline of Development Activity for the Timberyard, Oxestalls Road

Source: LB Lewisham

2.4.9 Lewisham Gateway (see **Table 5**) – This large phased scheme is a prominent site within Lewisham town centre, adjacent to Lewisham railway station. The proposed scheme for Phase 2 consists of:

- Up to 530 new homes and 119 co-living units.
- Commercial floorspace, shops, restaurants, bars and cafes and co-working space.
- Leisure facilities including a 9 screen cinema.
- Enhanced public realm space, including a new park called Confluence Park (which incorporates the confluence of the two realigned rivers Quaggy and Ravensbourne) and a new public square opposite St Stephen's Church.

Year	Activity
2009/10	Outline permission was granted in May 2009.
2011/12	Permission for Phase 1 was granted in 2012.
2012/13	Phase 1 started construction including the realignment of the road layout.
2014/15	Planning application for the phase 2 was submitted.
2017/18	Phase 1 was completed. Construction of four buildings (ranging between 15 and 25 storeys) consisting of 362 dwellings and a ground-floor shops and restaurant/café.
2018/19	A section 73 application was granted in November 2018 to vary the outline consent for Phase 2 of the development and a subsequent reserved matters application for Phase 2 was granted in February 2019.
2019/20	Confluence Park opened to the public in January 2020. Phase 2 commenced construction in July 2020, immediately following on from the national lockdown in Spring 2020 due to the Covid19 pandemic.
2020/21	Construction continues and it is anticipated to be completed by summer 2023.
2021/22	Construction continues. Lewisham Gateway was named best Borough-led project at the Building London Planning Awards 2022.
2022/23	Whilst there have been some delays, construction continues and is well advanced, with completion of the project anticipated in 2024.

Table 5: Timeline of Development Activity for Lewisham Gateway

Source: LB Lewisham

Estate Renewal

2.4.10 Work continues on the extensive programme to renew three of the Council's housing estates.

2.4.11 **Heathside and Lethbridge Estate (Parkside)** (see **Table 6**, Photo 14 and Image 12); this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 565 original units have been demolished, to make way for 1,218 new units, a net increase of 653 units. The scheme was granted outline consent over 6 phases.

Year	Activity
2009/10	The outline application was approved in March 2010 and has progressed over 6 phases.
2018/19	To date Phases 1, 2, 3 and 4 have been completed, providing 782 new units, including 236 completed in this monitoring year.
2019/20	Phases 5 and 6 were granted consent in April 2019 and building work has now commenced. Phases 5 and 6 consist of 436 new homes, including 217 affordable (164 social rent and 53 intermediate). Landscaping works have taken place and a new public park is also being provided.
2020/2021	Construction continues and Phases 5 and 6 are due to be completed by April 2022, completing the build out of the full development site. First occupancy is expected in May 2022 and will continue through to January 2023.
2021/22	Construction continues on Phases 5 and 6.
2022/23	The first 97 homes in Phase 5 have been completed and are now occupied and construction continuing on the remaining 346 homes which are due to complete between September 2023 and Spring 2024.

Table 6: Timeline of Development Activity for Heathside and Lethbridge (Parkside)

Source: LB Lewisham

2.4.12 **Excalibur Estate;** (see **Table 7**) (see Table 13) this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 178 existing units are to be demolished across the whole estate to make way for 362 new units, a net increase of 185 units.

Year	Activity
2011/12	The full application was approved in March 2012 and has been progressing in phases.
2018/19	To date about half of the existing units have already been demolished and Phases 1 and 2, consisting of 57 new homes, have been completed. This includes 34 new social rented homes with a mix of 15 x 2-bed houses, 5 x 3-bed houses, 2 x 4-bed houses, 11 x 2-bed bungalows and 1 x 3-bed bungalow, let on protected social rents to existing estate residents. Five new shared equity homes have been available to freeholders wishing to remain on the estate and 18 homes are available for sale. Permission has been granted for Phase 3 and the site has now been cleared in preparation for 95 new homes including 39 social rent and 22 intermediate units.
2019/20	Discussions on viability have been carried out with the GLA and the developer.
2020/21	Demolition has been completed for Phase 3. Construction started on site in 2021, with completion due in March 2023. L&Q are seeking to amend elements of the approved scheme by a S73 application, including reconfiguration of the spine road to accommodate additional car-parking; amending the appearance and treatment of approved buildings, changing building heights and the provision of additional units. A Deed of Variation and Minor Material Amendment application in regard to Phase 1c revisions, including uplift in units, are due to be concluded in late October 2021. Site works are due to commence by late 2021/ early 2022. Pre-application discussions in regard to Phases 4 and 5 (now termed as Phase 2) will commence in October 2021. A planning application is not expected until mid to late 2022.
2021/22	A Deed of Variation and Minor material Amendment application in regard to Phase 1c revisions, including uplifts in units, are due to be concluded in late October 2021. Work is continuing on site for the delivery of 102 new homes as part of Phase 3. Pre-application discussions in regard to Phases 4 and 5 (now termed as Phase 2) commenced in October 2021.
2022/23	Work is continuing on Phase 3 to deliver 102 new homes. The first new homes are expected to be ready in Spring 2024. Work is continuing on a new application for Phases 4 and 5, expected to be submitted in late 2024

Table 7: Timeline of Development Activity for Excalibur Estate

Source: LB Lewisham

2.4.13 Achilles Street -plans for an estate renewal scheme close to Deptford are also progressing, with a ballot that took place in November 2019 voting in favour of redevelopment. Architects have been appointed and pre-application discussions are currently ongoing. The proposal to redevelop the area around Achilles Street was backed by 72.8% of eligible residents in the first ballot of its kind to take place in the borough. The redevelopment will see around 320 new homes built with at least 35% being delivered as genuinely affordable housing for existing residents and people on the housing register. The remaining housing will be split between intermediate affordable housing (such as shared ownership) and private housing to help fund the redevelopment. The development will achieve at least 50% affordable housing provision in total. The new homes will be built by the Council and Lewisham Homes.



Photo 4: Heathside and Lethbridge
Source: LB Lewisham



Image 4: Visualisation of Heathside and Lethbridge
Image Credit: LB Lewisham



Photo 5: Timberyard Under Construction
Source: LB Lewisham

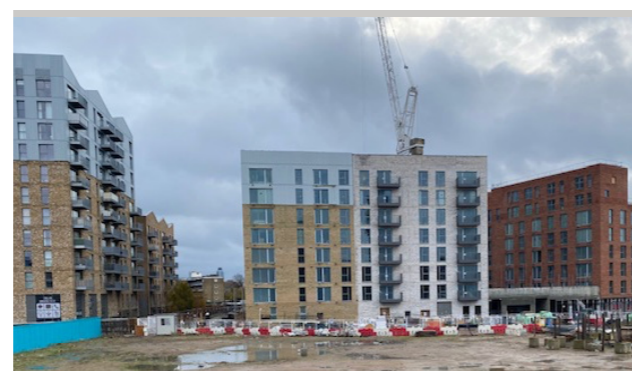


Image 5: Timberyard under construction - Plot 4 under construction, and completed Plot 2 on left
Image Credit: LB Lewisham

2.5 Neighbourhood Planning

2.5.1 The Neighbourhood Planning (General) Regulations 2012, (that came into force as of April 2012), enable local communities to influence the planning of their area by preparing Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO). NDPs can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. An NDP is subject to an independent examination and referendum before the Council can adopt it. The Council will use NDP for making decisions on planning applications once the independent examiner has indicated that the plan can proceed to referendum. Once adopted or 'made', the NDP becomes part of the borough's development plan.

Neighbourhood Plan Progress

2.5.2 **Map 3** shows the neighbourhood forums/areas designated by the Council since April 2012, with a further two neighbourhood forums/ areas that have currently lapsed.

2.5.3 **Chart 1** tracks the progress made so far and shows that neighbourhood plans are at various stages of preparation, with Grove Park and Crofton Park and Honor Oak having progressed the most. An update on all of Lewisham's Neighbourhood Forums can be found below:

- Grove Park: The Grove Park Neighbourhood Plan became the first neighbourhood plan to be formally made by the Council through a public referendum held on the 26th August 2021.
- Crofton Park and Honor Oak: The Crofton Park and Honor Oak Neighbourhood Plan (Hopcroft) became formally made by the Council through a public referendum on the 5th May 2022.
- Lee Forum: Lee Forum were formally re-designated by the Council as the neighbourhood forum for a further 5 years. The Lee Neighbourhood Plan became formally made by the Council through a public referendum in February 2024.
- Sydenham Hill Ridge: Sydenham Hill Ridge are currently drafting their planning policies before undertaking a Regulation 14 public consultation which will be facilitated by the forum.
- Deptford Neighbourhood Action: On the 6th October 2021 a decision was taken by Mayor and Cabinet to not re-designate the Deptford Neighbourhood Action neighbourhood forum. The neighbourhood area designation has not lapsed.
- The Corbett Neighbourhood forum designation lapsed in April 2020 and the Council has not received an application to renew their designation at the time of this document being published. The neighbourhood area designation has not lapsed.
- Bell Green Neighbourhood Area: On the 7th April 2022 a group in the Bell Green area submitted an application to the Council proposing the designation of the Bell Green Neighbourhood Area and Forum. On the 24th August 2022 the Director of Planning made a delegated decision to refuse the boundary of the proposed neighbourhood area and designate an amended boundary and refuse the designation of the neighbourhood forum. More on this decision can be found here: <https://lewisham.gov.uk/myservices/planning/policy/neighbourhood-plans/neighbourhood-planning-a-new-method-of-planning>.

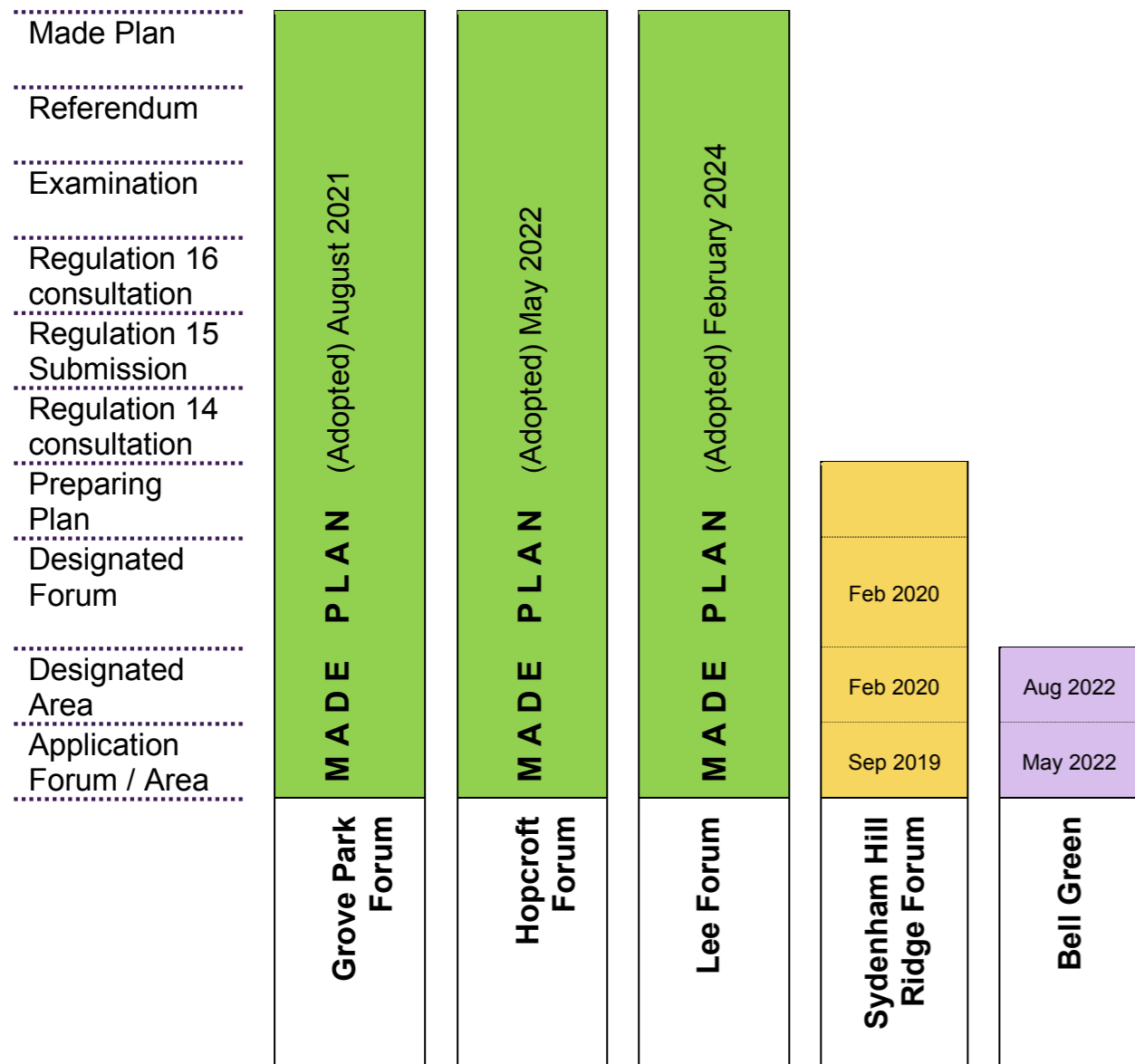
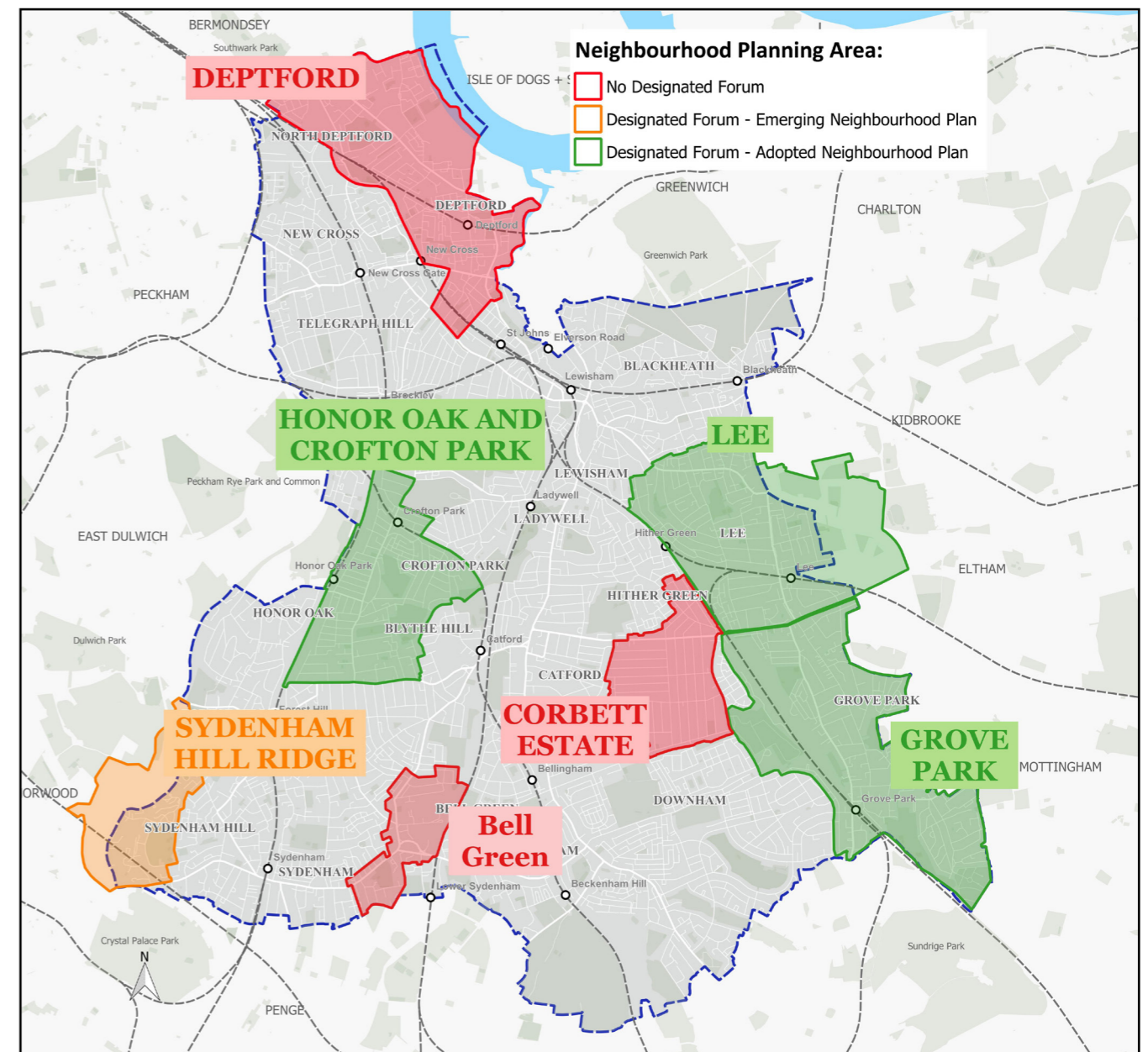


Chart 1: Progress of Neighbourhood Plans
Source: LB Lewisham



Map 3: Designated Neighbourhood Planning Areas
Source: LB Lewisham

3 Infrastructure

3.1 Infrastructure Delivery Plan

3.1.1 This section sets out how the Council is working with stakeholders to secure the timely delivery of infrastructure needed across Lewisham.

3.1.

Infrastructure Categories		
Social Infrastructure	Education and childcare	Health and care
	Libraries, Archives and Local History Services	
	Sport and recreation	Youth and community
Green Infrastructure	Park and open space	Allotments
	Biodiversity corridors	Cemeteries and burial space
Transport Infrastructure	Regional and sub-regional transport	Local transport
Utility Infrastructure	Energy	Water
	Waste	Digital

Table 8: Infrastructure Categories

Source: LB Lewisham

3.1.3 The Planning Service has worked with teams across the Council, infrastructure providers and other key stakeholders to prepare an Infrastructure Delivery Plan (IDP). The IDP identifies the infrastructure required to support Lewisham’s neighbourhoods now and over the long-term, taking into account projected future growth within the Borough. The IDP helps to ensure a coordinated approach to the planning and delivery of infrastructure and sets out clear priorities for the Council and its partners to direct new investment locally. In particular, it considers the infrastructure categories shown in **Table 15**.

3.1.4 The IDP sets out the future requirements for each of the categories listed above. It provides details of the specific projects that need to be delivered, including the lead organisation, location, expected timescales for delivery and funding requirements for each project.

3.1.5 The IDP is a live document, reviewed and updated periodically with ongoing discussion and engagement with infrastructure providers and to take account of feedback from previous rounds of consultation. The IDP was originally published in 2020 for public consultation alongside the Local Plan: Main Issues and Preferred Approaches (Regulation 18) document during January-April 2021. It was published again for public consultation alongside the Local Plan: Proposed Submission Document (Regulation 19) document during March-April 2023 and forms one of the submission documents that accompanied the Local Plan when it was submitted to the Secretary of State in November 2023. The IDP can be found on the Council’s local plan ‘evidence base’ webpage here:

<https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/evidence-base>

3.2 Green Infrastructure

- 3.2.1 Making Lewisham Cleaner and Greener is a corporate priority set out in the Lewisham Corporate Strategy 2022-2026. It seeks to ensure local communities benefit from a healthy environment by preserving the award winning green spaces, ensuring everyone enjoys them and utilising a green fund to enhance them.
- 3.2.2 Access to parks and green spaces have a positive impact on health and wellbeing, this includes both physical and mental health and also helps reduce health inequalities. The Planning Service, alongside other teams in the Council, have an integral part to play in achieving this, by ensuring new greenspaces are provided as part of new developments and through the use of Section 106 funds.
- 3.2.3 Map 8 shows the varied types of green infrastructure that exist in the borough and how they interconnect with each other. Railways and rivers provide important green corridors.

Greening Fund

- 3.2.4 Following the successful delivery of the Greening Fund Phase 1, the Phase 2 of the Greening Fund was successfully launched in June 2022. With an aim to continue to create better and healthier spaces that are welcoming, promote safety and inclusivity, encourage active lifestyles and accommodate thriving natural features to increase biodiversity. Those groups who are disadvantaged need our support through the provision of quality open spaces, creating equal access for all, whilst ensuring site specific improvements balance the needs of people and nature.
- 3.2.5 The Greening Fund received applications from 47 volunteer groups across the borough's Parks, Allotments and Nature Reserves. Allocations amounting to approximately £366,300 were made to 22 projects during the monitoring year.

Biodiversity Enhancements

- 3.2.6 During 2022-23 the Council's Nature Conservation team and the Lewisham Biodiversity Partnership have delivered 850 conservation volunteer and engagement events reaching over 13,000 people. The Partnership's Kenneth White legacy award provided funding for 11 biodiversity projects in 2022 delivered by the following local community groups:

- Friends of Grove Park Nature Reserve
- Baring Trust (site: Sydenham Cottages Nature Reserve)
- Priestfield Road Allotment Holders Association (PRAHA)
- Friends of Home Park
- Friends of Dacres Wood
- Grow Mayow Community Garden
- Christ the King School
- Exford Road Allotments
- Chinbrook Allotments Community Orchard
- Friends of Friendsbury Garden
- Friends of Silverdale

- 3.2.7 The funded projects enhanced Lewisham's biodiversity by installing 19 bird boxes, 6 bat boxes and 5 bee hotels; planting 48m hedge and close to 700 plants; and sourcing and using beekeeping and pond survey equipment and 15 waders for environmental education and volunteering sessions.



Photo 6: One of the insect hotels in Blackhorse Road Allotment

Source: LB Lewisham



Photo 7: Pond dipping ID sheet at Dacres Wood Image

Source: LB Lewisham



Photo 8: Good example of biodiverse living roof on sloping roof delivered on a new development in Lewisham

Source: LB Lewisham



Photo 9: Planting through the Greening Fund

Source: LB Lewisham

3.2.8 The Nature Conservation Team coordinated a S106 funded project to restore the secondary channel in Ladywell Fields which was dry for a long time. With the help of local experts and teams of enthusiastic volunteers the project successfully finished in February 2023 with the River Ravensbourne flowing through the channel again for the first time in years. Thanks to local volunteer groups, activities continue along the river at Ladywell Fields (e.g. repairing berms, securing the river bank) to ensure that the river continues flowing through the secondary channel.

3.2.9 New developments can be built in a way that enhances sustainability and biodiversity. The Nature Conservation Team also provides advice to the Planning Service both on strategic planning matters and planning applications in relation to ecology surveys, living roofs, soft landscaping, wildlife sensitive lighting and other biodiversity enhancements that are suitable within new developments. During 2022-23, they advised 163 planning applications and recorded the discharge of conditions for the implementation of 35 bird boxes, 19 bat boxes, 285m hedgerow and 3,902m² of living roofs.

Biodiversity Net Gain

3.2.10 The council established an internal Biodiversity Net Gain (BNG) working group in January 2023 to develop Lewisham's approach to BNG and ensure it is ready for its mandatory introduction. The working group includes officers from the Planning and Parks teams. The team introduced the policy into the new draft Local Plan, established roles and responsibilities between Planning and Parks, and worked on ensuring that the Development Management team within planning have appropriate processes in place. Group members attended workshops, training sessions and various other BNG related events to prepare for mandatory BNG.



Photo 10: One of the insect hotels in Blackhorse Road Allotment

Source: LB Lewisham



Photo 11: Pond dipping ID sheet at Dacres Wood Image

Source: LB Lewisham



Map 4: Green Infrastructure

Source: LB Lewisham

Trees

STREET TREES

3.2.11 During 2022-23 17 street trees were lost or felled but many trees have been newly planted including 559 in streets and 63 in parks.

TREES ON PRIVATE LAND

3.2.12 The Planning Service also seeks to protect trees that are experiencing a threat of loss, where it could have a negative impact on the public realm and loss of urban forest canopy. Dedicated tree officers, as well as validation, enforcement and development management officers, are involved in a range of tree related activities, including:

- General enquiries from the public, including advice on the importance of trees to mitigate climate emergency.
- Commenting on tree protection and landscaping aspects of planning applications, including Arboricultural Impact Assessment Reports, landscape scheme assessments and providing witness statements at planning appeals.
- Validating and determining tree applications in Conservation Areas, or trees that are subject to TPOs, or 5 day notices and negotiating amendments to, or the withdrawal of, tree applications as required.
- Assessing technical evidence of trees implicated in some property insurance and subsidence issues.
- Dealing with high hedges and enforcement activities relating to trees.
- During 2022-23, 527 tree applications were received and all were determined:
 - Conservation Area 6 week notices (TCA): 438
 - Tree Preservation Order applications (TPO): 58
 - 5 day notices for urgent works (TRE5): 29
 - Tree cases lacking essential information, unable to register (TWTT): 2

3.2.13 Three Tree Preservation Orders (either as individual trees T1, groups (G1), area (A1) have been made and/or confirmed during 2022-23, including:

- 42 Ravensbourne Park Crescent – confirmed 25.4.22 (made 18.11.21)
- 13-23 (odds) & 23a Brockley View – confirmed 25.4.22 (made 4.11.21)
- Ladywell House – made 1.3.23 (confirmed 30.8.23).

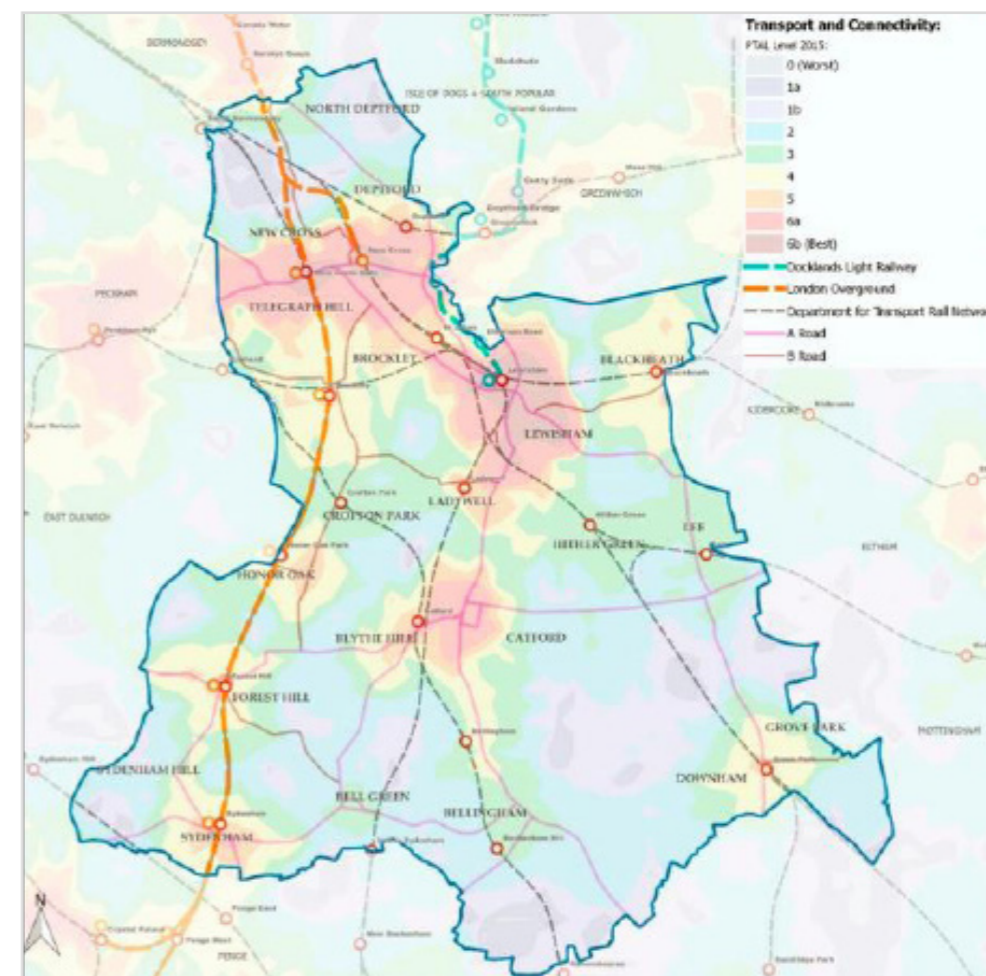
3.3 Transport Infrastructure

Connectivity

3.3.1 Making Lewisham Cleaner and Greener is a corporate priority set out in the Lewisham Corporate Strategy 2022-2026. The Council will enable more active travel, and aim to reduce reliance on cars, introducing new walking paths to connect our borough, making it easier and more pleasant to get about Lewisham by foot or bike.

3.3.2 **Map 8** shows the borough’s main transport infrastructure including the network of main roads and railways, including overground, underground and Docklands Light Railway (DLR). It also shows the various PTAL levels across the borough, PTAL 6a and b being most accessible and 1 being the least accessible.

3.3.3 Some parts of the borough are highly accessible with very good public transport links, such as New Cross, Deptford, Lewisham Central and Catford; whereas the south-east of the borough, has fewer public transport options and in those locations there is a greater use of cars for journeys to work.



Map 5: Transport Infrastructure

Source: LB Lewisham

Transport Improvements

- 3.3.4 In order to meet the needs of Lewisham’s growing population and reduce carborne travel, the Planning Service, alongside other Council departments and services seeks to support the delivery of transport infrastructure. At a borough wide level, we have produced a Transport Strategy and Local Implementation Plan (LIP), which look at our existing and future transport provision and they are supported by various strategies including a Rail Vision, and a Cycling Strategy.
- 3.3.5 We remain strongly supportive of the Bakerloo Line Extension to Lewisham and beyond to Hayes, the DLR and East London Line overground enhancements, metroisation, and the creation of new interchanges at Lewisham, New Cross Gate and Brockley stations.
- 3.3.6 The Planning Service seek to secure the use of environmentally friendly transport options by ensuring new development is located close to transport links and services, supporting car free developments, provision of cycle storage for each new home, payments towards new bus routes, improvements to the DLR, improvements to walking routes and stations or the provision of electric car charging points.
- 3.3.7 In support of Lewisham’s overarching corporate strategy we have recently delivered a number of key interventions on the ground. These include the continued monitoring and introduction of complimentary measures for the Lewisham and Lee Green Low Traffic Neighbourhood to encourage cycling and walking, improve air quality and make roads safer. We have also continued the roll out of our award winning school streets programme along with similar programmes across the borough for EV charging points and cycle hangers, as well as implemented emission based short stay parking charges to help make Lewisham cleaner, greener and support heathier outcomes.

London Overground East London Line (ELL)

- 3.3.8 The Council continue to work with TfL on the transformation of the ELL, particularly in regard to a potential new Surrey Canal station at Bermondsey. The station is part of a second phase of improvements to the ELL which was originally to be funded by Government’s Housing Infrastructure Fund (HIF). This phase is subject too going discussion and confirmation with Government that will continue in 2024.

DLR Upgrade

- 3.3.9 54 new trains are expected to replace the majority of the fleet and allow expansion of services. 43 are from the TfL base order and 11 more are to be funded by the Housing Infrastructure Fund (HIF) bid. The new, fully walkthrough trains will provide extra capacity through a mix of length and frequency enhancements. This includes the Lewisham branch, where they’ll serve borough residents, businesses and visitors. The fleet is expected to enter service from 2024, with all service enhancements complete by 2027.

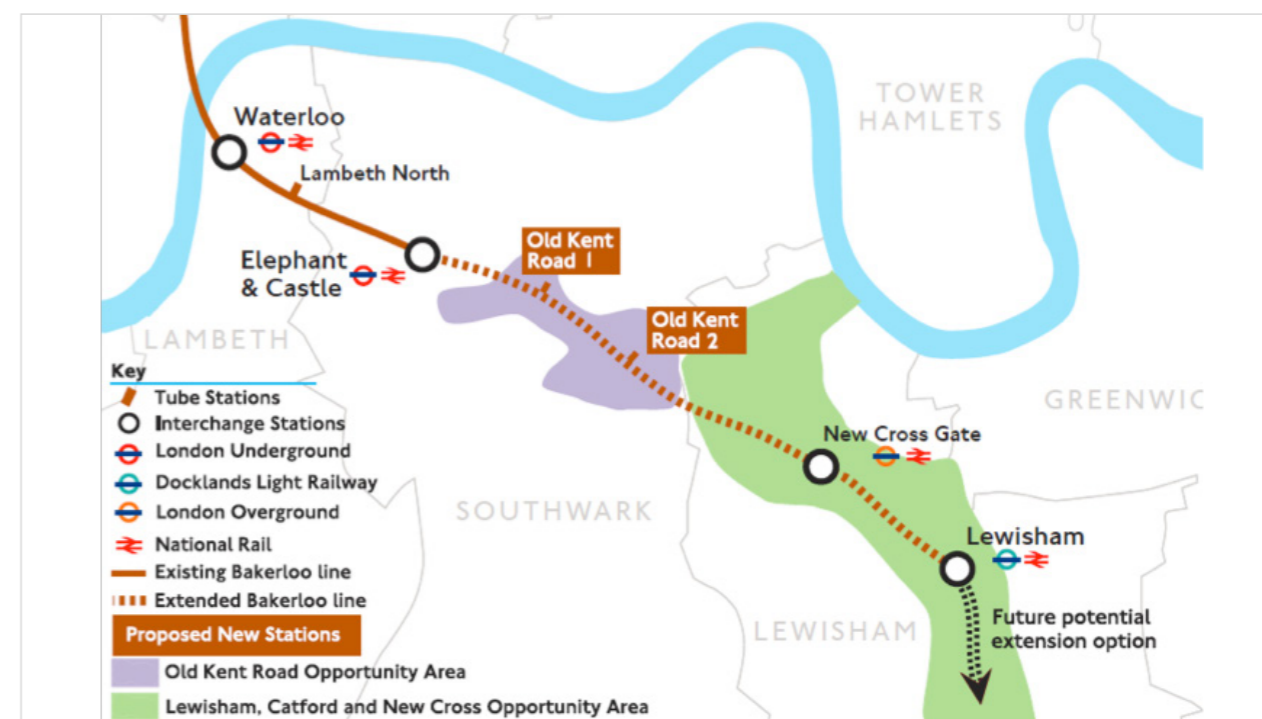
Lewisham Station

- 3.3.10 Lewisham Station has been prioritised nationally by Network Rail for investment to resolve current and future capacity constraints.

- 3.3.11 Most of the current track and signalling systems in the Lewisham area were installed 50-60 years ago and since this time passenger numbers have risen. This part of the network is heavily congested with over half of Southeastern’s train services passing through Lewisham on their way into London (800 trains). Network Rail are investing £250 million in the track and signalling through the Lewisham area, as when there are track or signalling issues it can cause huge disruption. ‘The Lewisham area’ is more than Lewisham itself, it covers Nunhead, Ladywell, Hither Green, Blackheath, St Johns and New Cross.
- 3.3.12 The ‘metroisation’ of rail services in south and south-east London remains an important element of the Mayor’s Transport Strategy. Metroisation would simplify train services in these areas, making them more attractive to customers and potentially reducing operating costs. Progress in delivery will depend on the establishment of the new Great British Railways organisation and the development of its ‘Whole Industry Strategic Plan’.

Bakerloo Line Extension (BLE)

- 3.3.13 The BLUE project includes an extension and an upgrade to the existing line which will provide new signalling and trains to increase frequencies and reliability. As the BLUE project crosses London, it is of London wide importance and will bring huge benefits to the borough as well as to other boroughs along the line.
- 3.3.14 The Council remains strongly supportive of the BLUE project. The BLUE route was safeguarded to Lewisham in 2021 although the Council are also keen for it to run on to Hayes (phase 2).
- 3.3.15 The financial implications of the Covid-19 pandemic have resulted in the project being delayed. TfL remain committed to delivering the BLE, and are currently considering how and when a funding package will enable the project to be secured.



Map 6: Route of the BLE
Source: LB Lewisham

3.4 Social Infrastructure

- 3.4.1 The Lewisham Corporate Strategy 2022-2026 seeks to retain and enhance social infrastructure and a number of corporate priorities including safer communities, open Lewisham, children and young people and health and well-being will help this to happen.
- 3.4.2 The Planning Service alongside other Council departments and services, seeks to deliver the right type and amount of social infrastructure to meet the demands of Lewisham's growing population. Whilst new development in the borough places additional demands on social infrastructure, it can also help to alleviate this demand by providing opportunities for new community, health and educational facilities and by creating new places where communities can flourish and where the borough's culture, and cultural facilities can be enhanced.

Education

- 3.4.3 Work has been ongoing on a range of educational facilities across the Borough. During 2022-23 the following projects were completed:
- School Minor Works Programme 2022 (essential infrastructure improvement works).
 - Ladywell Complex Needs Centre remodelling works, to accommodate additional SEN early years provision (fourth phase).
 - New Special Educational Needs Resource Bases at Turnham Academy, Launcelot Primary and Edmund Waller Primary schools.
- 3.4.4 Over the course of 2023-25, the following educational projects are due for completion:
- School Minor Works Programme 2023 (March 2023).
 - School Minor Works Programme 2024 (March 2025)
 - Additional Special Educational Needs resource base at Edmund Waller Primary School (September 2024).
 - Watergate School SEN Expansion (August 2025).
 - Riverside Youth Club refurbishment works (September 2024).

Health

- 3.4.5 Several areas of work have continued, developed and started during 2022-23, all of which aim to make Lewisham a healthy place to live.

Whole Systems Approach to Obesity

- 3.4.6 Lewisham council has been implementing a Whole Systems Approach to tackling Obesity (WSAO) since 2016. This approach aims to address the key causal drivers of obesity from breastfeeding through to accessible healthy food, transport, planning, and public sector settings. Lewisham's WSAO has the overarching aim to promote an environment that supports healthy weight and wellbeing as the norm, making healthier options the easiest choice.

- 3.4.7 Lewisham's WSAO action plan has been co-produced by an Alliance of over 100 member individuals and organisations including the Council, the NHS, Schools, local businesses and communities. Members of the Alliance have recently come together to start work on revitalising the Alliance, reviewing the action plan, and setting the direction for the next 3-5 years.

Lewisham's Food Justice Action Plan and creating opportunities for Community Food Growing

- 3.4.8 Lewisham's Food Justice Action Plan (FJAP) was co-produced with stakeholders from statutory organisations, the voluntary and community sector and launched in April 2023.
- 3.4.9 The plan focusses on addressing the root causes of food insecurity and reducing reliance on emergency food provision through collaborative, system-wide efforts. One of the key aims of the plan is promoting and developing opportunities for community food growing in the borough.
- 3.4.10 Concurrent to the development of the FJAP the Council's overview and scrutiny committee established a Community Food Growing Task and Finish Group. The remit of this group was to explore how the council could assist existing community gardens and encourage new opportunities for community participation in food growing.
- 3.4.11 Recommendations made in the final report included the creation of a fixed term post, funded by the Public Health Grant, for a community food growing officer.
- 3.4.12 It is envisaged that the Community Food Growing Officer will work towards identifying suitable, unused public spaces owned by the council that could be utilised for food growing, and other actions emphasised in the new Local Plan.

School Superzones

- 3.4.13 Lewisham was one of thirteen boroughs that participated in a pilot to explore, test and develop the School Superzone concept. Superzones are a 400m radius around schools in which actions are taken to protect children's health and encourage healthy behaviours through interventions that target: unhealthy food and drink sales, advertisements, alcohol, smoking, gambling, air quality, physical inactivity and crime.
- 3.4.14 Haseltine Primary School in Sydenham was Lewisham's pilot school. Staff, parents, residents, community organisations and council teams were involved in identifying local issues to address in the Superzone. This insight helped to prioritise actions and develop a joint action plan. The priorities identified were air quality, road safety, active travel, alcohol and access to healthy foods. Work on the superzones was paused during the pandemic, but several actions were progressed, such as the proposal to introduce School Streets.
- 3.4.15 This work has resumed in September 2022 following the award of £29,000 of funding to continue the School Superzones work in the borough.
- 3.4.16 The next phase of this work aims to work with two schools – Kender Primary School and Edmund Waller Primary School – both are situated in the same area separated by approximately 500m from each other but are situated in one of the most deprived areas in the borough.
- 3.4.17 A brochure on the school superzones was published where Lewisham is featured as a case study <https://www.london.gov.uk/sites/default/files/superzones-final.pdf>

Lewisham CommUNITY Space

3.4.18 In January 2023, Lewisham CommUNITY Space, a two-floor (3,834 sq ft) multi-functional venue opened in Lewisham Shopping Centre. The former retail unit has been repurposed to a wellbeing and physical activity hub for the local community offering advice, support, social activities, food and a program of wellbeing workshops in line with Lewisham Council's physical activity strategic priorities, Public Health priorities and South East London Integrated Care Board's key aims for Lewisham which include:

- Achieve a healthy weight.
- Improving mental health and wellbeing
- Delaying and reducing the need for long term care and support
- Reducing the number of emergency admissions for people with long-term conditions
- Enable more people to be cared for in the community.
- Empower people to take better care of their own health.

3.4.19 The vision of this project is to create a pioneering health-enhancing community asset that promotes community connectedness, good mental health and wellbeing, independent living and joins up services to ensure all people can access the support they need.

3.4.20 The vision is supported by 3 underpinning aims:

- To create a unique wellbeing space that has the ability to continuously attract and grow a diverse range of health-enhancing services.
- To support city centre regeneration by attracting health-enhancing businesses, policy and planning to the town centre.
- To be co-owned and co-created with the community, creating routes to work, inspiring enterprise and delivering sustainable interventions.

3.4.21 5.4.21 The next phase of this project will see the refit of this space completed by April 2024.

London Borough of Culture

3.4.22 Lewisham's year as London Borough of Culture 2022 was launched in January 2022, having won the bid in February 2020 but experiencing a delay to the programme due to Covid-19 restrictions.

3.4.23 It has had a significant impact across the borough. The Council built on its strong history of activism, and placed cultural activism at the heart of its programme over the year. Its events, workshops, exhibitions and more, showcased the power culture has to bring people together and make a powerful positive change in communities, both big and small.

3.4.24 The Council worked with organisations in the borough such as Goldsmiths University of London, the Horniman Museum, Trinity Laban and the Albany to deliver the year-long celebration alongside grass roots organisations, artists and local communities. The year has led to new partnerships and new ways of working.

3.4.25 Many thousands of Lewisham residents and visitors from beyond the Borough have taken part in the year, laying a solid foundation for a culture and regeneration legacy for many years to come. And with over £4 million inward investment as a result of the year, it has shown that investing in culture is investing in the local economy, in people's wellbeing and future generations.

Broadway Theatre

3.4.26 The Broadway Theatre is at the heart of our borough's cultural offering and will play a central role in the legacy of the Borough of Culture 2022 as well as an important part within the regeneration of Catford town centre. The Broadway Theatre re-opened in February 2023 following closure due to Covid-19 restrictions and a subsequent major refurbishment.

3.4.27 The Council has invested £7 million in the upgrade. The refurbishment carried out by Roof Construction Limited elevates the customer experience at the venue with the auditorium, foyers, bar areas, seating, accessibility, digital signage, toilets, fire alarm and CCTV systems all being given a contemporary overhaul. This ensures the Grade II* listed building, which turns 90 this year, meets the needs of a 21st century audience.



Photo 12: London Borough of Culture 2022

Source: LB Lewisham

Employment and Town Centres

4 Employment and Town Centres

4.1 Local Economy

4.1.1 Creating an economically sound future is one of the corporate priorities in the Lewisham Corporate Strategy 2022-2026. The Planning Service is helping to achieve this through granting consents for a range of mixed use developments across the borough and delivering large scale, transformational change in the borough's town centres. The Planning Service works in partnership with other Council departments and services, partners and community groups on a range of projects, with the specific aim of enhancing the local economy.

4.1.2 Understanding the local town centre and employment context is essential to understanding the delivery of development in Lewisham and the spatial strategy for the future. Lewisham is within inner-London, with a growing economy based around our town centres and key employment locations. The features of the borough's local economy include:

- Lewisham's economy has significant clusters in public administration, retail and the creative and digital industries. There are currently fewer jobs in industries such as professional and technical services or information and communication, compared to the London average.
- Lewisham has a lower number of jobs compared to other London boroughs and has the lowest jobs density (number of jobs per working age residents) in the country. There were around 64,000 jobs in the borough in 2020.
- The borough had just over 10,000 local businesses in 2021. 94.5% of the businesses are micro businesses (with 1-9 employees), a further 4.8% are small businesses (with 10 -49 people) and only 0.7% of the businesses are medium sized businesses (with 50-249 people) or large sized businesses (with 250+ people).
- Businesses tend to be located along principal roads or by rail lines, in town centres and also at strategic industrial land (SIL) such as Surrey Canal SIL and Bromley Road SIL. Many of the micro and small businesses are scattered throughout the borough.
- The borough has high levels of entrepreneurship and self-employment when compared to rest of London and the UK.
- Unemployment in the borough rose significantly during the Covid-19 pandemic. At the end of 2019 the unemployment claimant count was just over 8,000. This rose to 21,000 in March 2021, falling to 13,000 by April 2022. Unemployment is still more than 50% higher now than before the pandemic and remains higher than both the London and national averages.
- There has also been a rise in the number of working age people who are economically inactive in the labour market. This includes people who are long-term sick, looking after the home or students. 1 in 5 people of working age in the borough are now economically inactive.

- There is a duality in the borough where there exists a resident workforce who have a high rate of economic activity and are well qualified; alongside significant ethnicity and disability employment gaps. This inequality in the labour market means Black and disabled residents are disproportionately more likely to be unemployed than other residents. For those who are unemployed there are also barriers to finding a job including lower qualification levels, family responsibilities and management of health conditions.
- Low pay remains a challenge with 21% of residents earning below the London Living Wage. However, this is a reduction from 23.5% in 2019.
- As an inner city borough, it has a close economic relationship with Central London with residents usually commuting into Central London for work using one of the Capital's best connected transport hubs - of 21 rail stations, 3 DLR stations and 42 bus routes. The impact of hybrid working and changes in how offices are used is still being assessed, but it appears that some residents are working from home more often and commuting in to Central London less frequently than previously (e.g. 2-3 days per week compared to 4-5 days per week pre-pandemic). Non-residential Floorspace

4.2 Non-Residential Floorspace

4.2.1 Searches have been carried out using both data from the Planning London Database and the in-house Acolaid system, focussing predominantly on major sites, full applications, change of use applications and prior approvals to give an indication of the scale of change taking place in non-residential floorspace across the borough.

Non-Residential Floorspace Completions

4.2.2 Overall, from sites experiencing large-scale changes (above 1,000m² net floorspace) in non-residential floorspace during 2022-23, there has been an overall net loss of 1,643m² of non-residential floorspace on two sites consisting of:

- 1 Creekside – redevelopment of the site to provide a mixed use residential and commercial scheme with a loss of 520m² of existing Sui Generis floorspace and a gain of 1,541m² of B office uses on the ground floor.
- 9-19 Rushey Green – redevelopment of the site to provide a mixed use residential and commercial scheme with a loss of the 2959m² of A2 uses (former job centre) and a gain of 295m² flexible A/B1 commercial uses on the ground floor.

4.2.3 There has also been small scale changes (less than 1,000m² net floorspace) experienced at 22 sites, resulting in:

- A net loss of 712m² of retail (A) floorspace.
- A net loss of 1,586m² of employment (B) floorspace.
- A net loss of 73m² of town centre (E) floorspace.
- A net loss of 221m² of education (F) floorspace.
- A net loss of 1,035m² of sui generis floorspace.

Non-Residential Floorspace Approvals

4.2.4 During 2022-23 a net gain of 8,797m² of large scale non-residential floorspace has been approved on three sites that will each result in change of more than 1,000m² at:

- Juno Way Industrial Estate – outline permission for redevelopment of existing industrial estate with multi-level industrial/commercial buildings comprising a net gain of 11,124m² of B1 and a gain of 410m² of A3 cafe.
- Travis Perkins, Holme Lacey Road – redevelopment of the site by demolishing the former car showroom and constructing a builders' merchants, with an overall net loss of 1,243 of SG.
- 34-40 Eastdown Park – redevelopment of the site to provide a residential scheme, with a loss of 1,494m² of light industrial E uses.

4.2.5 Small cumulative changes to non-residential floorspace (less than 1,000m²) will take place on a further 13 sites, resulting in:

- A net loss of 221m² of retail (A) floorspace.
- A net loss of 539m² of employment (B) floorspace.
- A net loss of 260m² of social infrastructure (D) floorspace.
- A net loss of 615m² of town centre (E) floorspace.
- A net loss of 315m² of sui generis floorspace.

4.2.6 There are also a range of pre-applications taking place on major sites that will lead to further net change in non-residential floorspace in the future.

Permitted Development and Prior Approvals

4.2.7 Some of the changes mentioned above come from prior approval applications. During 2022-23 prior approvals resulted in a loss of 717m² of A/B floorspace to make way for 23 new homes built on six completed sites and will result in a loss of 1,110m² of A/B/E floorspace to make way for 17 new homes newly approved on four sites. This continues the trend from previous years, albeit to a much lesser extent than has been experienced in the recent past.

4.2.8 The continued loss of employment floorspace through the permitted development / prior approval process is a particular concern. Prior approvals have the potential to impact on the mix and type of land uses within town centres and on employment land.

4.2.9 Since the introduction of Use Class E, commercial, retail and leisure uses have greater freedom to adapt to changing circumstances and respond to the needs of their local communities without the need for planning consent. The Council are responding to this by making a non-immediate Article 4 Direction, see paragraph 3.4.18 for more details.

4.2.10 Future AMRs will continue to monitor the change in non-residential floorspace, where the development is captured via the prior approval process.

Future Supply of Non-Residential Floorspace

4.2.11 Non-residential floorspace will continue to change in the future, as there is a pipeline of 16 sites under construction, with planning consent or with a resolution to approve, each with net losses or gains of more than 1,000m² at:

- Strategic Industrial Land (SIL) – 164-169 Trundleys Road and Landmann Way.
- Locally Significant Industrial Sites (LSIS) – Blackheath Estate and Stanton Square Industrial Estate.
- Mixed-Use Employment Land (MEL) – Deptford Landings/Scott House, Convoys Wharf, Surrey Canal Triangle, Creekside Village East and Sun Wharf.
- Non-designated sites – Lewisham Gateway, Silwood Estate, Silver Road/Axion House, North of Reginald Road/South of Frankham Street, Mayow Park Warehouse, Regent Business Centre/Kirkdale, and Corner of Briant/Besson Street.

4.2.12 It is predicted that consented sites with less than 1,000m² floorspace, adopted site allocations, and other sites that are anticipated to come forward (through pre-apps and site allocations in the new Local Plan) will further add to this change. The AMR will continue to monitor non-residential floorspace change in the future as sites are redeveloped and the borough's economy continues to evolve.

4.3 Partnership Working to Increase Employment

4.3.1 Creating a strong local economy is one of the priorities in the Corporate Strategy 2022-2026. The Planning Service is helping to achieve this through granting consents for a range of mixed use developments across the borough and delivering large scale, transformational change in the borough's town centres. The Economy, Jobs and Partnerships Team frequently engage with the Planning Service on a number of strategic projects, with the specific aim of enhancing the local economy.

Local Labour Business Scheme

4.3.2 Lewisham's Local Labour and Business Scheme (LLBS) is a service that supports residents and businesses to gain access to the employment, training, learning and contract opportunities created by the development activity across Lewisham. LLBS also works with training providers, including the Mayor's Construction Academy Hub at London South Bank University.

4.3.3 LLBS continues to work in partnership to ensure local businesses are able to access procurement processes and contract opportunities. The Planning Service provides an important contribution to the LLBS by securing Section 106 agreements on consented development schemes. These provide a source of funding to implement the LLBS and secure local employment, work experience, apprenticeship and procurement opportunities, both during the construction of a development site, and beyond.

4.3.4 LLBS has secured a number of positive benefits for local residents and businesses including:

- 222 job starts for local residents.

- 38 new or continued apprenticeships.
- £4.4 million in contracts secured by local businesses in the supply chains of major developments.

Lewisham Works

4.3.5 To respond to the significant increase in unemployment and the existing inequalities in the labour market the Council has established a new service, Lewisham Works, to provide employment support and training to local people who are looking for work. The service began in August 2021 with a dedicated programme for young people aged 18-25.

4.3.6 In May 2022 an all-age employment support service was introduced to support unemployed residents in to well-paid, sustainable jobs. This provides flexible and tailored 1-1 support from a dedicated advisor, including help with CVs, interviews, job searching and addressing barriers to employment. Alongside this the service provides access to local job opportunities, apprenticeships and training programmes. The programme is delivered from Unit 19 in Lewisham shopping centre, a dedicated Lewisham Works space in Catford and at partner locations across the borough including Lewisham College, The Green Man in Bellingham and libraries across the borough. Since its launch the service has supported over 700 residents, with over 300 entering paid employment.

Creative Enterprise Zone

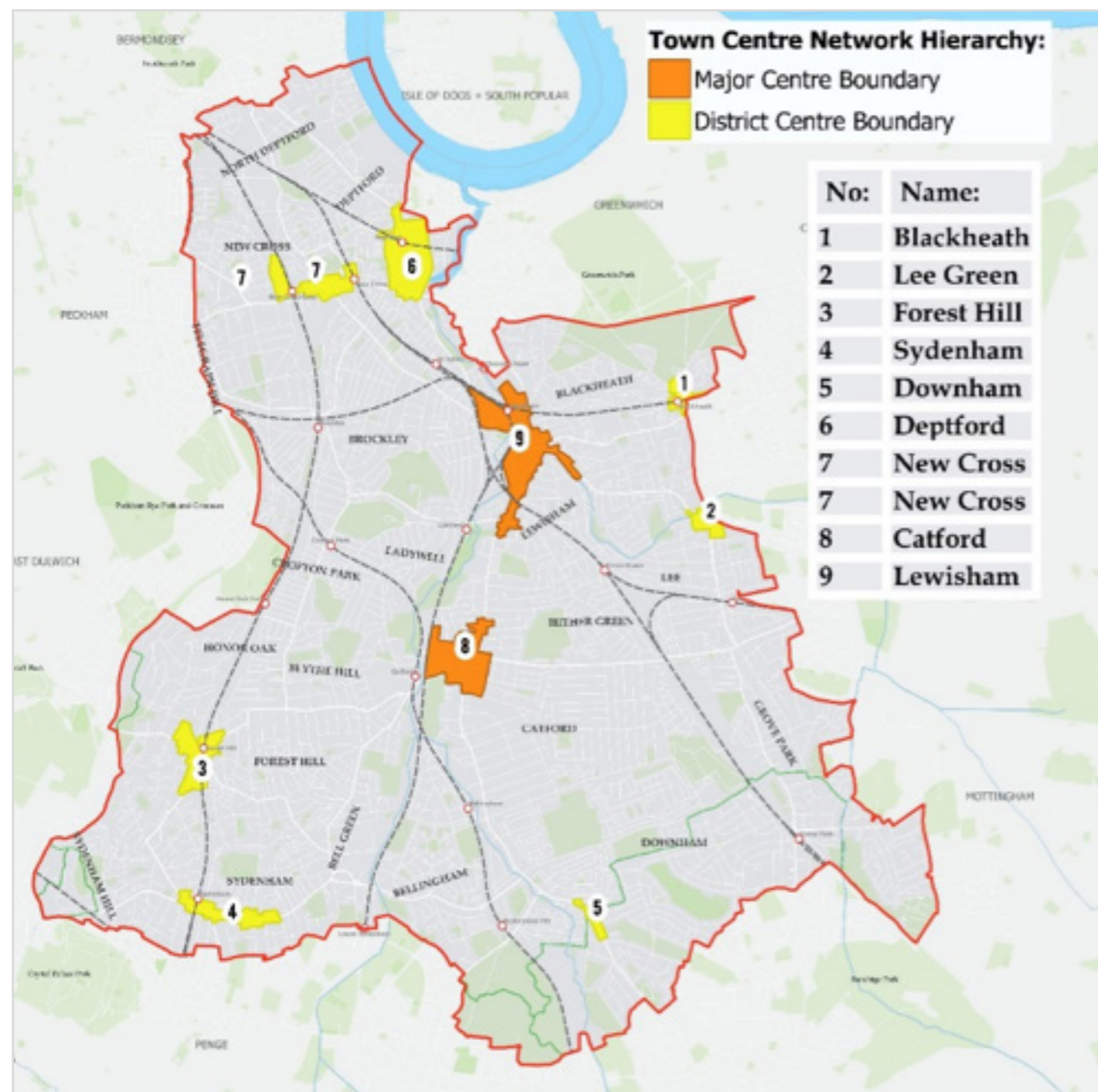
4.3.7 In 2018 the Council and partners were successful in bidding for Creative Enterprise Zone (CEZ) status for Deptford and New Cross. The initial 3 year designation ended in December 2021, but the Zone was re-accredited by the Mayor of London in early 2022. The CEZ is a partnership between the Council and key artistic, creative and educational institutions in the borough.

4.3.8 Since securing the re-accreditation of our CEZ the Council has:

- Delivered new artist studios and training space at Cockpit Arts to provide over 1,400m² additional workspace.
- Delivered Climate Home, a temporary employment and skills training space, focussing on the climate movement, co-designed and built by local young people.
- Adopted an Affordable Workspace Strategy and Action Plan.
- Considering the use of Article 4 Directions to limit permitted development rights from commercial to residential use.
- Worked with schools and young people, to help pursue careers in the creative industries.
- Continued with the Shapes Lewisham platform, alongside further events and training for local creatives and freelancers.
- Launched the Creative Lewisham Grant programme using UK Shared Prosperity Fund to support the creation of new affordable workspaces within the CEZ and wider borough.

4.4 Town Centres

4.4.1 **Map 2** shows that the borough has two major centres and seven district centres, which play an important role in the borough's economy.



Map 7: Lewisham's Town Centres
Source: LB Lewisham

Town Centre Revitalisation

4.4.2 In recent years a number of developments have been completed, have started to be built, or have received planning permission and together these will help to transform some of the borough's town centres, in particular Lewisham and Catford Town Centres.

Lewisham Town Centre

4.4.3 The Lewisham Town Centre Local Plan (2014) identifies a range of mixed-use development sites that are expected to come forward, helping to enhance the vitality and viability of the town centre. Momentum is now gathering pace and a cluster of developments are taking place in close proximity to Lewisham railway station. Many have been completed in recent years such as Lewisham Exchange (former Carpetright), Lewisham Gateway Phase 1 and the adjoining Confluence Park whilst others are progressing well, with completions expected during 2024 at Lewisham Gateway Phase 2, Axion House at Silver Road and Tesco Car Park.

4.4.4 The Planning Service is working with a range of developers and partners to enable further change to take place including Land Securities who are seeking to bring forward a comprehensive mixed-use redevelopment of Lewisham Shopping Centre, helping to regenerate the area and turn it into a Metropolitan Town Centre. During 2023 Land Securities have carried out public consultation and launched their masterplan.

4.4.5 In June 2022 the Council submitted a bid to the Government's Levelling Up Fund (LUF), seeking funding to regenerate Lewisham town centre. In January 2023 the Council successfully secured £19 million from the LUF, and together with an additional £5 million match funding from the Council, the town centre will be enhanced by:

- Creating a flagship Culture and Business Hub through renovating the existing Lewisham Library building, creating a more accessible space for library services as well as publicly available workspace, flexible culture and community space, meeting rooms and café/hospitality offer.
- Rejuvenating Lewisham Market with the installation of a permanent market canopy along the High Street along with improved stalls and a new market layout, waste management infrastructure, improved paving, railings and lighting.
- Providing enhanced public realm with safer walking and cycling infrastructure, improved access to High Street, better signage, pedestrian crossings, cycle lanes, improved paving, surface level planting, green pocket spaces, restoration of the historic Grade II listed Clock Tower and enhanced lighting and CCTV.

4.4.6 The project is currently at the design concept stage and is envisaged to be completed by March 2026.

Catford Town Centre

- 4.4.7 Delivery of the Catford Town Centre Framework has commenced, following its adoption in July 2021. A private sector led scheme is expected to submit a planning application for the Catford Island site in the near future, which will form part of the 2,700 new homes proposed across the town centre.
- 4.4.8 The Council also continues to work with TfL to progress the designs to re-route the A205 south circular. Public consultation for the project was completed in Summer 2023 and was well received by the public. TfL have now been submitted a planning application for the scheme. The Council is now progressing a landscape strategy for the new public open space that will be created within Catford Town Centre, following rerouting of the south circular.
- 4.4.9 The Council is progressing a mixed use scheme at Thomas Lane Yard to RIBA stage 3 and a planning application is expected to be submitted in summer 2024. A full refurbishment of the former Catford Constitutional Club to provide a new pub with a wider mixed-use offer is well underway and is due to be completed in late 2024.
- 4.4.10 A number of public realm improvements to support the Catford Town Centre aspirations are also underway. Public realm enhancements to Holbeach Road were completed within budget earlier in summer 2022 which included new tree planting, rain gardens, improved lighting and street furniture.

Class E to Residential Article 4 Direction

- 4.4.11 The Government introduced permitted development (PD) rights to allow a change of use from commercial uses (Class E) to residential uses (Class C3) without the need for full planning consent. Whilst there are benefits in boosting the housing supply it should not come at the expense of losing non-residential floorspace in town centres and on designated employment land.
- 4.4.12 The Council carried out a study to identify the impacts that this particular type of PD rights will have on the borough. It showed that an Article 4 Direction is essential to: mitigate the adverse impacts of PD rights, avoid the indiscriminate loss of retail, commercial, business and service floorspace and ensure an inclusive, diverse and sustainable local economy.
- 4.4.13 The Council made an Article 4 Direction in 2022. However, following notification to the Secretary of State, DLUCH intervened and considered that the proposed Article 4 Direction did not comply with national policy. They requested the Council reconsider the coverage of the Article 4 Direction and prepare additional evidence base work in order to demonstrate that the boundaries are limited to situations where it is necessary to avoid wholly unacceptable adverse impacts and applies to the smallest geographical area possible. In response, the Council did not confirm the Article 4 Direction (effectively withdrawing it) and has prepared an additional evidence paper. The paper includes more detailed granular assessments focused on individual streets and buildings where wholly unacceptable adverse impacts would occur due to the permitted development right.
- 4.4.14 In December 2023 Mayor and Cabinet made the revised, non-immediate Article 4 and in 2024 the Council will consult on, and then confirm, this Direction. It will only apply to parts of some locations such as Major Centres, District Centres, Local Centres, selected parades and Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Mixed-Use Employment Locations (MEL). It does not mean that change of use cannot occur in these locations, but once confirmed the Article 4 will give the Council the opportunity to consider each application on its merits.

5 Housing

5.1 Background

5.1.1 Like many of London's boroughs, Lewisham has experienced significant growth over the past 20 years, which looks set to continue into the future. Planning for new development in the borough is not just about accommodating future growth and meeting the housing needs of existing and future residents but also achieving this in a way that creates high quality, sustainable places for people to live in.

5.1.2 Some key statistics about the borough's housing, taken from the Lewisham Strategic Housing Market Assessment (one of the evidence base documents to support the draft Local Plan that has been prepared by arc4 ltd) include:

- In 2021, the borough had an estimated 130,598 dwellings and 131,172 households.
- The rapid population growth experienced in Lewisham in recent years is expected to continue, with projections estimating a 19% population growth between 2017 and 2040.
- The number of households headed by someone aged 65 or over is expected to increase dramatically by 62% by 2040.
- 49% of properties are owner-occupied, 27% are affordable (social/affordable rented or shared ownership) and 23% are private rented.
- Median house prices have been consistently lower than those for the London region, but above those for England. Median prices increased from £99,995 in 2000 to £430,000 in 2020, an increase of 330%. This rate is significantly higher than that experienced across neighbouring boroughs and London as a whole (+192%).
- Much like the rest of London affordability remains a key issue, with median house prices 12.3 times the average workplace earnings in the borough.
- Market prices, rents and incomes differ significantly across Lewisham's wards, however market housing remains unaffordable for many households including many on median incomes.

5.2 Housing Delivery

Housing Completions

5.2.1 The Planning Authority is ambitious to build the homes Lewisham needs and has 7,177 homes with detailed planning permission, over 1,588 homes with a resolution to grant and a further 6,417 homes with outline planning approval.

5.2.2 A total of 487 net homes were delivered during 2022-23, comprising:

- 455 net self-contained homes (464 new homes completed and a loss of nine existing homes).
- 32 net non-self-contained units (see section 2.5 for more details).

5.2.3 Housing delivery has yet to return to normal. The 487 net new homes built is about half the amount that is usually built, considering the annual average of 1,017 per year, over the last 10 years.

5.2.4 There has been a mix in terms of the scale and type of the self-contained housing that has been completed. 75 small sites (less than 10 units) account for 199 (44%) of the net self-contained completions. The remaining 256 completions (56%) occurred on ten major sites (10 or more units), as shown in **Table 9**:

Site name	Number of net self-contained units
1 Creekside	55
9-19 Rushey Green	45
154-158 Sydenham Road	33
Haulage Yard, Hereford Place	26
Somerville Estate, 2-27 Wellington Close	23
The Haven and Betuna, Grove Park Road	20
Northwest Garages, Knapdale Close	17
Rutland House, Rutland Walk	14
1 Myron Place	12
Adjacent to Brasted Close	11

Table 9: Housing Completions on Major Sites
Source: GLA Monitoring System and LB Lewisham



Photo 13: Former Sydenham Police Station
Source: PA Housing



Photo 14: Amersham Vale
Source: LB Lewisham

Type of Completions

5.2.5 The following sets out the mix in terms of the type and size of the self-contained accommodation that has been completed:

- at least 28 (6%) were delivered as houses and the remainder developed as flats;
- at least 56 (12%) were delivered as family sized dwellings (3 or more bedrooms) and the remainder developed as studio, 1- or 2-bedroom units;
- no homes have been completed in buildings taller than eight storeys;
- 284 (62%) were delivered as new builds and 171 (38%) as changes to existing buildings (through conversions, change of use and extensions);
- only 23 (5%) of completions relate to prior approvals.

Performance in Housing Delivery

5.2.6 **Chart 2** tracks Lewisham's performance since 2011-12 against the annual housing targets in the London Plan. It shows that housing delivery has fluctuated in the past, and continues to do so, with a downturn in the last three years.

5.2.7 It also shows that there is a significant shortfall in 2022-23 when compared to the current 1,667 annual target in the London Plan. In the past there have been short-term dips in delivery but overall Lewisham has delivered a strong supply of new homes and has often exceeded its target.

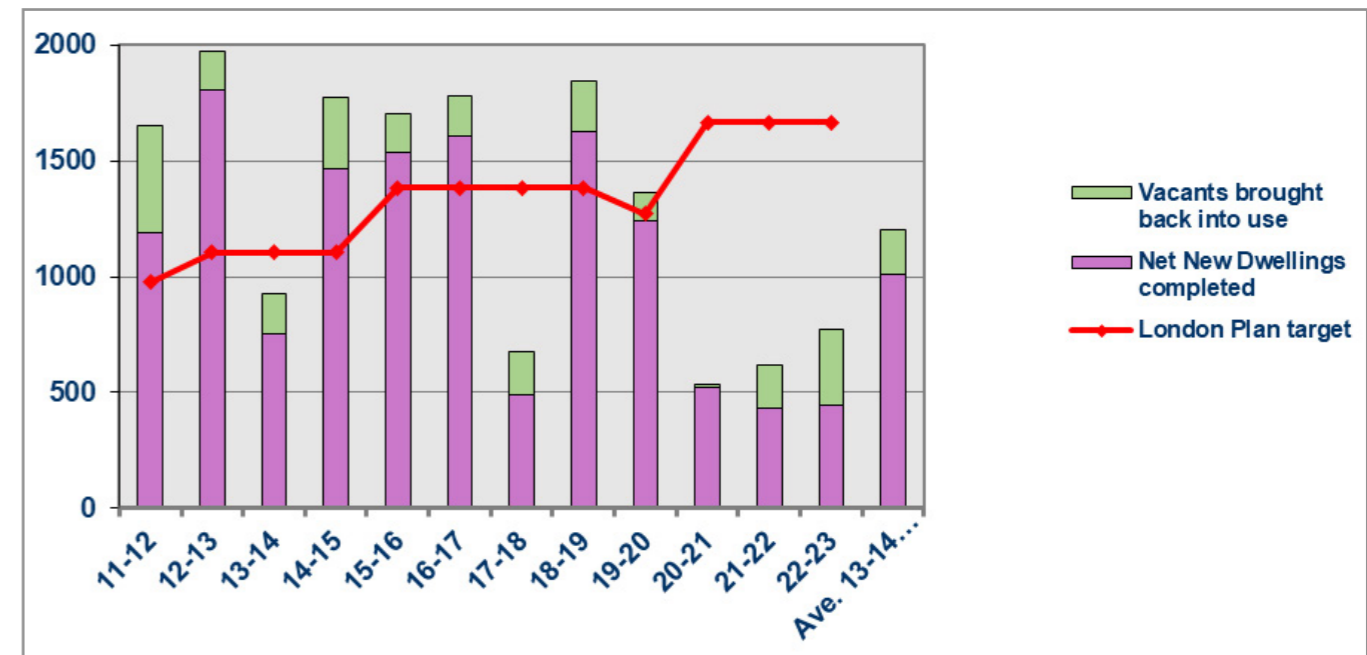


Chart 2: Housing Completions and Vacant Units Brought Back into Use 2011-12 to 2022-23
Source: LDD and LB Lewisham

- 5.2.8 It is expected that the current downturn will continue into the next few years and it will take longer to recover. Whilst we are seeing an increase in net homes from a historic low in 20/21, it is taking longer than expected to see a significant recovery back to pre-pandemic levels. This is reflective of the national housebuilding situation. The New Homes England statistics for 2022-23 demonstrates that housebuilding starts and completions were down across the nation as a result of the impact of tough economic conditions on the housebuilding industry over the past year. This is inclusive of build cost inflation, rising labour costs, material availability, building remediation issues and the duty to support tenants through a cost-of-living crisis, all of which hindered investment in new homes, leading to stalled or stopped schemes.
- 5.2.9 There are major sites within the borough nearing completion which we anticipate will result in a significant increase in completions in the next couple of years. However, we are also experiencing delays in building out approved schemes as a result of new fire legislation, resulting in applications being resubmitted to cater for additional stair cores and lifts.
- 5.2.10 It will be important for future AMRs to continue to monitor the delivery and future supply of new homes, to identify whether or not the borough is recovering.

Housing Delivery Test

- 5.2.11 In 2018 the NPPF introduced the Housing Delivery Test (HDT) as a way to measure housing delivery. For Lewisham, the current starting point when assessing housing delivery is the annual housing target of 1,667 units p.a. from the 2021 adopted London Plan.
- 5.2.12 The consequences of not meeting the HDT are stepped as shown in **Table 10**:
- 5.2.13 Initially Lewisham performed well with the following scores: 95% in 2019, 101% in 2020, 88% in 2021 and 87% in 2022, although the latter two scores were affected by the Covid-19 pandemic and cost of living crisis. The Council published an Action Plan in August 2022.
- 5.2.14 Lewisham scored 51% in the Housing Delivery Test published in December 2023. The Council has prepared and published a Housing Delivery Test Action Plan in May 2024, which investigates the reasons for under-delivery and identify actions that seek to improve the delivery performance: <https://lewisham.gov.uk/-/media/0-planning/planning-policy/annual-monitoring-report/lewishamhdt-action-plan-june-2024.pdf>

Under performance	Action required
Below 95%	Local authorities should prepare an action plan.
Below 85%	Local authorities should prepare an action plan and plan for a 20% buffer in the five year housing land supply (5YHLS).
Below 75%	Local authorities should prepare an action plan, plan for a 20% buffer in the 5YHLS and the presumption in favour of sustainable development applies.

Table 10: Actions required for housing under performance
Source: LB Lewisham and GLA

- 5.2.15 The Council is now planning for a 20% buffer in the emerging Local Plan and has implemented the presumption when determining applications.

5.3 Housing Approvals

- 5.3.1 Some planning application records still remain missing from the GLA's monitoring system, so the data presented in this AMR is a combination of data sourced from the GLA's system and the Council's in-house Acolaid system. It takes into account the majority of approvals but excludes smaller scale developments such as those arising from householder applications and Certificates of Lawful Development.
- 5.3.2 Approvals made during 2022-23, if implemented, will result in a minimum net gain of 254 self-contained new homes and 39 non-self-contained units. This does not meet the 1,667 annual target in the 2021 adopted London Plan.
- 5.3.3 It is likely that the number of approvals will fluctuate during the next few years.
- 5.3.4 The approved new homes will be delivered on a range of sites. They include:
- 95 new homes (37%) on 4 major sites (10 or more units), as shown in **Table 11**.
 - 159 new homes (63%) on 64 small sites (9 units or below).
- 5.3.5 The Council is continuing to grant permissions and resolutions to approve major developments in the borough. However, we are experiencing increasing delays on some major applications due to the time it takes to negotiate complex Section 106 agreements and/or applicants resubmitting applications with increased housing capacities or different models of housing or mix of uses to improve viability or respond to changing fire legislation.

Site name	Number of net self-contained units
52-54 New Cross Road	35
56-60 Farmstead	24
34-40 Eastdown Park	21
Hesper House, Wells Park Road	15

Table 11: Housing Approvals on Major Sites
Source: GLA Monitoring System and LB Lewisham

5.4 Affordable Housing

- 5.4.1 Quality housing is one of the corporate priorities in the Lewisham Corporate Strategy 2022-2026. It seeks to deliver more social homes for Lewisham residents, working to provide as many people as possible with safe, comfortable accommodation that they can be proud of and happy to live in. The Planning Service has a significant part to play in delivering this corporate priority through the provision of new development, by delivering more social and genuinely affordable housing and creating mixed communities with a variety of tenures.

Affordable Housing Completions

5.4.2 **Chart 3** shows that Affordable housing delivery in Lewisham fluctuates, with peaks in 2011-12, 2012-13 and 2018- 19 and lows in 2017-18, 2020-21, 2021-22 and 2022-23. Cumulatively since 2005-06, at least 5,028 affordable homes have been delivered.

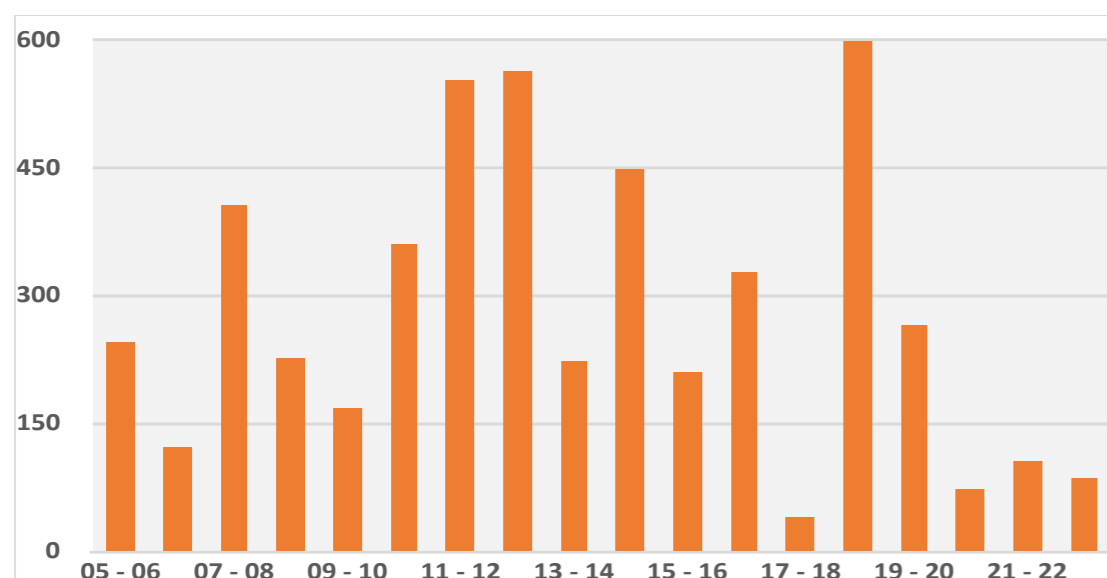


Chart 3: Affordable Housing Completions 2005-06 to 2022-23

Source: GLA Monitoring System and LB Lewisham

5.4.3 **Table 12** shows that during 2022-23, 87 net affordable self-contained homes were delivered on five qualifying sites that are required by policy to provide affordable housing (i.e., sites of 10 or more units). The remaining five qualifying sites did not provide affordable housing. This continues the low number of affordable housing units being delivered over the last few years.

5.4.4 **Table 13** provides a detailed breakdown of the 10 qualifying sites where net self-contained homes have been built. It shows:

- 66% were delivered as market housing;
- 34% were delivered as a range of affordable housing tenures, below the Core Strategy borough wide target of 50%;
- 22% were delivered as genuinely affordable housing. Whilst London living rent and intermediate housing are seen as being important tenures that provide variety and are needed forms of housing, within the local housing market they are not considered to be genuinely affordable categories. Accordingly the local level definition of 'genuinely affordable housing' comprises social rent and London affordable rent;
- two out of the five sites secured 100% genuinely affordable housing on each site and two sites secured 18-20% genuinely affordable housing;
- the tenure split ratio of 66% genuinely affordable and 34% intermediate is close to the 70:30 split specified in the Core Strategy.

Site name	Number of net self-contained units	Social Rent/ London Affordable Rent	Affordable Rent	Intermediate	Market
1 Creekside	55	11		9	35
9-19 Rushey Green	45		9	6	30
154-158 Sydenham Road	33	6		6	21
Somerville Estate, 2-27 Wellington Close	23	23			
Northwest Garages, Knapdale Close	17	17			

Table 12: Affordable Housing Completions on Qualifying Sites

Source: GLA Monitoring System and LB Lewisham

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total
57	22%	9	4%	21	8%	169	66%	256
Affordable housing (GLA and NPPF definition)						Market		
87						169		
34%						66%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)		Other Affordable Housing (Affordable Rent/ Intermediate)		Market				
57		30		169				
22%		12%		66%				
Genuinely affordable: Intermediate ratio split 66%: 34%.								

Table 13: Tenure Split for Housing Completions on Qualifying Sites.

Source: GLA Monitoring System and LB Lewisham

Affordable Housing Approvals

5.4.5 **Table 14** shows that during 2022-23, 59 net affordable self-contained homes were approved on two qualifying sites. The remaining two qualifying sites did not provide affordable housing.

5.4.6 **Table 15** provides a detailed breakdown of the four qualifying sites where net self-contained homes have been approved. It shows:

- 38% will be delivered as market housing;
- 62% will be delivered as a range of affordable housing tenures, above the Core Strategy borough wide target of 50%;

- 43% will be delivered as genuinely affordable housing (Social Rent/London Affordable Rent);
- one of the two sites secured 100% genuinely affordable housing whilst the other site secured 49%;
- the tenure split ratio of 69% genuinely affordable and 31% intermediate is close to the 70:30 split specified in the Core Strategy.

5.4.7 Current pre-application discussions on some sites are seeking to generate higher levels of genuinely affordable housing than in the past whilst retaining a viable scheme and providing wider regeneration benefits too. Increases in sales value enable developments to be viable, even with higher levels of affordable housing and review mechanisms have been put in place to capture this.

5.4.8 The Council will continue to monitor the delivery of affordable housing through the AMR and other channels.

Site name	Number of net self-contained units	Social Rent/London Affordable Rent	Affordable Rent	Intermediate	Market
52-54 New Cross Road	35	17		18	
56-60 Farmstead	24	24			

Table 14: Affordable Housing Approvals on Qualifying Sites

Source: GLA Monitoring System and LB Lewisham

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total
41	%	0	%	18	%	36	%	95
Affordable housing (GLA and NPPF definition)						Market		
59						36		
62%						38%		
Genuinely Affordable Housing (Social Rent/London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
41			18			36		
43%			19%			38%		
Genuinely affordable: Intermediate ratio split 69%: 31%.								

Table 15: Tenure Split for Housing Approvals on Qualifying Sites.

Source: GLA Monitoring System and LB Lewisham

Affordable Housing Projects

5.4.9 In October 2023 Lewisham Homes, its staff and responsibilities transferred to the Council and a new Housing directorate was formed to manage 19,000 homes across the borough and provide support to the residents living in them.

5.4.10 The Planning Service has been directly involved in the delivery of affordable housing through: granting planning consents and Section 106 agreements, pre-application discussions and Design Review Panel meetings.

5.4.11 Progress has continued to be made on a range of sites that are currently partially completed or under construction. Together the sites will deliver a range of affordable housing tenures across the borough including at:

- Heathside and Lethbridge (Parkside), Phase 5 delivering 171 London Affordable Rent (73 more than approved at planning) and 113 private sale properties and Phase 6 delivering 106 private sale and 53 shared ownership homes.
- Excalibur, Phase 3 is delivering 102 new homes replacing the post-war pre-fabricated buildings. These include 36 homes for social rent and 21 shared ownership homes. Work is continuing on a revised planning application for the final phases.
- The Peabody development at the former Tidemill School site, Frankham Street, Deptford, with 209 new homes consisting of 79 London Affordable Rent, 14 shared ownership and 51 private sale in phases 1 and 2 and a further 38 London Affordable Rent and 27 shared ownership in phase 3.
- Construction has started on the replacement of 39 over 55 dwellings at Bampton Estate.
- Other smaller scale sites that completed between 2021/22 and 2022/23 include
 - Pomeroy Street - 18 affordable rented homes,
 - Creekside - 22 affordable and 34 shared ownership homes,
 - Mayow Road - 32 new homes providing 26 temporary accommodation homes for homeless families and 6 supported living homes for people with Autism,
 - Canonbie Road- 6 temporary accommodation homes
 - Kenton Court - 25 new affordable homes,
 - Knapdale – 17 affordable homes,
 - Grace Path – 5 affordable homes,
 - Somerville – 23 affordable homes
 - Silverdale – 6 affordable homes.

5.4.12 The Council is seeking to bring forward planning application for Achilles Street. The Council are also continuing to investigate the development potential for new social rented homes as infill housing to replace Council-owned under-utilised sites.

Non-Self-Contained Housing

5.4.13 **Chart 4** shows the completions and approvals in non-self-contained housing that have taken place during 2022-23. Completions have resulted in a net gain of 32 pro rata non-self-contained units, comprising:

- Five sites with 25 beds in HMO/hostel accommodation, with a ratio of 18:1 applied;
- One site with a seven bed C2 residential care home, with a ratio of 1:1 applied.

5.4.14 Approvals will result in a net gain of 39 pro rata non-self-contained units, comprising:

- Five sites with 30 beds in C2 residential care homes, with a ration of 1.8:1 applied;
- One site with a six bed HMO;
- One site with an additional three purpose-built student bedrooms, with a ratio of 2.5:1 applied.
- This increases the total to 402 student beds at 164-196 Trundley’s Road.

5.4.15 Non-self-contained housing can count towards housing delivery, based on the amount of self-contained housing this form of supply will free up. The ratios to be applied have already been established by Government and are replicated in the 2021 London Plan. Net non-self-contained student accommodation should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home. Other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home. However, care home (C2) accommodation for older people is counted as 1:1.

5.4.16 The proliferation of pre-applications for student accommodation has continued during 2022-23. In some instances permitted schemes for conventional housing are being re-submitted for student accommodation instead. It will be important to monitor approvals for student accommodation, to ensure that they do not compromise the over-riding need to deliver conventional housing in Lewisham or the delivery of mixed and inclusive neighbourhoods.

5.4.17 An Article 4 Direction withdrawing permitted development rights for the change of use from C3 dwelling houses to C4 small HMOs in Lewisham’s southern wards (Bellingham, Whitefoot and Downham and Grove Park) has been in effect since March 2020.

5.4.18 Following its introduction, there has been increasing concern regarding the concentration of HMOs in other parts of the borough. An update to the HMO evidence base was carried out by the Planning Service which identified a significant increase in HMOs across the borough. In June 2023, the non-immediate Article 4 Direction was confirmed for the remainder of the borough, in addition to the existing 2020 Article 4 Direction covering Lewisham’s southern wards.

5.4.19 Whilst an Article 4 Direction helps manage some of the negative and cumulative impacts of small HMOs on local neighbourhoods, issues surrounding some HMOs cannot be mitigated by planning alone. Article 4 Directions have formed part of a wider corporate response across the Council, including licensing, to help improve property standards for all Lewisham residents.

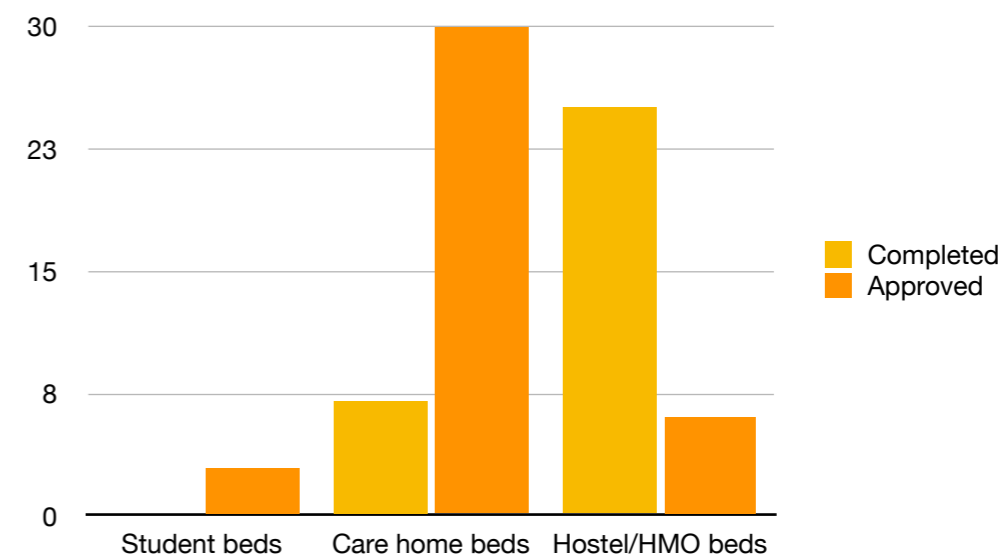


Chart 4 Change in Non-self-contained Housing 2022-23
Source: GLA Monitoring System and LB Lewisham HMO: Confirmation of Article 4 Direction

Private Sector Licensing Scheme

5.4.20 There are two licensing schemes for houses in multiple occupation (HMOs) in the borough of Lewisham:

- the National Mandatory Scheme.
- a Lewisham Additional Scheme.

National Mandatory Scheme

5.4.21 By law, an HMO must have a mandatory licence if it:

- has five or more people in more than one household, and;
- shares amenities, such as bathrooms, toilets and cooking facilities.

5.4.22 If granted, National Mandatory Licenses are valid for five years.

Lewisham Additional Scheme

5.4.23 A new Additional Scheme for Lewisham came into force on 5th April 2022 and applies to any HMO property in Lewisham that is not captured by the National Mandatory Scheme, other than those specifically excluded from licensing. The Additional Scheme licensing scheme applies to:

- properties where three or four people who are not part of the same household live together and share kitchen, toilet and/or bathroom facilities.
- properties in purpose built blocks of flats where three or more people who are not part of the same household share kitchen and/or bathroom facilities
- lodger arrangements where more than two tenants share with their landlord and their landlord's household. For further details please refer to: <https://lewisham.gov.uk/myservices/housing/private-tenants-and-landlords/landlords/hmo/which-houses-in-multiple-occupation--hmos--need-a-licence>

5.5 Self-Build and Custom Housebuilding

- 5.5.1 The Self-Build and Custom Housebuilding Act 2015 and the 2016 Regulations require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. The Council's register, set up in 2015, forms part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses.
- 5.5.2 As of 30th October 2023, 394 people or organisations have registered their interest on the Council's on-line registration form, including 35 people or organisations during the last self-build monitoring year (31st October 2022 and 30th October 2023).
- 5.5.3 The Council has been working with non-profit organisations such as the London Community Land Trust (CLT) and the Rural Urban Synthesis Society (RUSS) to consider options for self-build in the borough. Construction is due to be completed during 2023/24 on the land at Church Grove near Lewisham town centre on a cooperatively built scheme, led by RUSS to provide 36 self-build homes.
- 5.5.4 Local authorities have a duty to permission sufficient self-build plots to meet demand. Local authorities have three years in which to permission an equivalent number of self-build plots, as there are entries for that base period. For Lewisham:
- 49 self-build homes were consented up till 2018-19, exceeding the demand from the 16 people who entered onto the register during 2015-16 (three years prior).
 - 4 self-build homes were consented during 2019-20, so the demand from the 25 people who were entered onto the register during 2016-17 has not been met.
 - 8 self-build homes were consented during 2020-21, so the demand from the 36 people who were entered onto the register during 2017-18 has not been met.
 - 10 self-build homes were consented during 2021-22, so the demand from the 85 people who were entered onto the register during 2018-19 has not been met.
 - 6 self-build homes were consented or were granted CIL exemption during 2022-23 so the demand from the 74 people who were entered onto the register during 2019-20 has not been met.
- 5.5.5 Note that the self-build approvals represent minimum figures as only schemes expressly identified as self-builds appear above, i.e. because their site description within the planning application specifically mentions self-builds or they have successfully claimed self-build exemption from CIL. Other self-builds may not have been captured in these formal monitoring process, especially where a net gain of one dwelling relates to developments that are designed by/for the applicant who intends to live in the newly built or converted home.

5.6 Future Housing Supply

Housing Trajectory

- 5.6.1 The latest housing trajectory forms one of the documents that accompanied the Local Plan when it was submitted on the 3rd November 2023. It can be found here: [Lewisham Local Plan Examination \(localplanservices.co.uk\)](http://localplanservices.co.uk).
- 5.6.2 It shows the future anticipated capacity of housing that is likely to be built on development sites (with 25 or more units or on sites that have less than 25 units but contribute to the spatial strategy or non-self-contained supply*) over the lifetime of the new Local Plan, should it be found sound at Examination and subsequently be adopted. It provides a baseline supply of more than 32,000 new homes throughout the 20-year Plan period.
- 5.6.3 Note that the updated housing trajectory provides an indication of the likely amount of development that will come forward, prepared on the basis of the best available information. Given the complexity of the development process which relies on many external factors that are beyond the control of the Council, (including delivery of development being led primarily by the private sector), the actual supply will likely differ to these long-term projections.
- 5.6.4 The latest HDT result was published by Government in December 2023 and showed that completions had dropped to 51% of the requirement over the last three years. One of the penalties for dropping below 85% is the need to apply a 20% buffer on top of their established housing requirement. This has been considered as part of the Examination Hearing sessions and will be consulted upon through Modifications.

Five Year Housing Supply

- 5.6.5 The updated housing trajectory, as at December 2023, demonstrates that there is a healthy pipeline supply of housing with 54 sites anticipated to be delivered within Years 1 – 5, (consisting of large sites above 0.25 hectares or above 25 units) that:
- **Are under construction** – Lewisham Gateway, Silver Road/Axion House, Convoys Wharf (stalled), Deptford Landings/Scott House, Neptune Wharf, Trundleys Road, Silwood Street, North of Reginald Road, 1 White Post Street, Shaftsbury Christian Centre, 28 Arklow Road, 333-337 New Cross Road, Heathside and Lethbridge, Blackheath Hill Industrial Estate, 152 Lee High Road, Excalibur, 1-3 Bellingham Road, 129 Winchfield Road, 86-92 Bell Green and Mais House.
 - **Have planning consent or a resolution to approve** - Ladywell Play Tower, Maythorne Cottages, Catford Timber Yard, 73 Lewisham High Street, Colfe and Hatcliffe Glebe, Surrey Canal Triangle, Corner of Besson/Briant Street, Sun Wharf, Creekside Village East, 52-54 New Cross Road, former Deptford Green Sports Pitch, 34-40 Eastdown Park, 56-60 Farmstead, 96a Sydenham Road and Regent Business Centre/Kirkdale:

- **Are considered to be achievable with a realistic prospect that housing will be delivered on the site within five years.** This includes adopted site allocations, lapsed applications, and draft site allocations that have yet to be granted planning consent but have engaged with developers and others who have an impact on delivery, sites that have submitted applications and sites that have been subjected to public consultation, pre-application discussions and/or been through Design Review Panel – Lewisham Shopping Centre, Tesco Conington Road, Lewisham Retail Park, Slaithwaite Road, PLACE/Ladywell?, Catford Shopping Centre, Catford Island, Evelyn Court, Apollo Business Centre, Achilles Street, Albany Theatre, Lower Creekside, Leegate Shopping Centre, Mayfields Hostel, Bell Green Gas Holders/Livesey Memorial Hall, Pool Court, Catford Police Station, Willow Way, Martins Yard and Valentines Court.

5.6.6 Additionally, it is anticipated that windfalls will provide 1,895 on small sites during Years 1 – 5.

5.6.7 The AMR will continue to monitor growth in the housing supply in the future as sites are redeveloped and the spatial strategy is replicated through housing delivery.

- 5.6.8 The Council will also continue to work with our development partners to increase housing delivery:
- by collaborating with landowners and developers in a positive and proactive manner to bring sites forward;
 - through continual monitoring in the AMRs;
 - taking predictive and preventative action in anticipation of future Housing Delivery Tests;
 - by catering for under-delivery from the last few years and promoting a suite of site allocations within the submitted Local Plan.

Delivery and Performance

6 Delivery and Performance

6.1 The Value of the Planning Service

- 6.1.1** This section of the AMR focusses on the value and performance of the Planning Service. In particular, it highlights the role of securing significant funding on behalf of the Council from a range of sources such as planning application fees, Section 106 agreements, CIL, Neighbourhood CIL and New Homes Bonus. It also acknowledges the ways the Planning Service is enhancing the environment for local communities to live in through determining planning applications, defending and winning planning appeals, creating a strong local policy framework to guide planning and investment decisions and implementing enforcement actions to mitigate against unlawful developments.

Infrastructure Funding Statement

- 6.1.2** Since 2021 every Council is required to produce an annual Infrastructure Funding Statement (IFS) which fulfils the legal requirements of the Council, as set out in the Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019. The IFS for the year 2022-23 provides information on the funding which has been generated by development within the borough for the financial year, notes infrastructure funded in part or wholly by developer contributions to fund the delivery of infrastructure during that year, explains how we spend Neighbourhood CIL and lists s106 agreements. More details can be found at: <https://lewisham.gov.uk/myservices/planning/policy/cil>

6.2 Developer Contributions

- 6.2.1** Through the use of Section 106 agreements and the Community Infrastructure Levy (CIL) the Council is continuing to plan for and provide both the physical infrastructure (such as transport, environment and public realm, and utilities) and social infrastructure (such as education, health, leisure and cultural facilities) necessary to support development within the borough.

6.3 S106 Agreements

- 6.3.1** Section 106 agreements are legal agreements entered into to mitigate the impacts of a development proposal. They can be an agreement between the developer and the local planning authority or via a unilateral undertaking. Within S106 agreements financial and non-financial contributions are set down. The Council secured approximately £334,000 in Section 106 agreements signed during 2022-23, **Table 16** shows the breakdown of contributions and **Table 17** set out some of the non-financial obligations which were agreed.
- 6.3.2** The Council collected over £2.5million during 2022-23 from Section 106 agreements. These monies are collected by the Council when triggers are reached at points during construction, occupation and completion.
- 6.3.3** The balance of Section 106 funds held by the Council at the end of 2022-23 was approximately £34.8 million, £14.8 million of which is allocated. The balance of s106 monies held by the Council rises and falls depending upon the amount of money collected compared to the amount spent. Phased schemes often means s106 payments are phased also which can mean payments being received long after the development has commenced.

	Amount £
Carbon Offset and Energy	£ 119,637
Controlled Parking Zone	£ 50,000
Play Space and Equipment	£ 32,400
Local Labour and Business	£ 29,680
Affordable Housing	£ 29,358
Monitoring	£ 28,500
Buses	£ 25,523
Parking Controls	£ 7,500
Cycling	£ 6,500
Environmental Improvements	£ 2,750
Air Quality	£ 2,400
Total	£ 334,248

Table 16: Total Financial Contributions Secured During 2022-23 (shown to nearest £10)

Source: LB Lewisham

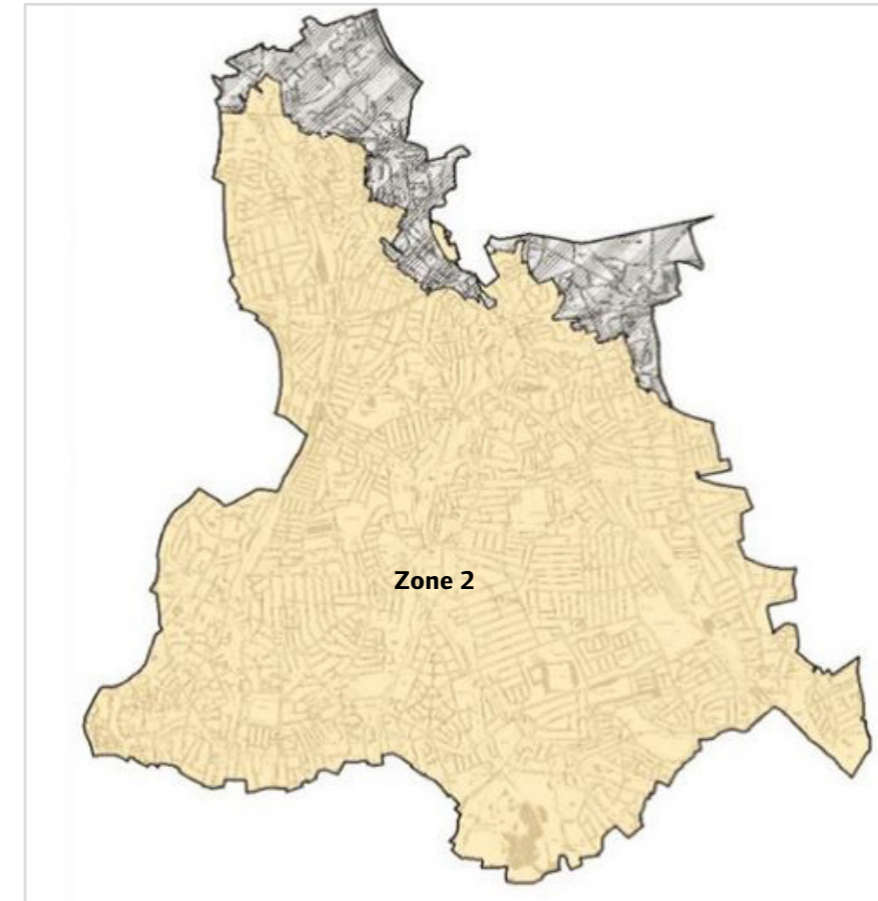
Type of Contribution	Number
Affordable housing units have been secured in s106s for delivery on site (0 provided off site)	59
Car clubs	1
Financial review mechanisms	0

Table 17: Contributions Secured from the Section 106 Agreements Signed During 2022-23

Source: LB Lewisham

6.4 Community Infrastructure Levy (CIL)

- 6.4.1 The Council introduced Lewisham CIL on 1st April 2015. CIL is a non-negotiable charge made on applicable developments and calculated per square metre. Most of the CIL collected (70%) will be used to fund strategic infrastructure projects to support development within the borough, 25% is put aside for Neighbourhood projects (Neighbourhood CIL) and 5% is spent on administration of the CIL as guided by Regulation 59.
- 6.4.2 Table 16 shows the Council's adopted CIL rates, which vary by land use type and which are subject to indexation each year and geographical location, as can be seen in Map 10.
- 6.4.3 Table 17 provides an overview of the CIL accounts. It shows that the Council received £3.6 million in CIL during 2022-23. After removing a 5% administration fee and a further 25% allocated to the neighbourhood portion of CIL, the balance of CIL received during 2022-23 is £2.6 million.



Map 8: CIL Charging Zones

Source: Planning Service, LB Lewisham

- 6.4.4 The amount of CIL received fluctuates yearly depending upon whether developments have started on site and what the developments are; for example affordable housing schemes are exempt from paying CIL.
- 6.4.5 The Council is also a collecting authority on behalf of TfL for Mayoral CIL, which has been in operation since 1 April 2012. During 2022-23 £4 million was collected. The Council retained 4% as administration fees and passed the remainder to Transport for London to fund Crossrail. Table 20 shows the current balance of CIL receipts for spend on Strategic Infrastructure is now £19.6 million.

	Use Class C3	Use Class B	All Other Uses
Zone 1	£100 per square metre	£0 per square metre	£80 per square metre
Zone 2	£70 per square metre	£0 per square metre	£80 per square metre

Table 18: Adopted CIL Rates

Source: LB Lewisham

	Known as	TOTAL
Total borough CIL receipts in 2022/2023	BCIL	£3,645,488
Total CIL receipts minus 5% admin fee		£3,463,214
Neighbourhood proportion of CIL receipts (25% of Total CIL receipts minus admin)	NCIL	£865,804
Strategic CIL (CIL minus admin and NCIL)	SCIL	£2,597,411
Total borough MCIL receipts in 2022/2023	MCIL	£4,037,360

Table 19: CIL Accounts 2022-23

Source: LB Lewisham

	Amount
Total borough CIL receipts	£26,380,079
Total amount of the neighbourhood proportion of CIL receipts (25% of receipts)	£6,549,451
Remaining CIL receipts 2015-23 excluding neighbourhood proportion. This amount has not yet been allocated.	£19,648,354

Table 20: CIL Accounts 2015 – 2023

Source: LB Lewisham

Neighbourhood CIL

- 6.4.6 The Neighbourhood CIL process, including the distribution of funds for the period 2015 to 2018 was approved unanimously by the Council in July 2019. This followed extensive dialogue with Councillors including a number of all members’ briefings and several reviews by Sustainable Development Select Committee and Business Scrutiny Panel.
- 6.4.7 With regard to the distribution of funding 25% of the CIL will be allocated as NCIL instead of the minimum 15%. This will allow for greater local involvement, as well as providing the community with sufficient resources to address the local impacts of development in a more comprehensive manner. A redistribution strategy will also be implemented (based on a 25% allocation to NCIL) with 50% of the funds collected in ward to be retained by the ward, 25% to be allocated by reference to rankings of wards by the Indices of Multiple Deprivation, and 25% to be allocated to a borough wide fund.
- 6.4.8 A total of £877,094 was awarded to 25 Borough wide NCIL projects by Mayor and Cabinet at its meeting on the 3 November 2021. Since awarding of project funding council officers have allocated the funding to the successful projects through instalments that were agreed between the project delivery organisation and the Council.

6.4.9 A total of £2.9 million was awarded to 152 ward NCIL projects by Mayor and Cabinet at its meeting on the 9 March 2022. Since the awarding of the project funding council officers have allocated the funding to the successful projects through instalments that were agreed between the project delivery organisation and the Council.

6.4.10 More information on project allocation for 2022/23 can be found in the Lewisham Infrastructure Funding Statement and can be viewed here: <https://lewisham.gov.uk/myservices/planning/policy/cil>

6.5 Local Plan

- 6.5.1 The Council has a suite of adopted Local Plan documents that make up a statutory development plan for the borough, together with the London Plan and Neighbourhood Plans and are used to determine planning applications and to guide investment decisions. These documents include the Lewisham Core Strategy (June 2011), Site Allocations Local Plan (June 2013), Lewisham Town Centre Local Plan (February 2014) and Development Management Local Plan (November 2014).
- 6.5.2 The Council is currently undertaking a review of its adopted plans to inform the preparation of a new Local Plan for the borough. The new Local Plan will set out a shared vision for the future of the borough along with the planning and investment framework to deliver this vision through to 2040. It is being prepared to ensure there is a clear framework in place to positively manage growth and new development in a way that respects the distinctive character and diversity of the Borough. It will help to ensure that investment decisions meet the aspirations of local communities and contribute to sustaining and creating inclusive, safe, healthy and liveable neighbourhoods.
- 6.5.3 The Lewisham Local Plan has progressed through a number of stages of plan preparation either prior to or during this monitoring year:
- A Main Issues document was published for (Regulation 18 stage) consultation during October to November 2015.
 - Main Issues and Preferred Approaches document (i.e. draft Local Plan), and other supporting documents, were published for public consultation (Regulation 18 stage) during January to April 2021.
 - The Proposed Submission document, and other supporting documents, were published for public consultation (Regulation 19 stage) during March to April 2023. Throughout the plan-making process, the Council has continued to engage with Council Members, community and special interest groups, delivery partners and Duty to Cooperate statutory bodies on the plan’s proposals.
 - All feedback received during the Regulation 18 and 19 consultation events has been considered and responded to in Consultation Statements and has been used to inform the next version of the Local Plan.
 - A range of tailored evidence base studies have also been prepared in order to further develop policies relating to open spaces, retail, SINC’s, affordable housing, transport, industrial land and tall buildings.

6.5.4 More recently, on the 3rd November 2023, the Council submitted the Local Plan and its accompanying documents to the Secretary of State for Levelling Up, Housing and Communities. The Secretary of State has appointed two Inspectors from the Planning Inspectorate who will carry out an Independent Examination into the soundness and legal compliance of the Local Plan. The hearing sessions took place in June/ July 2024. The webpage dedicated to the Examination is available here: [Lewisham Local Plan Examination \(localplanservices.co.uk\)](http://localplanservices.co.uk).

6.6 New Homes Bonus

6.6.1 The New Homes Bonus (NHB) is a grant paid annually by Government to Councils for increasing the growth in their Council Tax base housing stock by 0.4% over the previous year. Under the scheme, the Government matches the amount of extra Council Tax revenue raised for new-built homes, conversions and long term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.

6.6.2 During February-April 2021, the Government carried out a consultation on the future of the New Homes Bonus. As yet the Government have not yet responded to the consultation and whilst there remains uncertainty regarding the future of the New Homes Bonus the final allocations for 2023-24 were published in December 2022.

6.6.3 The Council's NHB payment is approximately £1.01 million (around £0.11 million from in-year payment and no legacy payments from the previous years). **Chart 5** and **Chart 6** show the amount of NHB received since it was introduced in 2011. Firstly, they show that there has been diminishing payments each year, from a peak in 2017/18. This is because the previous four year legacy payments have come to an end and since 2020-21 NHB payments are no longer provided as legacy payments.

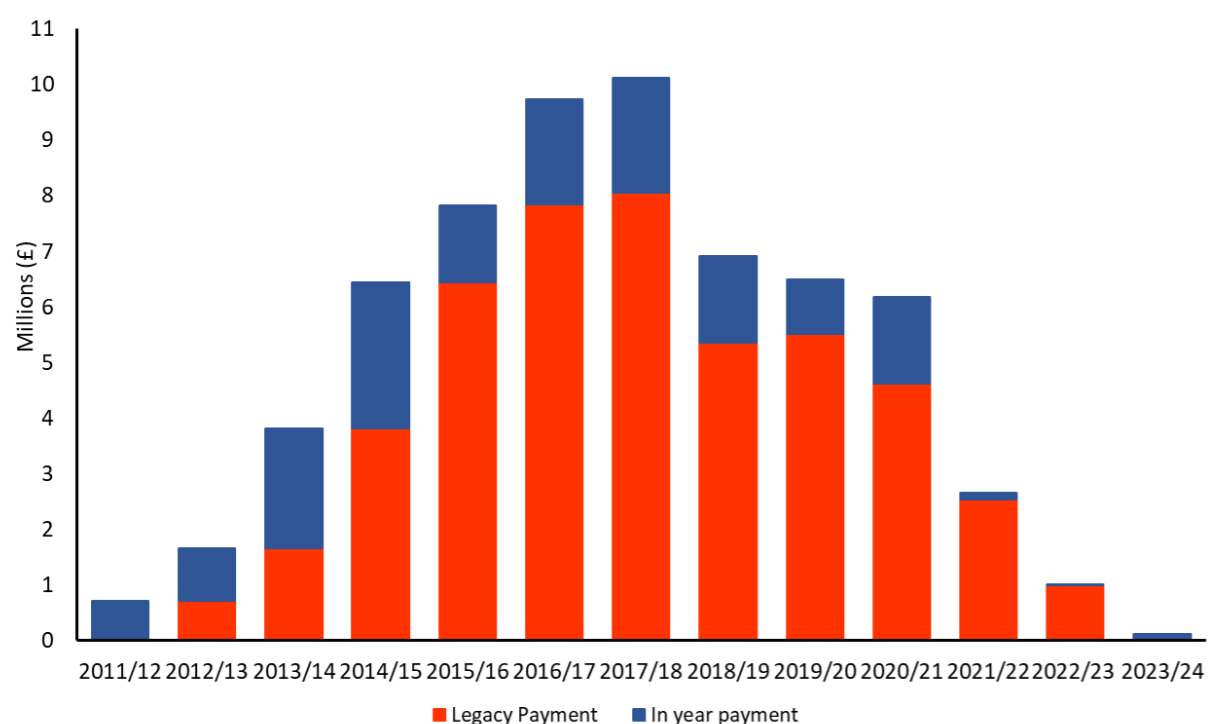


Chart 5: New Homes Bonus Payments.

Source: LB Lewisham

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
1	£705,698	£705,698							
2	£958,188	£958,188							
3	£2,149,906	£2,149,906	£2,149,906						
4	£2,628,989	£2,628,989	£2,628,989						
5	£1,399,473	£1,399,473	£1,399,473	£1,399,473					
6		£1,889,351	£1,889,351	£1,889,351	£1,889,352				
7			£2,071,411	£2,071,411	£2,071,412	£2,071,412			
8				£1,551,031	£1,551,031	£1,551,031	£1,551,031		
9					£988,953	£988,953	£988,953	£988,952	
10						£1,564,737			
11							£112,000		
12								£22,050	
13									£114,224
Total	£7,842,253	£9,731,604	£10,139,129	£6,911,266	£6,500,748	£6,176,133	£2,651,984	£1,011,002	£114,224

Chart 6: New Homes Bonus Split Between In-year and Legacy Payments

Source: LB Lewisham

Local Development Scheme

- 6.6.4 The LDS is subject to periodic review. A review of the adopted LDS took place in 2022 and the latest version was approved by a decision of Mayor and Cabinet on 7th December 2022. This review provided an update to the Local Plan programme. It is anticipated that a further update of the LDS will be prepared this summer, as the Local Plan progresses through Examination.
- 6.6.5 The LDS is available to view on the Council’s webpage here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/local-development-scheme>

Statement of Community Involvement (SCI)

- 6.6.6 The Statement of Community Involvement (SCI) sets out how the community can be involved with planning in the London Borough of Lewisham. It explains how the Council prepares and consults on the preparation of planning policies, supports neighbourhood planning and undertakes statutory consultation on planning applications. The SCI was originally adopted in 2006. In recent years Mayor and Cabinet have approved a number of updates to the SCI including in 2020 and 2021. A new SCI was approved by Mayor and Cabinet on 20th September 2023 and it supersedes all previous versions of the SCI.
- 6.6.7 Further information on the SCI is available on the Council’s planning policy webpages here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/statement-of-community-involvement>

6.7 Duty to Co-operate

- 6.7.1 The Localism Act 2011 requires Local Planning Authorities (LPAs) to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. The Duty to Co-operate came into effect in November 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the AMR give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.
- 6.7.2 In fulfilling its statutory Duty to Cooperate the Council has undertaken a considerable amount of engagement activity during 2022-23, as part of planning groups and forums on a London-wide basis, including attendance at the following meetings or virtual Teams meetings: All London Borough Planning Officer (ALBPO) meetings, SHLAA working group, Greater London Authority (GLA) meetings, London Waste Planning Forum and London Boroughs Neighbourhood Plans Group meetings. The Council has also continued to engage with other teams across the Council and a range of statutory stakeholders.
- 6.7.3 The Council is proactively working on a sub-regional basis with neighbouring Local Authorities to identify cross-boundary planning and strategic issues, and to co-operatively work on solutions to these issues. The Council organises and chairs a Planning Policy Group meeting of the South East London Planning Authorities, attended by the London Boroughs of Bexley, Bromley and Southwark and the Royal Borough of Greenwich. During the monitoring year, a virtual meeting was held in October 2022 and the group kept in contact through emails on an adhoc basis. Since then the group has attended a virtual meeting in June 2023.

- 6.7.4 During the monitoring year, a variety of consultation activities with statutory bodies took place during March and April 2023, as part of consulting on the Regulation 19 Local Plan. Since then, the Council published a Consultation Statement in November 2023, when submitting the Local Plan to the Secretary of State. It outlines how the Council has engaged with key stakeholders in accordance with Regulation 18 and 19 and provides an overview of how the consultation events were conducted, who responded at each stage and the main issues raised. The Consultation is available to view here: [Lewisham Council - Current and future consultations](#)
- 6.7.5 The Council prepared a Duty to Cooperate Statement in September 2022 and updated it in November 2023, when submitting the Local Plan to the Secretary of State. It provides a full account of the duty to cooperate activities that have taken place throughout the preparation of the Local Plan to-date (including during this monitoring period), with a commentary on how the Council has been co-operating on a range of strategic matters and the next steps to take in the future. The Duty to Cooperate Statement is available to view here: [Lewisham Council - Current and future consultations](#)
- 6.7.6 Since early 2023 the Council has been involved in extensive discussions with a range of key stakeholders with the aim of preparing Statements of Common Ground (SOCG). This work will continue in the run up to the Hearing Sessions. To date the Council has produced SOCG with the surrounding London Boroughs of Bromley, Southwark, Bexley and Greenwich, as well as with key stakeholders such as The Environment Agency, Historic England, Thames Water and Transport for London. The SOCG are available to view here: [Lewisham Council - Statements of Common Ground](#)

6.8 Planning Applications

- 6.8.1 The Planning Service remains busy processing and determining planning applications on a daily basis and received a total of 4,211 planning applications and 530 tree applications during 2022-23. **Chart 7** shows that there was a total of 2,397 planning applications where decisions were made during 2022-23. The majority (77%) relate to planning applications, followed by tree applications (21%) and advertisements applications (2%).

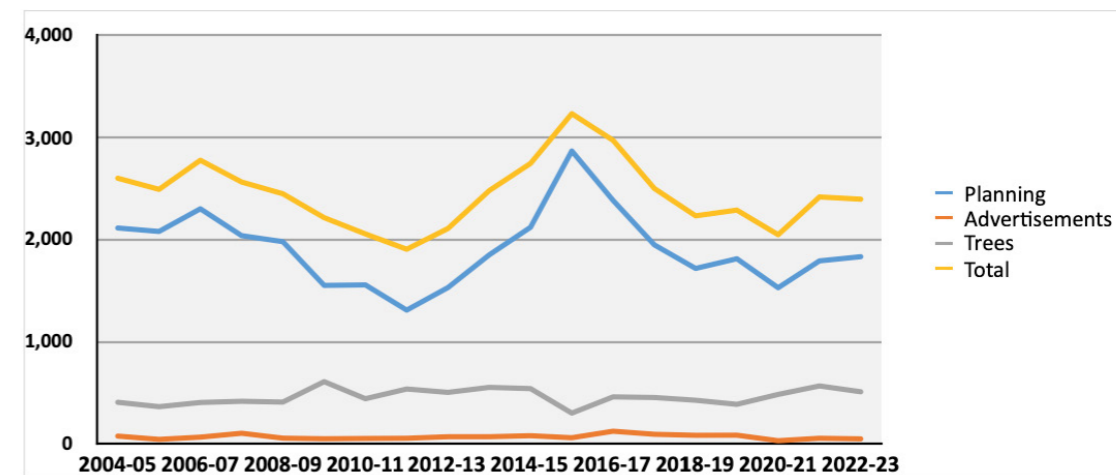


Chart 7: Applications Decisions Made Since 2004-05

Source: LB Lewisham

6.8.2 Of the planning applications determined during 2022-23, most were householder applications (54%), followed by other applications (27%), Certificates of Lawful Development (14%), and minor applications (4%). Major applications accounted for only 1% of the applications that were determined. To avoid double counting, applications that fit into multiple categories have only been counted once.

6.8.3 During 2022-23 the Planning Service also dealt with 1,294 other types of applications including prior approvals, non-material amendments (NMA), and approval of details (AOD).

6.8.4 In addition, significant time and resources have been used dealing with the planning and tree applications that were dismissed, withdrawn or not validated as well as dealing with general enquiries relating to planning applications, pre-application advice, planning policy, trees, heritage, urban design, appeals, enforcement, Freedom of Information Requests, media releases etc.

6.8.5 **Chart 8** shows that performance in determining applications has fluctuated since 2003-04 but over the last few years' performance has remained strong.

6.8.6 During 2022-23 all performance targets have been exceeded:

- 95% of majors were determined within 13 weeks against a target of 80%,
- 91% of minors were determined within 8 weeks against a target of 80% and
- 90% of other applications were determined within 8 weeks against a target of 85%.

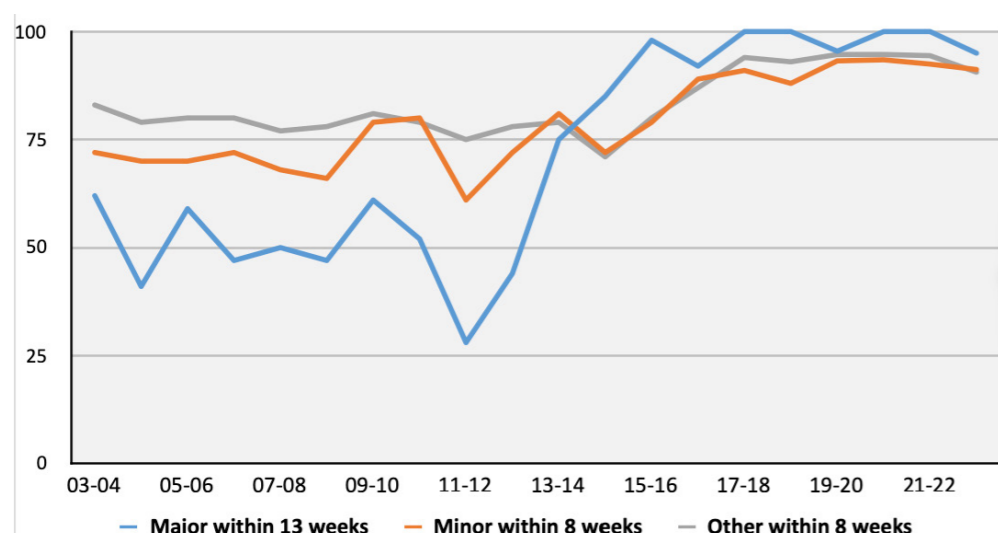


Chart 8: Percentage of Applications Determined Within Target Timescales Since 2003-04
Source: LB Lewisham

6.9 Appeals

6.9.1 Appeal decisions provide an indication of the quality and robustness of the planning policies and planning decisions made by the Council. If large numbers of appeals are being allowed, planning policies may need to be reviewed. The number of appeals determined during 2022-23 was 102, of which 77% were dismissed. **Chart 9** shows the outcome of the appeals each year, since 2016. It shows that the number of appeals dismissed and allowed each year fluctuates, although the number of appeals that were allowed during 2022-23 is lower than previous years 2016/17 – 2020/21. It is also evident that the number of appeals that have been dismissed has been consistently higher than the number of appeals that have been allowed.

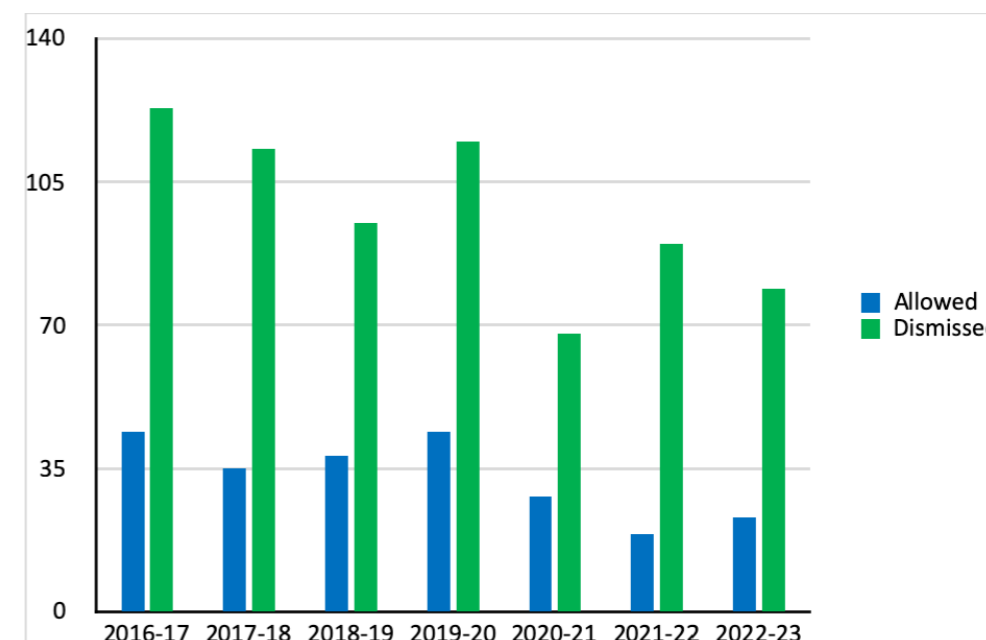


Chart 9: Appeals Performance since 2016
Source: LB Lewisham

6.10 Enforcement

6.10.1 The Council has powers to take formal enforcement action where development takes place either; without the appropriate planning permission, contrary to a planning condition, or for various other breaches of planning regulation. Enforcement cases are investigated on the basis of a priority system which seeks to prioritise the protection of heritage assets (Listed Buildings) and Conservation Areas as well as protecting residential amenity from development which; results in statutory nuisance, loss of privacy, sub-standard living conditions, incongruent and visually harmful changes to the street scene, and a host of other reasons.

Period	Oct. 2019 – Oct. 2020	Oct. 2020 – Oct. 2021	Oct. 2021 – Oct. 2022	Oct 2022- Oct 2023
No. Notices Served	2	9	56	59

Table 21: Notices Serviced 2019-2023

Source: LB Lewisham

6.10.2 The Planning Enforcement team has continued to maintain and build on its much-improved output after the restructuring of the team under new management. **Table 22** shows that the number of Notices served has increased slightly from last year; showing output has increased after Notice numbers spiked last year as we cleared a long-standing backlog. The team has continued investigating and closing cases at a faster rate, allowing us to maintain a total current caseload around half of that from 2019 and 2020. Most importantly, we have now begun undertaking prosecution action in earnest, with eight prosecutions either currently in the courts or concluded. This is a great increase on previous years wherein we saw only one prosecution undertaken from 2019-2022

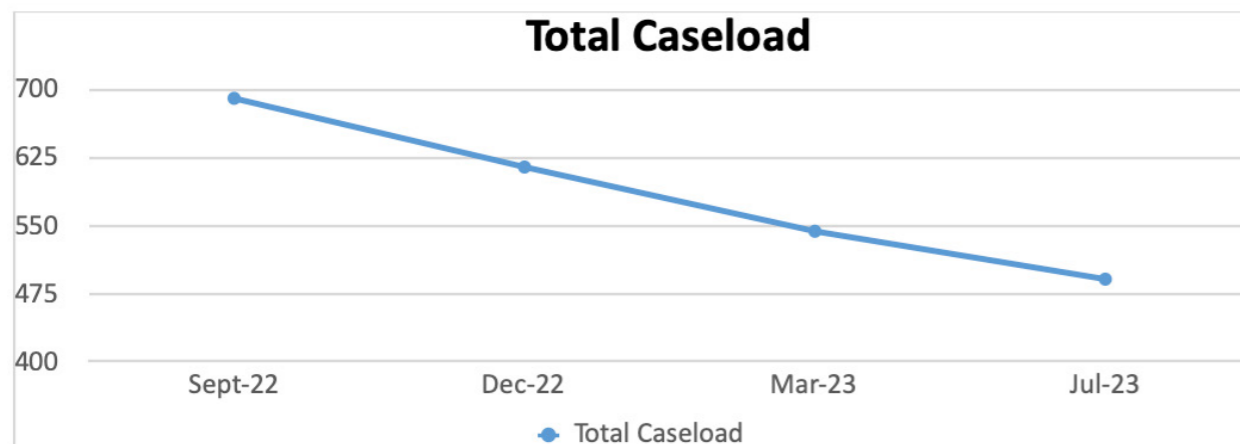


Chart 10: Enforcement Caseload 2022-23

Source: LB Lewisham

6.10.3 The Planning Enforcement team's restructure is now complete; having gone from six agency staff in 2019, five agency staff in 2020-2021, three permanent staff and two agency staff in 2022 to our current team of five permanent staff. The converting of all staff to permanent has been instrumental in allowing us to maintain a stable and consistent output and team culture, and has been a major factor in our continuing improvement. Planning Enforcement has been working closely with colleagues in other departments to further streamline our processes and ensure work is dealt with as efficiently as possible. Work is continuing on our new Planning Enforcement Policy, which should be ready for consideration by Mayor and Cabinet in the coming months.

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