

# Annual monitoring report 2010-11





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## Executive summary

This is the seventh Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the borough for the period 1 April 2010 to 31 March 2011 and the extent to which the Council's planning policies are being implemented. The AMR broadly follows the structure of previous years reports but is more closely aligned to the Core Strategy.<sup>1</sup>

The Council monitors progress through a range of indicators and, where possible, links them to existing planning policies and targets. Not all indicators are directly related to planning activity. Some, such as air quality and recycling, monitor the 'significant effects' of activities which planning has only a limited influence on, but which nevertheless provide an insight on the state of the environment. The AMR is divided into three main sections:

- The first provides an overview of the borough and its key population characteristics.
- The second reports on the planning policy context and the progress made on preparing the documents that make up the Council's Local Development Framework.
- The third provides contextual data and reports on the key indicators of policy performance linked to the Council's planning policy strategic objectives.

The key findings for the 2010/11 monitoring year are as follows.

### Population and households

- In 2010 Lewisham's population was estimated to be 273,000 persons and is projected to reach approximately 320,480 in 2031.
- The number of households is forecast to increase from approximately 112,400 to 137,600 for the period 2006 to 2031, representing a 20 per cent increase, which is in line with the growth of Greater London. Growth will be concentrated within the Evelyn and New Cross wards in the north of the borough and the Lewisham and Catford town centres.
- Just under a fifth of the population is under 15 years and nearly three quarters is younger than 45 years.
- The combined Black, Asian and Minority Ethnic population represents 40 per cent of the borough population. The London average is 34 per cent. The Black Caribbean and Black African population represents 30 per cent, double the London average.
- The 2010 Indices of Deprivation show Lewisham is within the 20 per cent most deprived local authorities in England. Deprivation is concentrated in the Evelyn, New Cross, Lewisham Central, Bellingham and Whitefoot wards.

### Local development framework

- The Core Strategy 'proposed submission version' was published for public comment between February and April 2010. It was submitted to the Secretary of State for approval in October 2010, an Examination in Public took place in February 2011, and the in March 2011 was found 'sound'. The Core Strategy was adopted by the Council on 29 June 2011.

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<sup>1</sup> Adopted by the Council on 29 June 2011



- The Site Allocations ‘further options report’ was publically consulted from October to December 2010.
- The Lewisham Town Centre Area Action Plan ‘further options report’ was publically consulted from March to May 2011.
- A range of LDF evidence base or background reports were published including a Tall Buildings Study, Ravensbourne River Corridor Improvement Plan, Borough-wide Character Study and an Infrastructure Delivery Plan.

### **Regeneration and growth areas**

- Many projects are underway or planned in Deptford, New Cross and the Lewisham and Catford town centres. This will provide significant numbers of new homes and jobs for the area, along with major improvements to local parks, schools, train stations and shopping areas.
- Planning applications were lodged for large strategic sites at Surrey Canal Triangle, Oxestalls Road and part of the Plough Way site. The Convoys Wharf application was also revised. In the current financial year, and outside the monitoring period, an application has been approved for Marine Wharf West (Plough Way) and the Council has resolved to approve schemes for Cannon Wharf (Plough Way); Surrey Canal Triangle and Oxestalls Road. These strategic sites are likely to provide up to 8,000 new homes and improvements to local services and the surrounding environment.
- On-going negotiations continue between the Council, developer and government agencies to ‘kick start’ the Lewisham Gateway scheme.
- Work progressed on Deptford Lounge – Deptford town centre’s new landmark building and work began on the replacement and upgrade of Deptford train station.
- Council continues to prepare plans for the redevelopment of Catford shopping centre.

### **Providing new homes**

- House prices in London, including those in Lewisham remained resilient despite the continued economic recession.
- There are now 1,096 new homes in Lewisham compared to the previous year. This is above The London Plan target of 975 but 83 less than 2009/10.
- Of all the new homes built in the last year, 49 per cent were built for people who earn less than the average wage. This is known as affordable housing. The ratio of affordable housing completions was 68:32 (social rented to intermediate housing) against a target of 70:30. However, affordability remains an important issue.
- Over the last seven monitoring years a total of 7,104 additional new homes were completed against a target of 6,825, an average of 1,015 a year.
- Over the next five years we predict 7,756 additional new homes will be built in the borough and over the next 15 years we predict that more than 16,775 new homes.
- The Council is undertaking an assessment to determine an appropriate gypsy and traveller site.

### **Growing the local economy**

- The supply of employment land has continued to decline as sites are redeveloped for other uses, most notably residential. However, this needs to be seen in the context of the continued protection of identified employment locations, where there was no loss.

- There borough's town centres appear to have fared well during the economic downturn with shop vacancy rates decreasing in all but one town centre and the percentage of A1 shops located in a primary shopping frontage has increased.

### **Environmental management**

- Lewisham ranked second lowest for CO<sub>2</sub> emissions (per capita) out of all Greater London boroughs and the fourth lowest in the UK.
- There was a reduction in the total waste collected (130,702 tonnes) of nearly 1,250 tonnes or 1 per cent from last year.
- 107 new homes were completed complying with the Code for Sustainable Homes Level 3, while 396 new homes were granted planning permission in compliance with Level 3 and 1,503 new homes in compliance with Level 4.
- 6 major developments were completed and 22 major developments were approved incorporating renewable energy.
- 6 major developments were completed and 37 were approved with living roofs.
- 12 parks were awarded Green Flag status, and 2 received a Green Pennant Award, one of the highest in London.
- There were no planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

### **Building a sustainable community**

- 10 car club spaces were secured through a planning obligation (4 on-site, 6 on-street) and 340 new residential units were provided with free car club membership.
- Nine travel plans were secured for residential and commercial developments and a school.
- A range of transport improvements were delivered including the opening of the London Overground (the extension of the former East London line), removal of the gyratory system at Kender Triangle at New Cross Gate, and major improvements to local parks and footpaths to provide a clear pedestrian and cycle link between Deptford and New Cross.
- The Council's Design Review Panel continued to provide high level independent advice on a range of planning applications and proposals.
- Forest Hill Conservation Area was reviewed and a revised character appraisal and boundary was adopted by the Council with an Article 4(2) Direction.
- The Council completed a further phase of the review of the Local List of buildings of special local interest to add 49 buildings to the existing 247 entries.
- The programme to rebuild the boroughs schools continued.
- Through the signing of Section 106 legal agreements, over £2.8 million financial contributions have been secured and 154 affordable homes will be provided.

### **Lewisham Planning Service**

- 2,057 applications for town planning, advertisement and tree related matters were lodged with the Council. This represents just over a 7 per cent reduction from the previous year and could be a response to the current economic recession.
- Over 70 per cent of appeals were dismissed (60 per cent in 2009/10)
- 100 per cent of standard land charges searches were carried out within the 10 days target.

# 1. Introduction

This is the seventh Annual Monitoring Report (AMR) for the Lewisham Local Development Framework (LDF). It sets out key information about the operation of the planning system in the borough for the period 1 April 2010 to 31 March 2011 and the extent to which the Council's planning policies are being implemented. The AMR specifically looks at:

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

## 1.1 Indicators

Each year the AMR reports on a range of indicators and whether specified targets have been met. The full list of indicators and targets is provided in Appendix 2. The indicators reflect contextual and core output indicators as prescribed by Central Government and provide a set of consistent and comparable definitions to help monitor progress and review of spatial strategies.<sup>2</sup> The contextual indicators describe the wider social, environmental and economic background against which the Council's planning policies operate. The core indicators apply to all local authorities across England. This is supplemented by local indicators specific to Lewisham.

Changes outlined in the Coalition's Government Localism Bill will provide greater flexibility in how local authorities prepare a future AMR and what indicators and targets are reported. It is expected that the contextual and core indicators will be removed and each local planning authority will be able to determine appropriate local indicators. To a certain extent the format of the AMR and the indicators listed reflect these forthcoming changes.

## 1.2 Local planning policies

Lewisham's principal planning policy document for the reporting year 2010/11 was the UDP adopted in July 2004. The introduction of the Planning and Compulsory Purchase Act in September 2004 brought in a new planning system and the need to prepare new planning policy documents. Work on the Core Strategy, the principal document to replace the UDP, began in 2005 and after several rounds of public consultation was approved by the government and adopted by the Council on 29 June 2011. Although outside the reporting period, this AMR, where possible, looks at adopted Core Strategy policies as well as reflecting on the effectiveness of UDP policies. The AMR indicators are set out under the Core Strategy's four main themes:

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

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<sup>2</sup> DCLG Guidance, Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

### **1.3 Structure of report**

The AMR is structured as follows:

- Section 2 provides an overview of the borough and key characteristics today.
- Section 3 sets out the progress the Council is making in preparing new plans and strategies for inclusion into the Local Development Framework (LDF).
- Section 4 provides an update on major development proposals for key regeneration and growth areas in the borough.
- Sections 5 to 8 set out the extent to which the Council's planning policies have been implemented over the year by assessing performance against targets and indicators.
- Section 9 provides an overview of the activity of the Planning Service including its development management, enforcement and conservation functions.
- Appendices provide additional information.

The planning data is sourced from the Planning Service, London Borough of Lewisham using the London Development Database.

## 2. Lewisham in context

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

### 2.1 Overview

Lewisham is Inner London's third largest borough in population and area. Located south-east of central London, Lewisham is home to over 273,000 people and many different communities, living in an area of approximately 13.4 square miles.<sup>3</sup>

Lewisham is a fantastically diverse borough, with many award winning parks and open spaces, great transport links, schools which have made significant improvements in recent years, and a thriving cultural scene. Lewisham is made up of a collection of diverse neighbourhoods and strong communities – Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham. This sense of place ensures that while the borough and its neighbourhoods develop, they maintain their unique identities and preserve Lewisham's rich natural and architectural heritage.

Lewisham is the 15th most ethnically diverse local authority in England and 130 different languages are spoken. The local population is forecast to rise to over 320,000 over the next 20 years by which time the proportion of the overall population from a black and/or minority ethnic origin will rise from the present 43 per cent to almost 50 per cent.

Adjoined by four other London boroughs, Lewisham occupies a key position on important transport routes (radial and orbital) within London and between London, Kent and Sussex.<sup>4</sup> These transport routes connect the borough to the rest of London, including the significant employment centres of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley, as well as the key sites for the 2012 Olympics. Proposals for new and upgraded transport services will further enhance these connections.

Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary.<sup>5</sup> Lewisham, Catford, New Cross and Deptford are identified as opportunity areas in The London Plan and are expected to be able to accommodate substantial new jobs and/or homes. The borough also contains two strategic industrial locations (Bromley Road and Surrey Canal Road).

The borough is primarily residential in nature, characterised by 20th century suburbs in the south to older Victorian neighbourhoods in the north. These extensive areas of housing are punctuated with a network of small and large town centres, local shopping parades, employment areas of varying quality and job density, many parks and green spaces, and railway corridors, and are overlaid by a range of heritage assets. This includes 27

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<sup>3</sup> GLA 2011 Round of Demographic Projections, borough population estimated to be 273,007

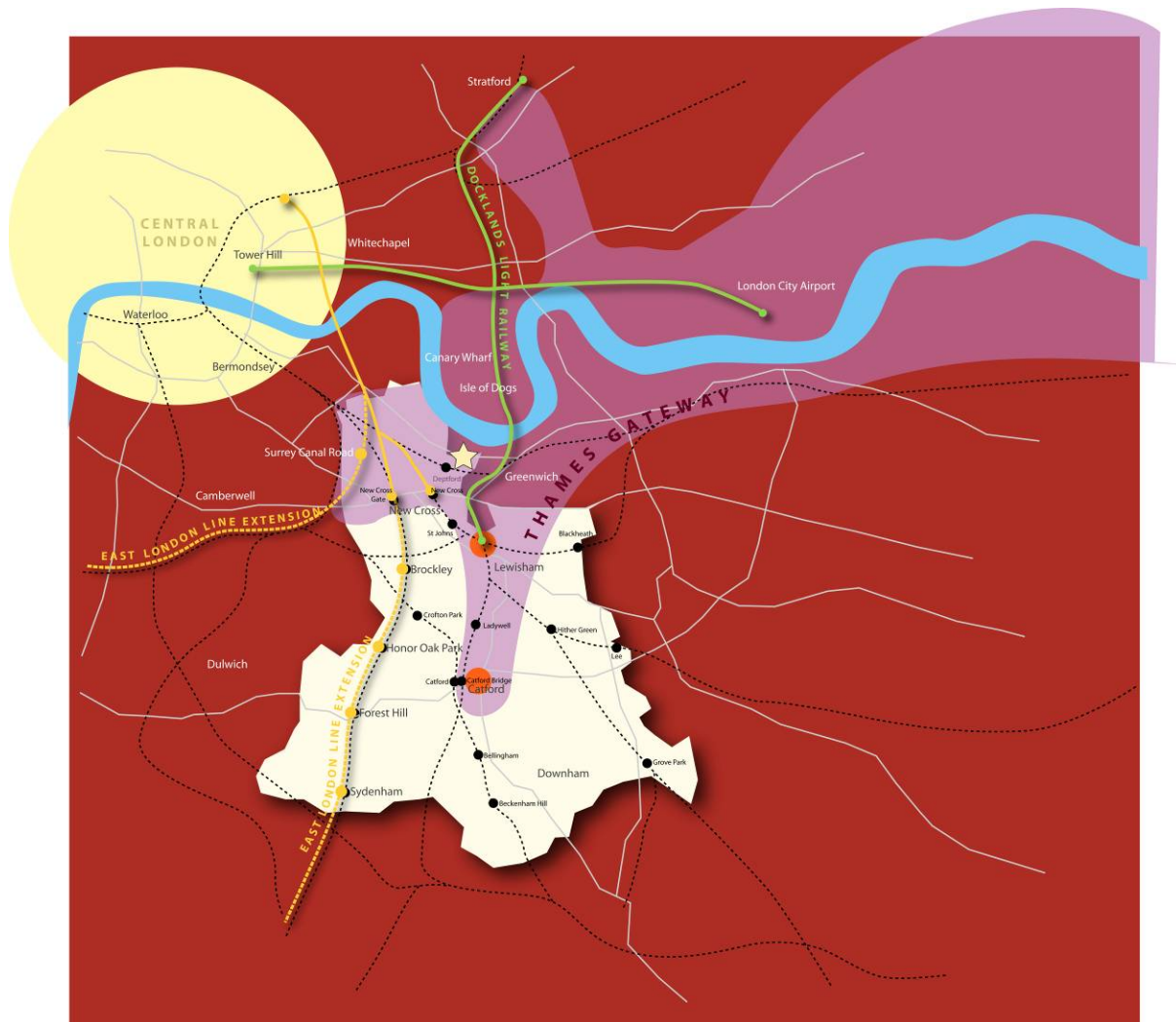
<sup>4</sup> Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

<sup>5</sup> As designated in the Sustainable Communities Plan, Sustainable Communities: Building For The Future, 2003

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

The borough falls within the catchment of the River Ravensbourne and its tributaries, along which are located many significant areas of green space, including Waterlink Way. Some parts of the borough fall within an area of flood risk, although importantly most of the borough is protected by flood defences, including the Thames Barrier.

**Figure 2.1 London Borough of Lewisham in context**

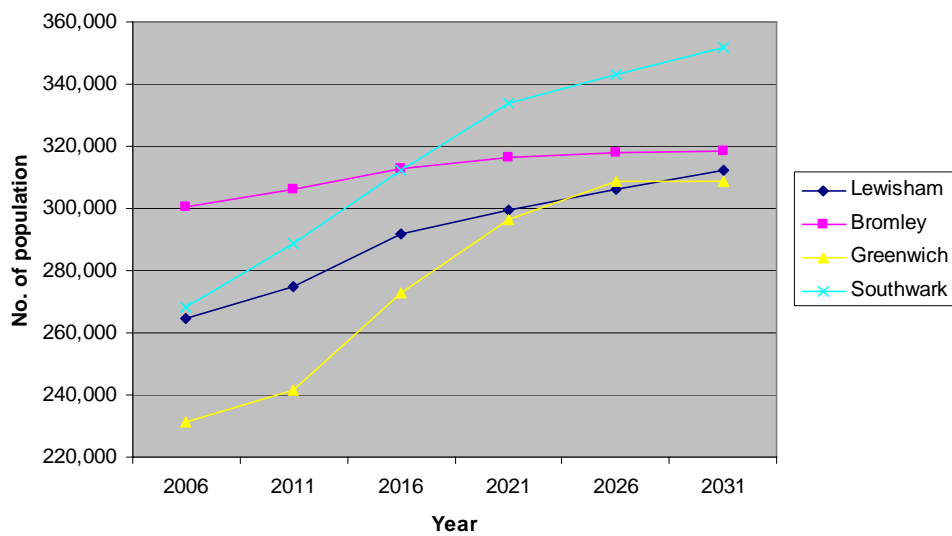


## 2.2 Population and households (current and projected)

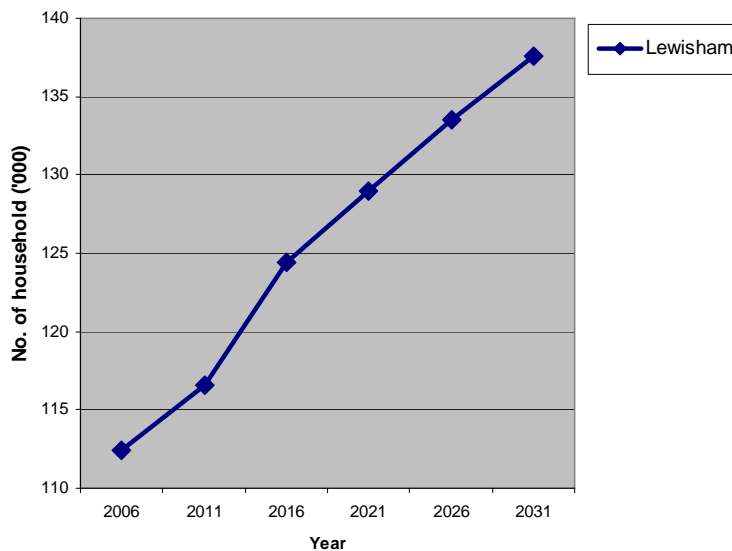
The Greater London Authority (GLA) estimates the borough population to be 273,000. Between 2006 and 2031:<sup>6</sup>

- the overall population of Lewisham will increase by nearly 18 per cent or an additional 47,483 people
- the number of households will increase from approximately 112,400 to 137,600, representing a 20 per cent increase, which is in line with the growth of Greater London. Growth will be concentrated within the Evelyn and New Cross wards in the north of the borough and the Lewisham and Catford town centres.

**Figure 2.2 Projected population and population change in 2006 and 2031 (in thousands)**



**Figure 2.3 No. of households 2006-2031**



<sup>6</sup> GLA 2011 Round of Demographic Projections



### 2.3 Population (age and sex)

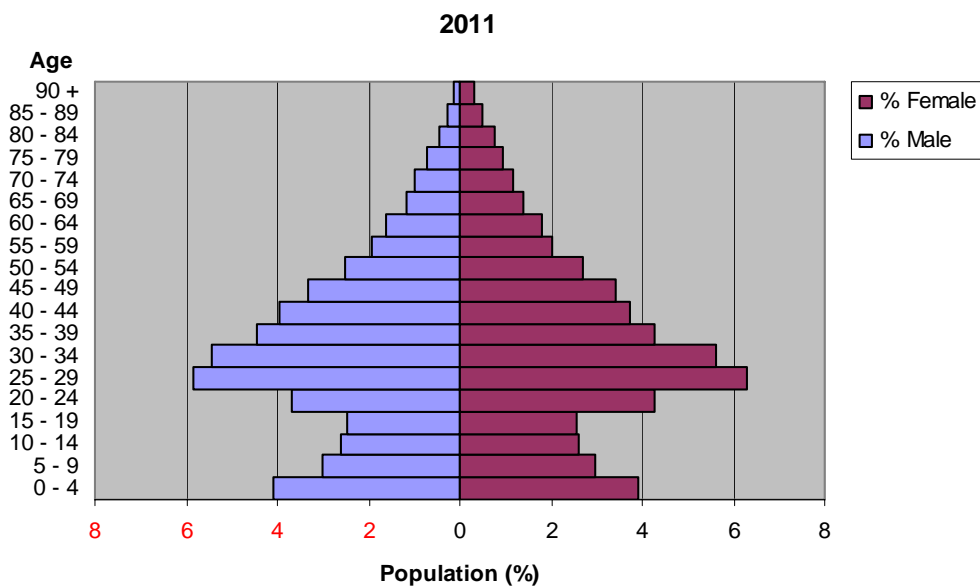
The GLA Population Projections published in 2010 show Lewisham has a relatively young age structure when compared to the UK and Greater London.

- Just under a fifth of the population was under 15 years.
- Nearly three quarters of the population was younger than 45 years.
- Just over one in ten of the population are above current retirement age.<sup>7</sup>

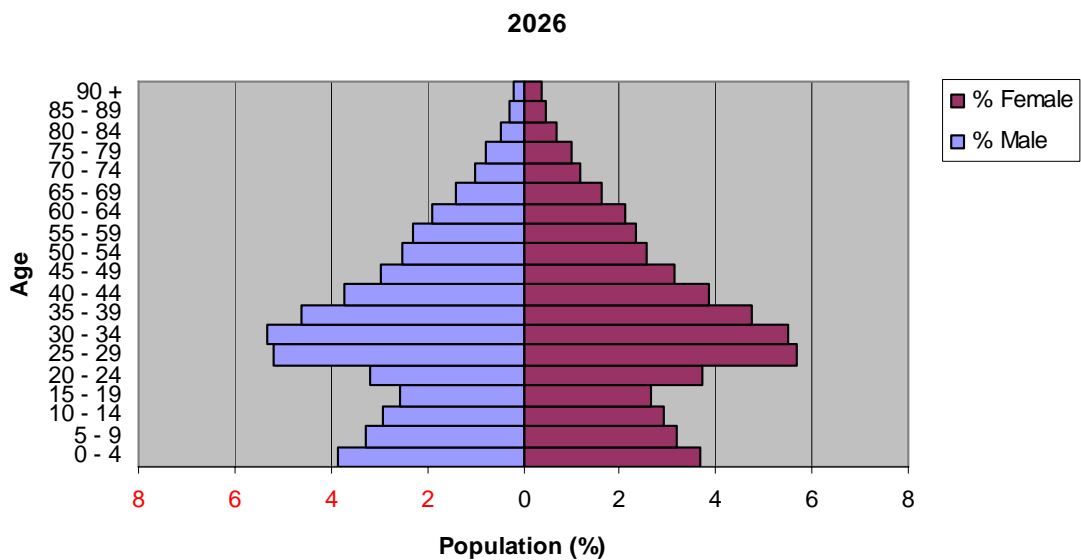
By 2026, the GLA projects the total population of Lewisham will reach 306,191.

- A fifth of the population will be under 15 years.
- 70 per cent of the population will be younger than 45.
- Just under one in ten of the population will be above current retirement age.

**Figure 2.4 Age and sex of population in Lewisham 2011**



**Figure 2.5 Age and sex of population in Lewisham 2026**



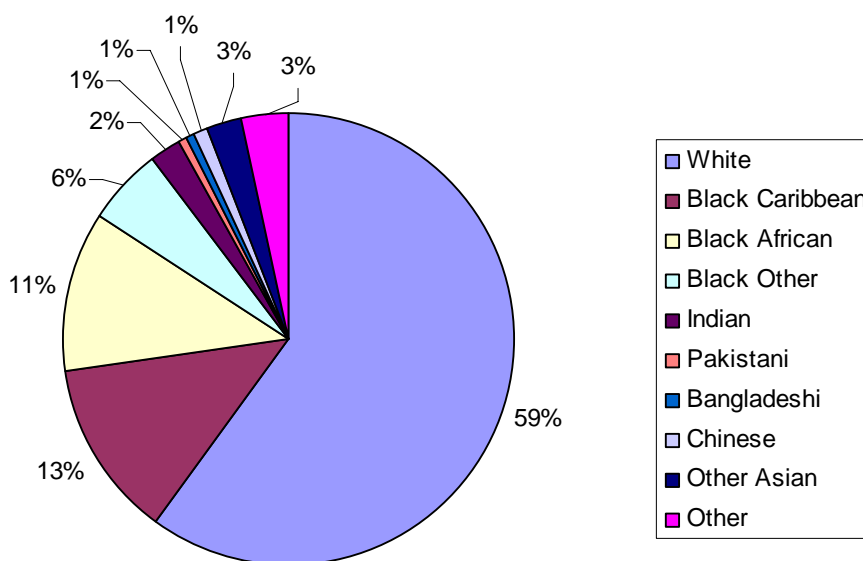
<sup>7</sup> 60 for women and 65 for men

## 2.4 Ethnic composition

Lewisham is host to a population of very diverse origins.<sup>8</sup>

- Nearly 60 per cent of Lewisham's population is in the White category.
- The Black Caribbean and Black African category is the second largest group, double the London average of 14 per cent.
- The combined Black, Asian and Minority Ethnic (BAME) category represents 40 per cent, which is higher than the London average of 34 per cent.

Figure 2.6 Ethnicity of Lewisham in 2010



## 2.5 Indices of Deprivation

The most recent Indices of Deprivation for England were released at the end of March 2011, and are largely based on information gathered from national data sets. The English Indices of Deprivation 2010 use 38 separate indicators, organised across seven distinct domains of deprivation which can be combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2010 (IMD 2010).<sup>9</sup>

In relative terms, Lewisham remains amongst the most deprived local authority areas in England. In the overall Index of Multiple Deprivation or IMD (the combined score from all the indices), Lewisham was the 31<sup>st</sup> most deprived of all Local Authorities (one being the most deprived). This means that as a local authority, Lewisham is within the 20 per cent most deprived Local Authorities in the country. In 2007 Lewisham was ranked 39<sup>th</sup>, so although the current ranking is lower a number of authorities that were within the 20 per cent most deprived nationally, no longer exist such as Easington, Penwith and Wansbeck.

<sup>8</sup> GLA 2010 Round Ethnic Group Projections

<sup>9</sup> The seven domains are Income, Employment, Health and Disability, Education Skills and Training, Barriers to Housing and Other Services, Crime and Living Environment

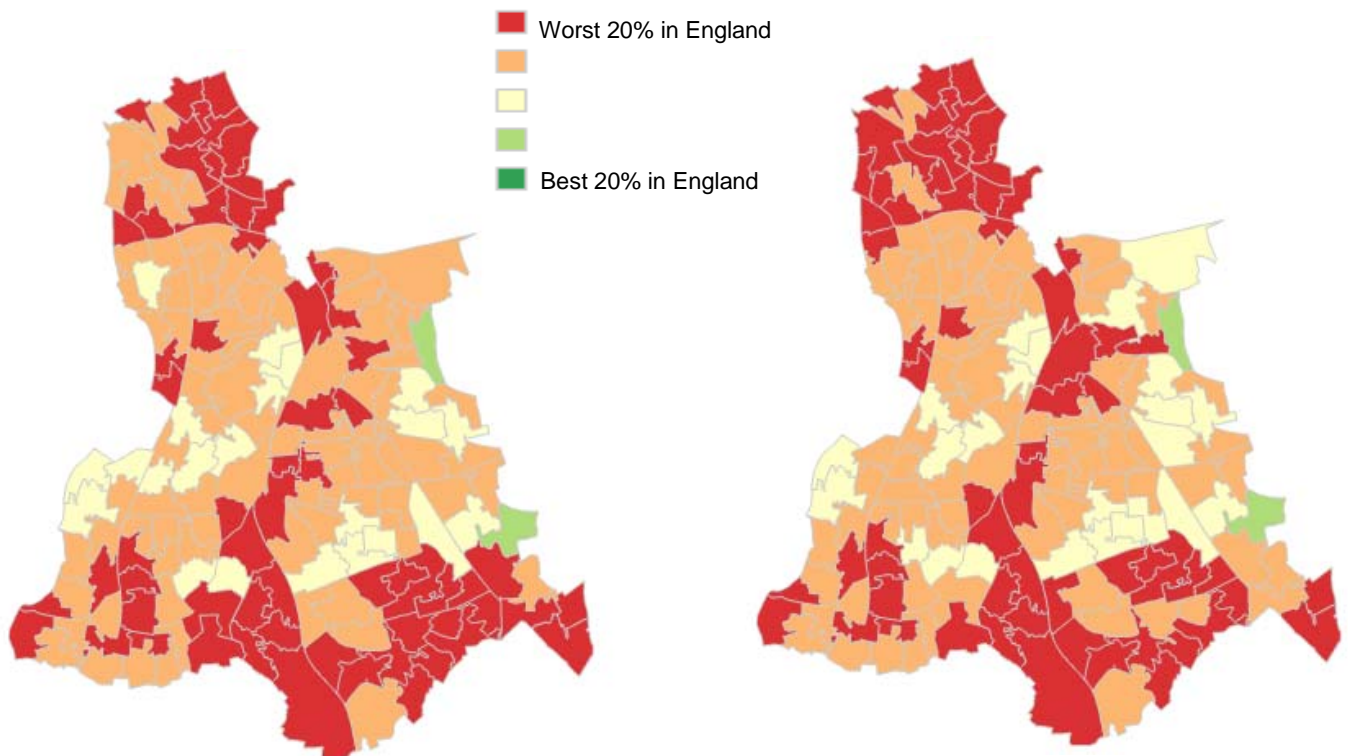
The proportion of Local Super Output Areas (LSOAs) in the bottom 20 per cent nationally has decreased slightly. Of Lewisham's 166 Lower Super Output Areas (LSOAs) 38 per cent were in the 20 per cent most deprived in England, compared with 38.6 per cent in 2007 and 33 per cent in 2004. Only five of these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

In addition to the IMD overall score and rank, each Local Authority is ranked against seven domains and two supplementary indices. Although relative to other local authorities Lewisham is deemed as more deprived, deprivation has not increased in all domains. Relative levels of deprivation have increased in the domains of Health, Barriers to Housing, Crime and Disorder and Income Deprivation affecting Older People. However, deprivation levels within individual domains and indices vary greatly.

**Figure 2.7 Overall deprivation 2010 compared to 2007 (combined deprivation score)**

### Overall IMD 2010

### Overall IMD 2007



Income: Lewisham was ranked as the 31<sup>st</sup> (28<sup>th</sup> in 2007) most deprived, placing the borough within the 10 per cent most deprived with respect to this measure. Of Lewisham's LSOAs 12 per cent are in the 10 per cent most deprived and income deprivation is a particular problem in Bellingham, Downham and Evelyn, although Blackheath, Forest Hill, Lewisham Central, Sydenham, Telegraph Hill and Whitefoot also had at least one LSOA which was classified within the 10 per cent most deprived.

Employment: Lewisham was ranked the 35<sup>th</sup> most deprived local authority, which was an improvement from 2007 when it was ranked 31<sup>st</sup>. Only three LSOAs were in the 10% most deprived, they were located in Bellingham, Lewisham Central and Rushey Green. Evelyn is also experiencing notable employment deprivation.

Health and disability: Deprivation related to health and disability has, relative to other areas of the country increased since 2007. Previously only three LSOAs in the borough were in the worst 10 per cent in this domain. However this has now risen to six, with a concentration in Lewisham Central and Rushey Green. Pockets of deprivation also exist in Downham and Whitefoot.

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

Barriers to housing and services: Deprivation related to barriers to housing and services remains widespread across the borough, with areas within every Lewisham ward being in the 20 per cent most deprived. Of Lewisham's LSOAs, 19.9% are in the 10 per cent most deprived (12.7% in 2007) and deprivation is a particular problem in Evelyn and New Cross, although 89.2 per cent of all LSOAs are in the 20 per cent most deprived for this domain.

Crime and disorder: Crime deprivation is also widespread across the borough and Lewisham is more deprived than in 2007. Of Lewisham's LSOAs, 60.2 per cent are in the 20 per cent most deprived. Notably, Lewisham performs poorly in the lowest 10% nationally too, as 24.1 per cent of Lewisham's LSOAs are in this percentile. Crime deprivation is a particular problem in Blackheath, Brockley and Downham.

Living environment: Deprivation of this kind is generally high across Lewisham. Of Lewisham's LSOAs, 107 are in the bottom 20 per cent, however this a decrease from 2007 (when it was 125). Five wards (Brockley, Lewisham Central, Perry Vale and Rushey Green) have all of their LSOA's in the bottom 20 per cent and a further four wards have at least 75 per cent of their LSOA's in the bottom 20 per cent.

Income deprivation affecting children: Deprivation is seen for this domain across the majority of the borough. Bellingham, Downham and Evelyn are the most deprived wards.

Income deprivation affecting older people: Deprivation is also widespread across the borough. Of Lewisham's LSOAs 43.4% are in the bottom 20 per cent. Bellingham, Evelyn, and New Cross are the most deprived wards.

## **Conclusions**

The latest Indices of Deprivation presents a mixed picture for Lewisham. The overall IMD score is lower than 2007 which indicates improvement, however nationally the borough has a poorer ranking which can only be partly explained by a reduction in the total number of local authorities. Therefore it is reasonable to assume that although progress in terms of

deprivation have been made in the borough, these improvements have been outstripped by other areas.

Of particular concern are the Housing and Crime domains whose deteriorations can seemingly be felt by residents throughout the entire borough, with clusters of the population suffering the severest level of this type of deprivation. Additionally as the source data for this analysis mainly dates back to 2008, Lewisham is yet to be impacted in the employment domain by the current and impending public sector job losses. This is also likely to be the case in other domains which will reflect the cuts to public services which are likely to affect Lewisham residents more than the average national population.

Whilst there have been some positive developments these should be measured across the bigger picture which illustrates that further progress needs to be made for Lewisham's relative deprivation to improve.

### 3. Planning policy framework

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

#### LDF progress in 2010/11

- A revised **LDS** was approved by the Mayor of London and adopted by Lewisham's Mayor and Cabinet on 23 September 2010.
- The **Core Strategy**, the principal LDF document, was submitted to the Secretary of State for approval in October 2010 and following a successful Examination in Public in February 2011 was found sound in March 2011.
- The **Site Allocations** 'further options' plan was publicly consulted during October to December 2010.
- The **Lewisham Town Centre Area Action Plan** was publicly consulted during March to May 2011.
- The **Planning Obligations Supplementary Planning Document** was adopted by the Council in January 2011.
- Publication of a range of detailed LDF **evidence base reports** including the Tall Buildings Study, Ravensbourne River Corridor Improvement Plan, Lewisham Characterisation Study, Infrastructure Delivery Plan.

#### 3.1 What is the LDF?

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

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

- [Local Development Scheme](#) – The LDS is the LDF work programme which sets out what documents will be prepared and the key dates for preparation, public consultation and adoption (Version 5 adopted 23 September 2010).
- [Statement of Community Involvement](#) – the SCI shows how the Council will involve the community in the preparation, alteration and review of LDF documents and in planning application decisions (adopted July 26 July 2006).
- [Annual Monitoring Report](#) – the AMR sets out information on whether the Council is meeting, or is on track to meet, the key dates published in the LDS for the production of LDF documents, and whether the policies in the adopted development plan are achieving their targets (this document is published in December each year).

The LDF policy based documents are:

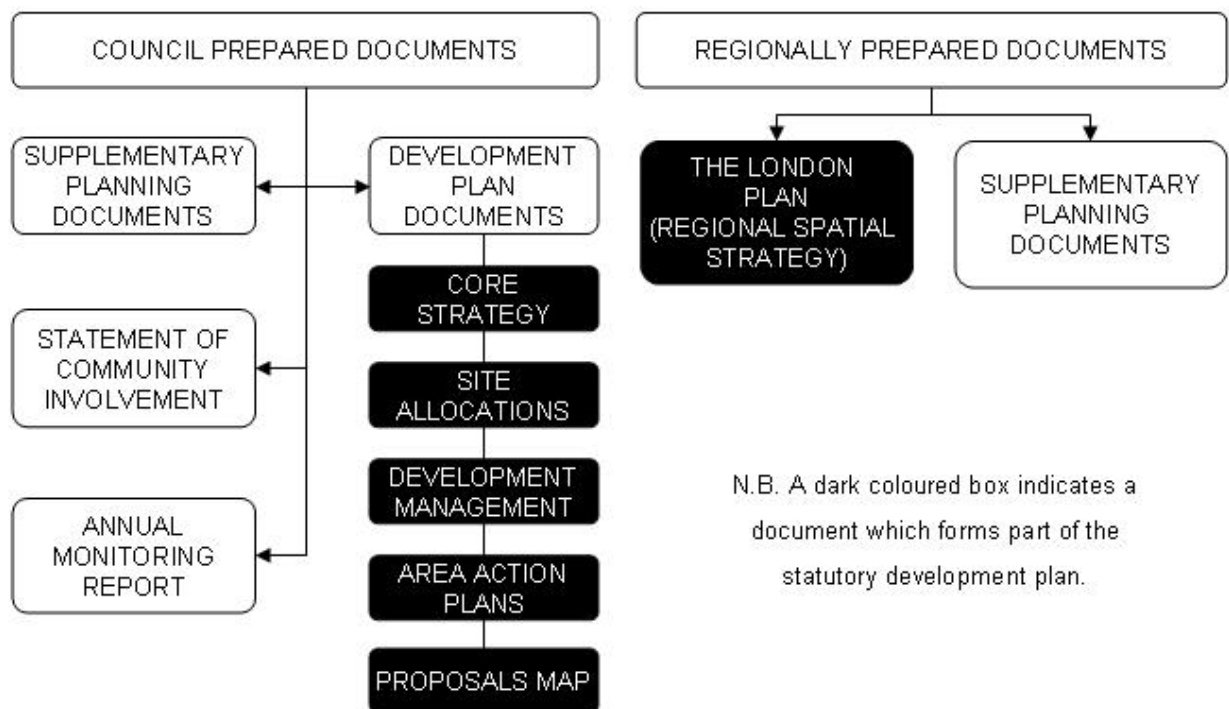
- Development Plan Documents (DPDs) which include the following:
  - [Core Strategy](#)
  - [Site Allocations](#)
  - [Development Management](#)
  - Area Action Plans for the [Lewisham](#) and [Catford](#) town centres
- [Supplementary Planning Documents](#) (SPDs) which provide additional detail on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

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

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

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

**Figure 3.1 Lewisham’s planning framework**



### 3.2 Lewisham’s LDS

The timetable for preparing the LDF is set out in the Local Development Scheme (LDS). A revised LDS was approved by the Mayor of London and adopted by Lewisham’s Mayor and Cabinet on 23 September 2010. This AMR for 2010/11 monitors the progress of planning policy document production against the milestones set out in this LDS.



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

### 3.3 LDF progress in 2010/11

All the key milestones set out in the LDS (Version 5) for the reporting year were achieved and are set out in Table 3.1. Commentary on each LDF document is also provided.

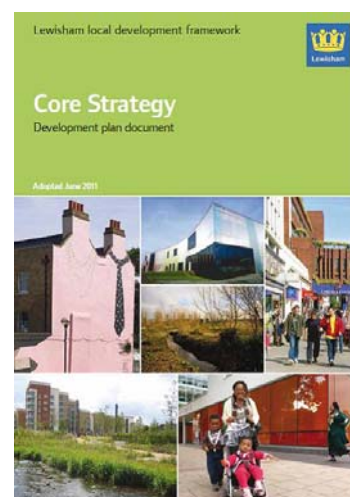
**Table 3.1 Progress against the LDS**

Document	Key milestones	Met	Comment
<b>Core Strategy</b>	<b>February/March/April 2010</b> Publication of submission version	☺	Consultation from 17 February to 3 April 2010
	<b>October 2010</b> Submit to the Secretary of State	☺	Council submitted the Core Strategy to the Secretary of State for an Examination in Public (EiP) by an independent Planning Inspector on 29 October 2010
	<b>December 2010</b> Pre-Hearing meeting	☺	The Pre-Hearing took place 6 December 2010
	<b>January 2010</b> Hearing or EiP	☺	The EiP took place 1 and 2 February 2011. Dates were set by the Planning Inspector after submission.
	<b>April 2011</b> Inspector's report	☺	Inspector's report received on 10 March 2010, one month ahead of schedule.
<b>Site Allocations</b>	<b>October/November 2011</b> Further Options consultation	☺	Public consultation from 25 October to 5 December 2010.
<b>Lewisham Town Centre Area Action Plan</b>	<b>April/May 2011</b> Further Options consultation	☺	Public consultation from 21 March and 3 May 2011.

#### 3.3.1 Core Strategy DPD

All LDS key milestones were met. The Core Strategy submission version was published, the plan was submitted to the Secretary of State for approval and the Examination in Public (to determine whether the Core Strategy was 'sound') took place. The Council also received the Planning Inspector's report ahead of schedule.

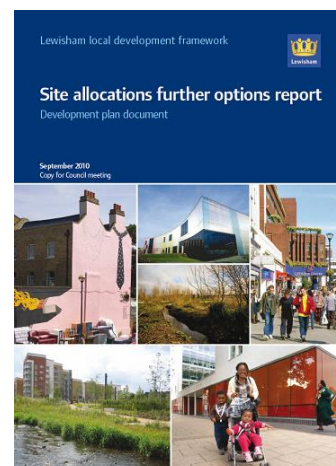
The Lewisham Mayor and Cabinet recommended adoption of the Core Strategy on 11 May 2011 and the full Council adopted the Core Strategy on 29 June 2011. As of 29 June 2011, the Core Strategy replaced many UDP policies and is now part of the development plan for the borough.



### 3.3.2 Site Allocations DPD

The Site Allocations document will identify sites to deliver the housing target for Lewisham and the other objectives identified in the Core Strategy. The key LDS milestone was met and public consultation on 'further options' took place during October to December 2010.

The next key milestone is to undertake public consultation on the pre-submission version or draft plan programmed for October to November 2011. At the time of writing there will be a delay in meeting this timetable. The Site Allocations DPD includes an allocation for a gypsy and traveller site in the borough. Some uncertainty was created by the Mayor for London removing the pitch allocation for gypsy and travellers for each borough from The London Plan and the new Coalition Government's consultation on the revision to the Gypsy and Traveller circular. In the meantime the Council has undertaken specific and targeted consultation on this issue which will continue during 2010/11. The timetable has therefore been revised while these policy issues are clarified.



### 3.3.3 Lewisham Town Centre Area Action Plan

The key LDS milestone was met and public consultation on 'further options' took place between 21 March and 3 May 2011. The main issues raised as part of the consultation were:

- Cumulative impact of development proposals
- Design of existing proposals
- Provision of adequate social, green and physical infrastructure, particularly schools
- Provision of family-sized housing rather than a predominance of 1 and 2 bedroom flats
- Provision of publicly accessible open space
- Improving the range and quality of local shops
- Ability of the new road layout that will replace the roundabout to cope with traffic.



The Council will now address these concerns as it prepares a pre-submission or draft plan. A final round of consultation is scheduled to take place in March 2012 before the plan is submitted to the Secretary of State for approval by September 2012.

### 3.3.4 Development Management DPD

There were no key milestones identified in the LDS during the AMR reporting year. The LDS has a published timetable including public participation on 'further options' in July and August 2011. This key milestone was not met. The reason for the delay is related to the various revisions to the planning system proposed by the Coalition Government including the replacement of all Planning Policy Statements with a single National Planning Policy Framework and the proposed reforms identified in the Localism Bill. The timetable has therefore been delayed while these national policy issues are clarified.

### **3.3.5 Catford Town Centre Area Action Plan**

There were no key milestones identified in the LDS during the AMR reporting year. Catford town centre is one of the key areas within the borough with significant potential for regeneration. The Council's ambition is for major improvements to the shopping centre, pedestrian, traffic and transport infrastructure, plus new housing and public amenities.

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

### **3.3.6 Supplementary planning documents**

#### *Planning Obligations*

The Planning Obligations SPD was adopted by the Lewisham Mayor and Cabinet in December 2010 and adopted by the full Council on 24 January 2011.

#### *Deptford Creekside*

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

### **3.3.7 Evidence base reports**

The Council continued to prepare and publish a range of evidence base reports to support the policies contained in the Core Strategy as well as the full range of LDF documents currently being prepared. The following reports were published in 2010/11.

#### *Tall Buildings Study*

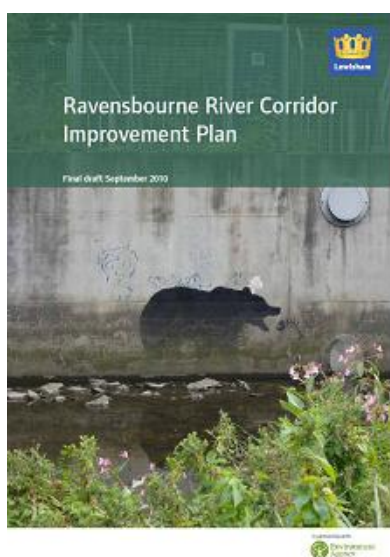
This study supports the Core Strategy policy on tall buildings. Using the methodology developed by the Commission for Architecture and the Built Environment (CABE) and English Heritage, its purpose is to assess whether particular locations are suitable for tall buildings. The suitability of different locations was analysed as well as the constraints and any mitigation measures needed to ensure tall buildings make a positive contribution to a site and its wider character.

### *Ravensbourne River Corridor Improvement Plan*

This plan has been prepared in partnership with the Environment Agency and assesses the river environment from Catford to the River Thames at Deptford and identifies how development and local initiatives can enhance its quality. As well as providing the evidence for policies set out in the Core Strategy, the plan provides guidance to residents, developers, designers, planners and others. It forms an action from the Environment Agency's Thames Catchment Flood Management Plan to successfully manage flood risk.

### *Borough-wide Character Study*

This study provides a description of the physical form of the borough, its origins, places, streets and buildings to inform an understanding of the particular attributes which make the Lewisham borough what it is today. The study provides the evidence for policies set out in the Core Strategy and acts as a general reference document for the council and residents, developers, designers, planners and other stakeholders.



### *Infrastructure Delivery Plan*

The IDP represents the Council's current understanding on infrastructure issues and was prepared in consultation with those responsible for delivering infrastructure throughout the borough. This includes:

- physical infrastructure such as transport, utilities, waste, and flood defence
- social infrastructure such as education, health, leisure, estate renewal and emergency services
- green infrastructure such as parks, allotments, cemeteries and church yards.

The IDP is accompanied by a schedule in order to identify infrastructure needs and costs (including where possible phasing of development), funding sources and responsibilities for delivery. It also identifies those projects that are considered essential for the delivery of the Core Strategy.

### **3.4 Impact of Localism and other government changes**

The Coalition Government will introduce more local decision making on a range of matters and have introduced a Localism Bill into Parliament. It is anticipated that the Localism Bill will become an Act during 2011/12. The Government highlights the main benefits of the Bill to include:

- Empowering local people
- Freeing local government from central and regional control
- Giving local communities a real share in local growth
- A more efficient and more local planning system.

The Localism Bill contains provisions that will amend the planning system and the way plans and other documents are prepared and adopted. This will impact the way Council prepares its future AMR by providing flexibility in the choice of indicators and targets that are monitored and reported.

## **4. Regeneration and growth areas**

### **4.1 Introduction**

This chapter of the AMR looks at the regeneration and growth areas identified in the Core Strategy. The areas that will accommodate the majority of growth in residential, employment and retail development over the plan period of 2011 to 2026. The growth areas are Lewisham and Catford town centres, Deptford, including Deptford Creekside, and New Cross/New Cross Gate. Specifically the Core Strategy allocates five strategic sites that will play a crucial role in regenerating the north of the borough by creating new places and enabling a transformation of the wider area. The five strategic sites are shown on Figure 4.1 and are Convoys Wharf, Surrey Canal Triangle, Oxestalls Road, Plough Way and Lewisham Gateway. The full range of regeneration projects taking place across the borough is shown in Figure 4.2.

### **4.2 Lewisham Town Centre**

#### **4.2.1 Area action plan**

The council is preparing the Lewisham Town Centre Area Action Plan (AAP) to guide development and implement the vision to transform Lewisham into a shopping and leisure destination of exceptional quality, offering a strong focus for community identity and cohesion. See Chapter 3 for progress on the AAP.

#### **4.2.2 Lewisham Gateway strategic site**

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

- shops, restaurants, bars and cafes
- new leisure facilities
- space that could be used by Lewisham College and a healthcare centre
- up to 800 new homes
- a new urban park, focused on the newly-opened-up Ravensbourne and Quaggy rivers
- a town square
- easier pedestrian access from the rail, bus and DLR stations to the high street
- a relocated and larger bus interchange.

Since October 2007, when the Council's Strategic Planning Committee approved the outline planning application, legal negotiations have been continuing between the Council, the London Development Agency and the private developer. The economic situation of the last few years has added an extra level of complexity to those negotiations, and a recent extension to the development agreement means that the developer now has until the end of 2013 to finalise detailed planning approval for the first phase of development and to start works on site.

In the meantime, all of the sites and buildings needed to deliver the scheme have been purchased and the necessary road closure orders agreed. The disused buildings on the sites to the north of Rennell Street and alongside the bus station have been replaced by



temporary landscaped gardens to significantly improve the appearance of this part of the town centre until development begins.

#### 4.2.3 Other Lewisham Town Centre sites

##### *Loampit Vale (Renaissance)*

During the monitoring year work started on the redevelopment of the Loampit Vale sites known as Renaissance. This will provide a mixed use development comprising 788 homes, a leisure centre incorporating swimming pools, 1,800 sq.m. of commercial space for shops, businesses and creative industries and an on-site Energy Centre. The development is in a series of buildings rising in height from 5 to 24 stories and transforms the western entry point to the town centre.



Artistic impressions of the completed development at Loampit Vale including the new Leisure Centre (above)

##### *Prendergast Vale College*

The listed Lewisham Bridge Primary School is currently being redeveloped as a completely new school to be known as Prendergast Vale College. Construction began in December 2010 and works are due to be completed in September 2012. The listed building will be restored and integrated into the design. The energy efficiency of the College is significantly enhanced by its adjacency to the Loampit Vale Renaissance development and its on-site Energy Centre.



Prendergast Vale College after completion

The school will be all-age, pupils can enter at nursery age and go through to age 16. The school will have a capacity of 835, consisting of 25 full-time-effective nursery, 210 primary, and 600 secondary pupils.



## 4.3 Catford Town Centre

### 4.3.1 Area action plan

The Council will set out its vision for Catford as 'a lively, attractive town centre focused around a high quality network of public spaces' in the Catford Town Centre AAP. See Chapter 3 for progress on the area action plan.

### 4.3.2 Other Catford Town Centre sites

In early 2010 the Council purchased Catford shopping centre from St Modwen Properties at a cost of £11.52 million. The deal sees the ownership of freehold and leasehold interests in and around the centre transfer from St Modwen to Catford Regeneration Partnership Ltd, a wholly-owned company set up by the Council, which will be responsible for managing the shopping centre and kick-starting a regeneration programme by attracting private sector investment. Tesco is in discussions with the Council regarding the redevelopment of the shopping centre, including a new Tesco store and new residential development above.

Work is continuing with Transport for London (TfL) to find a solution for the South Circular that enables the first phase of development in the Tesco area, whilst ensuring that the long term goal of re-routing the road to the south of Council's Laurence House building is still achievable in the future.

Development proposals for the former Catford Greyhound Stadium site (not under the ownership of the Council) are currently on hold, affording the opportunity to enter into discussions with the Homes and Communities Agency as landowners about possible joint-working.

The Council has successfully obtained £125,000 from the Mayor of London's Outer London Fund for the purpose of developing designs and carrying out feasibility surveys to explore how Catford Broadway could provide a better environment for businesses, residents and shoppers.

## 4.4 Deptford and New Cross

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

### *Deptford Lounge*

Work continued during 2010/11 on the Deptford Lounge - Deptford Town Centre's new landmark building and public square. This includes a new building for Tidemill Primary School, Council AccessPoint, Library, café, meeting rooms and flexible working spaces for hire. The development also includes new homes, nine units for the creative industries and a gallery space. Works were completed in November.



### *Wavelengths Leisure Centre*

Works were completed on an extension to the leisure centre as well as improved parking arrangements in nearby streets.

### *Deptford Train Station*

Work began in March 2011 on replacing Deptford train station. This will see a new building, with stair and lift access to both platforms and a new station forecourt to Deptford High Street. The station is expected to be completed by summer 2012.



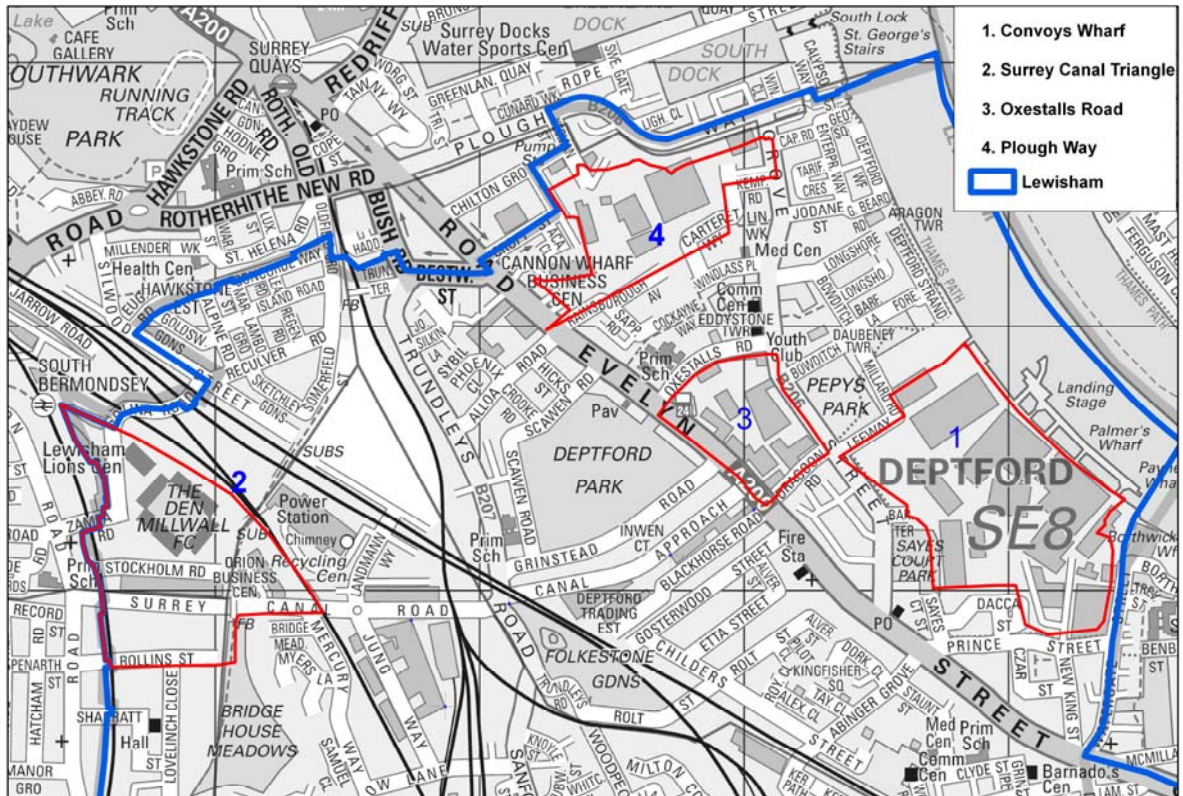
### *Kender Triangle*

The Kender Triangle project involved enhancing the street environment and public realm by removing the gyratory system and reinstating two-way traffic at Queens Road and New Cross Road. This has resulted in street reclamation and better spaces for residents, pedestrians and cyclists. The project was implemented by the Council in partnership with TfL.



## 4.5 Strategic sites

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



### 4.5.1 Convoys Wharf

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

#### *Progress on delivery*

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

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

- Up to 3,514 new homes, including a range of different tenures – social rented, shared ownership and private
- New public squares and open space



- The opening up of Deptford's riverside and provision for the continuation of the Thames Path across the entire site
- 19,100 sq.m. of employment space, which might include offices and research and development space
- 30,000 sq.m. of leisure space, including a new hotel
- 32,200 sq.m. for wharf related uses
- 15,000 sq.m. of new cultural and community space
- 6,400 sq.m. of retail space
- 4,520 sq.m. of restaurants and bars.



It is anticipated that the planning application will be considered by a planning committee late in 2011. If the Council is minded to grant planning permission it will need to be referred to the Mayor for London for agreement. If all permissions are granted development is likely to be built in three phases over a 10 year period.

#### **4.5.2 Surrey Canal Triangle**

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

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

##### *Progress on delivery*

The developer, Renewal New Bermondsey Ltd, submitted an outline planning application for a comprehensive mixed use redevelopment in February 2011 and the application was revised in July 2011. Proposals seek to create a regional and local centre for sporting excellence. The proposal retains the Millwall Football Stadium, Guild House and Rollins House, with the remainder of the site being redeveloped. The application includes the following:

- Up to 2,400 new homes, including a range of different tenures – social rented, shared ownership and private (between 15,000 and 190,00 sq.m.)
- New public squares and open space

- Between 10,000 and 15,000 sq.m. of business space
- Between 4,260 and 15,800 sq.m. of leisure and entertainment space
- Up to 10,000 sq.m. for a hotel (120 to 150 beds)
- 32,200 sq.m. for wharf related uses
- Between 400 and 10,000 sq. m. of new cultural and community space allowing for a multi-faith centre, GP facilities and a children's nursery
- Up to 3,000 sq.m. of retail space
- Up to 3,000 sq.m. of restaurants and bars and 300 sq.m. of hot food take away.

A new railway station at Surrey Canal Road was originally included as part of the London Overground extension between Surrey Quays and Clapham Junction at a cost of £10 million. The station was initially to be provided through funding from the Department for Transport but this was not forthcoming. The developer for the site will now provide funding for the station as part of the planning permission. The Council has allocated £1.5 million to improve access routes to and from the station in anticipation of it being built.

The outline planning application was considered by the Council's Strategic Planning Committee on 13 October 2011 who granted planning permission. The application is now referred to the Mayor for London for agreement. If all permissions are granted development is likely to be in several phases over a 15 year period.

#### 4.5.3 Oxestalls Road

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

##### *Progress on delivery*

An application for the site known by the developer City and Provincial plc as 'The Wharves Deptford' was submitted in January 2010. The Council's Strategic Planning Committee considered the application on 15 September 2011 and resolved to grant planning permission. The application has now been referred to the Mayor of London. If permission is granted the proposal will be developed in three phases over an eight year period. The application includes the following:

- 905 new homes, including a range of different tenures – social rented, shared ownership and private



View of the water body



View of The Grove

- New open space and landscaping along the route of the former Surrey Canal
- 3,686 sq.m. of retail space
- 8,725 sq.m. of employment/business space, to include offices
- 742 sq.m. of new cultural and community space
- 2,057 sq.m. of mixed retail and community space
- 515 sq.m. of bar space
- 668 sq.m. of leisure and entertainment space.

#### **4.5.4 Plough Way**

The Plough Way site comprises three main areas: Cannon Wharf; Marine Wharf East and West and sites on Yeoman Street and Croft Street. The site is bound by Evelyn Street, Grove Street, Plough Way, Chilton Grove, Croft Street, Carteret Way and Rainsborough Avenue. The site is located in the north-western corner of the borough adjacent to the border with the London Borough of Southwark. Plough Way incorporates four separate development sites as detailed below.

##### *Marine Wharf West*

In November 2010 the Council resolved to grant planning permission to an application submitted by Berkeley Homes to provide a range of new buildings of between 1 to 8 storeys in height to accommodate:

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

The scheme is currently being implemented.



##### *Marine Wharf East*

An application covering this site for employment use has been submitted, but is not being pursued at this time.

### *Cannon Wharf*

An application submitted by London Business Centres was approved by the Council's Strategic Planning Committee in June 2011. The scheme includes:

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

### *19 Yeoman Street*

Pre-application discussions are currently taking place on a mixed use development on this site, which will need to integrate with the other Plough Way strategic site schemes.

## **4.6 Policy implications**

Physical regeneration is a relatively long term undertaking, starting with ideas and vision, progressing through the formal planning policy process; then the development management process before finally moving onto implementation. The AMR is part of the feedback loop whereby information about progress on the route to implementation is reported. It is not always easy to identify single or multiple causes of events in the whole planning process, however, set out below are the first thoughts on how current planning policy is working in the regeneration and growth areas.

The cranes on the horizon in Lewisham Town Centre tell an encouraging story about regeneration implementation. The Loampit Vale scheme is under construction and is providing much needed new homes, a new leisure centre and swimming pool, an energy centre and the first carbon neutral homes in Lewisham.

However, the effects of the economic recession have undoubtedly influenced planning practice and the art of regeneration. Financial viability issues and bank lending policies have contributed to delaying schemes such as the proposals for the redevelopment of the former Catford Greyhound Stadium site and Lewisham Gateway. It is hoped that as the economy recovers these schemes will become viable in the near future.

As the decisions are made on the planning applications for the strategic sites identified in the Core Strategy account has had to be taken of financial viability issues affecting in particular the provision of business space and affordable housing. There are always balanced decisions to be made in planning and part of the monitoring process is to review how things are progressing against policy objectives. The current approach of a pragmatic negotiation based on open book viability information is considered appropriate until the economic situation improves. Even though proposals may not meet the full planning policy objectives a decision on the balance of advantage to going ahead and providing the new affordable homes and jobs has to be made. The planning approach at present is to encourage redevelopment as far as practicable while putting in place legal agreements to revisit the provision of affordable housing over the phasing of schemes. If the financial viability situation improves the Council will require more affordable housing as the schemes progress.



**Table 4.1 Summary of progress on Core Strategy strategic sites**

<b>Site</b>	<b>Progress 2010/11</b>	<b>Progress 2011/12</b>	<b>Forecast completion</b>
<b>Convoys Wharf</b>	Planning application lodged December 2010	Revised planning application lodged July 2011 and Council decision expected end 2011	Pending approval, Stage 1 expected to be completed 2016/17
<b>Surrey Canal Triangle</b>	Planning application lodged February 2011	Revised planning application lodged August 2012 and Council resolved to grant planning permission October 2011	Stage 1 expected to be completed 2013/14
<b>Oxestalls Road</b>	Planning application lodged January 2010	Council resolved to grant planning permission September 2011	Stage 1 expected to be completed 2012/13
<b>Plough Way</b> Marine Wharf West	Council resolved to grant planning permission November 2010	The scheme is being implemented	Stage 1 expected to be completed 2013/14
<b>Plough Way</b> Marine Wharf East	No progress at this stage	TBC	TBC
<b>Plough Way</b> Cannon Wharf	Planning application lodged	Council resolved to grant planning permission June 2011	Stage 1 expected to be completed 2013/14
<b>Plough Way</b> Yeoman Street	Pre-application discussions	Pre-application discussions	Stage 1 expected to be completed 2016/17
<b>Lewisham Gateway</b>	Buildings demolished and temporary landscaping completed	On-going negotiations between developer, Council and government agencies to 'kick start' scheme	Stage 1 expected to be completed 2015/16

Figure 4.2 The full range of regeneration projects taking place in the borough



## 5. Providing new homes

This chapter of the AMR looks at current housing characteristics of the borough and reports on the amount and different types of housing provided in 2010/11. The relevant policy directions are to ensure housing provision addresses need by providing a range of tenures, dwelling sizes and accommodation types for those with specific accommodation needs.

### 5.1 Lewisham today

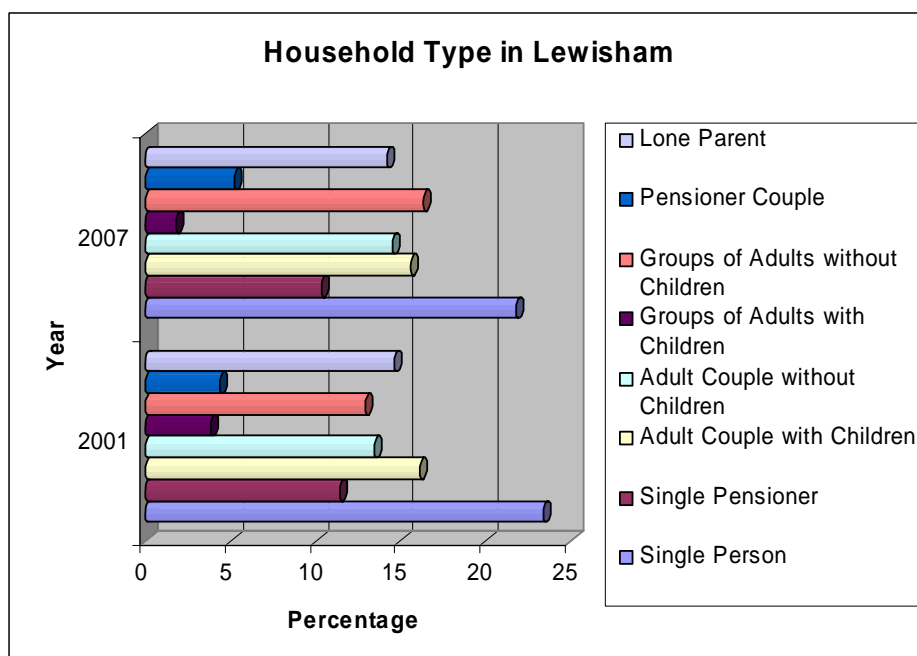
This section of the AMR looks at key facts and figures and the influences this may have on providing suitable housing for existing and new residents.

#### 5.1.1 Household and accommodation types

The total number of households in Lewisham is 114,900.<sup>10</sup> Figure 5.1 compares the household type in 2001 and 2007. This shows a slight decline in single people, single pensioners, and group of adults with children and a larger decline in adults with children. However, there was a corresponding increase of adult couples without children.

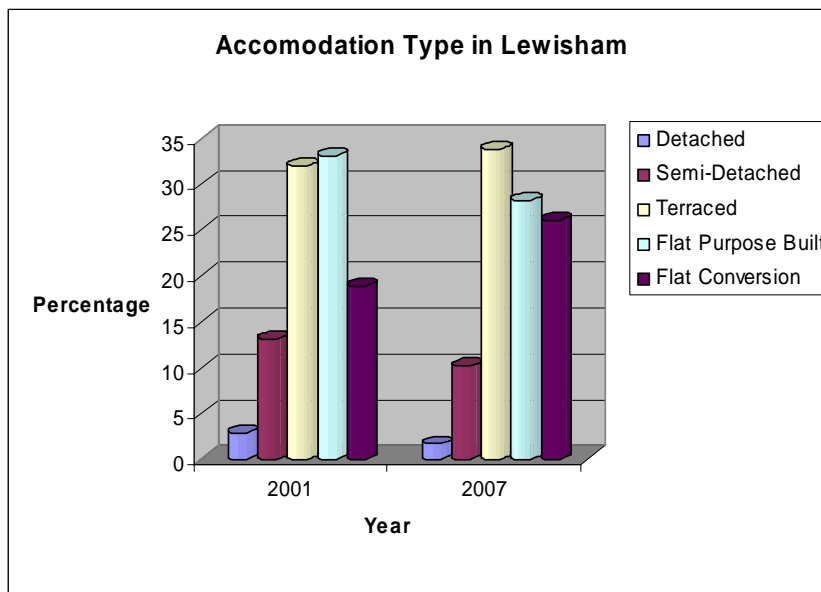
Figure 5.2 compares the accommodation type from the 2001 Census with the results of the 2007 Lewisham Household Survey for the Strategic Housing Market Assessment (SHMA). This shows a decline in the proportion of detached and semi-detached property and a significant increase in the proportion in converted flats.

**Figure 5.1 Household type in Lewisham 2001 and 2007**



<sup>10</sup> 114,999 dwelling stock by tenure condition, March 2008, Neighbourhood Statistics, ONS

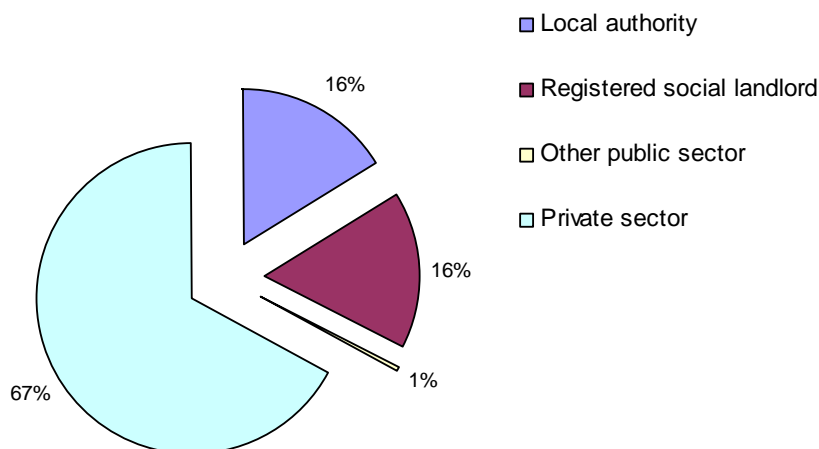
**Figure 5.2 Accommodation type in Lewisham 2001 and 2007**



**5.1.2 Housing tenure**

Figure 5.3 shows the results of the 2007 Lewisham Household Survey for the SHMA which indicates the housing tenure structure has changed significantly since 2001. There has been a major shift towards the private rented sector which has more than doubled in proportion. As a consequences there has been a decline in all other sectors with a significant decline in owner occupation with a mortgage and in the social rented sector. It is considered that the increase in private rented sector was a result of the increase in the buy-to-let market in recent years. Lewisham has the highest level of private rental accommodation in the sub-region, which may be related to a number of factors including price discounts compared to other boroughs, migration, the nature of the labour market and good transport links.

**Figure 5.3 Housing tenure in Lewisham**

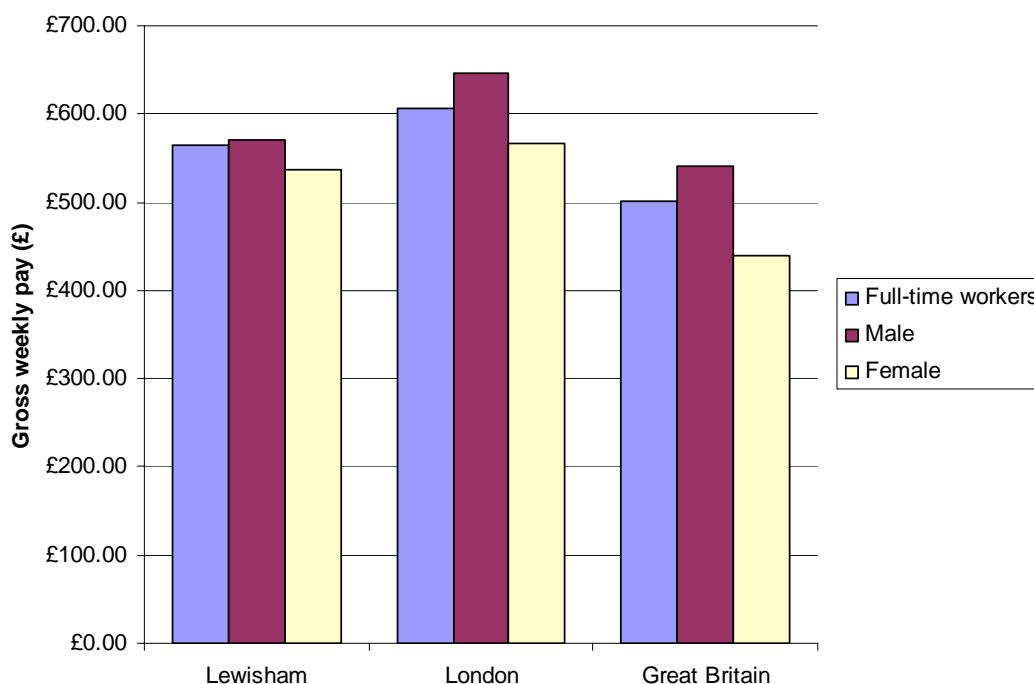


### 5.1.3 Household income

Figure 5.4 shows the average mean earnings in Lewisham for 2010 was £564.40 per week. This was lower than the London average of £606.80 per week, but higher than the Great Britain average of £501.80. Male workers in Lewisham earned 13.3 per cent less than average male earnings in London while females earned 5.7 per cent less of the female London average.

According to the Greater London Authority’s Borough Profile 2011, the average gross annual income of Lewisham (£30,000) was lower than that of both Inner London (£34,000) and Greater London (£32,000).

**Figure 5.4 Full time workers income in Lewisham 2010**



### 5.1.4 House prices

Based on Land Registry data, the housing price in Lewisham has increased steadily between May 2010 and December 2010, and has declined slightly for the period January to April 2011. Figure 5.5 and Table 5.1 shows the housing price index of Lewisham is lower than the London average, and the average housing price in Lewisham is still lower than the Greater London region. Figure 5.6 shows the price breakdown of household type.

The current economic recession has meant a downturn in the housing market. Good value mortgages have become difficult to find as borrowing rates have soared and many lenders are demanding a larger deposit, impacting affordability. The recession since 2008 caused housing prices across the UK to fall, but prices in Lewisham have since recovered most of that fall and are now at largely the same level as seen at the peak in early 2008.

Figure 5.5 House price index comparison Lewisham compared to Greater London

Figure 5.6 Lewisham household breakdown

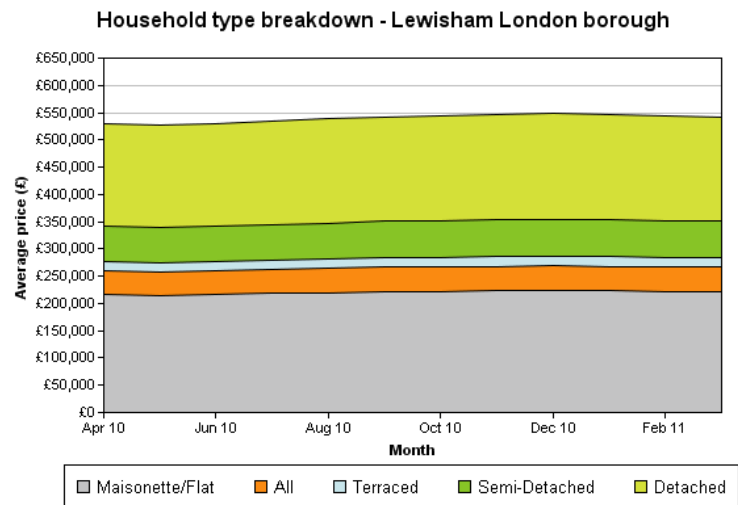
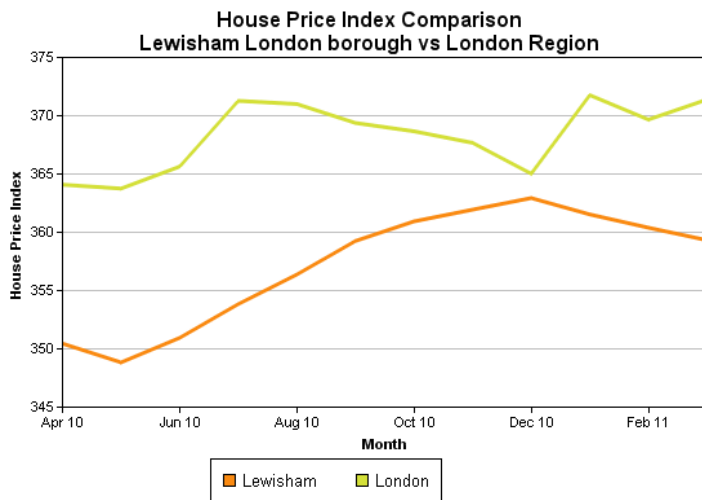


Table 5.1 Housing price index comparison between Lewisham and London (April 2011)

Month	Lewisham		Greater London	
	Index	Average	Index	Average
		Price (£)		Price (£)
April 2010	350.2	259,897	364.5	335,634
May 2010	349	259,029	364.2	335,349
June 2010	351.3	260,702	366.2	337,160
July 2010	353.9	262,635	371.6	342,142
August 2010	356.3	264,465	371.3	341,879
September 2010	358.8	266,309	369.8	340,525
October 2010	360.4	267,448	369.3	340,056
November 2010	361.6	268,402	368	338,819
December 2010	362.8	269,250	365.3	336,333
January 2011	361.8	268,525	372	342,496
February 2011	360.8	267,758	369.4	340,132
March 2011	361.5	268,317	365.8	336,828

Source: Land Registry, 2011



## 5.2 What we found out in 2010/11

### 5.2.1 Supply of new homes

Indicator	Increase supply of new homes
Target	<ul style="list-style-type: none"> <li>975 dwellings annually<sup>11</sup></li> <li>9,750 dwellings from all sources over the period 2007-8 to 2016-17</li> </ul>
Target met	YES
Data	Tables 5.2, 5.3, Figure 5.7

Indicator	Net additional dwellings in future years
Targets	<ul style="list-style-type: none"> <li>Net additional housing expected to come forward over a 15 year period</li> <li>Expected number of dwellings likely to be completed in the current year (2011/12)</li> <li>Five year supply of net additional dwellings from ready to develop sites</li> </ul>
Targets met	YES
Data	Tables 5.4, 5.5 and Figures 5.8, 5.9

#### Data analysis

The London Plan requires a total of 9,750 additional dwellings from all sources to be completed between 2007/8 and 2016/17 or 975 annually. This is made up of:

- 859 from conventional supply (self-contained dwellings, net supply)
- 43 non-self contained dwellings (net supply)
- 73 vacant dwellings brought back into use.

Lewisham recorded the following completions for 2010/11

- 1,096 additional dwellings from all sources (121 above the target of 975)
- 728 new self-contained dwellings (131 below the target of target 859)
- 0 non-self contained dwellings
- 368 vacant dwellings brought back into use (295 above the target of 73)

The London Plan 2008 housing target was reviewed as part of the draft replacement London Plan (consulted in October 2009). The new London Plan was adopted on 22 July 2011 and the housing target for Lewisham is now 11,050 additional dwellings from all sources for the period 2011 to 2021.<sup>12</sup> This is made up of:

- 1,088 new self-contained dwellings
- 17 non-self contained dwellings (net supply).

Table 5.2 shows the plan period housing capacity targets for Lewisham from The London Plan. Table 5.3 and Figure 5.7 show the net additional dwellings over the previous reporting years. Since 2004/05 there have been 7,104 additional dwellings provided against a target of 6,825, an average of 1,014 a year.

<sup>11</sup> London Plan 2008

<sup>12</sup> This target will be used as the housing target indicator in the AMR from 2011/12

Table 5.2 Plan period and housing targets

Plan period and housing targets	Planned housing provision	Source	Target
	1/4/2007 to 31/3/2017	The London Plan	9,750
	1/4/2011 to 31/3/2026 <sup>13</sup>	The London Plan	16,575

Figure 5.7 New homes from all sources 2004/05 to 2010/11

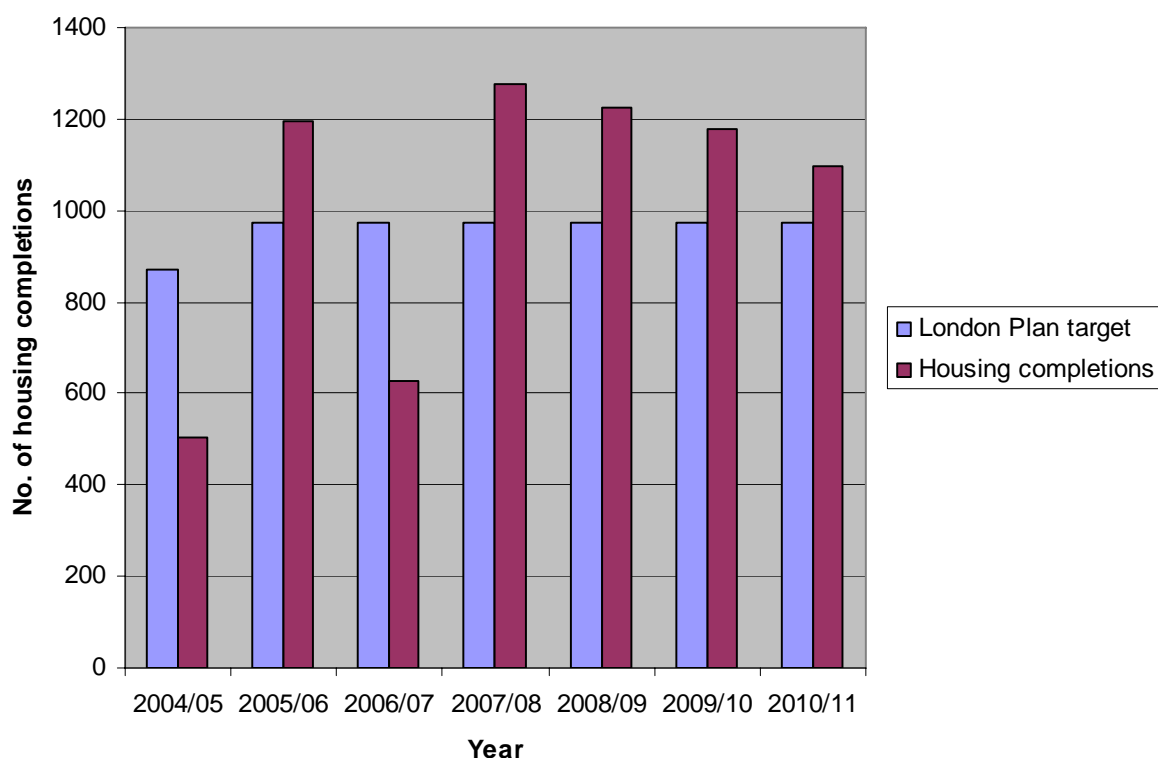


Table 5.3 Net additional dwellings between 2004/05 to 2010/11

Year/Source	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	Total	Target
Conventional supply <sup>14</sup>	503	967	347	978	909	782	728	5,214	859
Vacant dwellings	N/A	230	281	300	314	397	368	1,522	73
Non-self contained dwellings	0	0	0	0	0	0	0	0	43
<b>Total (per year)</b>	<b>503</b>	<b>1,197</b>	<b>628</b>	<b>1,278</b>	<b>1,223</b>	<b>1,179</b>	<b>1,096</b>	<b>7,104</b>	<b>6,825</b>
<b>Total (cumulative)</b>	<b>503</b>	<b>1,700</b>	<b>2,328</b>	<b>3,606</b>	<b>4,829</b>	<b>6,008</b>	<b>7,104</b>		
<b>Target (total)</b>	<b>870</b>	<b>975</b>	<b>975</b>	<b>975</b>	<b>975</b>	<b>975</b>	<b>975</b>		

<sup>13</sup> London Plan 2011 target rolled forward

<sup>14</sup> New dwellings (net supply)



Table 5.4 and Figures 5.8 and 5.9 summarises the projected annual total of net additional dwellings capable of being delivered each year to 2026/27 (a 15 year period) through a housing trajectory. This is in accordance with the requirements outlined in the Government's Planning Policy Statement 3 Housing (PPS3). Table 5.5 outlines those sites with ten or more dwellings that Lewisham expects to be developed in the identified five year period.

The housing trajectory shows<sup>15</sup>

- 7,756 dwellings or an average of 1,551 dwellings per annum are forecast to be provided over the next five years (2011/12 to 2016/17)
- The five year supply exceeds the five year target of 5,525 dwellings or 1,105 dwellings per annum (and exceeds the target of 1,088 dwellings from conventional supply)<sup>16</sup>
- The five year supply of housing land equates to approximately 86.8 hectares.
- 16,775 additional net dwellings are projected to be built over a 15 year period, an average of 1,118 a year.
- 1,404 net new dwellings are forecast to be completed in the current monitoring year 2010/11 from 51 sites with 10 or more dwellings.
- An annualised target for new dwellings is provided for the next five years.

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

- identified those sites already under construction that are expected to be implemented within the five year period
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented within the five year period
- identified those sites allocated through the Core Strategy, the UDP, and the emerging Site Allocations and Lewisham and Catford town centre area action plans, that are expected to come forward in the five year period.<sup>17</sup>

Over the next 5 to 10 year period (2011/12 to 2020/21) it is forecast that the borough will be able to meet and exceed its housing delivery targets. Lewisham's housing trajectory shows that both past performance and projected total supply of additional dwellings are ahead of target. For the current financial year of 2011/12 it is forecast that housing delivery will be significantly above target. This is due to the large number of schemes being completed which were slowed or stalled when the economic recession hit in 2008.

It is expected that housing delivery will fall slightly in 2012/13 and then a strong supply of new housing will come on stream for the five year period 2013/14 to 2017/18. The key reasons for this are:

- The Lewisham Core Strategy has allocated five strategic sites in the borough for housing development providing certainty for 'available, deliverable and developable land' which account for approximately 80 per cent of the borough's forecast housing delivery.

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<sup>15</sup> All figures exclude windfalls

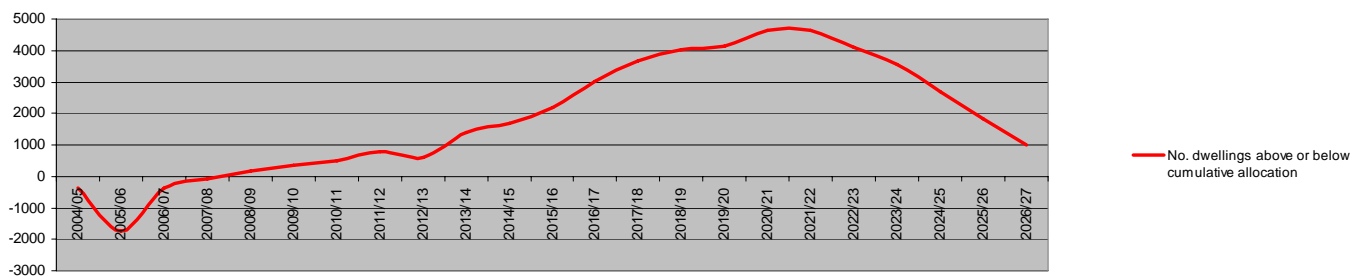
<sup>16</sup> London Plan 2011 target

<sup>17</sup> These sites were also identified through The London Housing Capacity Study and Strategic Housing Land Availability Assessment, prepared by the Greater London Authority in consultation with the London boroughs

- The emerging Site Allocations plan and the Lewisham and Catford town centre area action plans will further contribute to providing an up-to-date supply of development sites for housing.<sup>18</sup> This includes sites that are currently in the pre-application phase and are expected to come forward within the next three to seven years.
- Estate renewal and development by registered providers will continue, particularly for the Heathside and Lethbridge, Silwood, Kender and Excalibur estates.
- The approval of a number of schemes pre 2007-08 which are expected to be completed.

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

**Figure 5.8 Number of dwellings above or below cumulative allocation**

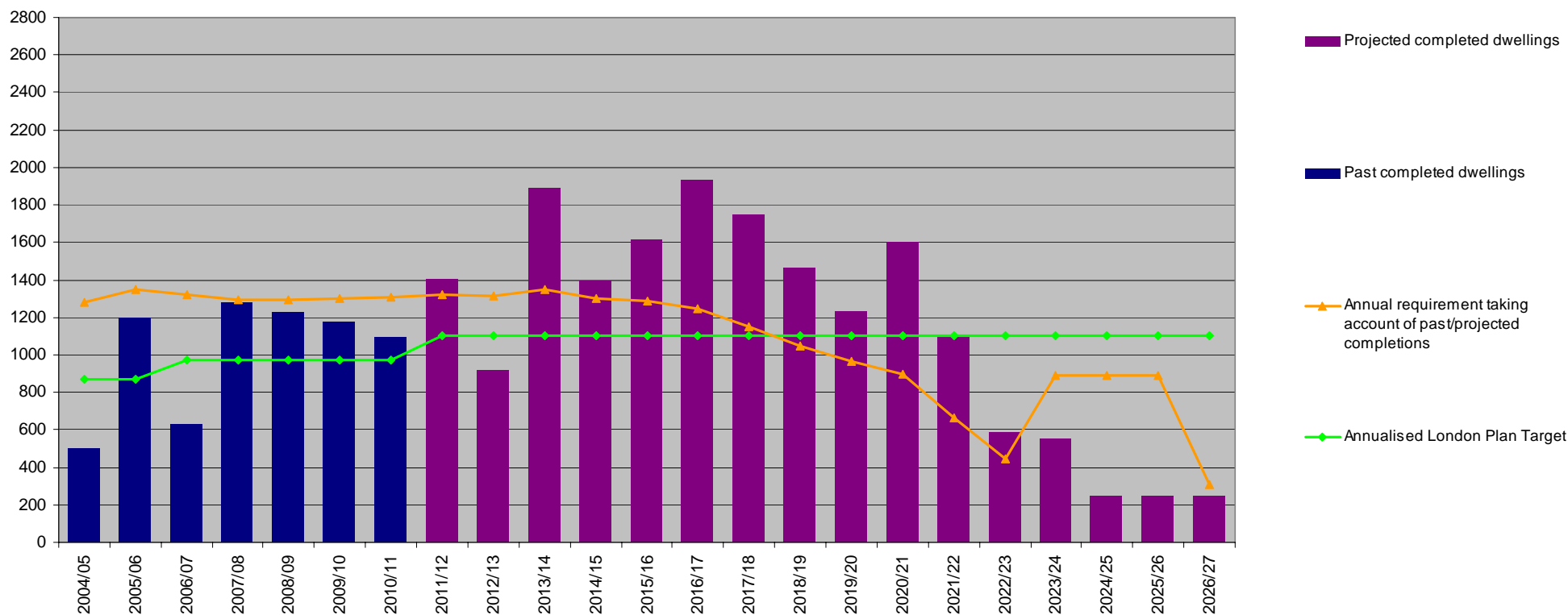


<sup>18</sup> The Core Strategy was adopted by the Council on 29 June 2011 and the other DPDs are scheduled for adoption from 2012

Table 5.4 Housing trajectory<sup>19</sup>

Indicator/Year	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Indicator/Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>Performance</b> (total/self-contained)																	
<b>Performance</b> (current year)	1,096 (728)																
<b>Projections</b>		1,404	920	1,888	1,399	1,618	1,931	1,745	1,468	1,230	1,599	1,096	586	554	247	247	247
(i) hectares		15.06	14.86	42.96	30.7	41.74	46.64										
(ii) annualised target		1,105	1,105	1,105	1,050	1,105	1,050										
<b>Managed delivery</b>		1,322	1,316	1,352	1,298	1,287	1,245	1,147	1,048	964	897	663	447	893	893	893	893

Figure 5.9 Housing trajectory



<sup>19</sup> Exact figures for years 2004/05 to 2009/10 can be found in Table 5.2

Table 5.5 Five year housing delivery 2012/13 to 2016/17 (large sites)

Five year supply - AMR 2010/11 All figures are <u>net</u> additional dwellings for each site					FIVE YEAR SUPPLY 1-5						TOTAL	
					1	2	3	4	5	1-5		
					12/13	13/14	14/15	15/16	16/17	Target 2012-2017	7756	
London Plan Targets (2011)	2011 - 2021 annual target. Dwellings from all sources.				1105	1105	1105	1105	1105	5525		
	Conventional supply				1088	1088	1088	1088	1088	5525		
	Completions from non-self contained (across all wards)				17	17	17	17	17			
	Vacant dwellings brought back into use (across all wards)				0	0	0	0	0			
Ward	Total	Site name/address	Size (ha)*	TOTAL	5 year conventional supply						5440	
Bellingham	156	Bell Green	1.1	156	156						156	156
Blackheath	183	Heathside and Lethbridge (Estate renewal)	6.06	183	82	101					183	183
Brockley	135	Seager (former distillery)	0.96	73		73					73	135
		Coulgate Street, Brockley Cross (180 Brockley Road)	0.19	20					20		20	
		Tanners Hill	0.54	42		42					42	
Evelyn	1973	Childers Street (SR House) (Childers St MEL)	0.2	84		84					84	1973
		Oxestalls Road	4.6	492		116	144	92	140		492	
		Plough Way (Marine Wharf West)	2.83	435	71	140	49	99	76		435	
		Plough Way (Cannon Wharf, 35 Evelyn Street)	3.58	311		66	97	66	82		311	
		Plough Way (19 Yeoman Street)	0.24	50					50		50	
		Convoys Wharf	16.96	364					364		364	
		73-79 Childers Street (Pride of Deptford)	0.09	22	22						22	
		50-52 Trundleys Road (Rival Envelope Co.)	0.46	102	102						102	
Thanet Wharf (Creekside Village East)	0.61	113					113		113			
Forest Hill	74	Tyson Road (Rear Christain Fellowship site)	0.91	74		74				74	74	
Grove Park	75	Former United Dairies	0.6	75		75				75	75	
Lee Green	130	Leegate Shopping Centre	1.53	130				130		130	130	
	1683	80-84 Nightingale Grove Hither Green (Mews Estate)	0.25	30		30					30	1683
		Nightingale Grove Hither Green (Driving Centre)	0.41	30			30				30	
		Nightingale Grove Hither Green (No. 35)	0.2	35		35					35	
		Nightingale Grove Hither Green (Nos. 37 to 43)	0.22	30				30			30	
		The Spotted Cow (Former PH), 104 Hither Green	0.11	16	16						16	
		Lewisham Gateway	3.8	534				267	267		534	
		Loampit Vale (E&W of Elmira Street)	1.84	604	227		196	181			604	
		58-64 Lee High Road	0.06	14			14				14	
		36-56 Lee High Road	0.06	22	22						22	
		Loampit Vale (W of Jerrard Street, TRd Ind Area)	1.03	306			100	106	100		306	
52-54 Thurston Road	0.12	62		62					62			
New Cross	1942	New Cross Hospital Site (Wardells Grove)	0.9	52	52						52	1942
		New Cross Gate Station Sites (nr Goodwood Rd)	0.67	148		148					148	
		489a New Cross Road	0.08	11	11						11	
		Kent and Sun Wharf	1.4	100					100		100	
		Giffin Street (Masterplan area)	1.17	400				200	200		400	
		Octavius Street/Deptford Station	0.87	115		58	57				115	
		Grinstead Road	1	199		75	124				199	
		Surrey Canal Triangle (Millwall)	10.74	525		265		260			525	
		Kender Estate (Estate renewal Phase 4)	1.36	200		100	100				200	
		Bond House, Goodwood Road	0.24	78		78					78	
Marlowe Business Centre, Batavia Road	0.52	114		114					114			
Rushey Green	718	Catford Shopping Centre	3.3	100				100		100	718	
		Catford Greyhound Stadium	5.4	589		200	200	189		589		
		Former Rising Sun PH, 88 Rushey Green	0.25	29	29					29		
Sydenham	62	Former Greyhound PH	0.31	40	40					40	62	
		11 Westwood Hill (Willow Lodge)	0.27	22	22					22		
Telegraph Hill	265	111 and 115 Endwell Road, Brockley Cross	0.36	40			20	20		40	265	
		5 St Norbert Road (Brockely Cross)	0.29	32	32					32		
		New Cross Gate NDC Centre	1.07	173			173			173		
		6 Mantle Road, Brockley Cross	0.12	20			20			20		
Whitefoot	360	Courts (335-357 Bromley Road)	0.54	117		117				117	360	
		Former Tiger's Head PH	0.21	36	36					36		
		Excalibur (Estate renewal)	6.17	207		35	75	97		207		
Small sites		Under construction and less than 10 dwellings		284								
TOTAL (large sites)		7756	86.8	8040	920	1888	1399	1618	1931	7756	7756	

## 5.2.2 Affordable housing

### Indicators and target

Indicator	An increased supply of affordable homes
Targets	<ul style="list-style-type: none"> <li>35% affordable housing on sites 0.5ha or larger or capable of providing 10 dwellings or more</li> <li>70:30 split between social rented and intermediate housing completions</li> </ul>
Targets met	Yes
Data	Table 5.6, Figures 5.10, 5.11

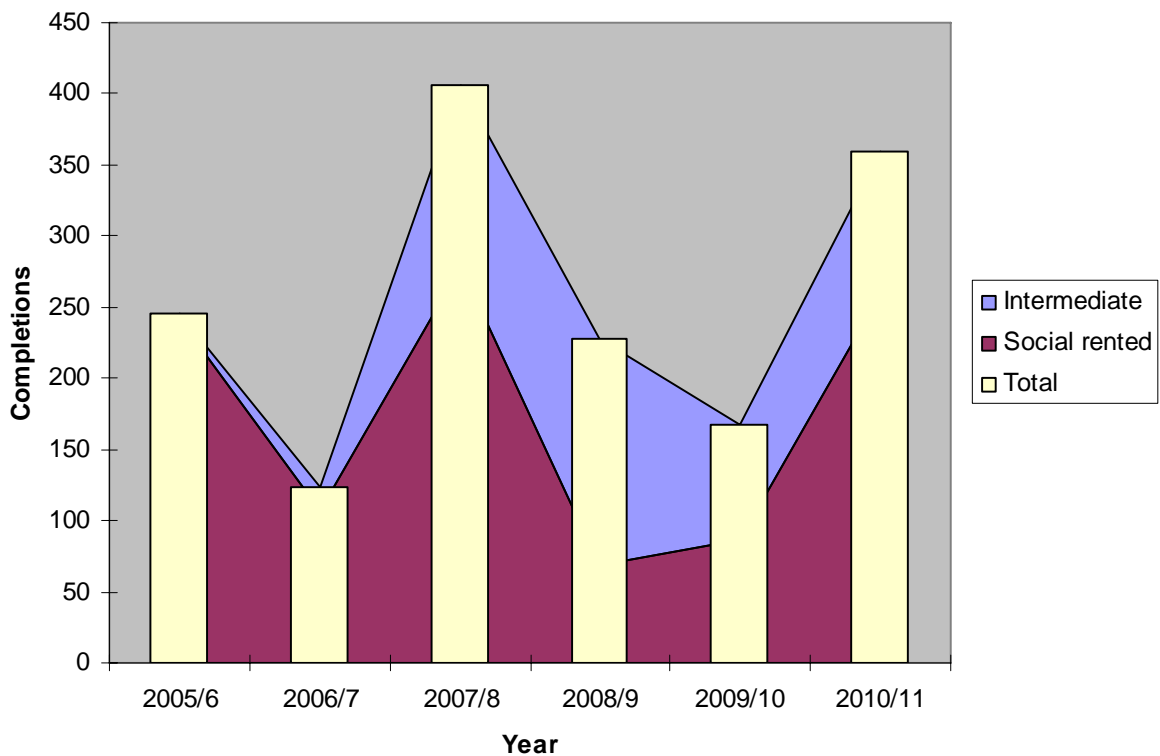
### Data analysis

The indicator measures the number of affordable homes, categorised as either social rented and intermediate, completed through new build, acquisitions and conversions.

Lewisham recorded the following completions for 2010/11

- 259 affordable dwellings (net) representing 49.3% of total housing (target of 35%)
- 72:28 ratio when comparing social rented to intermediate housing (target 70:30)
- 32.4% of housing provided since 2005/06 can be classified as affordable housing (target of 35%) and the ratio when comparing social rented to intermediate housing is 68:32

Figure 5.10 Affordable housing completions 2005/6 to 2010/11

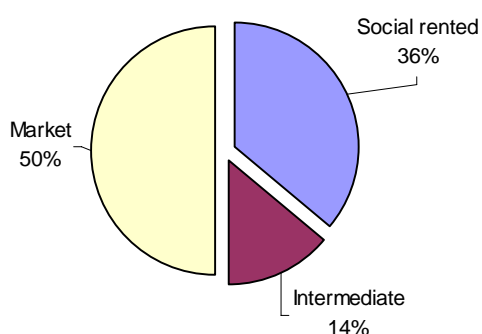


**Table 5.6 Affordable housing completions 2005/6 to 2010/11 (net)**

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	TOTAL
<b>Social rented</b>	242	107	278	69	87	259	<b>1,042</b>
<b>Intermediate</b>	4	16	128	159	81	100	<b>488</b>
<b>Ratio</b>	98:2	87:13	68:32	30:70	52:48	72:28	<b>68:32</b>
<b>Total affordable</b>	246 (25.4%)	123 (35.4%)	406 (41.5%)	228 (25.1%)	168 (21.5%)	359 (49.3%)	<b>1,530 (32.4%)</b>
<b>Total new dwellings (net supply)<sup>20</sup></b>	<b>967</b>	<b>347</b>	<b>978</b>	<b>909</b>	<b>782</b>	<b>728</b>	<b>4,711</b>

There were 259 affordable housing dwellings completed in the monitoring year representing 49.3 per cent of total housing (almost half) against a UDP target of 35 per cent. The Lewisham Core Strategy seeks to provide 50 per cent of all housing completions as affordable. Social rented accommodation provided 72 per cent of all affordable housing and intermediate housing 28 per cent.

**Figure 5.11 Housing tenure completions 2010/11**



Right: 2-36 Plassy Road, Catford, an affordable housing scheme providing 60 dwellings



<sup>20</sup> Conventional supply (new dwellings)

### 5.2.3 Mix in dwelling sizes

Indicator	Number and percentage of dwellings by bedroom size
Target	To provide a mix of dwellings by size
Target met	Yes
Data	Table 5.7, Figures 5.12, 5.13

#### Data analysis

A breakdown of completed new dwellings (gross) by type and bedroom size show the following for 2010/11

- Nearly 91% per cent of new dwellings are flats and studios
- Houses contribute 9%
- 1 and 2 bedroom dwellings accounted for the majority of completions (86.7%)
- 3+ bedroom dwellings accounted for 13.3% of total completions
- 15% of completed dwellings were 3+ bedrooms in both the social rented and private market sectors contributing to the supply of family accommodation

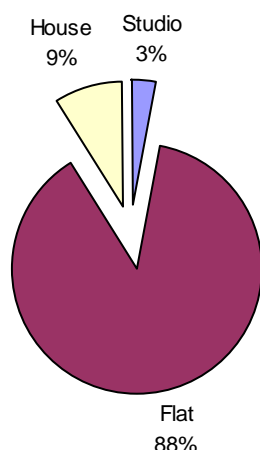
The breakdown in dwelling completions reflect the higher residential density of the borough, the limited availability of land for single dwelling houses and the higher price for land.

**Table 5.7 New dwellings (gross) by tenure and bedroom size 2010/11**

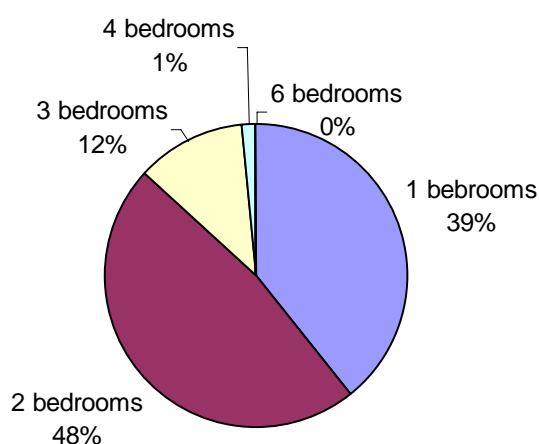
Housing tenure	Housing type	Gain Bedrooms						Total
		1	2	3	4	6	Total	
Social rented	Studio	7	0	0	0	0	7	259
	Flat	82	131	35	0	0	248	
	House	0	0	4	0	0	4	
Intermediate	Flat	42	56	0	0	0	98	100
	House	0	1	1	0	0	2	
Private market	Studio	18	0	0	0	0	18	468
	Flat	165	187	27	0	0	379	
	House	10	17	32	10	1	70	
	Live/Work	1	0	0	0	0	1	
Total	Studio	25	0	0	0	0	25	827
	Flat	289	374	62	0	0	725	
	House	10	18	37	10	1	76	
	Live/Work	1	0	0	0	0	1	
<b>Total (No.)</b>		<b>325</b>	<b>392</b>	<b>99</b>	<b>10</b>	<b>1</b>		
<b>Percentage</b>		<b>39.3%</b>	<b>47.4%</b>	<b>12%</b>	<b>1.2%</b>	<b>0.1%</b>		
<b>827 (100%)</b>								



**Figure 5.12 Net gain by housing type 2010/11**



**Figure 5.13 Bedroom size 2010/11**



#### 5.2.4 Gypsies and Travellers

Indicator	Net additional pitches (Gypsy and Traveller)
Target	Net additional pitches
Target met	On-going

#### Data analysis

Lewisham currently has no dedicated Gypsy and Traveller site following the closure of the Thurston Road, Lewisham Town Centre site to make way for the Lewisham Gateway redevelopment scheme.

The Mayor's London Plan (July 2011) does not set targets for the provision of pitches and instead directs local planning authorities to address the accommodation requirements and

pitch provision of Gypsy and Travellers locally through their LDF Development Plan Documents. The targets for pitch provision are to be based on robust evidence of local need which is to be tested through the process of consultation and public examination of local plans.

Lewisham's Core Strategy (adopted June 2011) contains a criteria based policy (Policy 2: Gypsies and Travellers) for assessing Gypsy and Traveller sites and also states that a site will be identified through the emerging Site Allocations DPD.

In addressing the housing requirements of Lewisham's gypsy and traveller population, the Council has included a relevant policy within its Core Strategy (Policy 2). This was prepared in accordance with the Government Circular 01/2006. The LDF Site Allocations DPD will be used to identify a suitable site or sites based on the requirements in the London Plan and by assessing local need.

The selected site(s) will be in line with the London Boroughs' Gypsy and Traveller Accommodation Needs Assessment (GTANA) (March 2008) and the local Lewisham Gypsy and Travellers Future Needs Assessment (May 2011), which recommends the provision of between four and nine pitches to meet the current need, and for a review of future need on an on-going basis. It is expected that the Council will consult over a preferred Gypsy and Traveller site in November/December 2011, the outcome of which will feed into the Site Allocations DPD. An update will be provided as part of the AMR for 2011/12.

## 6. Growing the local economy

This chapter of the AMR looks at business development in Lewisham. In particular it looks at the employment structure of the borough in terms of jobs and unemployment data. It further looks at various planning indicators which measure land use gains and loss for business and retail uses.

### Employment land

The term employment land means land and buildings generally occupied by offices, warehousing, factories and workshops. In planning jargon this is referred to as the 'Business Use Class' or B uses. See Appendix 4. The relevant policy directions are to:

- provide and safeguard sufficient employment land and uses
- no net loss of employment floorspace from protected areas
- regenerate underutilised employment land with mixed uses
- manage the release of surplus floorspace throughout the borough.

### Retail and town centres

The borough has:

- two Major town centres at Catford and Lewisham
- seven District town centres at Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross/New Cross Gate and Sydenham
- five Local centres at, Lewisham Way, Grove Park, Crofton Park, Brockley Cross and Downham Way
- there are nearly eighty local parades and two out-of-centre retail and business parks at Bell Green and Bromley Road, Catford.

The relevant policy directions are to:

- improve the strategic role and function of Lewisham Town Centre
- locate major new retail and leisure facilities within the Major and District town centres
- promote the vitality and viability of the Major and District town centres by protecting a core of retail uses, encouraging diversity including the evening economy, improving the environment and implementing regeneration strategies and
- manage change in the smaller shopping centres and parades to ensure a viable future.

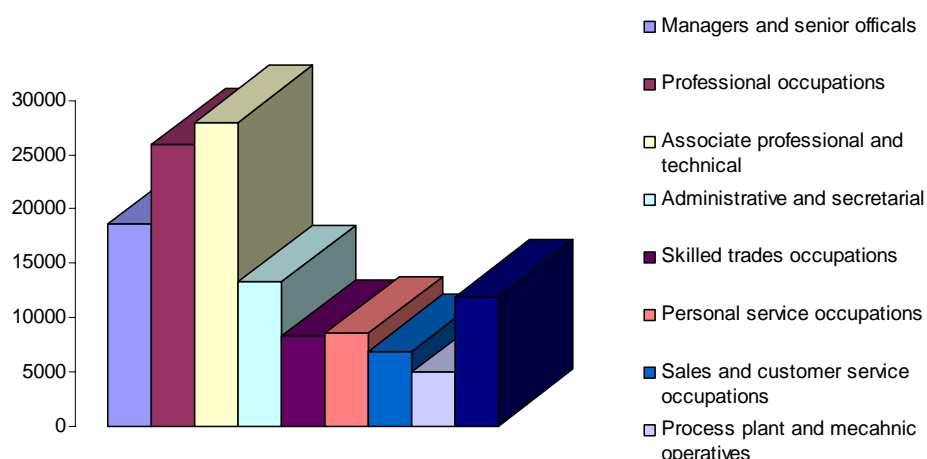
### 6.1 Lewisham today

This section of the AMR looks at key facts and figures as they relate to the local economy and the influences this may have on providing jobs and the vitality and viability of the borough's town centres and other shopping areas.

#### 6.1.1 Employment structure of the borough

Figure 6.1 and Table 6.1 shows the occupation of borough residents compared to that for London as a whole. The key points to note are that Lewisham has proportionately less managers and senior officials than is the case in London. However, we have a higher percentage of professional and associate professional occupations and again a higher percentage of elementary occupations.

**Figure 6.1 Employment by occupation in Lewisham 2010**



**Table 6.1 Employment by occupation in Lewisham 2010**

Occupation	Lewisham	London
Managers and senior officials	18,600 (14.7%)	17.40%
Professional occupations	25,900 (20.5%)	18.40%
Associate professional and technical	28,000 (22.2%)	19.00%
Administrative and secretarial	13,300 (10.5%)	10.70%
Skilled trades occupations	8,200 (6.7%)	7.20%
Personal service occupations	8,500 (6.7%)	7.20%
Sales and customer service occupations	6,900 (5.4%)	6.50%
Process plant & machine operatives	4,900 (3.9)	4.20%
Elementary occupations	11,900 (9.4%)	8.60%
<b>Total</b>	<b>126 200</b>	

Source: Neighbourhood Statistics 2011

Table 6.2 shows the employment structure of the borough by industrial sector over a seven year period. The borough has a relatively small internal economy but is a major supplier of labour to neighbourhood areas with over half of employed people working outside the borough. There is a lag time in producing this data and the latest information relates to 2010 and does not directly compare with previous years in that no separate information is provided for tourism related employment.

The key factor to note is that employment within the borough has been declining steadily since 2003 and the public sector is the dominant employment sector in Lewisham accounting close to 42 per cent of employment in 2010. However, if we look at the period since 2007, which was roughly the start of the economic recession, we have the unexpected fact of an increase in public sector employment although the total employment continues to decline.

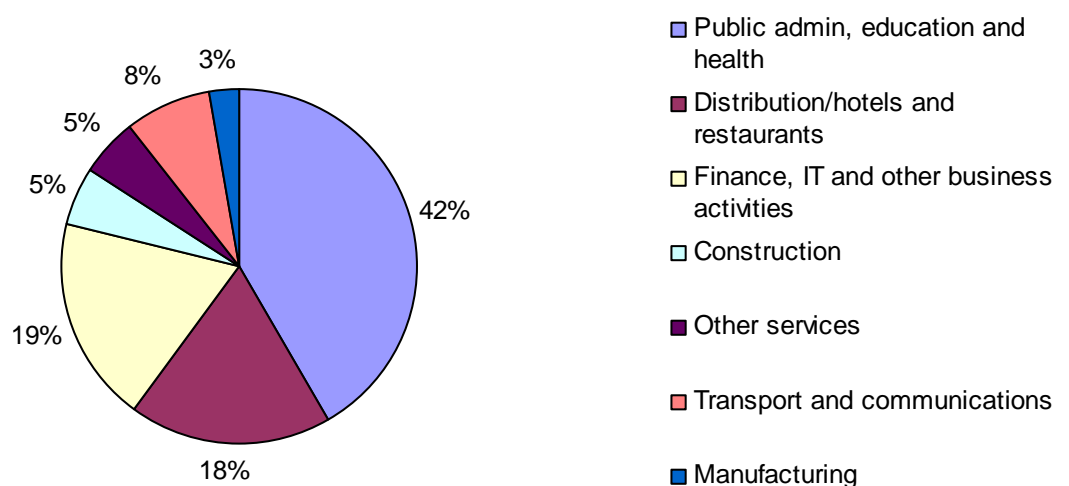
It is clear that the immediate effect of the financial crisis and economic recession from 2007/08 was felt in the private sector. Between 2008 to 2010 the finance, IT and other business sectors fell by 1,500 jobs. As the public sector is the largest sector within Lewisham, and this sector is experiencing particularly hard times due to government funding cuts, it is to be expected that a decline in employment in that sector will be recorded when the latest data is published.

**Table 6.2 Workforce by sector in Lewisham**

Sector	2003	2004	2005	2006	2007	2008	2010
Public admin, education and health	23,791	23,762	24,800	22,800	23,900	23,700	25,300
Distribution/hotels and restaurants	14,106	13,679	13,600	13,000	13,600	13,500	11,200
Finance, IT and other business activities	13,906	12,822	13,200	12,900	12,700	13,100	11,600
Tourism related	4,105	3,665	4,100	3,900	4,000	4,100	
Construction	2,790	2,618	2,700	3,100	3,300	3,100	3,200
Other services	2,917	2,985	2,600	3,000	3,000	3,100	3,100
Transport and communications	4,444	3,276	3,400	2,800	2,700	2,600	4,800
Manufacturing	2,729	2,452	2,400	2,100	2,200	1,700	1,700
<b>Total</b>	<b>68,787</b>	<b>65,259</b>	<b>62,800</b>	<b>59,700</b>	<b>61,500</b>	<b>61,100</b>	<b>60,900</b>

Source: Annual Business Inquiry Employment Analysis 2009 and Business Register Survey 2010

**Figure 6.2 Workforce by sector in Lewisham 2010**



### 6.1.2 Level of unemployment

Table 6.3 shows the unemployment rate as measured by the claimant count, that is, those claiming Job Seekers Allowance, over the past four years. The last year has seen an increase from 5 per cent to 5.8 per cent probably due to the economic recession. In relative terms Lewisham has a consistently higher rate of unemployment than that recorded in other inner London boroughs, in London as a whole and in the UK.

**Table 6.3 Claimant Count as a proportion of the working age population (%)**

Year / Month	2008 / August	2009 / August	2010 / August	2011/ August
Lewisham	4.4	5.1	5.0	5.8
Inner London	4.7	4.7	4.6	5.0
London	3.8	4.2	4.0	4.4
UK	3.6	4.0	3.6	3.9

Source: ONS Claimant Count September 2011

### 6.1.3 Youth unemployment

One of the most reported factors in relation to unemployment is the disproportionate impact on young people (16 to 24 years). In Great Britain, the unemployment rate reached 20.5 per cent among economically active youths, following a 66,000 increase to 965,000 in the last quarter of 2010, the highest figures since comparable records began in 1992.

In Lewisham the rate of youth unemployment was 8.1 per cent as measured by the claimant count compared to the London average of 5.9 per cent and Great Britain average of 5.8 per cent, so young people in Lewisham are experiencing a particularly hard time finding a job. It must be remembered that the claimant count will not record all young people looking for jobs.

### 6.1.4 Economic activity of residents aged 16 - 74 years

Table 6.4 shows the overall employment figures in Lewisham for those working in and out of the borough for the period April 2004 to March 2010. The main point to note is the economic activity rate in Lewisham has fluctuated over the last six years. However, since April 2009 a steep decline has set in and by March 2010, the economic activity rate of Lewisham was in line with the London average, but lower than the rest of Great Britain.

**Table 6.4 Economic active rate in Lewisham 2004-2010**

Year	Lewisham (%)	London	Great Britain
Apr 2004 – Mar 2005	77.5% (138,300)	73.4%	76.4%
Apr 2005 – Mar 2006	74.6% (134,000)	73.6%	76.4%
Apr 2006 – Mar 2007	77.6% (141,700)	74.2%	76.6%
Apr 2007 – Mar 2008	76.0% (140,000)	74.1%	76.7%
Apr 2008 – Mar 2009	78.6% (146,900)	74.7%	76.8%
Apr 2009 – Mar 2010	74.9% (143,400)	74.9%	76.5%
Jan 2010 – Dec 2010	73.4% (141,800)	74.7%	76.2%

Source: NOMIS – ONS Annual Population Survey 2010

## 6.2 What we found out in 2010/11

### 6.2.1 Employment land

Indicator	Ensure there is sufficient employment land available
Targets	<ul style="list-style-type: none"> <li>• Total amount of additional employment floorspace – by type</li> <li>• Losses of employment land</li> <li>• No net loss of B use class floor space in defined employment land areas (SIL, LEL, MEL)<sup>21</sup></li> <li>• 100% of employment floorspace on previously developed land</li> <li>• No more than 10% of available stock vacant per annum</li> </ul>
Targets met	YES
Data	Table 6.5

#### Data analysis

Lewisham recorded the following for 2010/11

- 100% of additional employment floorspace was built on previously developed land
- 8,088 sq.m. of business space was built
- 11,061 sq.m. of business space was lost to residential development
- No loss of business space from protected strategic and local employment locations
- 15% of business units within the defined employment areas were vacant (target 10%)

The indicator measures the gains and losses of employment uses as defined by the Use Class Order, that is, business uses or B use class and identifies where this has taken place.

#### *Business space gains*

There was 8,088 sq.m. of business space completed during the monitoring year in four large developments. Monitoring of this indicator is from the London Development Database and only records large developments over 1,000 sq.m. The four developments were located at:

- Amersham Vale, Deptford (former police station)
- William House, Childers Street, Deptford
- Fairway House, Dartmouth Road, Forest Hill
- 160 Bromley Road Catford.

#### *Business space loss*

There was a total loss of 11,061 sq.m of employment space. The loss was in favour of 25 residential development schemes comprising a total of 274 dwellings. The UDP policy states that outside a defined employment area, employment sites that are no longer viable can be redeveloped provided they meet the criteria for release. Each of the 25 residential development schemes approved were deemed to meet the UDP criteria. Some of the redevelopments involved mixed use including residential, employment space and live/work space. In those cases the redevelopment has resulted in the re-provision of employment space, usually it is a smaller amount but is provided in modern space.

<sup>21</sup> Strategic Industrial Locations, Mixed Use Employment Locations, Local Employment Locations



**Table 6.5 Gains and losses of employment floorspace by type land (sq. m.)**

Use class	Gains (sq.m.)	Losses (sq.m.)	Net (sq.m.)	Amount on previously development land
<b>B1 (total)</b>	2,535	3,904	1,369	100%
<b>B2</b>	1,962	2,538	576	100%
<b>B8</b>	3,591	4,619	1,028	100%
<b>Total</b>	<b>8,088</b>	<b>11,061</b>	<b>2,973</b>	<b>100%</b>

#### *Vacancy rates*

Officers in the Planning Service undertake a land use survey of the defined employment areas (DEAs) each year. For the monitoring year the vacancy rate across all DEAs in the borough was 15 per cent. This included land subject to redevelopment proposals (such as Plough Way and Surrey Canal Triangle) and therefore vacancy could be higher as tenancies may not have been renewed in anticipation of redevelopment. There were seven DEAs with no vacancies – Stanton Square, Silwood, Molesworth Street, Evelyn Street, Clyde Vale/Perry Vale, Childers Street and Blackheath Hill.

#### **6.2.2 Town centre health checks**

Indicator	Vitality and viability of major and district town centres and local parades
Targets	<ul style="list-style-type: none"> <li>Reduction in vacancy rates</li> <li>70% of shop uses in primary shopping area</li> </ul>
Targets met	PARTIAL
Data	Tables 6.6, 6.7, 6.8, 6.9, 6.10, 6.11

#### **Data analysis**

Lewisham recorded the following for 2010/11

- A reduction in vacant shops in the Lewisham and Catford major centres
- A reduction in vacant shops in six out of seven district centres
- Blackheath and Downham district centres have very low vacancy rates
- 84% A1 shops in Lewisham's primary shopping frontage (70% target)
- Over 70% A1 shops in Deptford and Downham's primary shopping frontages (70% target)
- A1 shops (as a percentage of total shops) in all district centre's primary shopping frontages increased (but below 70%)

#### **Major and District town centres**

The Major and District town centres appear to have fared well during the economic downturn with vacancies decreasing in both Lewisham and Catford town centres and in six of the seven District town centres. In addition, the percentage of A1 shops in the primary shopping frontages of each Major and District town centre has increased since 2009.

### Major town centres

Lewisham Town Centre has over 300 units at ground floor level with retail uses occupying the greatest proportion of units. A1 shop units occupy 58 per cent of all town centre units while a combination of all retail units (A1-A5 uses) occupy 269 units, accounting for 86 per cent. Of the remaining 14 per cent, just over half are vacant (7.5 per cent) and the remainder (6.5 per cent) are a mix of other non-retail uses including offices, amusement arcades, gyms, beauty salons, a library and health services. Lewisham Town Centre is the largest centre in the borough, with over 100 more units than Catford, the second largest centre. These figures support the Council's strategy to focus on improving the strategic role and function of Lewisham town centre.

Catford Town Centre as a whole has 201 units at ground floor level with retail uses (A1-A5) occupying 176 units, accounting for 87 per cent. Of the retail uses, A1 shops occupy over half of all town centre units (53 per cent or 106 units). Other uses such as offices, amusement arcades, training centres, a dentist and a car wash occupy 8 per cent and vacancies account for 5 per cent of all units.

**Table 6.6 Lewisham and Catford town centre uses, no. of Units and percentages**

Major Centre	A1 - Shops		A2 – F&P Services		A3/A4/A5 – Food & Drink		Other (B1, B2, D1, D2, S/G)		Vacant		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Lewisham</b>	182	58	44	14	43	14	20	6.5	23	7.5	<b>312</b>	<b>100</b>
<b>Catford</b>	106	53	25	12	43	21	17	8	10	5	<b>201</b>	<b>100</b>

Over the two years from 2009 to 2011, the number of vacant units in both the Major Centres have decreased.<sup>22</sup> Vacancies in Lewisham Town Centre have fallen from 10 per cent to 7.5 per cent, which is in part due to the demolition of a number of previously vacant properties. Vacancies in Catford have fallen 8 per cent to 5 per cent and this appears to be from the new occupation of previously vacant units.

Tables 6.7 and 6.8 show the distribution of land uses in different parts of Lewisham and Catford town centre respectively, as identified by the primary, secondary and other frontages. In Lewisham, A1 shops occupy 84 per cent of the primary shopping frontage which exceeds the Council's target of 70 per cent and is one indicator of a healthy shopping area. This is an increase of 1 per cent from 83 per cent in 2009. In Catford, A1 units within the primary shopping frontage fall slightly short of the 70 per cent target, however the 66 per cent recorded this year is an increase of 1 per cent from 65 per cent in 2009.

<sup>22</sup> Prior to 2011, the council's last town centre retail survey was undertaken in 2009

**Table 6.7 Lewisham Town Centre uses by frontage, number of units and percentage**

Lewisham Major Centre Frontage	A1 - Shops		A2 – F&P Services		A3/A4/A5 – Food & Drink		Other (B1, B2, D1, D2, S/G)		Vacant		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Primary	81	84	7	7	3	3	1	1	5	5	97	100
Secondary	79	44	36	20	35	19.5	13	7	17	9.5	180	100
Other	22	63	1	3	5	14	6	17	1	3	35	100

**Table 6.8 Catford Town Centre uses by frontage, number of units and percentage**

Catford Major Centre Frontage	A1 - Shops		A2 – F&P Services		A3/A4/A5 – Food & Drink		Other (B1, B2, D1, D2, S/G)		Vacant		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Primary	36	66	6	11	5	9	4	7	4	7	55	100
Secondary	52	46	17	15	31	27	9	8	4	4	113	100
Other	18	58	0	0	7	23	4	13	2	6	31	100

*District town centres*

Table 6.9 shows vacancies for 2009 and 2011 in each of the seven district centres in the borough. In 2011 vacancies in Blackheath (2 per cent) and Downham (3 per cent) are particularly low, while vacancies in the other five district centres are between 10 to 14 per cent. Apart from an increase of one unit in Downham, where vacancies remain very low, vacancies have decreased in each of the district centres since 2009. In both Forest Hill and Lee Green vacancies have decreased significantly; there are 12 less vacancies in Forest Hill, a reduction from 20 per cent to 12 per cent, and seven less vacancies in Lee Green, a reduction from 22 per cent to 14 per cent.

**Table 6.9 District centre vacancies 2009 and 2011**

District Centre	2009 Vacant		2011 Vacant		2009 Total	2011 Total <sup>23</sup>
	No.	%	No.	%	No.	No.
Blackheath	3	2%	3	2%	124	123
Deptford	38	15%	36	14%	255	260
Downham	1	1%	2	3%	71	72
Forest Hill	30	20%	18	12%	150	149
Lee Green	19	22%	12	14%	86	86
New Cross and New Cross Gate	20	18%	27	14%	111	195
Sydenham	17	10%	18	10%	176	177

<sup>23</sup> Where the total number of units has changed from 2009 to 2011, this is due to the amalgamation or separation of shop units. In relation to New Cross/New Cross Gate, the change is due to extending the District Centre boundary to include New Cross Gate.

Table 6.10 shows the percentage of A1 uses in the primary shopping frontages of the different district centres. The percentage has increased in each of the district centres since 2009 and Deptford (75 per cent) and Downham (81 per cent) both exceed the Council's target of 70 per cent of units maintained in A1 uses. New Cross and New Cross Gate district centre does not have a primary shopping frontage, only secondary and other frontages, and therefore the indicator is not relevant.

**Table 6.10 A1 Uses as a percentage of different frontages in the District Centres**

District Centre	A1 as % of Primary 2009	A1 as % of Primary 2011
Blackheath	56%	58%
Deptford	73%	75%
Downham	77%	81%
Forest Hill	37%	42%
Lee Green	48%	52%
New Cross/New Cross Gate	N/A	N/A
Sydenham	61%	67%

#### *Local Parades*

Table 6.11 shows that the mix of retail units within the local parades has shifted slightly since 2005 with a decrease in the number of convenience (food, drink, medicine) and comparison (clothing, footwear, household goods) shopping units, now occupying 16 per cent and 15 per cent of all units respectively. There was an increase in the number of catering outlets (including pubs, restaurants and cafes) and service uses (including hairdressers, drycleaners and doctors surgeries) now 23 per cent now 26 per cent of all units respectively.

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

**Table 6.11 Local Parade land uses 2005 and 2011**

Use	2005 Survey	2011 Survey
Convenience	18%	16%
Comparison	18%	15%
Service	25%	26%
Catering	21%	23%
Residential	5%	8%
Vacant	13%	12%

### 6.2.3 Retail, office and leisure development

Indicator	Amount of permitted and completed retail, office and leisure development (overall and in town centres)
Targets	<ul style="list-style-type: none"> <li>100% retail development greater than 1,000 sq.m. located in major/district town centres</li> <li>Major new office development over 2,800 sq.m. gross floorspace to be located in Catford or Lewisham town centres</li> </ul>
Targets met	YES
Data	Tables 6.12, 6.13, 6.14

#### Data analysis

The indicator measures the amount, in terms of gross external floorspace, of retail, office and leisure development in the borough as a whole and within the major and district town centres. These uses are the type that are mostly found in town centres. The A1 use class relates to shops, A2 professional services such as banks, A3 restaurants and cafes, A4 pubs and bars and A5 to hot food take aways. See Appendix 4. This sector of the Lewisham economy employs the second largest number of people in the borough and is the largest private sector part of our economy.

The majority of planning applications for retail and related uses involve a change of use, extension or alteration to an existing building. Only a limited amount of new provision is made each year.

Lewisham recorded the following for 2010/11

- 35 planning permissions completed for A1 shops, producing 2,800 sq.m. of floorspace. As they involved change of use and extensions of existing buildings the net gain was only 114 sq.m.
- 15 approved applications involving A1 shops. Most involved a change of use, alteration or conversion. This creates 2,525 sq.m. of floorspace but a net loss of 967 sq.m.
- No permissions or completions for an individual scheme of more than 1,000 sq.m.
- 10 planning permissions granted in relation to A2 uses
- 11 approvals for A3 uses - six involved new provision by conversion or change of use and five the loss of existing provision. This creates a loss of 45 sq.m.
- 6 completions of A3 use - five created new floorspace and one a loss. The creates a net increase of 199 sq.m.
- 8 approvals for A4 use - only two involved new provision, the remainder involved a change of use, resulting in a net loss of 1,945 sq.m.
- 4 completions involving pubs (A4 use), all involved the loss of existing floorspace resulting in a net loss of 790 sq.m.
- 3 permissions granted for A5 uses, all involved the change of use from another business, resulting in a net gain of 74 sq.m.

**Table 6.12 Completions by use class April 2010 to May 2011**

Use Class	Number	Existing floorspace (sq.m)	Completed floorspace (sq.m)	Net floorspace (sq.m)
A1	35	2,686	2,800	114
A2	4	66	201	135
A3	6	350	0	-350
A4	4	790	0	-790
A5	0	0	0	0

**Table 6.13 Permissions granted by use class April 2010 to May 2011**

Use Class	Number	Existing floorspace (sq.m.)	Proposed floorspace (sq.m.)	Net floorspace (sq.m.)
A1	15	2,525	1,558	-967
A2	10	1,797	131	-1,666
A3	11	747	702	-45
A4	8	2,249	294	-1,945
A5	3	0	0	0

*Development in town centres*

Table 6.14 shows the amount of floorspace completed within a defined town centre. All completed floorspace was within a town centre except for a single A3 use that was located in a small local parade.

**Table 6.14 Percentage of completed retail, office and leisure development in town centres**

Use Class	Completed floorspace (sq.m.)	Within Town Centre	Outside Town Centre
B1(a)	2,535	100%	0%
A1	1,558	100%	0%
A2	201	100%	0%
A3	549	91%	9% (50 sq.m)
A4	0	0%	0%
A5	0	0%	0%
D2	4,200	100%	0%



## 7. Environmental management

This chapter of the AMR reviews planning performance on policies relating to climate change and environmental management. This includes renewable and decentralised energy, sustainable design and construction, living roofs and walls, air quality, managing and reducing the risk of flooding, open space and biodiversity and addressing the borough's waste management requirements. The Council's policy objectives are to:

- ensure that climate change is adapted to and mitigated against, including those measures necessary to create a low carbon borough and reduce carbon emissions
- contribute towards flood risk reduction and water management
- preserve open space and other environmental assets
- deliver sustainable waste management.

### 7.1 Lewisham today

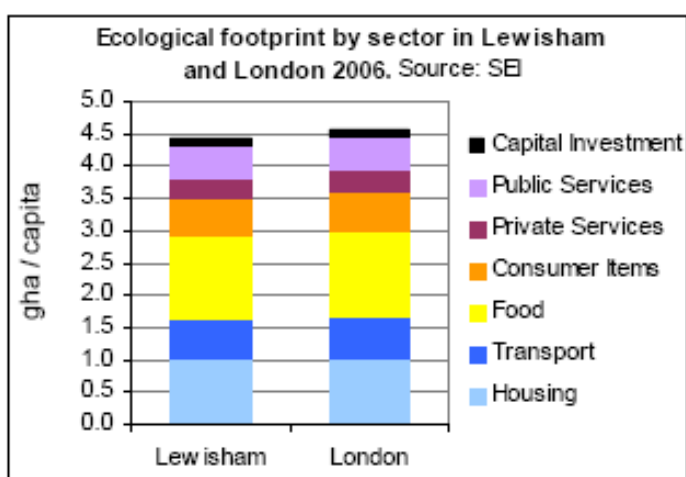
This section of the AMR looks at key facts and figures for Lewisham as they relate to environmental management and the key areas that may need to be addressed.

#### 7.1.1 Reducing carbon emissions

##### *Ecological footprint*

The ecological footprint per capita in Lewisham is measured at 4.41 global hectares.<sup>24</sup> The ecological footprint is an indicator of how much land and sea is needed to provide the energy, food and materials in global hectares per capita. The primary contributors are food and housing accounting for 29 per cent and 23 per cent of the total respectively. This is consistent with London trends. Lewisham's footprint is lower than the overall London footprint of 4.54 and the UK of 4.64.

**Figure 7.1 Ecological footprint by sector in Lewisham and London**



##### *Carbon footprint*

In 2006 the carbon footprint in Lewisham was 10.97 tonnes CO<sub>2</sub> per capita, which would cost £570 per capita if valued using the non-traded price of carbon.<sup>25</sup> This represents the cost of

<sup>24</sup> Lewisham Borough Environmental Summary, Environment Agency (2010)

<sup>25</sup> 2009

the damage caused by a tonne of carbon emitted into the atmosphere. The sector with the highest contribution to this footprint is housing and more specifically the electricity, gas and other fuels used in the home. Lewisham's carbon footprint is lower than the London average of 11.28 tonnes CO<sub>2</sub> per capita and the UK average of 12.10 CO<sub>2</sub> per capita.

#### *Carbon Reduction and Climate Change Strategy*

The Council adopted its Carbon Reduction and Climate Change Strategy in July 2008 and set a target of 10 per cent reduction in CO<sub>2</sub> emissions from Council operations for the period 2008/09 to 2010/11. In 2010/11, the Mayor of Lewisham committed the borough to reduce carbon emissions a further 40 per cent by 2020.

#### *Low Carbon Zone project*

The Low Carbon Zone project awarded by the Greater London Authority has delivered 5,000 energy efficiency measures in 750 homes or over 75 per cent of the homes in Lewisham Central ward. This was achieved from 2009/10 to 2010/11. A total of 1,730 residents were given targeted fuel poverty advice with 229 referred for externally funded insulation or heating improvements. The Homes and Community Agency provided a £750,000 grant for cavity wall insulation in 1,387 homes in some of the hardest to heat tower blocks. Five local businesses were also given small grants to implement new environmental products from the Council.

### **7.1.2 Waste management**

The London Borough of Lewisham is both a waste planning authority and a waste collection authority, responsible for collection, treatment and final disposal of the borough's waste. The collection is undertaken by the borough's in-house work force and the main disposal of waste is contracted out to Veolia Environmental Services. The Council's strategy is to encourage waste reduction and to increase recycling and composting.

The energy recovery facility, the South East London Combined Heat and Power station (SELCHP), is located in the north of the borough in New Cross. This was the first energy recovery facility with installed capacity of 32MW in the UK to meet and exceed new European Directives. It is strategically located to meet the proximity principle and is capable of handling 420,000 tonnes of annual household waste from residents of Lewisham, Greenwich, Westminster and Bromley. SELCHP makes use of waste to generate power for the National Grid.

### **7.1.3 Local air quality**

There are five air quality management areas (AQMAs) in the borough, located where the level of pollutants are higher than the National Air Quality Objectives. Road traffic is the main source of air pollution in the borough. The Council's third review and assessment (Updating and Screening Assessment) of air quality was conducted in July 2006. There is a risk of the annual mean objective being exceeded for nitrogen dioxide and for particles of PM10. The detailed assessment concluded that the Council should maintain the designated AQMAs, continue the programme of monitoring and consider an expansion of the current monitoring stations to locations where fugitive sources are known to be an issue.

The Air Quality Action Plan adopted by the Council in 2008 focuses on reducing emissions from road transport, with an emphasis on balancing supply side measures, such as improved conditions for walking, cycling and public transport, and demand side management, such as traffic restraint and regulation. The implementation of the London Low Emission Zone has contributed to improving air quality within Lewisham AQMAs.

#### **7.1.4 Flood risk reduction and water management**

There are approximately 21,000 properties at risk of flooding from river and tidal sources. This equates to 16 per cent of all properties in Lewisham. For the properties at risk of flooding, 8 per cent are classified as having a significant likelihood of flooding, compared to 83 per cent which are classified as having a low likelihood of flooding.

The Environment Agency categorises flood zone land. The borough has land within flood zones 2 and 3. Flood zone 2 represents the 1 in 1,000 year probability of flooding, and flood zone 3 represents the 1 in 100 year probability of flooding. Land within flood zones 2 and 3 is predominately located in the north of the borough, where the risk is tidal flooding from the Thames; extending to the south of the Borough for land along the Rivers Ravensbourne and Pool; and extending towards the east along the Quaggy.

According to the Environment Agency flooding has not occurred in Lewisham since 1968 when there was large scale flooding from the River Ravensbourne through the Lewisham and Catford town centres as well as Bell Green, Southend and Grove Park. Previous flood events occurred in 1928 and 1965.

There were 5,083 properties registered to receive flood warnings as of June 2010. Of these 4,539 properties were identified by the Environment Agency as being in areas of flood risk. If flooding is expected the residents of these properties will receive an automatic warning from the Extended Direct Warnings service.

The Council published the Ravensbourne River Corridor Improvement Plan in partnership with the Environment Agency in 2010. The plan assesses the river environment between Catford in the south and the River Thames at Deptford in the north, and identifies how development and local initiatives can enhance its quality. The plan provides the evidence for the policies set out in the Lewisham Core Strategy and was an action from the Environment Agency's Thames Catchment Flood Management Plan to successfully manage flood risk.

Between 2002 and 2008, a total of 800 metres of river was restored along the Quaggy and Ravensbourne. In 2007, 100 metres of the River Ravensbourne was restored in Cornmill Gardens, Lewisham Town Centre. The concrete walls of the river were removed and replaced with more natural sloping banks, providing more flood capacity, which were interspersed with steps and wooden platforms to improve river bank access. A puddle-clay liner was constructed to help restore flows. Gravels were introduced into the bed of the river with biodiversity enhancement. The restoration of the 200 metres of the River Ravensbourne in Ladywell Fields is an example of a highly successful project which has reduced flooding and significantly improved the park environment.

### 7.1.5 Parks and green space

Lewisham is one of the greenest parts of south-east London. Over a fifth of the borough is parkland or open space. These areas play an important environmental (contributing to biodiversity) and recreational role as well as defining and continuing to contribute to Lewisham's overall character. There are currently over 50 open spaces managed by Glendale, under contract to the Council. The council also has 21 nature conservation areas directly under ecological management, each with its own unique features.

The role of rivers (Thames, Ravensbourne, Quaggy and Pool rivers and Deptford Creek) and their potential when properly protected, managed and restored (re-naturalised) also contributes to recreation and well-being, and can contribute to the borough's amenity of biodiversity value.

Nature's Gym is a programme that allows residents and local organisations to undertake a variety of tasks that can improve fitness by doing practical environmental conservation activities in various green spaces throughout the borough organised by Lewisham Council in partnership with its open space maintenance contractors Glendale Grounds Management. In 2010/11, 55 Nature's Gym sessions, 38 conservation sessions run by a group other than the Council and 20 guided walks were held in four parks.

The Mayor of London has committed to funding new street trees, as part of his goal to make London a greener city. There were 425 street trees planted under the Mayor's Street Trees Programme in the priority area of New Cross, Deptford and Brockley that would most benefit from the social, economic and environmental enhancements that new street trees provide.

## 7.2 What we found out in 2010/11

### 7.2.1 Per capita reduction in CO<sub>2</sub>

Indicator 9	Per capita reduction in CO <sub>2</sub>
Target	Year on year reduction in CO <sub>2</sub> emissions and 8.5% reduction in CO <sub>2</sub> by 2011 from 2005 baseline
Target met	YES
Data	Tables 7.1 and 7.2, Figure 7.2

#### Data analysis

The indicator measures the carbon dioxide emission from the business and public sector, domestic housing and road transport for each resident in Lewisham.

Lewisham recorded the following for 2010/11

- Annual CO<sub>2</sub> emission is reducing at the rate of 17.4%, more than a double the 8.5% target (2005 baseline)
- Annual CO<sub>2</sub> is continue to reduce at 8.3% in 2009

According to the Department for Energy and Climate Change (2011) the total CO<sub>2</sub> emissions for Lewisham between 2005 and 2009 are reducing annually and the per capita reduction rate is at 17.4 per cent since 2005. This is shown on Tables 7.1 and 7.2. The figure exceeds

the target of 8.5 per cent agreed with Central government in Lewisham's Local Area Agreement. The total CO<sub>2</sub> emission in Lewisham is 998,000 tonnes and contributed 2.35 per cent of London's total CO<sub>2</sub> emissions.

As shown in Table 7.1 the largest source of emissions come from the domestic sector followed by road transport. At just 3.8 tonnes per person, Lewisham has the lowest per capita carbon emissions in inner London, the second lowest in the capital as a whole (after London Borough of Redbridge) and the fourth lowest in the UK. There has been a decrease in London's per capita emissions falling by 12.7 per cent from 6.3 tonnes person to 5.5 tonnes.

**Table 7.1 Annual CO<sub>2</sub> emission (tonnes) in Lewisham 2005 to 2009**

Lewisham	Industry and commercial	Domestic	Road Transport	Total	Population ('000s, mid-year estimate)	Per capita emissions (t)	Per capita reduction since 2005 (%)
2005	315	581	282	1,180	254	4.6	17.4
2006	316	572	277	1,166	257	4.5	
2007	306	556	278	1,141	259	4.4	
2008	264	556	267	1,088	262	4.2	
2009	239	500	258	998	265	3.8	

Source: DECC, 2011

**Table 7.2 Annual CO<sub>2</sub> emission (tonnes) in Greater London 2005 to 2009**

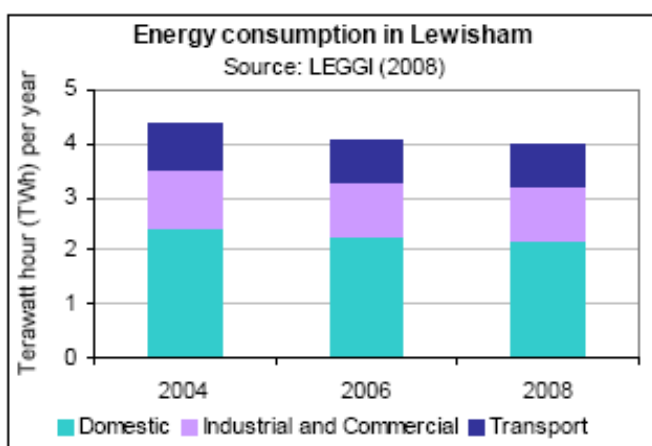
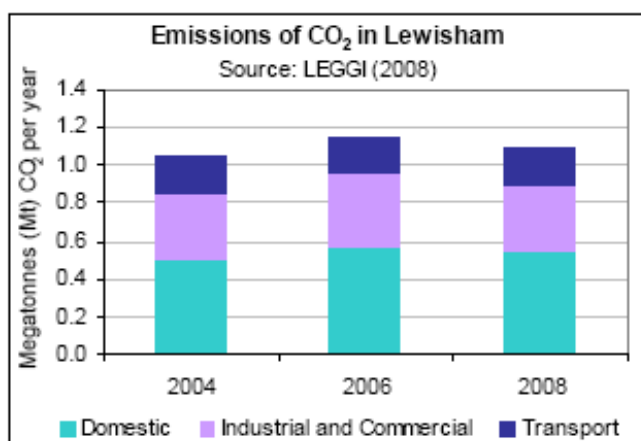
Greater London	Industry and commercial	Domestic	Road transport	Total	Population ('000s, mid-year estimate)	Per capita emissions (t)	Per capita reduction since 2005 (%)
2005	20,389	17,291	9,239	46,966	7,485	6.3	12.7
2006	21,738	17,193	9,114	48,089	7,547	6.4	
2007	20,977	16,807	9,050	46,876	7,602	6.2	
2008	21,157	16,865	8,664	46,726	7,668	6.1	
2009	18,752	15,232	8,419	42,441	7,753	5.5	

Source: DECC, 2011

Based on the London Emissions and Greenhouse Gas Inventory 2.4 per cent of all the CO<sub>2</sub> emitted across the capital is from the London Borough of Lewisham. This puts the borough in 23<sup>rd</sup> position out of the 33 London boroughs. The domestic sector is responsible for the highest proportion of emissions, emitting 50 per cent of the CO<sub>2</sub>. This is higher than the London average of 36 per cent.

Energy consumption was 21<sup>st</sup> out of the 33 London boroughs in a rank from highest to lowest in 2008. This is down from 19<sup>th</sup> in 2005. The domestic sector consumed the most energy in 2008, consuming 56 per cent of all the energy consumed in the borough. Figure 7.2 shows the breakdown of CO<sub>2</sub> emissions and energy consumption for the domestic, industrial and commercial and transport sectors in 2004, 2006 and 2008.

**Figure 7.2 Emissions of CO<sub>2</sub> and energy consumption in Lewisham**



Source: Lewisham Borough: Environmental summary, Environment Agency, 2011

### 7.2.2 Renewable energy

The Council seeks to maximise the opportunities for renewable energy generation in new buildings and conversions to reduce CO<sub>2</sub> emissions and energy consumption. This is achieved by on-site energy generation and energy efficient design and construction. As fuel costs continue to rise, renewable energy will become increasingly viable and attractive to householders. Opportunities for renewable energy generation such as proposals for microgeneration technology including solar and wind production, are now permitted development and as such do not require planning permission.<sup>26</sup>

Indicator 10	Renewable energy generation
Targets	<ul style="list-style-type: none"> <li>• Year on year increase</li> <li>• Maximise renewable energy types</li> </ul>
Targets met	YES
Data	Tables 7.3, 7.4

<sup>26</sup> General Permitted Development Order, 2008



## Data analysis

The indicator measures the number of planning applications approved and completed that include renewable energy.

Lewisham recorded the following for 2010/11

- 6 renewable energy completed (3 residential development and 3 mixed use development)
- 22 renewable energy granted (1 hotel, 3 schools, 9 residential, 8 mixed use and 1 residential care home)

Table 7.3 shows the majority of renewable energy completions were related to solar energy and a biomass boiler.

**Table 7.3 Renewable energy completed in 2010/11**

Site address	Development description	Renewable energy type and capacity
4 Mantle Road, Brockley, SE4 2EX	Residential (33 flats, 1 maisonette) and Commercial (356 sq.m.)	Solar water heaters for the top floor flats and photovoltaic panels for the commercial units
Site at the rear of 97-99 Loampit Vale, Algernon Road, SE13	Residential (14 flats)	10% renewable
Former Ladywell Police Station, Ladywell Road, SE13 7UR	Residential (45 flats)	Solar panel (86sq.m. evacuated tube)
2-36 Plassy Road, SE6 2DE	Residential (49 flats, 11 houses)	Solar water heating
William House, Childers Street, SE8	Residential (89 flats) and commercial units (1,304 sq.m.)	75 kw Biomass Boiler
459-463, New Cross Road, SE14 6TA	Residential (39 flats, 1 maisonette) and retail (4 units)	Solar water heating

Table 7.4 shows those applications approved in 2010/11 where renewable energy was included.

- Solar energy was the most popular renewable energy granted (14 solar panels, 5 solar hot water heating and 1 solar thermal collector)
- Heat pumps are the second most popular renewable energy granted (4 ground source heat pumps, 1 air source heat pump and 1 exhaust air heat pump)
- Combined heat and power was the third most popular (3 gas fired combined heat and power and 2 combined heat and power) and

No wind energy was completed or proposed in Lewisham in the monitoring year. This could be explained by the limited wind speed in Lewisham making wind turbines technically unfeasible.

**Table 7.4 Renewable energy granted in 2010/11**

Site address	Development description	Renewable energy type and capacity
403-407 New Cross Road, SE14	Hotel (60 bedrooms)	Solar hot water heating
Deptford Green School	School and its associated facilities	Biomass boiler
The Squirrels, 38-44 Belmont Hill, SE13	Residential (4 flats)	Solar panel
Former Greyhound Public House, SE26	Residential (40 flats), commercial (ground floor), public house	Solar thermal collector
58 Lee High Road, SE13 5PT	Residential (15 flats) and retail (ground floor)	Air source heat pump
1 Hindsleys Place and 31-51, Perry Vale, SE23	Residential (70 apartments) and commercial (260 sq.m.)	Solar panel (240 sq.m.)
Bonus Pastor Roman Catholic School, BR1	College buildings and associated facilities	<u>Winlaton Site</u> Gas fired CHP Solar panel (272 sq.m.) 81,440 kWh/annum <u>Churchtown Site</u> Gas fired CHP Solar panel, 69,310 kWh/annum
88 Rushey Green	Residential (25 flats, 4 houses ) and retail (540 sq.m.)	Ground source heat pump
Malbor House 130 Gosterwood Street, SE8 5NY	Residential (38 flats) and business (200 sq.m.)	Ground source heat pump (140,000 kWh/annum)
Phase 4C, Silwood Estate Regeneration Area, SE16	Residential (116 flats, 30 houses)	Solar panels Solar thermal hot water
5 St. Norbert Road	Residential (26 flats, 6 maisonettes)	Solar hot water system (39.5 sq.m.) Exhaust air heat pump
Rotary Day Centre, 6-7 Addington Grove, SE26	Residential (16 flats)	Solar thermal panels and photovoltaic (x4)
Martins Yard 82a Endwell Road, SE4	Residential (36 flats) Commercial (20 units, 3,854 sq.m.)	Ground source heat pump (201.6 kWh) Photovoltaic array (310 sq.m., 39 kWh)
9 Staplehurst Road, SE13	Residential (5 studios, 35 flats, 11 houses), café/ restaurant, retail kiosk and commercial	Solar PV (165 sq.m., 22kWh)
New Cross Reservoir, Jerningham Road	Residential (9 houses)	Solar thermal panels
Heathside and Lethbridge estate, Blackheath Hill, SE10	Residential (1,201 units), retail (512 sq.m.), community (768 sq.m.)	Biomass boiler Solar hot water system

Site address	Development description	Renewable energy type and capacity
The Haven and Betuna, Grove Park Road, SE9	Residential care home (46 bedrooms)	Solar panels
Prendergast Hilly Fields School, Adelaide Avenue	School and its associated facilities	Solar PV (105 kWh/annum) gas fired CHP (120 kWh/annum)
11 Westwood Hill, SE26	Residential (19 flats, 3 houses)	Solar PV (56 sq.m.)
The Spotted Cow Public House, 104 Hither Green Lane	Residential (19 flats)	Combined heat and power (12.5 kW) Photovoltaic panels (16 sq.m., 1,600 kWh)
Land at Wardalls Grove, Avonley Road	Residential (99 flats, 27 houses)	Solar hot water system Ground source heat pump
Excalibur estate regeneration area, SE6	Residential (371 units)	20% renewable energy Photovoltaic and mini CHP

### 7.2.3 Decentralised energy

Indicator 11	Provision of decentralised energy
Target	One decentralised energy hub within the Regeneration and Growth Areas by 2016 and number of homes linked
Target met	On-going discussions to secure provision

#### Data analysis

The indicator measures the provision of decentralised energy in the Regeneration and Growth Areas (Lewisham, Catford, Deptford, Deptford Creekside and New Cross/ New Cross Gate) by 2016 and the number of homes linked with decentralised energy.

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

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

The Mayor of London has set a target to supply a quarter of London's energy from decentralised energy by 2025 to reduce CO<sub>2</sub> emissions, cut electricity transmissions losses and provide energy with the use of alternative low carbon fuels.

SELCHP was designed for a district heating scheme that has never been implemented and the plant currently generates only electricity. SELCHP can generate up to 35MW of power using a stream turbine and take up to 420,000 tonnes of municipal solid waste.

#### 7.2.4 Code for Sustainable Homes

Indicator 12	Compliance with Code for Sustainable Homes (CSH)
Target	All housing built to CSH Level 4 by 2011 and CSH Level 6 by 2016 (zero carbon)
Target met	No
Data	Tables 7.5, 7.6

#### Data analysis

The indicator measures the number of new homes that could meet the Code Level 4 by 2011 and Code Level 6 by 2016 (zero carbon).

Lewisham recorded the following for 2010/11

- 107 new homes were completed complying with CSH Level 3
- 396 homes were granted complying with CSH Level 3
- 1,503 homes were granted complying with CSH Level 4

The Code for Sustainable Homes (CSH) is the national standard for the sustainable design and construction of new homes developed by the Building Research Establishment (BRE). The Code aims to reduce carbon emission and environmental impacts in providing new homes that are more sustainable. The Code measures the sustainability of a new home with a 6 level rating system against nine categories of sustainable design, rating the whole home as a complete package. It covers energy and CO<sub>2</sub>, water, materials, surface water runoff (flooding and flood prevention), waste, pollution, health and well-being, management and ecology.



From July 2009 the Homes and Communities Agency (HCA) only provided funding to housing schemes that achieved CSH Level 4 or above. In 2010, Code Level 3 compliance became mandatory for public and private sector new build residences in England, including flats and houses, making the lowest use of Code Levels 1 and 2 redundant.

In late 2010 Lewisham's Core Strategy (submission version or the draft plan) introduced a new requirement on all new residential development (including mixed use) to achieve CSH Level 4 from 1 April 2011 and Level 6 from 1 April 2016. This became a material consideration when determining planning applications, however, it was not adopted policy. The Core Strategy was adopted in June 2011 (outside this monitoring report period) and these provisions now form part of the development plan and compliance is now required. This explains why new residential schemes did not achieve CSH Level 4 during the monitoring year.

**Table 7.5 Completed schemes complying with the Code for Sustainable Homes 2010/11**

Site	Level 3 (units)
2-36 Plassy Road	60
108-110 Bromley Road	32
George Lane	15
<b>Total</b>	<b>107</b>

**Table 7.6 Granted schemes complying with the Code for Sustainable Homes 2010/11**

Site	Level 3 (units)	Level 4 (units)
Former Greyhound Public House	40	-
58 Lee High Road	14	-
88 Rushey Green	14	-
Malbor House, 130 Gosterwood Street	38	-
Rotary Day Centre, 6-7 Addington Grove	32	-
Martin's Yard, 82a Endwell Road	36	-
9 Staplehurst Road	51	-
New Cross Reservoir, Jerningham Road	9	-
The Spotted Cow Public House, 104 Hither Green Lane	16	-
Land at Wardalls Grove, Avonley Road	-	124
11 Westwood Hill	-	22
Heathside and Lethbridge estate	146	138 (Phase 1) 1,063 (Phase 2)
5 St. Norbert Road	-	32
Former New Cross Hospital Site, Wardalls Grove	-	124
<b>Total</b>	<b>396</b>	<b>1,503</b>

## 7.2.5 Building Research Establishment Environmental Assessment Method

Indicator	Compliance with BREEAM
Target	All non-residential development built to BREEAM Excellent Standard
Target met	YES
Data	Tables 7.7, 7.8

### Data analysis

Building Research Establishment Environmental Assessment Method or BREEAM is used to assess the environmental performance of a non-residential building. A BREEAM assessment uses recognised measures of performance to evaluate a building's specification, design, construction and use. The measures represent a range of categories and criteria including, energy, water use, the internal environment, pollution, transport, materials, waste, ecology and management processes.

Lewisham recorded the following for 2010/11

- 1 school was built complying with BREEAM 'Excellent' Standard
- 4 non-residential development were granted complying with BREEAM 'Very Good'

Trinity School is one the smallest secondary school in the borough and the new school opened its door to pupils in January 2011. The school building is very energy efficient and achieved BREEAM Excellent standard, one of only seven schools in England in 2010 to achieve this. The design of the school is partly elevated (with a void under half the building) to remove potential flooding from the adjacent Quaggy River.

In late 2010 Lewisham's Core Strategy (submission version or the draft plan) introduced a new requirement on all minor and major non-residential development to achieve a minimum of BREEAM Excellent Standard. This became a material consideration when determining planning applications, however, it was not adopted policy. The Core Strategy was adopted in June 2011 (outside this monitoring report period) and these provisions now form part of the development plan and compliance is now required. This explains why new non-residential schemes did not achieve the target during the monitoring year.

**Table 7.7 Built schemes complying with BREEAM 2010/11**

Site	BREEAM Excellent
Trinity School	1
<b>Total</b>	<b>1</b>

**Table 7.8 Granted schemes complying with BREEAM 2010/11**

Site	BREEAM Very Good
Forest Hill Pool	1
Deptford Green School	1
Lewisham Bridge Primary School	1
Pendragon School	1
<b>Total</b>	<b>4</b>

## 7.2.6 Living roofs

Indicator	No. of completed living roofs and walls
Target	Increase in the number of completed living roofs and walls
Target met	YES
Data	Tables 7.9, 7.10

### Data analysis

Living roofs are beneficial to all appropriate new development as it helps to ameliorate the effects of climate change by providing a habitat for biodiversity. Living roofs also increase insulation, reduce noise, air pollution and water run-off, and protect the roof.

Lewisham recorded the following for 2010/11

- 6 schemes (5 residential, 1 mixed use) completed included living roofs
- 37 schemes granted (15 residential, 14 mixed use, 6 schools, 1 nursing and residential care home, 1 museum building) included living roofs

The Council encourages living roofs and walls in all new developments. Table 7.9 shows 6 developments were built with living roofs and 37 planning permissions were granted with living roofs as shown in Table 7.10.

**Table 7.9 Completed living roofs in Lewisham in 2010/11**

Site address	Development description	Living roofs type/size
Rear of 445 New Cross Road, SE14	Residential (12 flats)	Green roof (approx. 74 sq.m.)
4 Mantle Road, SE4 2EX	Residential (33 flats, 1 maisonette)	Living roof
246, Bromley Road, SE6 2SY	Residential (50 flats)	Green roof
Site at the rear of 97-99 Loampit Vale, Algernon Road, SE13	Residential (14 flats)	Green roof
2-36 Plassy Road, SE6 2DE	Residential (49 flats, 11 houses)	Green roofs
262-274, Lewisham High Street, SE13	Residential (7 studios, 33 flats) and retail	Green and brown roof
<b>Total</b>	<b>6 schemes (5 residential, 1 mixed use)</b>	



**Table 7.10 Living roofs granted in 2010/11**

Site address	Development description	Living roofs type / size
Deptford Green School	School and associated facilities	Brown roof (approx 957 sq.m.)
The Squirrels, 38-44 Belmont Hill, SE13	Residential (4 flats)	Green roof seeded with an annual wildflower mix or local seed source (120 sq.m.)
Former Greyhound Public House	Residential (40 flats), commercial (ground floor) and public house	Brown roof
58 Lee High Rd, SE13 5PT	Residential (15 flats) and retail	Living roof
Lewisham Bridge Primary School, Elmira Street, SE13	School and associated facilities	Brown roof
Bonus Pastor Roman Catholic School, BR1	College buildings and facilities	Brown and green roofs
88 Rushey Green	Residential (25 flats, 4 houses) and retail	Green roof
Malbor House, 130 Gosterwood St, SE8 5NY	Residential (38 flats) and business	Green roof (extensive) (200.5 sq.m.)
5 St. Norbert Rd	Residential (26 flats, 6 maisonettes)	Green roof (453.5 sq.m.)
Martins Yard, 82a Endwell Rd, SE4	Residential (36 flats) and commercial (20 units)	Green roof (intensive sedum)
9 Staplehurst Road, SE13	Residential (5 studio, 35 flats, 11 houses), café/ restaurant, retail kiosk and commercial	Green roof (244 sq.m.) Bird and bat boxes
Heathside and Lethbridge estate, Blackheath Hill, SE10	Retail (512 sq.m.), community (768 sq.m.)	Green roof Bird and bat boxes
396 Baring Road, SE12	Nursing and residential care home (46 bedroom)	Living roof
11 Westwood Hill, SE26	Residential (19 flats, 3 houses)	Living roof (80 sq.m.)
The Spotted Cow Public House, 104 Hither Green Lane	Residential (19 flats)	Living roofs
Former Community Centre, Wydeville Manor Road	Residential (9 flats)	Green roof (216.9 sq.m.)
22 Kinver Road, SE26 4NT	Residential (1 bungalow)	Extensive biodiverse
15-17 Scrooby St, SE6 4JB	Residential (13 Flats)	Extensive substrate (TIGA pre-grown mats on 40 mm)
16a Algernon Rd, SE13 7AT	Residential (28 flats, 6 houses)	Extensive biodiverse
Tigers Head, 350 Bromley Rd, SE6	Residential (38 flats, 3 houses)	Green roof
Former Maypole Inn, 1 Mantle Rd, SE4 2DU	Residential (10 flats, 1 studio) and a commercial unit	Sedum blanket
Pendragon School, Downham, BR1 5LD	School and associated facilities	Green roof (extensive substrate base 75-150 mm, 247 sq.m.)
52-54 Thursdon Rd, SE13 7SA	Residential (62 flats), B1 uses	Green roof, bird and bat boxes
Marine Wharf, Plough Way, SE16	Residential (532 units), A1/A2/A3 and B1 /B1c	Green roof (intensive) (4,427 sq.m.)

Site address	Development description	Living roofs type / size
Former New Hosiptal Site, Wardalls Grove	Residential (99 flats, 25 houses)	Extensive biodiverse
16 Coulgate Stt, SE4 2RW	Residential (9 flats) and mini cab office/retail/commercial unit	Extensive biodiverse
Brockley Primary School, Brockley Rd, SE4 2BT	School and its associated facilities	120 sq.m.
73-79 Childers St, SE8 5JR	Residential (22 flats) and commercial (A1/A2/B1)	Extensive biodiverse (800 sq.m.)
210 Evelyn St, SE8 5BZ	Residential (extension)	Sedum blanket (15 sq.m.)
1-6 Hedgley Mews, SE12	Residential (10 houses)	Sedum blanket (450 sq.m.)
40-42 Montem Rd, SE23	Residential (12 flats)	Extensive biodiverse
445 New Cross Rd, SE14 6TA	Residential (3 maisonettes, 2 flats) and 2 commercial units	Extensive biodiverse (78.5 sq.m.)
Horniman Museum, 100 London Rd, SE23 3PQ	Community and education building	Sedum mat (132 sq.m.) Extensive biodiverse (60 sq.m.)
104-120 Lee High Rd, SE13 5PT	Residential (70 flats) and retail	Extensive biodiverse
Excalibur Estate, SE6	Residential (371 units)	Significant green roof plan
Silwood Estate, Phase 4c, SE16	Residential (116 flats, 30 houses)	Green roof
396 Baring Road, SE12 0EF	Residential conversion and new build (2 houses and cottage)	Living roof
<b>Total</b>	<b>37 schemes (15 residential, 14 mixed use, 6 schools, 1 nursing and residential care home, 1 museum building)</b>	

### 7.2.7 Managing flood risk

Indicator	Managing and mitigating the risk of flooding
Targets	<ul style="list-style-type: none"> <li>• Zero planning permissions to be granted contrary to advice of Environment Agency</li> <li>• Length of river restored</li> <li>• No. of approved developments which incorporate SUDS</li> </ul>
Targets met	YES
Data	Tables 7.11, 7.12

#### Data analysis

The indicator looks at measures to manage and mitigate the risk of flooding. This includes working closely with the Environment Agency in the assessment of development proposed in a flood zone, restoring local rivers from concrete channels and using sustainable urban design systems known as SUDS to reduce and manage the potential of localised flooding.

Lewisham recorded the following for 2010/11

- No planning permissions were granted contrary to the advice of Environment Agency
- 300 metres of river has been restored since 2005 but none in 2010/11
- 2 new built developments incorporated SUDS
- 2 approved developments incorporated SUDS

The Flood and Water Management Act 2010 is a significant piece of legislation which includes provision for the management of surface water in connection with flooding and coastal erosion. The Act, which is being implemented, establishes ‘SUDS Approving Bodies’ in county and unitary local authorities in England with a role to approve drainage systems in new developments and redevelopments before construction.

SUDS is a departure from the traditional approach to draining sites that made up of one or more structures built to manage surface water runoff. It reduces the effect on the quality and quantity of runoff from development and provide amenity and biodiversity benefits. There are some key principles that influence the planning and design process enabling them to mimic natural drainage by:

- storing runoff and releasing it slowly (attenuation)
- allowing water to soak into the ground (infiltration)
- slowly transporting (conveying) water on the surface
- filtering out pollutants
- allowing sediments to settle out by controlling the flow of the water.

**Table 7.11 SUDS completed in Lewisham 2010/11**

Site address	Development description	SUDS Type
Venson Site, Conington Road, SE13	Residential (132 flats)	Soakway
246 Bromley Road, SE6 2SY	Residential (50 flats)	Water attenuation below paving

**Table 7.12 SUDS approved in Lewisham 2010/11**

Site address	Development description	SUDS Type and percentage
Marine Wharf, Plough Way, Deptford, SE16	Residential (532 units), Commercial (4,126 sq.m.)	Surface water attenuation Soft landscaping areas (28%) Infiltration devices Rainwater harvesting
Heathside and Leathbridge estate, Blackheath Hill, SE10	Residential (138 units)	Surface water attenuation

*Rivers and People’s project*

The Rivers and People project began in February 2010 funded with money from the Big Lottery through the Access to Nature programme run by Natural England. It aims to provide opportunities for community across Lewisham and neighbouring boroughs to get involved with the network of rivers and greenspace in Lewisham through guide walks, river wades, bat watching evenings, tree and wildflower course and trips. There were 109 events and a total of 1,718 people were involved in the project in 2010/11. A programme of practical conservation volunteering is also underway with the focus on managing the vegetation along the riverbanks at Chinbrook Meadows and Ladywell Fields. This ongoing management aims to maximise the floral diversity along the rivers and open up sections for park users to access and enjoy the water.

## 7.2.8 Green Flag award

Indicator	Percentage of eligible open spaces managed to Green Flag award standard
Target	1 Green Flag Award per year
Target met	YES
Data	Table 7.13

### Data analysis

The Green Flag Award is the national standard for parks and green spaces in England and Wales. Green Flag Awards are given on an annual basis and winners must apply each year to renew their Green Flag status. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. The scheme judges open spaces on a number of criteria; they must be welcoming, healthy, safe and secure, be well maintained and clean, take account of local heritage and conservation, involve the community and be well managed. The Green Community Award is a part of the Green Flag Award scheme, a national award that recognises high quality green spaces in England and Wales that are managed by voluntary and community groups.

Lewisham recorded the following for 2010/11

- 12 Green Flags awarded on 29<sup>th</sup> July 2010

Lewisham continued to receive the highest number of green flags in South London with only City of Westminster (20), LB Haringay and LB Hillindon (16) receiving more awards. Green Flags were retained for Brookmill Park, Bellingham Green, Blackheath, Cornmill Gardens, Chinbrook Meadows, Ladywell Fields, Manor Park Manor House Gardens, Sydenham Wells Park and Telegraph Hill Park. Deptford Park and Hilly Fields were the additional Green Flag parks, however, Horniman Museum Gardens was lost. Devonshire Road Nature Reserve and Grove Park were awarded as Green Flag Community Award (formally Green Pennant Award). Devonshire Road Nature Reserve is managed by and for the community.

**Table 7.13 Parks awarded Green Flag standard in Lewisham in 2010/11<sup>27</sup>**

Green Flag parks	Area (ha)	Total open space in Lewisham (%)
Blackheath	70.79	18.98
Brookmill Park	2.46	0.66
Bellingham Green	0.91	0.24
Chinbrook Meadows	10.82	2.90
Cornmill Gardens	1.24	0.33
Deptford Park	7.29	1.95
Hilly Fields	18.98	5.08
Ladywell Fields	21.14	5.66
Manor House Gardens	3.88	1.04

<sup>27</sup> The area (ha) of open space is based on the audit of the Lewisham Leisure and Open Space Study 2009

Green Flag parks	Area (ha)	Total open space in Lewisham (%)
Manor Park	1.34	0.36
Sydenham Wells Park	8.14	2.18
Telegraph Hill Park	4.16	1.11
<b>Total Green flag space in Lewisham</b>	<b>151.15</b>	<b>40.49</b>
<b>Total open space in Lewisham</b>	<b>373.30</b>	

Source: Green Scene, LB Lewisham, 2011

## 7.2.9 Open space and Sites of Importance to Nature Conservation

<b>Indicators</b>	<ul style="list-style-type: none"> <li>• Prevent inappropriate development on identified open spaces</li> <li>• Protect Sites of Importance to Nature Conservation from inappropriate built development</li> </ul>
Targets	<ul style="list-style-type: none"> <li>• Annual number of applications granted or refused on designated open space</li> <li>• Number of applications within Sites of Importance to Nature Conservation granted/refused planning permission</li> </ul>
Targets met	YES

### Data analysis

The indicators measure the number of applications granted or refused on designated open space, and the number of applications within Sites of Importance to Nature Conservation (SINC) granted or refused planning permission.

Lewisham recorded the following for 2010/11

- There were no applications granted or refused on designated open space
- There were no applications granted or refused on designated SINC

The Council recognises the importance to protect and enhance the natural environment to help mitigate against climate change. No planning applications were granted or refused on designated open space and SINC in the monitoring year.

## 7.2.10 Allotments

<b>Indicator</b>	<b>No. of new allotments</b>
Target	Area of land allocated for allotments
Target met	YES

### Data analysis

The indicator measures the area of land allocated for new allotments.

Lewisham recorded the following for 2010/11

- No allotment land lost

Lewisham’s allotments are very popular due to increasing interests in healthy, outdoor living and organic food. There are 40 allotments (912 plots) in Lewisham. The Council manages 37 and 3 are managed privately. There are 540 applicants awaiting an allotment. Lewisham has an above average number of allotment sites compared to other London boroughs. There have been no new allotment sites developed in 2010/11 due to land availability, but the Council seeks to enhance its allotments facilities including toilets and lockers.



The Council promotes and supports local food growing and urban agriculture. Love Lewisham Love growing your own food: Lewisham’s guide to creating a community garden published by the Council provides general advice about starting, developing and running a community garden. To date 32 have been established out of a target of 60 by 2012. There are also 58 new food growing spaces in the borough as part of the Mayoral Pledge to create 60 community food growing spaces by the end of 2012.

### 7.2.11 Biodiversity

<b>Indicators</b>	<b>Change in areas and populations of biodiversity importance, including:</b> <ul style="list-style-type: none"> <li>• <b>Change in priority habitats and species (by type)</b></li> <li>• <b>Change in areas designed for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</b></li> </ul>
Target	Maintain and enhance the current population of biodiversity importance
Target met	YES
Data	Tables 7.14, 7.15

#### Data analysis

The indicator measures the changes in areas and populations of biodiversity importance, including priority habitats, species and designated areas and sites.

Lewisham recorded the following for 2010/11

- No change in areas and populations of biodiversity importance

The Lewisham Biodiversity Action Plan 2006-2011 sets the objective to maintain or increase the population of the following: Black Redstart; Stag Beetle; House Sparrow and Song Thrush. It is acknowledged that monitoring changes in biodiversity is extremely difficult at the borough level. No regular or reliable data is collected on changes in species. However, it is possible to monitor changes to SINC. There are 70 SINCS in Lewisham. Table 7.14 shows there is no change in the monitoring year.

The Council continues to preserve and enhance the local biodiversity and geological conservation interests. The Core Strategy included additional designations of Metropolitan Open Land located in Sydenham Wells Park, Horniman Gardens and Telegraph Hill Park due to the role they perform in the South East London Green Chain. The Council is also proposing to include additional SINC designations based on the GLA’s survey across the

borough in February 2006. These will be included in the LDF Site Allocations DPD. The additional sites are listed in Table 7.15.

**Table 7.14 Change of SINC designation 2007 to 2011**

Year	Metropolitan Importance	Borough Importance (Grade I)	Borough Importance (Grade II)	Local Importance
<b>2007</b>	4 sites 215.55 ha (6.12%)	8 sites 88.94 ha (2.53%)	32 sites 124.03 ha (3.52%)	26 sites 100.66 ha (2.86%)
<b>2008 - 2011</b>	4 sites 215.55 ha (6.12%)	8 sites 88.94 ha (2.53%)	33 sites 137.44 ha (3.90%)	25 sites 87.25 ha (2.48%)

Source: GiGL, 2011

**Table 7.15 Proposed Sites of Importance to Natural Conservation**

Reference	Site	Site proposal
SINC 1	Hither Green Cemetery	Deletion and addition to SINC
SINC 2	Pool River Linear Park	Addition to existing SINC
SINC 3	Hillcrest Estate Woodlands	Addition to SINC
SINC 4	Grove Park Nature Reserve	Addition to SINC
SINC 5	Forster Memorial Park	Upgrade from Grade II to Borough Grade I importance
SINC 6	Loats Pit	Addition of habitat to the north of site
SINC 7	Grove Park Cemetery	Split site from Chinbrook Community Orchard and Green Chain Walk
SINC 8	Nunhead Cutting	Include area of habitat to the south and east
SINC 9	St Johns to Lewisham railsides	Include area of habitat to the south-east
SINC 10	Lewisham Railway Triangles	Include area of habitat to the north-east
SINC 11	Hither Green railsides	Add new areas of track between Lewisham High Street and St Mildreds Road
SINC 12	Hither Green sidings	Amend boundary and add isolated strip of land on the southside of the railway
SINC 13	New Cross/ New Cross Gate rail sides	New site proposal
SINC 14	Mountsfield Park	Upgrade from Local Importance to Borough Grade II importance
SINC 15	Chinbrook allotments	Orchard site combined with allotments to the south
SINC 16	Chinbrook Meadows	New site proposal to include existing site at Ambelcote Wood
SINC 17	Bromley Hill Cemetery	New site proposal
SINC 18	Gilmore Road Triangle	New site proposal

Source: Site Allocations Development Plan Document Further Options consultation document (2010)



### 7.2.12 Air quality

There are five Air Quality Monitoring Areas (AQMAs) in the borough of which the Council monitors and reports the air pollution levels in the Air Quality Progress Report annually.

Indicator	Air pollution levels of Fine Particles, Nitrogen Oxide, Carbon Monoxide, Ozone and Benzene
Target	Reduction in pollutants as identified in Air Quality Action Plan
Target met	PARTIAL

### Data Analysis

Lewisham recorded the following for 2010/11

- Exceedences of the annual average objective for nitrogen dioxide at all roadside locations.
- Exceedences of the annual average objective for nitrogen dioxide are not occurring at background locations although at some locations the levels are only marginally below the objective and not outside a reasonable margin of error.
- Exceedences of the annual average objective for nitrogen dioxide are occurring outside of the existing AQMA at Brockley Rise. This was identified in the previous progress report and, therefore, a Detailed Assessment is being prepared.
- Exceedences of the objectives for PM10 have not been recorded but, the levels are not sufficiently and consistently below the threshold to warrant a change to existing AQMAs.
- Fugitive emissions of PM10 from industrial sources in the north of the borough were identified as a potential problem in previous reports. A new PM10 monitor has been installed in a nearby location and early indications suggest the objectives are being met. Additional monitoring data is required before any conclusions can be drawn.
- There are no other findings that have indicated that there are new changes that require the Council to undertake a Detailed Assessment for the other LAQM pollutants.

The Council's Air Quality Progress Report was published in October 2010. This provides an update on progress made towards implementing actions from the Council's Air Quality Action Plan for the period up to and including April 2010. At the time of finalising the 2010/11 AMR the Air Quality Progress Report for 2011 had not yet been published. The findings from the 2010 report show that the National Air Quality Objectives continue to be met for five out of the seven pollutants currently under local authority control. These are 1,3-butadiene, benzene, carbon monoxide, lead and sulphur dioxide.

For particulate matter, both PM10 objectives have been met at monitoring locations and it is estimated that these are being met throughout most, if not all, of the borough. However, until the objective is met consistently and by a wider margin, the Council is continuing to maintain the designation of the existing AQMAs for PM10. In this way, further improvements to air quality can be secured. A new PM monitor has been installed in the north of the borough identified as being affected by fugitive emissions from industrial sites. This has been installed relatively recently and data is not yet available. However, early indications show that the concentrations peak at very high levels but that the 24-hour averages are generally below the objective.

The annual average objective for nitrogen dioxide (NO<sub>2</sub>) continues to be exceeded and often by a wide margin at roadside sites. This includes one monitoring location that is currently outside of the existing AQMAs. Both objectives for NO<sub>2</sub> are being met at all background sites where monitoring is being carried out, although only slightly below in some cases.

The report shows that progress with measures contained in the Air Quality Action Plan are continuing and ongoing. There are some notable successes in terms of promotion and raising awareness of sustainable transport. However, the impacts of individual measures, in terms of the air quality benefits, are still proving difficult to quantify. Some actions are outside of the control of the Council and there is reliance on external organisations to continue to work with us.

Monitoring data for PM<sub>10</sub> show that both the daily and annual mean objectives are being met. However, the levels are affected significantly by meteorology and are subject to fluctuations from one year to the next. Previous analysis of trends have shown that levels are not continuing to decrease and may, in some locations, actually be increasing. Therefore, a cautionary approach is being adopted with regards to the designation of the AQMA and the existing AQMAs will not be revoked for PM<sub>10</sub> until further data has been collected showing that the objective is consistently being met. The 2008 monitoring of carbon monoxide and sulphur dioxide confirms that the objectives for these pollutants have been met.

The Council will continue with the implementation of our Air Quality Action Plan in pursuit of achieving the national air quality objectives and will submit a further Progress Report in 2011.

### 7.2.13 Waste management

<b>Indicators</b>	<ul style="list-style-type: none"> <li>• <b>Capacity of new waste management facilities by type</b></li> <li>• <b>The amount of municipal waste arising, and managed by type, and the percentage each management type represent of the waste managed</b></li> </ul>
Targets	<ul style="list-style-type: none"> <li>• Sufficient facilities to meet need</li> <li>• To recycle, re-use or compost 22% of household waste in 2010/11</li> </ul>
Targets met	PARTIAL
Data	Figure 7.3

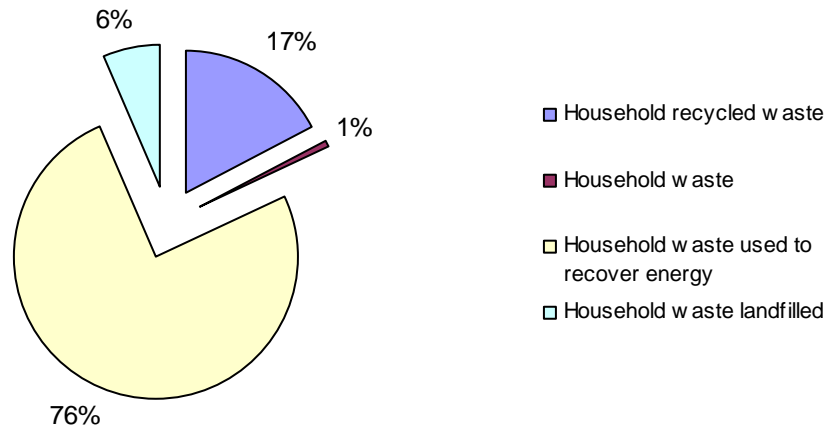
### Data Analysis

<p>Lewisham recorded the following for 2010/11</p> <ul style="list-style-type: none"> <li>• No new waste management facilities</li> <li>• Total waste collected 130,702.27 tonnes, nearly 1% less than 2009/10</li> <li>• 18% household waste recycled/reused/composted (target 22%)</li> </ul>
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The total waste collected has reduced by 1249.42 tonnes, nearly 1 per cent, from the previous monitoring year. The current recycling and composting rate is reaching 18 per cent of all waste collected. This means the borough has not achieved the 22 per cent government target for recycling/reusing/composting. Over 75 per cent of Lewisham's waste is disposed through the SELCHP facility, an energy-from-waste plant that recovers power for supply to

the National Grid. Most of the municipal waste from Lewisham that is land-filled (6.27 per cent) goes to the Rainham Landfill site in Essex, and is transported by road. The recycling rate is increased slightly at the rate of 17.24 per cent of the total household waste.

**Figure 7.3 Household waste collected in Lewisham 2010/11**



Source: Lewisham Waste Management, LB Lewisham

## 8. Building a sustainable community

This chapter of the AMR looks at current characteristics and reports on relevant policy performance related to transport, design, community services and facilities, and planning obligations. The Council's policy objectives are to:

- provide and promote sustainable transport (public transport, reducing the need to travel particularly by the private car and improving the walking and cycling environment)
- seek high quality design for buildings, places and spaces
- ensure a range of community services are protected and provided
- secure planning obligations to meet anticipated demand from new development.

### 8.1 Lewisham today

This section of the AMR looks at key facts and figures for Lewisham as they relate to transport, design, and community services and facilities.

#### 8.1.1 Car ownership and travel to work

We can identify travel to work behaviour through analysis of the 2001 Census data. This identifies those who are resident in the area and commute out of it to work and vice versa. It also indicates the proportion of people both living and working in the borough.

Table 8.1 shows that over half of journeys to work are made by public transport. Over six per cent of people walk to work, however, the percentage of trips made by bicycle is below the London average. As this data is now 10 years old, the Council believes the percentage of residents who cycle and use public transport has increased, which would reflect London trends.

**Table 8.1 Travel to work Lewisham and UK comparison**

Travel to work	Lewisham (%)	Greater London (%)
Working at home, mostly at home	7.3%	8.6%
Underground, Metro, Light Rail	8.8%	18.8%
Train	28.8%	12.2%
Bus	13.8%	11.1%
Motorcycle scooter	1.4%	1.4%%
Driving car or van	28.7%	33.5%
Passenger in car or van	2.2%	2.5%
Taxi or mini-cab	0.4%	0.7%
Bicycle	1.9%	2.3%
On foot	6.4%	8.4%
Other	0.4%	0.4%

Source 2001 Census

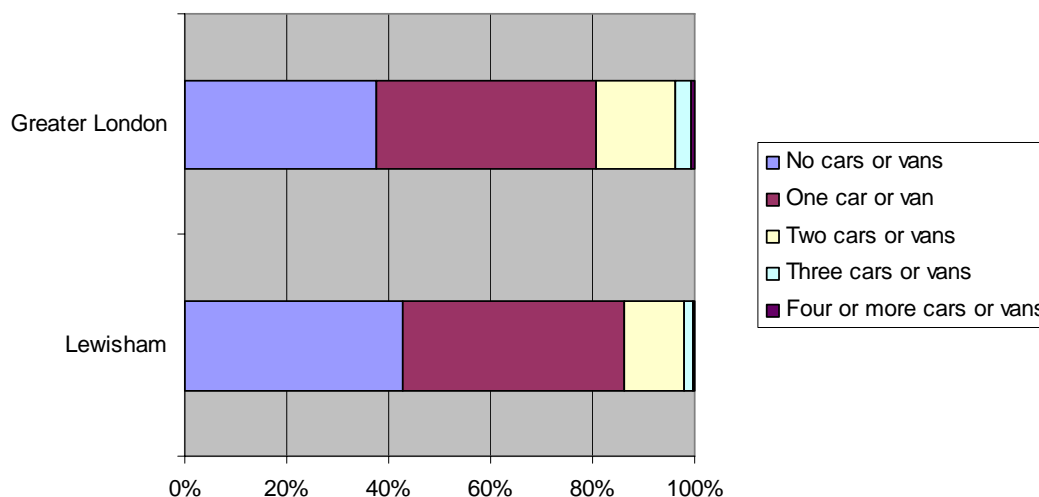
Table 8.2 and Figure 8.1 show that Lewisham has a higher percentage of households with no vehicle (42 per cent) than the London average (37 per cent). There is also a lower proportion of households with two or more vehicles when compared to London.

**Table 8.2 Car ownership**

Car and van ownership	Lewisham (No. and %)	Greater London (No. and %)
All households	107,412	3,015,997
Households with no cars or vans	45,941 (42.8%)	1,130,649 (37.5%)
Households with one car or van	46,679 (43.5%)	1,298,481 (43.1%)
Households with two cars or vans	12,484 (11.6%)	476,185 (15.8%)
Households with three cars or vans	1,831 (1.7%)	86,471 (2.9%)
Households with four or more cars or vans	477 (0.4%)	24,142 (0.8%)
All cars or vans in the area (vehicles)	79,270	2,616,328

Source 2001 Census

**Figure 8.1 Car ownership**



### 8.1.2 Design and character

The complex historical development of the borough has left a legacy of distinctive neighbourhoods which needs to be understood and used to inform future developments, in order to ensure the positive contributions of the historic and local character are appropriately protected and enhanced.

The Council administers a Design Review Panel, made up of independent specialist design advisers, to promote high standards of design in new development. The panel provides advice on a range of planning applications including pre-application advice.

The Council designates conservation areas where an area is considered to have special architectural or historic character that should be preserved or enhanced. There are 27 conservation areas and 13 have an adopted character appraisal. The Council has a

programme to prepare and review its conservation areas and to update character appraisals and plans of management.

Lewisham has 357 designated heritage asset entries of which:

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

The grades reflect their importance in nationwide terms although they all enjoy the same level of protection.

In addition there are a 247 non-designated heritage asset entries (many of which represent groups of buildings) that contribute significantly to the local character and townscape. While these buildings may not meet the national criteria for statutory listing, they add to the local distinctiveness of the borough, and so are protected under the Local List.

### **8.1.3 Education**

The existing schools and colleges in the borough can be summarised as follows.

- 69 state-funded Primary-phase Schools (for children aged 5 to 11), of which 65 admit pupils into Reception (4 are Junior Schools for pupils aged 7 to 11)
- 14 state-funded Secondary Schools (for children aged 11 to 16 or 18)
- 7 special schools (although this will reduce to 6 in 2013)
- A series of Resourced Provisions for learners with specific additional needs within mainstream primary and secondary schools. The Council is aiming to increase the number of these Resource bases.
- Lewisham Further Education College
- Christ the King 6<sup>th</sup> Form College
- Crossways 6<sup>th</sup> Form (16-19)
- Goldsmiths, University of London
- Laban Trinity

The Council has a statutory duty to ensure that there are sufficient school places for children of 'statutory age' (Reception to Year 11 for most pupils) who wish to access state education. Lewisham has a young population, with 1 in 4 residents (approximately 64,500) aged under 19 years, making up 24.5 per cent of the borough's population compared to 22.4 per cent for inner London and 24.4 per cent nationally. The rising numbers of children and young people in Lewisham is a significant issue and requires the Council to increase school places.

There is a Mayoral objective to provide a secondary school place for all Lewisham residents who wish to take one, and the Building Schools for the Future programme (BSF) is already increasing the number of secondary school places. Every secondary school in the borough will either be rebuilt or refurbished by 2014. The delivery of sufficient places to meet secondary demand is a London sub-regional issue, and therefore improved joint inter-borough planning is required to a more significant extent than previously.

### 8.1.4 Health

The 2011 Health Profile published by the Department of Health shows that the life expectancy at birth for males (76.3 years) and females (81.3 years) in Lewisham is below that of London and England (England 78.3 years for males and 82.3 years for females). Within South East London, life expectancy is below that in Bexley, Bromley and Southwark, and not significantly different from Greenwich and Lambeth. However, life expectancy in Lewisham is increasing, for both males and females, as it is in England as a whole.

There are considerable variations in life expectancy across the borough for both males and females. For males, New Cross and Lewisham Central wards have life expectancy significantly lower than the borough. Crofton Park and Blackheath wards have significantly higher life expectancy. No ward had significantly higher life expectancy than England and London. For females, Telegraph Hill, New Cross and Lewisham Central wards have life expectancy significantly lower than Lewisham overall. Crofton Park has significantly higher life expectancy than England, London, and Lewisham overall.

### 8.1.5 Crime

Statistics for Lewisham from the Metropolitan Police show crime rates per 1,000 population have been falling since 2008/09. Total notifiable offences fell by 2,404 from 354,031 in April-August 2010 to 351,627 in 2011. There were 3,096 fewer incidents of violence with injury for the same period compared to 2010. While knife crime where a knife was used to injure fell by 60 offences (-3.3 per cent).

## 8.2 What we found out in 2010/11

### 8.2.1 Car parking

<b>Indicators</b>	<ul style="list-style-type: none"> <li>• <b>Percentage of completed non-residential development complying with car-parking standards</b></li> <li>• <b>No. of car clubs and bays in the borough</b></li> <li>• <b>No. of completed car free or car limited development</b></li> <li>• <b>Electric car charging points</b></li> </ul>
Targets	<ul style="list-style-type: none"> <li>• 100% compliance with car parking standards</li> <li>• Year on year increase in car club bays, car free or car limited development and electric car charging points</li> </ul>
Targets met	YES
Data	Table 8.3

### Data analysis

The indicators for car parking measure compliance with car parking standards, the provision of car club bays, the number of completed car free or car limited development, and the creation of electric car charging points.

Lewisham recorded the following for 2010/11

- All non-residential development complied with relevant car parking standards
- 10 car club spaces were secured through a planning obligation (four on-site, six on-street) and 340 residential units were provided with free membership to car clubs



All non-residential development met the Council's car parking standards. The standards used to assess relevant planning applications for 2010/11 were contained in the UDP. Future monitoring will be against the standards contained in The London Plan.

Lewisham currently has numerous car club bays provided by Streetcar in 54 locations across the borough. A car club is an alternative to owning a private car. The cost of using the car is based on the length of time of use and distance travelled. It is more economical and convenient to join a car club for low mileage users and a good alternative for families considering buying a second car. In 2010/2011, the Council continued to secure car club spaces on-site and on-street through a planning obligation as follows:

- two agreements secured one year free membership for residents totalling 31 residential units
- six agreements secured two year free membership totalling 185 residential units
- one scheme secured three year free membership totalling 124 residential units.

More car free and low car parking developments are expected in the borough following the Council's commitment in its recent Local Implementation Plan and Core Strategy to reduce car parking for development sites in highly accessible locations.

Renaissance at Loampit Vale, Lewisham Town Centre is a car limited development. The scheme includes 788 residential dwellings but provides 181 car parking spaces, 26 motorcycle parking spaces and at least one secured cycle space for each dwelling. The site is located opposite Lewisham station providing frequent train, DLR and bus services.

The London Plan seeks to increase the number of electric car charging points across London. Electric cars provide an alternative to traditional petrol and diesel powered transport. Table 8.3 shows there are seven electric car charging point locations in the borough. This is an increase of three from the 2009/10 monitoring year.

**Table 8.3 Electric cars charging point location**

Location	Type
Westerly Crescent Sydenham, SE26 5AQ	2 x Other (Standard)
Sainsbury's Sydenham, Southend Lane, SE26 4PU	2 x Other (Standard)
Doggett Road, Near Catford Bridge Station, SE6 4QA	2 x Other (Standard)
Holbeach Road Car Park, Catford, SE6 4TW	2 x Other (Standard)
Slaithwaite Road / Clipper Way, SE13 6LY.	2 x Other (Standard)
Clarendon Rise/Albion Way, SE13 6BT.	2 x Other (Standard)
Blackheath Grove, Blackheath, SE3 0TE.	2 x Other (Standard)

Source: Source London

## 8.2.2 Access to services by public transport

<b>Indicator</b>	<ul style="list-style-type: none"> <li>Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre</li> </ul>
Target	<ul style="list-style-type: none"> <li>100% of new residential development located within 30 minutes of specified land uses</li> <li>Increase in access to services by public transport and walking</li> </ul>
Targets met	YES
Data	Table 8.4, Figure 8.1

### Data analysis

Lewisham recorded the following for 2010/11

- 84% of the population has access to Lewisham Hospital in 30 minutes by public transport and 100% have access within 60 minutes
- A range of primary schools, GPs and food stores are accessible within 15 minutes for all residents while employment sites and secondary schools are mostly accessible within 20 minutes

**Table 8.4 Local Authority accessibility indicators**

Infrastructure facility	Population with access to service by walking/public transport (%)				
	15 mins	20 mins	30 mins	40 mins	60 mins
Employment		99		100	
Primary school	100		100		
Secondary school		97		100	
GP	100		100		
Hospital			84		100
Food store	100		100		

Source: DfT 2008 Core Accessibility Indicators

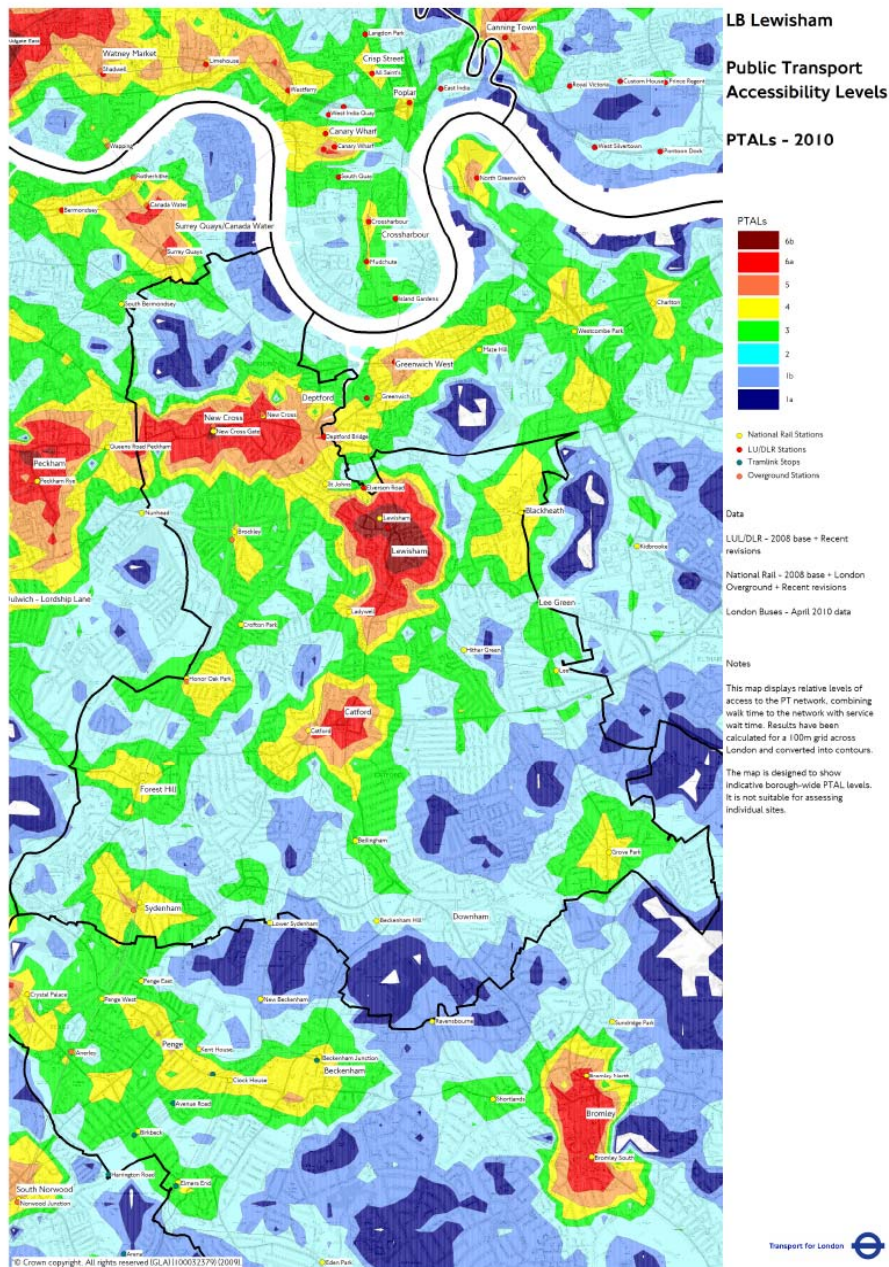
Lewisham is well served by various modes of public transport.

- 20 National Rail stations serving London Bridge, Victoria, Waterloo East, Charing Cross, Blackfriars and Cannon Street
- London Overground stations providing links to the London Underground at Canada Water and Whitechapel.
- DLR stations linking Lewisham with Canary Wharf
- Over 50 bus routes providing services across the borough, to nearby boroughs and central London.

Key public transport interchange locations include Lewisham station, which offers rail services to central London termini and Kent, DLR interchange to Bank and Stratford and many bus services. Cycle routes across the borough provide key north south and east west routes on a variety of off road routes and quieter on road routes signed for cyclists, including the Waterlink Way.

The Lewisham Public Transport Accessibility Levels (PTAL) is shown on Figure 8.2. This is prepared by TFL and shows those areas of the borough where public transport access is high or low. Accessibility is highest at 6b and lowest at 1. It is clear that the town centres of Lewisham, Catford and New Cross/New Cross Gate have the highest accessibility levels. Areas in the borough with lower levels of access include the south and southeast of the borough and the far northwest.

**Figure 8.2 Lewisham Public Transport Accessibility Levels Map**



The opening of the London Overground service (the former East London Line) through the borough has provided additional services to areas south of the borough (terminating at Crystal Palace or West Croydon) and to central and east London (terminating at Highbury and Islington). The service now runs 12 four carriage trains per hour in each direction in the peak between Dalston and Surrey Quays. Beyond Surrey Quays the 12 train service splits four trains to New Cross, four trains to West Croydon and four trains to Crystal Palace.

Work on Phase 2 of the London Overground extension between Surrey Quays and Clapham Junction, is now underway and expected to be completed at the end of 2012. This includes passive provision for a station at Surrey Canal Road. Provision of an operational station is linked to the planning application for the Surrey Canal Triangle strategic site allocation as detailed in the Core Strategy (see Chapter 4). The developer will provide funding for this station. Proposals for the three other strategic sites located in Deptford will see significant investment in public transport services in order to reduce car travel and improve accessibility.

### 8.2.3 Travel plans

Indicator	% of permitted major developments with travel plans
Target	All major development to have travel plans
Target met	YES
Data	

#### Data analysis

A travel plan is a package of measures prepared for a particular development to encourage residents and staff to use alternatives to single-occupancy car-use. Such a plan for example, could include: car sharing schemes; a commitment to improve cycling facilities; a dedicated bus service or restricted car parking allocations. It might also promote flexible-working practices such as remote access and video conferencing. Travel plans can help to relieve local parking or congestion problems or improve public transport connections across the area.

Lewisham recorded the following for 2010/11

- 9 travel plans were secured through a planning obligation
- 4 of those were for residential development
- 4 of those were for commercial development
- 1 was for a school

### 8.2.4 Delivery of transport schemes

Indicators	<ul style="list-style-type: none"> <li>• Transport schemes delivered as identified in the IDP</li> <li>• Implementation of North Lewisham Links Strategy</li> </ul>
Targets	<ul style="list-style-type: none"> <li>• Delivery of transport schemes identified in the IDP</li> <li>• Route 1 complete 2011</li> </ul>
Targets met	Yes and on-going
Data	Table 8.5

#### Data analysis

An Infrastructure Delivery Plan (IDP) was published in August 2010 as part of the evidence base for the Core Strategy. The IDP demonstrates that necessary social, physical and green infrastructure is provided to support the delivery of the Core Strategy. The transport schemes identified in the IDP are listed in Table 8.5.

The following projects were started or completed in 2010/11

- Phase 1 of the East London Line Extension now part of the London Overground opened
- Deptford Station redevelopment began in March 2011
- Kender Triangle gyratory was removed and street improvements made
- Improvements to various streets and public spaces between Deptford and New Cross town centres, known as Route 1 were completed

#### *East London Line Extension (ELLX)/London Overground*

Phase 1 work from Whitechapel to Dalston and Dalston to West Croydon and Crystal Palace became operational in October 2010. The Dalston to Highbury and Islington link opened February 2011. Phase 2 will open to passengers in December 2012 and will create an east-west spur from Surrey Quays to Clapham Junction. At Clapham Junction trains will connect to London Overground services to Highbury and Islington, completing a circuit of Central London around zones 2 and 3.

Delays in a funding commitment from Department for Transport (DfT) mean that a station at Surrey Canal Road will not be built as an integral part of the extension itself, however, 'passive provision' is being made to allow for its provision as part of the development linked to the Surrey Canal Triangle strategic site allocation.

#### *Thameslink*

This is a major enhancement programme that will permit up to 24 x 12 car trains to run through the core Thameslink route between St. Pancras and Blackfriars and then to various destinations in south London. Stations within the borough already enjoy links to St. Pancras. This would increase capacity from 8 car trains to between 10 and 12 car trains by 2015. The project is being implemented in phases, with the full capability due to be delivered from December 2015 (in Stage 2). This includes major works adjoining the Surrey Canal Triangle strategic site known as the 'Bermondsey dive under'.

#### *Deptford Station*

The redevelopment of Deptford Station began in March 2011 and will see a new station building to the west of the existing station in the former station yard. After the new development is brought into use, the remainder of the existing station will be demolished and the backing structure repaired and refaced. A new public square will be provided between the station entrance and Deptford High Street. The existing station will remain operational while the new station is being built.

#### *Kender Triangle*

This project involved enhancing the street environment and public realm by removing the gyratory system at Kender Triangle and reinstating two-way traffic at Queens Road and New Cross Road. This has resulted in street reclamation and better spaces for residents, pedestrians and cyclists. The project was implemented by the Council in partnership with TfL.



### North Lewisham Links Strategy

The Council has produced a strategic document to improve walking and cycling routes throughout Deptford and New Cross called the 'North Lewisham Links Strategy'. Permeability is a particular problem in this area, due to the combination of roads and railway lines and the large number of older former industrial sites which inhibit access. The strategy identifies 10 routes to connect potential development sites with existing and new community facilities such as schools and colleges, town centres and parks. Improving these routes residents will be encouraged to live more active lives, and make better use of local amenities and public transport.

During 2010/11, Lewisham Council completed improvements to various streets and public spaces between Deptford and New Cross town centres, known as Route 1, using £4 million of funding secured from the Mayor of London. The works are detailed below.

### Margaret McMillan Park

Several large shrubs have been removed and the main footpath straightened, making for better visibility. There are new plants, lighting and seating; plus original public art, and a modern children's play area. The park has been rewarded with Civic Trust and Local Government News 2011 Street Design Awards.



### Fordham Park and New Cross (Walpole Road) underpass

Improvements were made to the main entrances and the football pitch, along with new footpaths, seats, lighting and signage, a meadow and orchard area, three play areas (for under-5s, teens and families) and a youth shelter designed in conjunction with pupils at Deptford Green School. The entrances to the nearby New Cross (Walpole Road) underpass

have been cleared of shrubbery for improved visibility, and the underpass itself now has new CCTV and lighting designed by local artist Heather Burrell.

### Douglas Way

Improvements along Douglas Way, outside the Albany Theatre, include new paving, seating, lighting and trees, as well as the provision of a better electrical supply for the market.





**Table 8.5 Transport projects identified in the IDP**

Stages	Status of Project	'Essential' Projects
<ul style="list-style-type: none"> <li>• Pre-2011</li> <li>• Stage 1 – 2011 to 2016</li> <li>• Stage 2 – 2016 to 2021</li> <li>• Stage 3 – 2021 to 2026</li> </ul>	<ul style="list-style-type: none"> <li>• Committed – where they are ready to go and funding has been secured</li> <li>• Planned – where the scope of the project is defined and there is an intention to deliver, but funding has yet to be identified; and</li> <li>• Emerging – where the need for a project has been identified, but the scope has yet to be defined and funding has yet to be secured.</li> </ul>	<p>Essential projects are highlighted in grey. These are projects that must happen if the policy objectives set out in the Core Strategy are to be met in full and include those that are considered essential if the policy objectives (land use priorities and/or urban design principles) for the Strategic Site Allocations are to be met in full.</p>

**P1. Transport**

IDP Ref.	Borough area and/or strategic site/s	Project reference	Requirement	Stage	Approximate capital cost (revenue)	Funding source (status)	Responsible agency (supporting agencies)	Update
P1A	Lewisham Town Centre and Catford Town Centre  Lewisham Gateway site	Waterlink Way	Signage and marketing	1	£1.96	LDA (Committed)	LBL (with DfL and EA support)	Works commenced and part completed. Waterlink Way is a long-standing LBL objective that is now embedded into the East London Green Grid concept. This project focuses on LBL owned land.
P1B	Deptford New Cross	Route 1 (Fordham Park to Deptford High Street).	Comprehensive improvement of spaces and routes	Pre-2011	£4m	HCA (Committed)	LBL (HCA and DfL)	The Route 1 project was completed in 2010/11.
		Deptford Links, North Lewisham Links Strategy and Legible Lewisham	Development of specific Creek tie-in projects.	Pre-2011	£50,000	LDA (Committed)	DfL (with LBL)	
P1F	Deptford New Cross and Surrey Canal Triangle site	East London Line Extension  (Phase 2)	East-west spur from Surrey Quays to Clapham Junction (including new Surrey Canal Road Station)	1	£64m  + £10m for Surrey Canal Road Station	TfL(Committed)  LBL (LIP) £3m (Committed) DfT £7m is outstanding	TfL  TfL	Works commenced. Passive provision for a station is being made to allow for its provision in the future as part of the Surrey Canal Triangle strategic site development proposals.

	Borough area and/or strategic site/s	Project reference	Requirement	Stage	Approximate capital cost (revenue)	Funding source (status)	Responsible agency (supporting agencies)	Update
P1G	N/A	Crossrail	Major new railway (including interchange with London Overground at Whitechapel)	2	£17bn	TfL, DfT, GLA and developers) (Committed)	TfL	Works commenced. Funding secured through a business levy and CIL on development proposals.
P1H	N/A	Thameslink Programme	Enhancement project	2	£3bn+ (overall)	DfT/Network Rail (Committed)	Network Rail	Works commenced. Project is being implemented by National Rail.
P1I	Deptford New Cross	Deptford Station	New station and public square	1	£11.2m	LDA (£320k), TfL (£140k), DCLG (£4.6m), Railway Heritage Trust (£70k), LBL (£2.45m) and Network Rail (£2m) (Committed)	Network Rail (LBL)	Works commenced in March 2011.
P1L	Deptford New Cross	Kender Triangle	Removal of one-way gyratory and replacement of two-way working	Pre 2011	£1.5m	TfL and HCA (Committed)	LBL (with TfL)	Completed.

## 8.2.5 Conservation





<b>Indicators</b>	<ul style="list-style-type: none"> <li>• <b>Number of listed buildings and scheduled monuments on the 'at risk' register</b></li> <li>• <b>No. of conservation areas covered by up-to-date CA appraisals and management plans</b></li> </ul>
Targets	<ul style="list-style-type: none"> <li>• Year on year decrease in the number at risk</li> <li>• All CA to have appraisals and management plans by 2016</li> </ul>
Target met	YES
Data	Table 8.6

### Data analysis

#### *'At Risk' Register*

English Heritage's 'At Risk' Register identifies which heritage assets are at risk from development pressures, neglect or decay. Within Lewisham there are eight buildings/structures and one conservation area listed on the register. This is a reduction of one from the previous year. The Council is actively working to reduce the risk to the identified heritage assets and expects several items to be removed when next the register is updated. Details and relevant action is provided below.

**Table 8.6 English Heritage 'At Risk' Register for Lewisham**

	<b>Heritage asset</b>	<b>Action</b>
	Beckenham Place, Foxgrove Road Beckenham Place Park BR3SE26 SE26	A Conservation Management Plan was commissioned for the building and the Council is now actively seeking new owners and uses to secure the long-term future of the building.
	Stable block and garden walls to Beckenham Place, Beckenham Hill Road SE26	Long term use dependent on future use of Beckenham Place. See above. Recently badly damaged by a fire. The building has been stabilised and work on repair and suitable new uses is proceeding.
	Louise House, Dartmouth Road, SE23	The building is in temporary office use until September 2012 when a long term user will be sought.
	Ramp at Deptford Railway Station, Deptford High Street SE8	Listed building consent and planning permission granted for redevelopment of enclosed square, repair of ramp and occupation of arches. A revised application is currently being considered by the Council as part of the wider Deptford Project scheme.

	Heritage asset	Action
	227 Deptford High Street SE8	Repair work to the building started in 2009, but has stopped, leaving the building empty and vulnerable.
	Old swimming baths, Ladywell Road SE13	Currently unused. A conservation management plan is being prepared and a new user sought.
	Monuments at St Margret's Old Churchyard, Lee Terrace SE3	Restoration plans currently being prepared.
	25 Tanners Hill, Deptford SE8	Although the roof has been repaired, the upper storeys are in a poor state of repair. New owners are currently submitting applications for repair and new uses.
	Deptford High Street Conservation Area	The character appraisal for the conservation area is to be updated and this will be accompanied by a Management Plan.

#### *Conservation areas*

The Forest Hill Conservation Area was reviewed, a new boundary adopted together with a character appraisal and an Article 4(2) Direction established. This means that planning permission is now required for alterations such as the replacement of windows or doors, retiling of roofs, roof-lights, demolition of garden walls, painting of elevations and other minor alterations. An Article 4(2) Direction was also confirmed for the Ladywell Conservation Area.

#### *Listed buildings*

The Council completed a further phase of the review of the Local List of buildings of special local interest to add 49 buildings to the existing 247 entries.

### 8.2.6 Protected vistas, panoramas and views

Indicator	No. of planning permissions granted for buildings in protected vistas, the London Panorama, and local views and panoramas
Target	No planning permission granted for buildings exceeding the development threshold plane
Target met	YES

#### Data analysis

There were no planning permissions granted for buildings exceeding the development threshold plane located within the London Panorama, or within the local views and panorama.

### 8.2.7 Community and recreational facilities

Indicators	<ul style="list-style-type: none"> <li>• Gains and losses of community and recreational facilities completed</li> <li>• Delivery of identifies social infrastructure</li> </ul>
Target	No net loss
Target met	YES

The Council granted planning permission for the redevelopment of the Forest Hill Leisure Centre in 2010. The new facility will achieve BREEAM Very Good standard and incorporate the former Victorian building frontage. The facility will feature two swimming pools, a café, a health and fitness suite, two studios, a community room and exhibition space. The construction work is underway and on target for completion in September 2012.

Another leisure centre being built forms part of is the Renaissance development, Loampit Vale in Lewisham Town Centre. This will achieve BREEAM Excellent standard. There will be a competition swimming pool with spectator seating, judging platform, and a learner pool. Further areas include a gym, two dance studios, a wellness area with treatment rooms, sauna and steam rooms, club room, climbing wall, crèche, reception/café area and meeting rooms.

### 8.2.8 Educational achievements

Indicators	<ul style="list-style-type: none"> <li>• % pupils receiving 5 or more GCSEs at grades A* to C equivalent</li> <li>• Participation of 16-18 year olds in education and training</li> </ul>
Target	Year on year increase
Target met	YES
Data	Table 8.7

#### Data analysis

The Council has a target for 54 per cent of children to achieve 5 A\*-C GCSEs including English and Maths by summer 2010. The 2010 results showed that 48 per cent of pupils achieved at least 5 A\*-C GCSEs or equivalent, including English and Maths. Lewisham has

continued to improve by 16 per cent over 6 years. Although nine schools recorded their best ever results, this was affected by the results in three schools either dropping or not improving as expected. As a result, Lewisham's progress is below that of other local authorities nationally (5.4 per cent below national at 53.4 per cent), and below Statistical Neighbours (6.6 per cent below Statistical Neighbours at 54.6 per cent).

At March 2011, 4.6 per cent of young people aged 16 to 18 were not in education employment or training (NEET). The published average for the monitoring year is 4.7 per cent. Lewisham consistently has very low NEETs and has consistently improved performance. The data for 16-18 year olds is shown in Table 8.7.

**Table 8.7 16 to 18 year old in education, employment and training**

Year	Lewisham (%)	East London (%)
March 2011	90.3	97.3
March 2010	90.4	86.6
March 2009	89.5	-

It is worth noting that although Lewisham saw a 0.1 per cent drop in this measure in March 2011, there has been a corresponding 1.1 per cent decrease in NEET, therefore more young people are in education, employment and training.

The Council has increased the breadth and number of apprenticeships available in the borough and an Apprenticeship Working Group has been established to monitor progress and ensure targets can be met. The quantity and quality of work-related and work-based training has also improved in the borough. The Award for Education Business Excellence was gained in February 2011 and 490 new employers have been engaged in programmes at Haberdashers' Aske's Hatcham College and Abbey Manor College, now contracted with Lewisham Education Business Partnership (LEBP) for work experience. There were 2311 work experience placements organised and over 80 per cent of students thought that LEBP work related learning events were excellent or good.

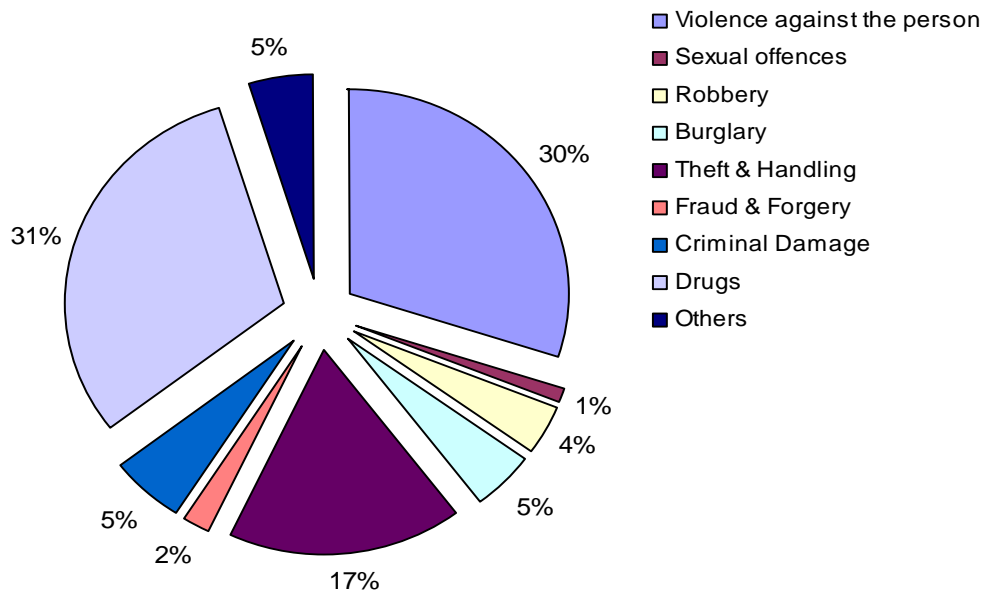
### 8.2.9 Crime and safety

Indicator	Serious violent crime rate and acquisitive crime rate
Target	Year on year reduction
Target met	YES
Data	Table 8.8, Figure 8.3

#### Data analysis

According to the Metropolitan Police, the annual crime count in Lewisham in 2010/11 is 28,850, that is reducing at over 2 per cent comparing with the last monitoring year. There were 6,726 offences reported in Lewisham of which drugs and violence against the person were the most notifiable offences recorded by the Police.

**Figure 8.3 Offences reported by the Metropolitan Police 2010/11**



**Table 8.8 Offences reported by the Metropolitan Police 2010/11**

Offences in Lewisham	2010/11
Violence against the person	2,020
Sexual offences	77
Robbery	261
Burglary	318
Theft and handling	1,158
Fraud and forgery	133
Criminal damage	367
Drugs	2,083
Other	309
<b>Total</b>	<b>6,726</b>

Source: Metropolitan Police, 2011



## 8.2.10 Planning obligations

<b>Indicators</b>	<ul style="list-style-type: none"> <li>• <b>Funding secured through planning obligations for infrastructure, facilities and services</b></li> <li>• <b>No. of training and employment spaces secured through planning obligations</b></li> </ul>
Target	Planning obligations contribute to the implementation of the Core Strategy and IDP
Target met	YES
Data	Table 8.9

### Data analysis

In exercising its planning powers, the borough has secured significant benefits from developers for community infrastructure, facilities and programmes.

Lewisham recorded the following for 2010/11

- 31 Section 106 Agreements were signed
- 154 affordable housing units were secured
- £2.8 million in financial contributions were secured

**Table 8.9 Planning obligations 2006/07 to 2010/11**

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

## 9. Planning applications, appeals and enforcement

### 9.1 Introduction

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

### 9.2 Development Control

It is the corporate aim of the Council to provide:

- a delivery rate of 60 per cent on major planning applications within 13 weeks
- a delivery rate of 65 per cent on minor planning applications within 8 weeks
- a delivery rate of 80 per cent all other planning applications within 8 weeks and
- 100 per cent delivery of standard land charges searches within 10 working days.

In the 2010/11 monitoring year

- 2,057 applications for planning, advertisement and tree related matters were lodged
- 1,558 planning applications were lodged
- 47 planning applications were classified as major applications (28 in 2009/10)
- 1,511 minor applications (1,525 in 2009/10)
- 52.6% of major planning applications were decided within 13 weeks (target 60%)
- 80.3% of minor planning applications were decided within 8 weeks (target of 65%)
- 78.4% of all other planning applications were decided within 8 weeks (target of 80%)
- 100% of standard land charges searches were carried out within the 10 days target

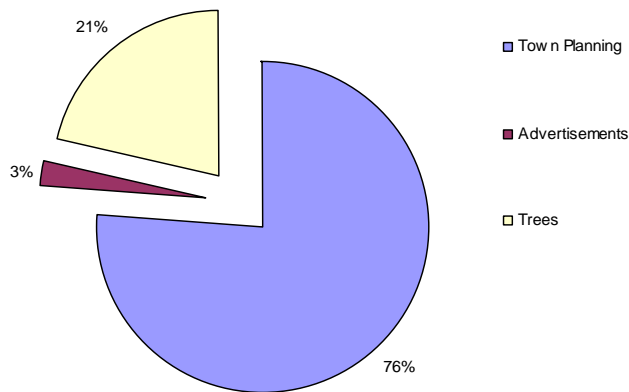
Table 9.1 shows the number planning applications lodged with the Council since 2004/05. The number remains below the 2006/07 peak when the economy and property industry were much stronger and reflects the economic climate as the construction and house building industries have been particularly hard hit with the current economic recession.

**Table 9.1 Development Control applications by type 2004/05 to 2010/11**

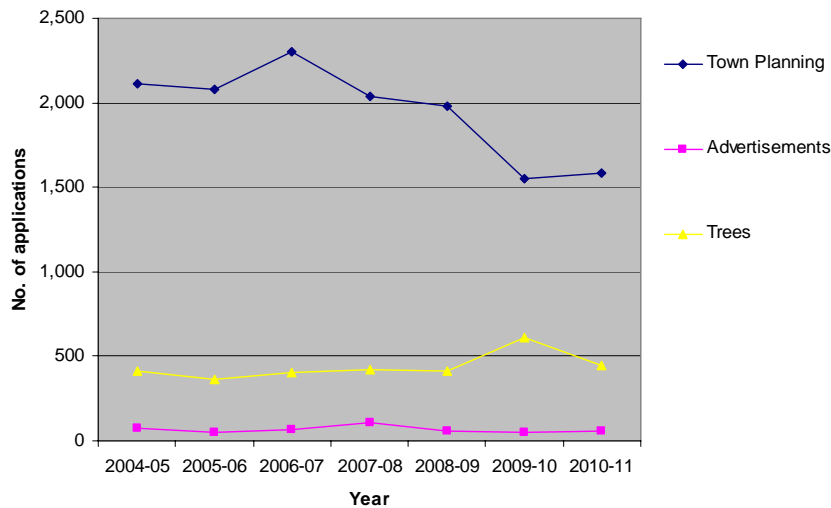
Application type	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Planning	2,115	2,081	2,303	2,040	1,981	1,553	1,558
Advertisements	78	46	68	106	58	52	55
Trees	409	366	407	419	411	611	444
<b>Total</b>	<b>2,602</b>	<b>2,493</b>	<b>2,778</b>	<b>2,565</b>	<b>2,430</b>	<b>2,216</b>	<b>2,057</b>

Major applications involve 10 dwellings or more while minor applications contain less than ten dwellings and include alterations and additions made to existing houses and change of use applications. Minor planning applications represented 97 per cent of total applications. The largest category for minor applications was for alterations to existing homes. With regard to land searches, the Council continues its high level of performance within this area.

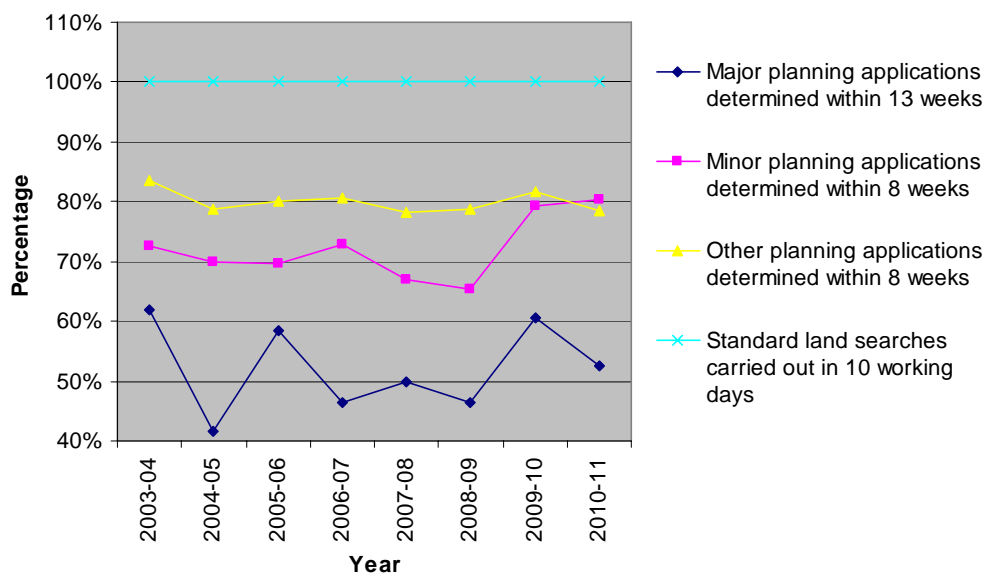
**Figure 9.1 Development Control applications by type 2010/11**



**Figure 9.2 Development Control applications 2004/05 to 2010/11**



**Figure 9.3 Development Control performance 2003/04 to 2010/11**



### 9.3 Appeal performance

Appeal decisions are a way of assessing the performance of policies in the development plan. In the 2010/11 monitoring year the relevant development plan was the Lewisham UDP. If few appeals are allowed and policies are being upheld by Planning Inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed because a policy is being criticised by Planning Inspectors regularly, revision of the failing policy is needed. Local planning authority performance on planning appeals is monitored by central Government and is generally recognised as a measure of the quality and robustness of planning decisions made by local planning authorities.

- In the 2010/11 monitoring year
- 70% of appeals were dismissed
  - 30% of appeals were allowed

**Table 9.2 Planning Appeal performance 2010/11**

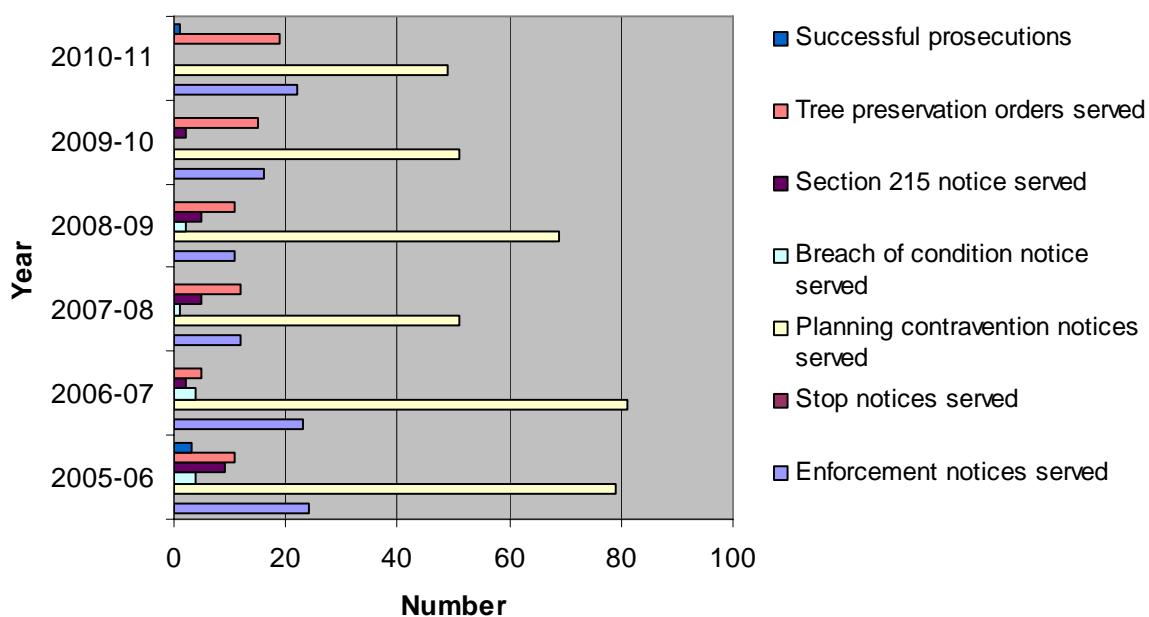
Year	2010/11	2009/10	2010/11	2009/10	2010/11	2009/10
Type	Allowed	Allowed	Partly allowed/ dismissed	Partly allowed/ dismissed	Dismissed	Dismissed
Planning appeals against refusal	8	22	2	2	52	37
Non-determination planning appeals	2	2	0	0	1	4
Planning appeals against conditions	0	4	0	0	1	1
<b>Total</b>	<b>10</b>	<b>28</b>	<b>2</b>	<b>2</b>	<b>54</b>	<b>42</b>
Enforcement appeals	1	4	1	0	7	9
Advertisement appeals	3	0	0	0	3	1
Lawful development certificate appeals	0	0	0	0	1	1
Tree appeals	0	0	0	0	0	0
LBC Refusals	0	1	2	0	0	0
<b>Grand Total</b>	<b>14</b>	<b>33</b>	<b>3</b>	<b>2</b>	<b>65</b>	<b>53</b>

### 9.4 Enforcement performance

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

- In the 2010/11 monitoring year
- 91 enforcement notices were served
  - 49 notices were related to planning contravention
  - 22 notices were served on enforcement notices
  - 19 notices were served on Tree Preservation Orders

**Figure 9.4 Enforcement performance in Lewisham 2005/6 to 2010/11**



**Table 9.3 Enforcement performance 2010/11**

Type	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Enforcement notices served	24	23	12	11	16	22
Stop notices served	0	0	0	0	0	0
Planning contravention notices served	79	81	51	69	51	49
Breach of condition notice served	4	4	1	2	0	0
Section 215 notice served	9	2	5	5	2	0
Tree preservation orders served	11	5	12	11	15	19
Successful prosecutions	3	0	0	0	0	1

## 10 Conclusions

### 10.1 Overview

Lewisham's seventh AMR has sought to provide a picture of the overall performance of LDF document production, the effectiveness of plan policies and any significant effects of policies. This has been achieved through the monitoring a range of indicators and targets. Please see Appendix 2 for a summary of indicators, targets and outcomes.

Lewisham has continued to monitor a number of indicators that cover a wide range of policy areas. The following deserve particular recognition in 2010/11.

- Over 49 per cent of dwellings completed in major applications were for affordable housing.
- A demonstrable five year housing supply is achieved, in line with the Government's requirements under Planning Policy Statement 3 (Housing).
- 368 vacant homes were returned to occupation.
- On-going delivery of key development sites identified in the Core Strategy.
- Continued protection of strategic and local employment locations.
- Co2 emissions are reducing at 17.4 per cent from a 2005 baseline.
- More homes are being approved and built in compliance with the Code for Sustainable Homes.
- 12 parks received a Green Flag award.
- Shop vacancy rates reduced in our town centres.
- 100 per cent of standard land charges searches were completed within 10 working days.

### 10.2 Future improvements

The Council is continually renewing its approach to monitoring. This year's AMR has reported on a range of indicators relevant to both the planning policies contained in the UDP and the Core Strategy. As the Core Strategy was adopted in June 2011 and has replaced many UDP policies, next year's report will provide a more concise set of indicators. However, it is important to note that these indicators will be revisited as the LDF policies are reviewed each year through the AMR.

The results of the monitoring framework have identified the following gaps and areas where performance needs to be improved and where new policy requirements are now contained in the Core Strategy.

- Provision of dwellings providing 3+ bedrooms to ensure family housing is provided.
- More homes being approved and built in compliance with Level 4 of the Code for Sustainable Homes.

The AMR for 2011/12 will be published in December 2012.

## Appendix 1 Abbreviations




<b>AAP</b>	Area Action Plan
<b>AMR</b>	Annual Monitoring Report
<b>BSF</b>	Building Schools for the Future
<b>CABE</b>	Commission for Architecture and the Built Environment
<b>CO<sub>2</sub></b>	Carbon dioxide
<b>DCLG</b>	Department of Communities and Local Government
<b>DPD</b>	Development Plan Document
<b>GLA</b>	Greater London Authority
<b>LBP</b>	Local Biodiversity Partnership
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LECI</b>	London Energy and Carbon Dioxide Emissions Inventory
<b>LULUCF</b>	Land Use, Land Use Change and Forestry
<b>LWI</b>	London Wide Initiative
<b>LSOA</b>	Lower Super Output Area
<b>ONS</b>	Office of National Statistics
<b>PDL</b>	Previously Developed Land
<b>PPG</b>	Planning Policy Guidance
<b>PPS</b>	Planning Policy Statement
<b>PTAL</b>	Public Transport Accessibility Level
<b>RP</b>	Registered Provider
<b>SELCHP</b>	South East London Combined Heat and Power Station
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SINC</b>	Site of Importance for Nature Conservation
<b>SOA</b>	Super Output Area
<b>SPD</b>	Supplementary Planning Document
<b>TfL</b>	Transport for London
<b>UDP</b>	Unitary Development Plan
<b>UNESCO</b>	United Nations Educational, Scientific and Cultural Organization



## Appendix 2 Indicators, targets and performance summary

Indicator	Target	Performance	Action
<b>Providing new homes</b>			
1. Increase supply of new homes	<ul style="list-style-type: none"> <li>975 dwellings annually<sup>28</sup></li> <li>9,750 dwellings from all sources over the period 2007-8 to 2016-17</li> </ul>	<ul style="list-style-type: none"> <li>1,096 dwellings</li> <li>4,476 dwellings (2007/08 to 2010/11)</li> </ul>	Target met ☺
2. Net additional dwellings in future years	<ul style="list-style-type: none"> <li>Net additional housing expected to come forward over a 15 year period</li> <li>Expected number of dwellings likely to be completed in the current year (2011/12)</li> <li>Five year supply of net additional dwellings from ready to develop sites</li> </ul>	<ul style="list-style-type: none"> <li>16,775 dwellings</li> <li>1,404 dwellings</li> <li>7,756</li> </ul>	Target met ☺
3. An increased supply of affordable homes	<ul style="list-style-type: none"> <li>35% affordable housing on sites 0.5ha or larger or capable of providing 10 dwellings or more</li> <li>70:30 split between social rented:intermediate housing</li> </ul>	<ul style="list-style-type: none"> <li>43.4% affordable</li> <li>72:28 split</li> </ul>	Target met ☺
4. Number and percentage of dwellings by bedroom size	<ul style="list-style-type: none"> <li>To provide a mix of dwellings by size</li> </ul>	<ul style="list-style-type: none"> <li>86.7% 1, 2 beds</li> <li>13.3% 3+ beds</li> <li>15% 3+ beds social</li> <li>15% 3+ beds market</li> </ul>	Need to provide more family housing 3+ bedrooms especially in social rented sector
5. Net additional pitches (Gypsy and Traveller)	<ul style="list-style-type: none"> <li>Net additional pitches</li> </ul>	<ul style="list-style-type: none"> <li>No pitches created 2010/11</li> <li>Local needs assessment completed</li> </ul>	Site consultation to take place 2011/12
<b>Growing the local economy</b>			
6. Ensure there is sufficient employment land available	<ul style="list-style-type: none"> <li>Total amount of additional employment floorspace – by type</li> <li>Losses of employment land</li> <li>No net loss of B use class floor space in defined employment land areas (SIL, LEL, MEL)</li> </ul>	<ul style="list-style-type: none"> <li>B1 1,369 sq.m. (net)</li> <li>B2 576 sq.m. (net)</li> <li>B8 1,028 sq.m. (net)</li> <li>B1, B2, B8 11,061 sq.m.</li> <li>No loss in defined employment areas</li> </ul>	There was no net loss of employment land from the defined employment areas. Losses occurred in undefined areas where mixed use developments

<sup>28</sup> London Plan 2008

Indicator	Target	Performance	Action
	<ul style="list-style-type: none"> <li>100% of employment floorspace on previously developed land</li> <li>No more than 10% of available stock to be vacant per annum</li> </ul>	<ul style="list-style-type: none"> <li>All floorspace on PDL</li> <li>15% units classified as vacant in defined employment areas</li> </ul>	were approved (residential and small scale A or B uses)
7. Position of town centres in town centre hierarchy through yearly health checks	<ul style="list-style-type: none"> <li>Reduction in vacancy rates</li> </ul>	<ul style="list-style-type: none"> <li>Lewisham 7.5% (10% 2009/10)</li> <li>Catford 5% (8% 2009/10)</li> <li>Blackheath 2% (2% 2009/10)</li> <li>Deptford 2% (1% 2009/10)</li> <li>Downham 3% (1% 2009/10)</li> <li>Forest Hill 12% (20% 2009/10)</li> <li>Lee Green 14% (22% 2009/10)</li> <li>New Cross/New Cross Gate 14% (18% 2009/10)</li> <li>Sydenham 10% (10% 2009/10)</li> </ul>	Target met   Monitor performance
8. Amount of completed retail, office and leisure development (overall and in town centres)	<ul style="list-style-type: none"> <li>100% retail development greater than 1,000 sq.m. located in major/district town centres</li> <li>Major new office development over 2,800 sq.m. gross floorspace to be located in Catford or Lewisham town centres</li> </ul>	<ul style="list-style-type: none"> <li>All retail development below 1,00 sq.m.</li> <li>No office development over 2,800 sq.m. recorded</li> </ul>	Target met 
9. % non-retail uses in primary shopping frontages	<ul style="list-style-type: none"> <li>No more than 30% non A1, A2 uses in primary shopping areas</li> <li>Year on year increase</li> </ul>	<ul style="list-style-type: none"> <li>16% non A1, A2 in Lewisham</li> <li>34% non A1, A2 in Catford</li> <li>42% non A1, A2 in Blackheath</li> <li>25% non A1, A2 in Deptford</li> <li>19% non A1, A2 in Downham</li> <li>58% non A1, A2 in Forest Hill</li> <li>48% Lee Green</li> <li>N/A for New Cross/NG Gate</li> <li>33% Sydenham</li> </ul>	Monitor performance
<b>Environmental management</b>			
10. Per capita reduction in CO <sub>2</sub>	<ul style="list-style-type: none"> <li>Year on year reduction in CO<sub>2</sub> emissions and 8.5% reduction in CO<sub>2</sub> by 2011 from 2005 baseline</li> </ul>	<ul style="list-style-type: none"> <li>Reducing at 17.4% from 2005 baseline</li> </ul>	Target met 

Indicator	Target	Performance	Action
11. Renewable energy generation	<ul style="list-style-type: none"> <li>Year on year increase</li> <li>Maximise renewable energy types</li> </ul>	<ul style="list-style-type: none"> <li>6 schemes completed</li> <li>22 schemes granted</li> </ul>	Target met ☺
12. Provision of decentralised energy	<ul style="list-style-type: none"> <li>One decentralised energy 'hub' within the Regeneration and Growth Areas by 2016 and number of homes linked</li> </ul>	<ul style="list-style-type: none"> <li>On-going discussions with applicants of major sites to ensure provision</li> </ul>	On-going discussions with applicants of major sites to ensure provision
13. Compliance with CSH	<ul style="list-style-type: none"> <li>All housing built to CSH Level 4 by 2011 and CSH Level 6 by 2016 (zero carbon)</li> </ul>	<ul style="list-style-type: none"> <li>107 units completed (CSH Level 3)</li> <li>396 units granted (CSH Level 3)</li> <li>1,503 units granted (CSH Level 4)</li> </ul>	New indicator/ policy requirement, so not all schemes compliant for 2010/11
14. Compliance with BREEAM	<ul style="list-style-type: none"> <li>All non-residential development built to BREEAM Excellent Standard</li> </ul>	<ul style="list-style-type: none"> <li>1 scheme completed (Excellent standard)</li> <li>4 schemes granted (Very Good standard)</li> </ul>	New indicator/ policy requirement, so not all schemes compliant for 2010/11
15. No. of completed living roofs and walls	<ul style="list-style-type: none"> <li>Increase in the number of completed living roofs and walls</li> </ul>	<ul style="list-style-type: none"> <li>6 schemes completed</li> <li>37 schemes granted</li> </ul>	Target met ☺
16. Managing and mitigating the risk of flooding	<ul style="list-style-type: none"> <li>Zero planning permissions to be granted contrary to advice of Environment Agency</li> <li>Length of river restored</li> <li>No. of approved developments which incorporate SUDS</li> </ul>	<ul style="list-style-type: none"> <li>No planning permissions granted contrary to EA</li> <li>River restoration: 300m since 2005</li> <li>2 completed schemes incorporated SUDS</li> <li>2 approved schemes incorporated SUDS</li> </ul>	Target met ☺
17. Percentage of eligible open spaces managed to Green Flag award standard	<ul style="list-style-type: none"> <li>1 Green Flag Award per year</li> </ul>	<ul style="list-style-type: none"> <li>12 Green Flag Awards</li> </ul>	Target met ☺
18. To protect SINC from inappropriate built development	<ul style="list-style-type: none"> <li>Number of applications within SINC granted or refused planning permission</li> </ul>	<ul style="list-style-type: none"> <li>No applications granted</li> </ul>	Target met ☺
19. No. of new allotments	<ul style="list-style-type: none"> <li>Area of land allocated for allotments</li> </ul>	<ul style="list-style-type: none"> <li>No allotment land lost</li> </ul>	Target met ☺

Indicator	Target	Performance	Action
20. Change in areas and populations of biodiversity importance	<ul style="list-style-type: none"> <li>Maintain and enhance the current population of biodiversity importance – no net loss of SINC</li> </ul>	<ul style="list-style-type: none"> <li>No change in areas and populations of biodiversity importance</li> </ul>	Target met ☺
21. Air pollution levels of Fine Particles, Nitrogen Oxide, Carbon Monoxide, Ozone and Benzene	<ul style="list-style-type: none"> <li>Reduction in pollutants as identified in AQMP</li> </ul>	<ul style="list-style-type: none"> <li>Pollutants reduced for fine particles, carbon monoxide, ozone and benzene</li> <li>Pollutants exceeded for nitrogen</li> </ul>	Action being pursued through the AQMP
22. Waste management	<ul style="list-style-type: none"> <li>Sufficient facilities to meet need</li> <li>To recycle, re-use or compost 22% of household waste in 2010/11</li> </ul>	<ul style="list-style-type: none"> <li>SELCHP provides sufficient capacity</li> <li>18% of waste recycled, reused or composted</li> </ul>	Partial
<b>Building a sustainable community</b>			
23. Percentage of completed non-residential development complying with car-parking standards	<ul style="list-style-type: none"> <li>100% compliance with car parking standards</li> </ul>	<ul style="list-style-type: none"> <li>All schemes compliant</li> </ul>	Target met ☺
24. No. of car clubs and bays in the borough	<ul style="list-style-type: none"> <li>Year on year increase in car club bays</li> </ul>	<ul style="list-style-type: none"> <li>54 car club locations across the borough (43 in 2009/10)</li> <li>10 car club spaces (4 on-site and 6 on-street)</li> <li>330 units with free membership</li> </ul>	Target met ☺
25. No. of completed car free or car limited development	<ul style="list-style-type: none"> <li>Year on year increase in car free or car limited development and</li> </ul>	<ul style="list-style-type: none"> <li>Schemes located in high PTAL provide car limited development</li> </ul>	New indicator and data will be reported in AMR 2010/11
26. Electric car charging points	<ul style="list-style-type: none"> <li>Year on year increase in electric car charging points</li> </ul>	<ul style="list-style-type: none"> <li>14 electric car charging points (Zero in 2009/10)</li> </ul>	Target met ☺
27. Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	<ul style="list-style-type: none"> <li>100% of new residential development located within 30 minutes of specified land uses</li> </ul>	<ul style="list-style-type: none"> <li>100% of population have access to services within 30 mins (84% to a hospital), 100% population have access within 60 mins</li> </ul>	Target met ☺
28. % of permitted major developments with travel plans	<ul style="list-style-type: none"> <li>All major development to have travel plans (TP)</li> </ul>	<ul style="list-style-type: none"> <li>4 TP for residential</li> <li>4 TP for commercial</li> <li>1TP for a school</li> </ul>	New indicator. Data will be reported in AMR 2010/11

Indicator	Target	Performance	Action
29. Transport schemes delivered as identified in the IDP	<ul style="list-style-type: none"> <li>Delivery of transport schemes identified in the IDP</li> </ul>	<ul style="list-style-type: none"> <li>East London Line Extension</li> <li>Waterlink Way</li> <li>Route 1</li> <li>Deptford Station</li> <li>Kender Triangle</li> </ul>	Target met ☺
30. Implementation of Lewisham Links Strategy	<ul style="list-style-type: none"> <li>Route 1 complete 2011</li> </ul>	<ul style="list-style-type: none"> <li>Route 1 completed</li> </ul>	Target met ☺
31. Number of listed buildings and scheduled monuments on the 'at risk' register	<ul style="list-style-type: none"> <li>Year on year decrease in the number at risk</li> </ul>	<ul style="list-style-type: none"> <li>8 buildings/structures (9 in 2009/10)</li> <li>1 conservation area</li> </ul>	Majority of identified 'at risk' items subject to differing programmes of management and repair to bring them back into use
32. No. of conservation areas covered by up-to-date CA appraisals and management plans	<ul style="list-style-type: none"> <li>All CA to have appraisals and management plans by 2016</li> </ul>	<ul style="list-style-type: none"> <li>13 CAs management plans</li> </ul>	On track to meet target ☺
33. No. of planning permissions granted for buildings in protected vistas, the London Panorama, and local views and panoramas	<ul style="list-style-type: none"> <li>No planning permission granted for buildings exceeding the development threshold plane</li> </ul>	<ul style="list-style-type: none"> <li>No permissions granted</li> </ul>	Target met ☺
34. Gains and losses of community and recreational facilities completed	<ul style="list-style-type: none"> <li>No net loss</li> </ul>	<ul style="list-style-type: none"> <li>Forest Hill Pool and Loampit Vale Leisure Centre granted</li> </ul>	Target met ☺
35. % pupils receiving 5 or more GCSEs at grades A* to C equivalent	<ul style="list-style-type: none"> <li>Year on year increase</li> </ul>	<ul style="list-style-type: none"> <li>48% achieved at least 5 A*-C GCSEs or equivalent. 16% improvement over 6 years</li> </ul>	Improving
36. Participation of 16-18 year olds in education and training		<ul style="list-style-type: none"> <li>90.3% in learning.</li> </ul>	Target met ☺
37. Serious violent crime rate / acquisitive crime rate	<ul style="list-style-type: none"> <li>Year on year reduction</li> </ul>	<ul style="list-style-type: none"> <li>2% reduction from 2009/10</li> </ul>	Target met ☺
38. Funding secured through planning obligations for infrastructure, facilities, services and employment and training	<ul style="list-style-type: none"> <li>Planning obligations contribute to Core Strategy and IDP</li> </ul>	S106 Agreements <ul style="list-style-type: none"> <li>31 schemes signed</li> <li>154 affordable homes</li> <li>£2.8 million</li> <li>XX training</li> </ul>	Target met ☺

## Appendix 3 Lewisham's ward boundaries



## Appendix 4 Use Class Order

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

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



## **Appendix 5 Housing trajectory**

London Borough of Lewisham Housing Trajectory by Ward - September 2011\*
All figures are net additional dwellings for each site. Housing figures are indicative where approval is yet to be granted.
Table with columns: Ward, Ward total, Site, Site name/address, Post Code, App. No., Approved, Pre-App, Started, Site Allocations, Size (ha)\*\*\*, Thames Gateway, TOTAL, and 15-year supply columns (1-5, 6-10, 11-15) and TOTAL. Rows include wards like Bellingham, Blackheath, Brockley, Catford South, Crofton Park, Downham, Evelyn, Forest Hill, Grove Park, Ladywell, Lee Green, Lewisham Central, New Cross, Perry Vale, Rushey Green, Sydenham, Telegraph Hill, and Whitefoot.

For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

Pour la traduction, veuillez fournir les détails ci-dessous:

若需翻译, 请您提供下列详情:

Wixii ku saabsan turjumaad, fadlan hoos ku qor faahfaahintaada:

மொழிபெயர்ப்பிற்காக தயவுசெய்து உங்களைப் பற்றிய விபரங்களைக் கீழே அளியுங்கள்:

Tercüme edilmesi için, lütfen aşağıda detaylarınızı belirtin:

Đề dịch thuật, xin hãy cung cấp các chi tiết của bạn phía dưới:

Name:

Emri:

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姓名:

Magaca:

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Address:

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地址:

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முகவரி:

Adresiniz:

Địa chỉ:

- Shqip/Albanian
- Français/French
- 普通话/Mandarin
- Soomaali/Somali
- தமிழ்/Tamil
- Türkçe/Turkish
- Tiếng Việt/Vietnamese
- Other language (please state)

Return to:

Kthejeni tek:

Retourner à:

返回到:

Kusoo dir:

திருப்பி அனுப்புவதற்கான முகவரி:

Şu adrese geri gönderiniz:

Gởi trả về:

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