

Lewisham local development framework



Annual monitoring report 2007–08



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ABBREVIATIONS

AMR	Annual Monitoring Report
CABE	The Commission for Architecture and the Built Environment
CO²	Carbon dioxide
COI	Core Output Indicators
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
GLA	Greater London Authority
GOL	Government Office for London
LBP	Local Biodiversity Partnership
LDF	Local Development Framework
LDS	Local Development Scheme
LULUCF	Land Use, Land Use Change and Forestry
LSOA	Lower Super Output Area
ONS	Office of National Statistics
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RLP	Review of London Plan
RSL	Registered Social Landlord
SELCHP	South East London Combined Heat and Power Station
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SLA	Sustainable Living Area
SOA	Super Output Area
SPD	Supplementary Planning Document
UDP	Unitary Development Plan

EXECUTIVE SUMMARY

The Planning and Compulsory Purchase Act 2004 has placed a statutory obligation on the Council to prepare an Annual Monitoring Report (AMR). This requires that the Council publish an AMR that documents progress on implementing the Local Development Framework (LDF) and the success or otherwise of implementing planning policy.

This is Lewisham's fourth AMR and sets out key information about the operation of the planning system in the borough for the period April 2007 to March 2008.

The key achievements in 2007-08 were:

Housing

- A total of 1,278 (net) new homes from all sources were delivered in the monitoring year against a target of 975. This includes 978 net additional dwellings and 300 vacancies brought back into use.
- 1,082 new dwellings (gross) were completed. However with losses through demolitions the total housing (net) from conventional supply was 978, against a target of 859.
- There were 407 affordable dwellings (gross) and 406 (net) provided. This represents 42% of total housing completed against an affordable housing target of 35%.
- The ratio of affordable housing completions is approximately 68:32 (social rented to intermediate housing) against a target of 70:30.
- 300 vacant dwellings were brought back into use against a target of 73.
- Lewisham is on course to meet its housing delivery targets over the next 5 to 10 years.

Environment

- Lewisham ranked third lowest for CO² emissions out of all Greater London boroughs for CO² per capita.
- Household recycling rates improved substantially from 14% to 21% and achieved the 20% government target for recycling.
- Eight parks were awarded Green Flag status, one of the highest number of Green Flag awarded parks in London.
- No planning permissions were granted on designated open space.
- No planning permissions were granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Economic

- There was limited development of business space during the monitoring year. A net loss of 7,614 square metres of business space (not within defined employment area) was recorded mostly due to residential or mixed use development.

LB Lewisham Planning Service

Planning Policy

- All the key milestones in the LDS for the monitoring year were met.

Development Control

- A total of 2,565 applications for town planning, advertisement and tree related matters were lodged with the Council.
- Over £1.7 million financial contributions, 273 affordable housing units and an addition 91 affordable habitable rooms provided off site, were signed through Section 106 legal agreements.

1. INTRODUCTION

In September 2004, the Planning and Compulsory Purchase Act 2004 introduced a new development plan system for the English planning system. Section 35 of this Act requires every local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31 December each year. The AMR must set out information on the implementation of the Local Development Scheme (LDS) and the extent to which policy objectives and indicators, in the Unitary Development Plan (UDP) and in future in the Local Development Framework (LDF), are being achieved.

This is Lewisham's fourth AMR and sets out key information about the operation of the planning system in the borough for the period April 2007 to March 2008 and the extent to which the Council's planning policies are being implemented.

In 2005 the government published a document titled 'Local Development Framework Monitoring: A Good Practice Guide'. New indicators were also introduced in 2008 within the Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008¹. Both publications set out a proposal for the use of monitoring indicators for the AMR and include the use of:

- 'contextual indicators' to describe trends at the borough level and provide the context for understanding the borough. This is what is used in section 2 of this AMR.
- specific 'core output indicators' and 'local output indicators' to monitor aspects of the implementation of specific policies and objectives and those matters which the council considers important in a local setting respectively. These are reported in sections 4 to 6 of this AMR.

The planning applications delivery, appeal and enforcement performance of the Council are reported in section 7 of this AMR.

The AMR is structured as follows:

- Section 2 provides an overview of the borough and its key characteristics, including the latest facts and figures.
- Section 3 sets out how the Council has performed against its timetable for preparing new plans and strategies for inclusion into the Local Development Framework (LDF).
- Sections 4 to 6 set out the extent to which the Council's planning policies have been implemented over the year, including assessing performance against the most important national and local targets and indicators.

¹ July 2008

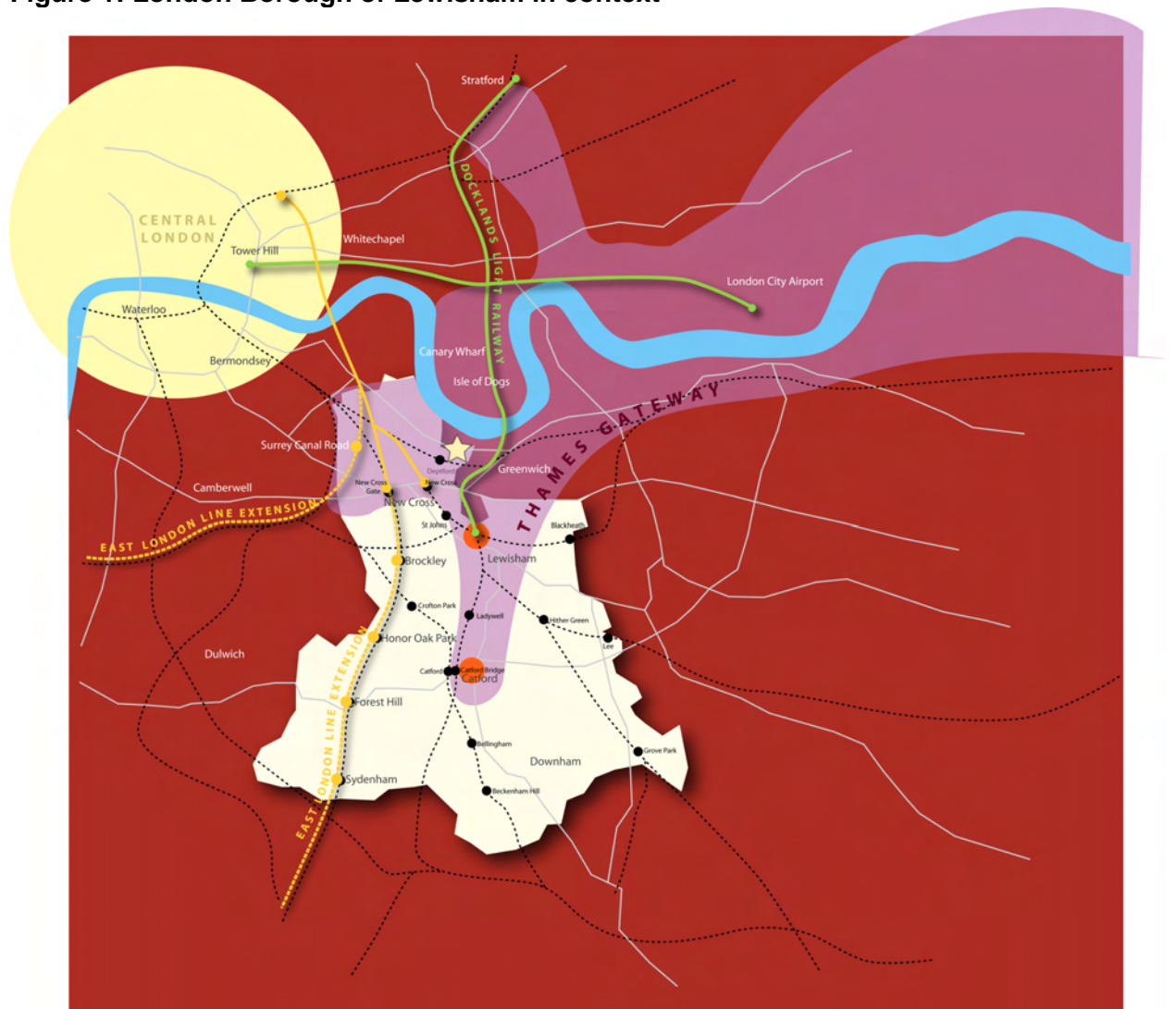
- Section 7 provides an overview of the activity of the Planning Service including its development control, enforcement and conservation functions.
- Appendix 1 explains the Use Class Order defined within the Town and Country Planning (Uses Classes) Order 1987.

2. LEWISHAM IN CONTEXT

2.1 INTRODUCTION

Section 2 uses the contextual indicators to provide an overview of the borough and its key characteristics, including the latest facts and figures.

Figure 1: London Borough of Lewisham in context



The London Borough of Lewisham comprises an area of approximately 14 square miles and is located south east of central London stretching in the north from the River Thames at Deptford to the southern suburban areas of Sydenham, Downham and Grove Park. Adjoined by four other London boroughs², it occupies a key position on important transport routes (radial and orbital) within London and between London and Kent and Sussex. 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 infrastructure will further enhance these connections.

Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area³ stretching east to the Kent and Essex coasts along the Thames Estuary. Lewisham, Catford, New Cross and the Deptford Creek area are also identified as opportunity areas in the London Plan⁴ and are expected to be able to accommodate substantial new jobs and/or homes. The borough also contains two strategic employment locations (Bromley Road and Surrey Canal Road) identified in the London Plan⁵ which also requires that the borough provide 975 new homes per year up to 2016⁶ from all sources.

Home to approximately 258,000⁷ people and 113,000⁸ dwellings estimated by the Office for National Statistics (ONS), the borough is primarily residential in nature, ranging from low density suburbs to high density neighbourhoods. These extensive areas of housing are punctuated with a network of activity centres, employment areas of varying quality and job density, green spaces, conservation areas and transport infrastructure.

There are 26 conservation areas covering approximately 654 ha and 516 listed buildings. The borough falls within the catchment of the River Ravensbourne and its tributaries, along which many of the significant areas of green space in the borough are located. Some parts of the borough fall within an area of flood risk although most of the borough is protected by flood defences, including the Thames Barrier.

2. The London Borough's of Greenwich, Southwark, Bromley and Tower Hamlets (across the River Thames)

3. As designated in the Sustainable Communities Plan (Sustainable Communities: Building for the future 2003)

4. Deptford Creek and Lewisham, New Cross and Catford are identified as an Opportunity Areas in Policy 2A.5 of the London Plan Consolidated with Alterations since 2004, hereafter referred to as London Plan 2008

5. London Plan 2008 Policy 2A.10

6. London Plan 2008 Policy 3A.2

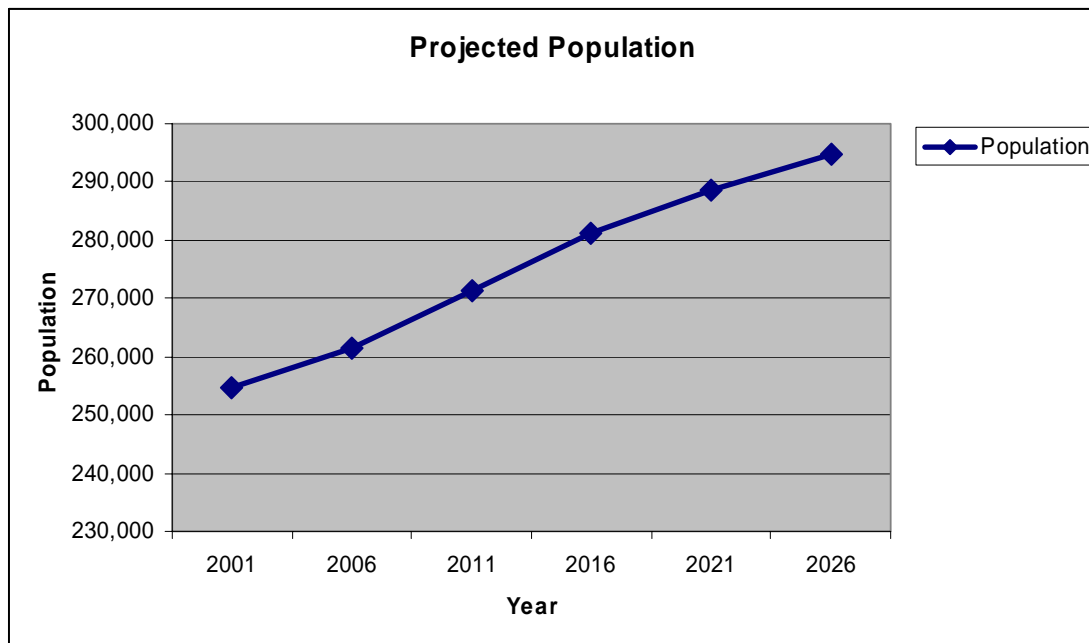
7. According to ONS 2007 Mid-Year Population Estimate published on 21 August 2008, the population of Lewisham is 258,498

8. According to Dwelling Stock by Tenure and Condition Period: April 2006, Neighbourhood Statistics ONS, updated on 26 March 2008 there are 113,041 dwellings

2.2 POPULATION (CURRENT AND PROJECTED)

Lewisham is the third largest inner London borough in terms of both its population (258,498)⁹ and its area (3,516 ha). The Greater London Authority (GLA) predicts that the overall population of Lewisham is expected to increased by 33,529 people between 2006 and 2026 (RLW high).

Figure 2: Projected population 2006-2026



Source: GLA 2007 Round of Demographic Projections, RLP High

Figure 3 : Projected population and population change 2006-2026

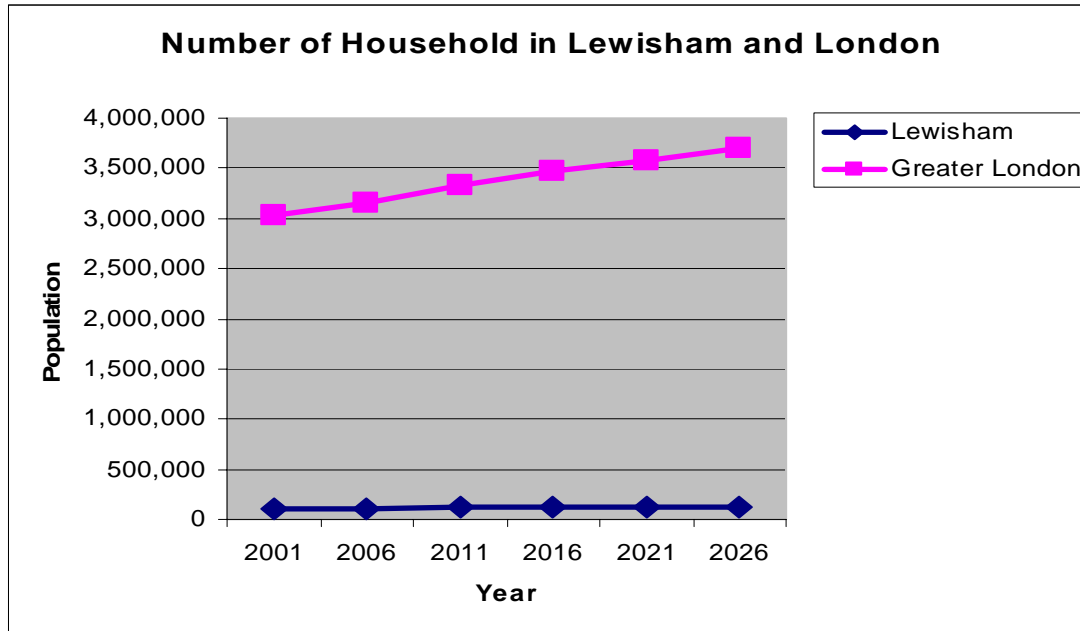
Year	Population	Year	Population change	Change (%)
2001	254,811			
2006	261,302	2001-2006	6,491	2.5
2011	271,265	2006-2011	9,963	3.8
2016	281,281	2011-2016	10,016	3.7
2021	288,669	2016-2021	7,388	2.6
2026	294,831	2021-2026	6,162	2.1
		2006-2026	33,529	12.8

Source: GLA 2007 Round of Demographic Projections, RLP High

⁹ According to ONS 2007 Mid-Year Population Estimate published 21 August 2008

Figure 4 shows the projected rise in the number of households over the period 2001-2026 from 107,601 to 128,130 in 2026, a 19% increase over the 2001 figure.

Figure 4: Number of household in Lewisham and London (current and projected)



Year	2001	2006	2011	2016	2021	2026
Lewisham	107,601 (3.5%)	111,030 (3.5%)	116,839 (3.5%)	122,131 (3.2%)	125,380 (3.5%)	128,130 (3.5%)
Greater London	3,035,858	3,153,994	3,325,330	3,464,281	3,583,359	3,700,209

Source: GLA 2006 Round Demographic Projections

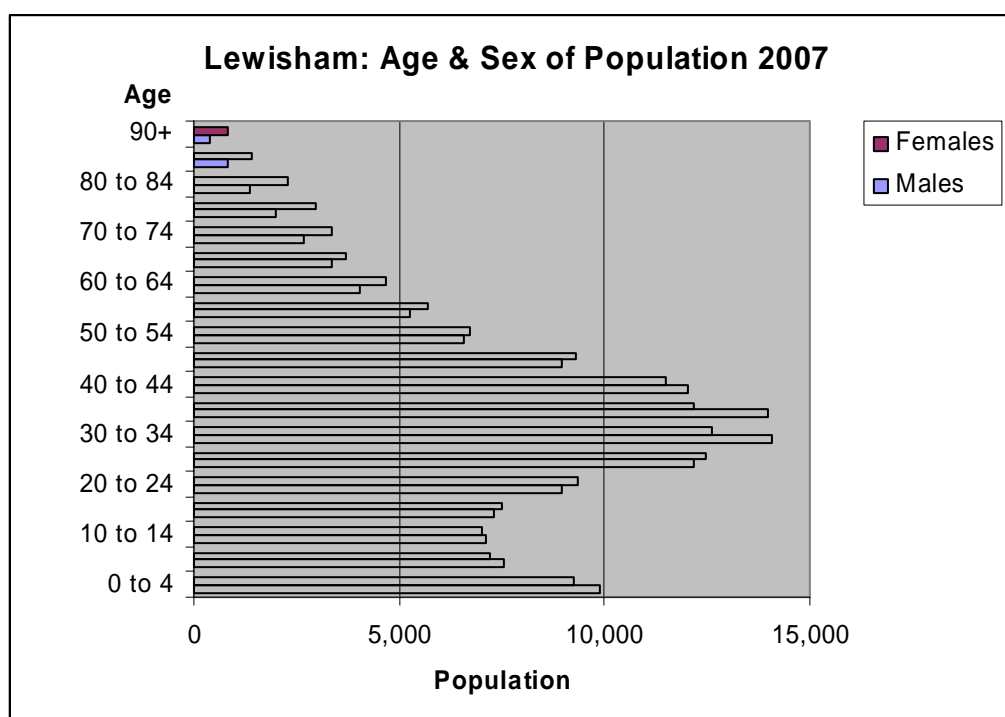
2.3 AGE AND SEX

Lewisham has a relatively young age structure. Figure 5 shows that 18.6% (48,010) of the population is under 15 years and 70.4% (182,083) of the population aged younger than 45 years in 2007.

Compared to London, there are relatively few older people with only 11.5% (29,823) of the population above current retirement age (60 for women and 65 for men).

By 2026, the GLA projects that the total population in Lewisham will reach 294,831, that 18.6% (54,976) of the population will be under 15 years and 68.8% (202,700) of the population younger than 45 years.

Figure 5: Age and sex of population in Lewisham 2007



Age	Males	Females
0-4	9,865	9,268
5-9	7,560	7,197
10-14	7,126	6,994
15-19	7,295	7,484
20-24	8,947	9,359
25-29	12,174	12,480
30-34	14,054	12,601
35-39	13,986	12,155
40-44	12,042	11,496
45-49	8,943	9,292
50-54	6,585	6,745
55-59	5,239	5,697
60-64	4,036	4,673
65-69	3,349	3,721
70-74	2,669	3,345
75-79	2,015	2,970
80-84	1,364	2,284
85-89	825	1,414
90+	372	822
Total Population	128,446	130,052
All ages	258,498	

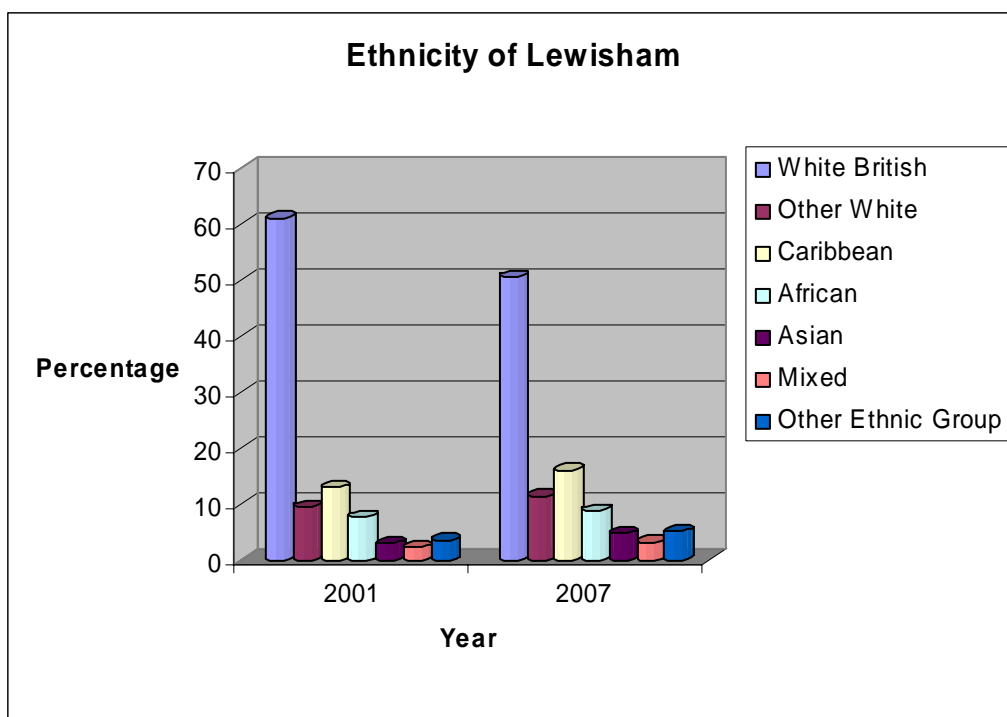
Source: ONS The Estimated Resident Population, Mid 2007

2.4 ETHNIC COMPOSITION

Lewisham is host to a population of very diverse origins. The 2007 Strategic Housing Market Assessment (SHMA) involved a random sample survey of 1,500 households in the borough. This survey asked a question about ethnic origin and the results are shown in Figure 6 which compares the ethnicity composition of Lewisham in 2001 and 2007.

This figure shows that the White British category has declined by about 10% since 2001 while the Other White category has increased by almost 2%. The largest increase was among the Caribbean category with a 3% rise since 2001. This last group is the largest minority group in the borough representing 16% of the population.

Figure 6: Ethnicity of Lewisham



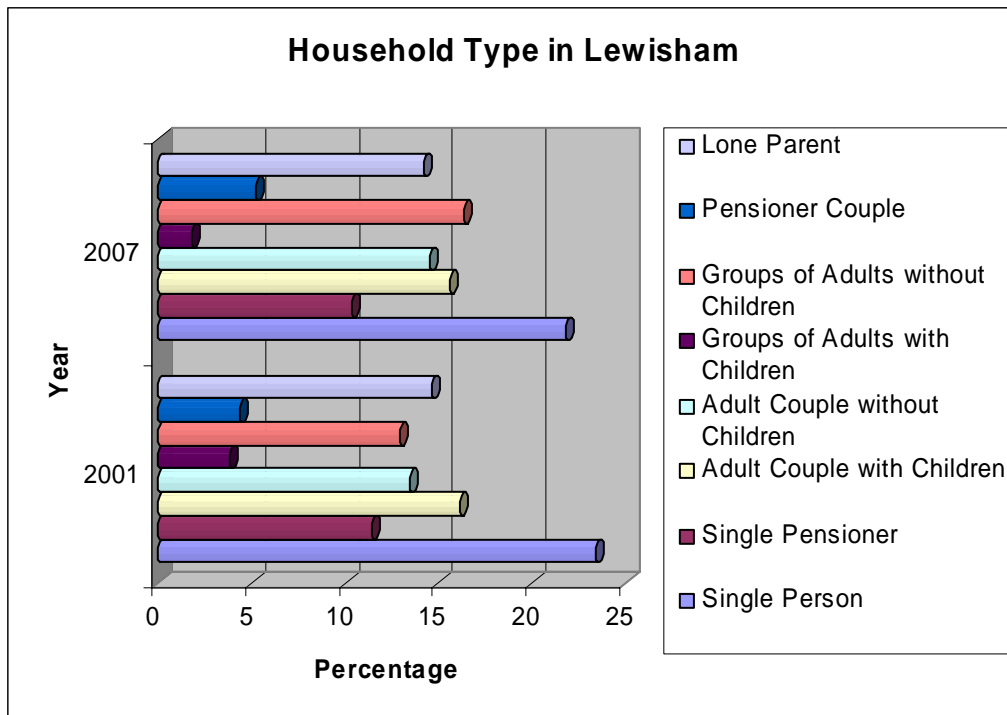
Ethnic group	2001	2007
White British	61.0%	50.6%
Other White	9.5%	11.4%
Caribbean	13.0%	16.1%
African	7.7%	8.8%
Asian	3.0%	4.8%
Mixed	2.3%	3.3%
Other Ethnic Group	3.5%	5.1%
All people (persons)	100%	100%

Source: ONS Census 2001 and Lewisham Household Survey 2007, SHMA 2008

2.5 HOUSEHOLD TYPE

Figure 7 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. This may be explained by the influx of new migrants from the Eastern European countries to the borough in the last few years.

Figure 7: Household type in Lewisham



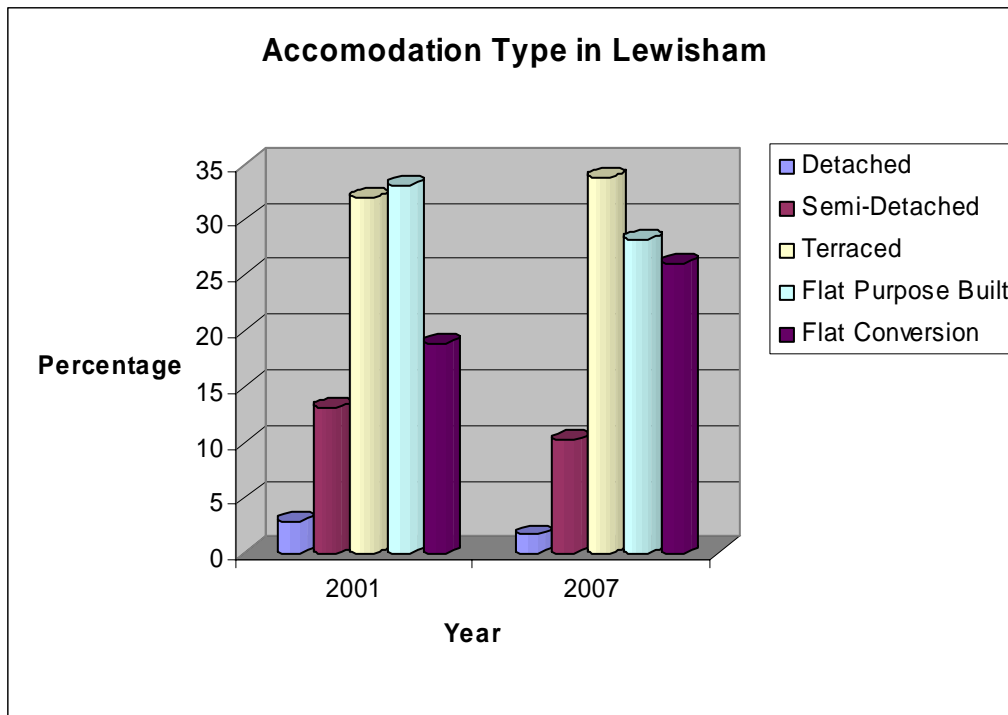
Household type	2001	2007
Single person	23.4%	21.8%
Single pensioner	11.4%	10.4%
Adult couple with children	16.1%	15.6%
Adult couple without children	13.5%	14.5%
Groups of adults with children	3.8%	1.8%
Groups of adults without children	12.9%	16.4%
Pensioner couple	4.3%	5.2%
Lone parent	14.6%	14.2%

Source: 2001 Census and Lewisham Household Survey 2007, SHMA 2008

2.6 ACCOMODATION TYPE

Figure 8 compares the accommodation type from 2001 Census with the results of the 2007 Lewisham Household Survey for the SHMA. This shows a decline in the proportion of the stock in detached and semi-detached property and a significant increase in the proportion in converted flats.

Figure 8: Accommodation type in Lewisham



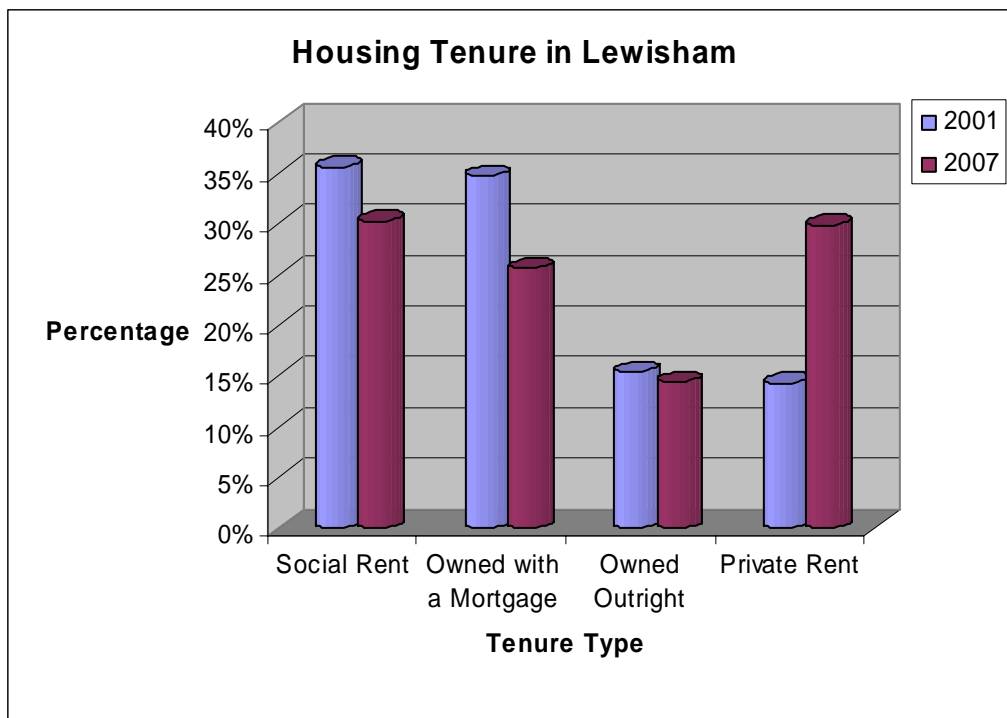
Accommodation Type	Detached	Semi-Detached	Terraced	Flat Purpose Built	Flat Conversion
2001	2.9%	13.1%	32.0%	33.1%	18.9%
2007	1.7%	10.2%	33.8%	28.2%	26.1%

Source: 2001 Census and Lewisham Household Survey 2007, SHMA 2008

2.7 HOUSING TENURE

According to the results of the 2007 Lewisham Household Survey for the SHMA (Figure 9), the housing tenure structure has changed significantly since 2001. There is a dramatic increase in the private rented sector which has more than doubled in proportion. As a consequences there has been declines 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 is a result of the increase in buy to let market in recent years.

Figure 9: Housing tenure in Lewisham



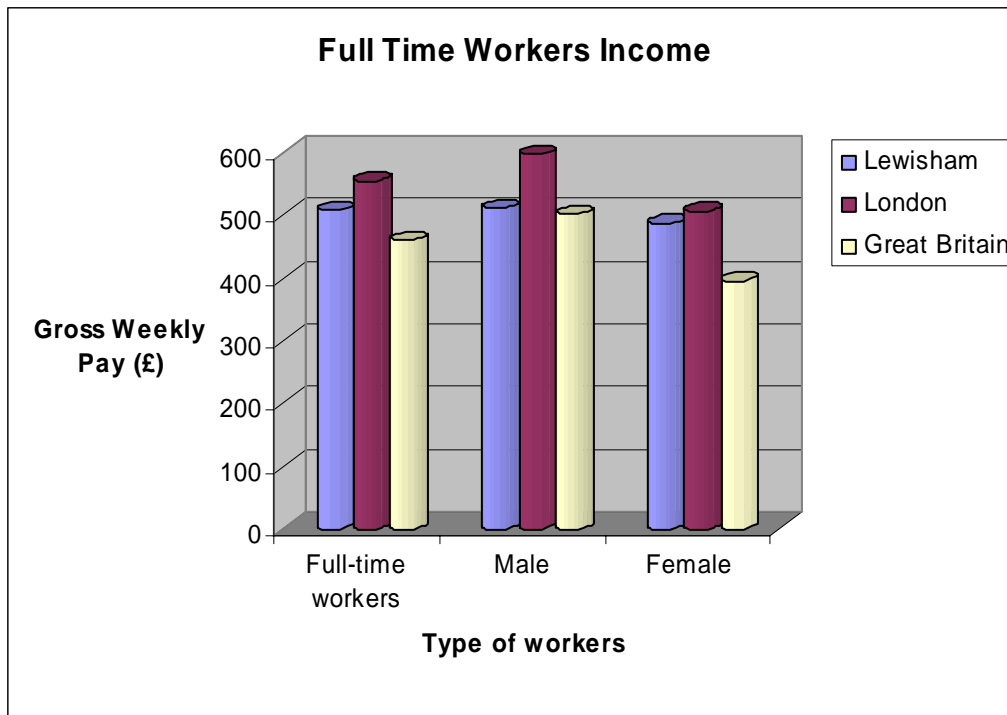
Tenure type	2001	2007	Change
Social rent	35.6%	30.2%	- 5.4%
Owned with a mortgage	34.7%	25.6%	- 9.1%
Owned outright	15.4%	14.4%	- 1%
Private rent	14.3%	29.8%	+15.5%

Source: UK Census of Population 2001 and Lewisham Household Survey 2007, SHMA 2008

2.8 HOUSEHOLD INCOME

Figure 10 shows the average mean earnings in Lewisham for 2007. This was lower than the London average at £506.40 per week in comparison to £553.30 per week. Male workers in Lewisham earned 91% of average male earnings in London while females earned 95% of the female London average.

Figure 10: Full time workers income in Lewisham 2007

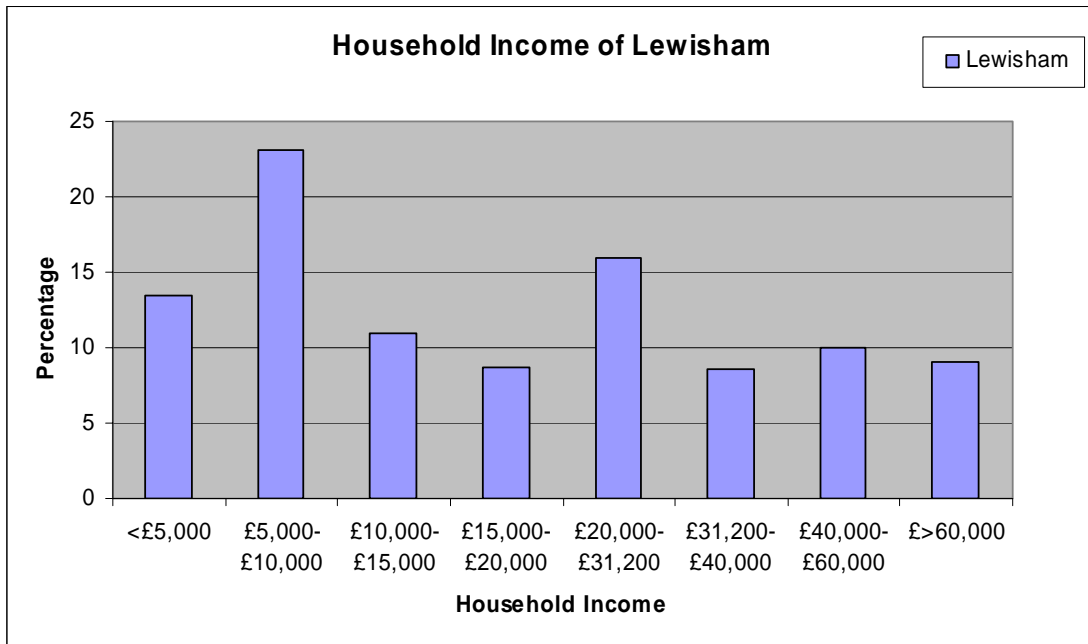


Gross weekly pay	Lewisham	London	Great Britain
Full-time workers	£506.40	£553.30	£459.00
Male	£509.70	£596.00	£500.70
Female	£484.90	£506.00	£394.80

Source: ONS Annual Survey of Hours and Earnings, 2007

The 2007 Lewisham Household Survey for the SHMA asked a question about household income. This included gross household income from all sources such as earnings, pensions, interest on savings, rent from property and state benefits. Figure 10 gives the results and shows that 19% of Lewisham households have an income of over £40,000 but perhaps more surprisingly nearly half of all households (48%) have an income of less than £15,000.

Figure 11: Household income 2007



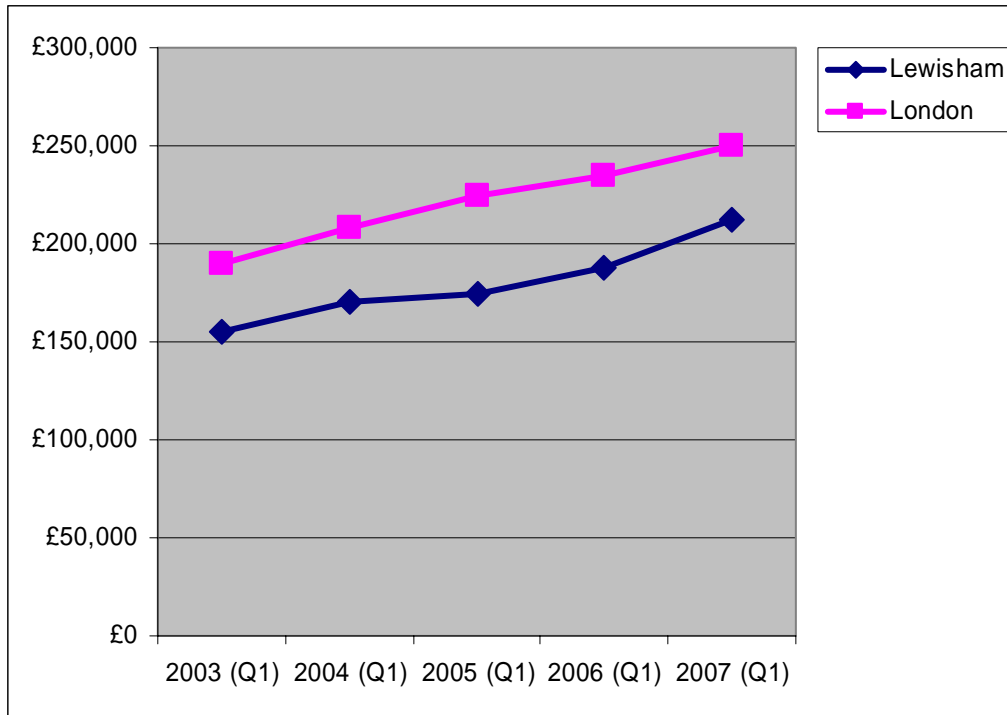
Household income ('000)	<£5k	£5k-£10k	£10k-£15k	£15k-£20k	£20k-£31,2k	£31,2k-£40k	£40k-£60k	£>60k
Lewisham	13.5%	23.1%	11%	8.7%	16%	8.6%	10%	9%

Source: Lewisham Household Survey 2007, SHMA 2008

2.9 HOUSE PRICES

Based on the GLA Housing Price 2008 data, the housing price in Lewisham has increased steadily over the last five years. However, it is still lower than the London average price as shown on Figure 12.

Figure 12: Housing price in Lewisham 2003–2007 (Period: Quarter 1)



Area	2003 (Q1)	2004 (Q1)	2005 (Q1)	2006 (Q1)	2007 (Q1)
Lewisham	£155,000	£170,000	£175,000	£187,500	£212,000
London	£190,000	£208,000	£225,000	£235,000	£250,000

Source: GLA Housing Price, 2008

Figure 13 shows the house prices in Lewisham and London for every type of property, detached, semi-detached, terraced and maisonette/flat. It shows that the average price in Lewisham is less than the London average for every dwelling type.

Figure 13: Housing price in Lewisham and London by dwelling type (Mar 2008)



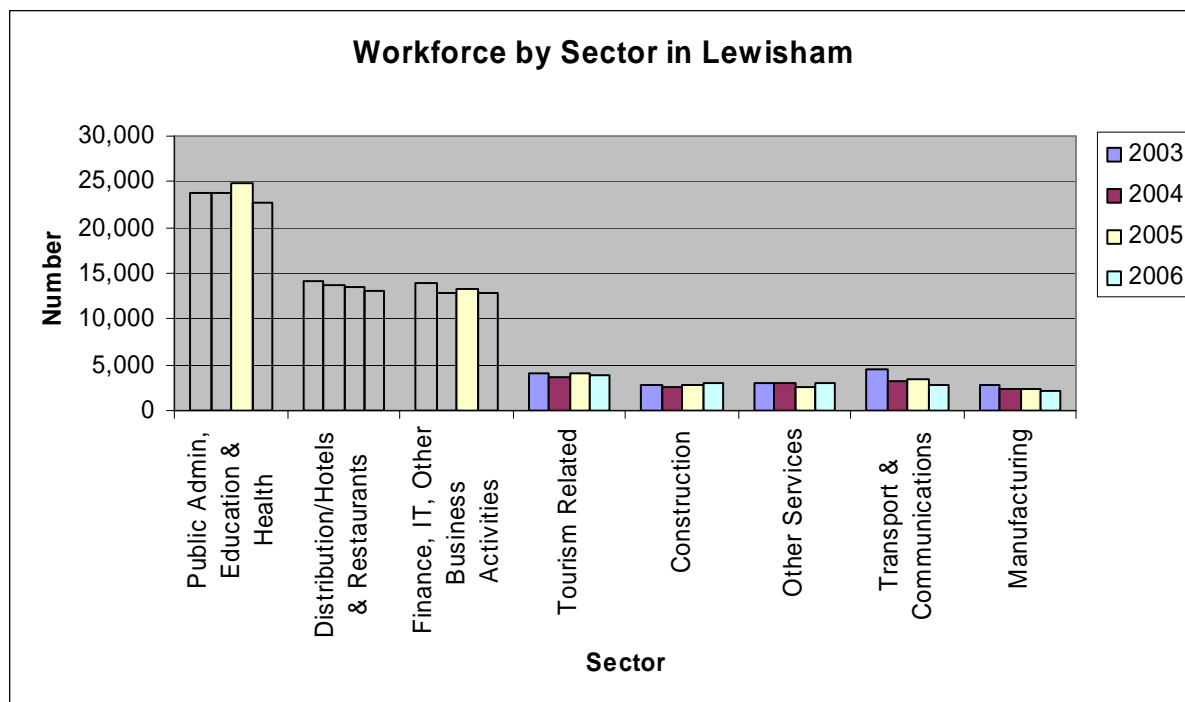
Area	Detached	Semi-Detached	Terraced	Maisonette/Flat	All
Lewisham	£557,666	£360,358	£291,380	£227,600	£282,340
London	£624,497	£363,200	£323,823	£317,805	£354,139

Source: Land Registry, 2008

2.10 EMPLOYMENT STRUCTURE OF THE BOROUGH

Figure 14 shows that the public sector makes up over 38% of the borough's employment (education and health being dominant), whilst the distribution/hotels and restaurants sector is the second largest. The main point to note is that total employment in the borough has been declining over the past four years with the loss of 9,000 jobs over the period 2003-2006. The borough is a major supplier of labour to neighbourhood areas with over half of employed people working outside the borough.

Figure 14: Workforce by sector in Lewisham



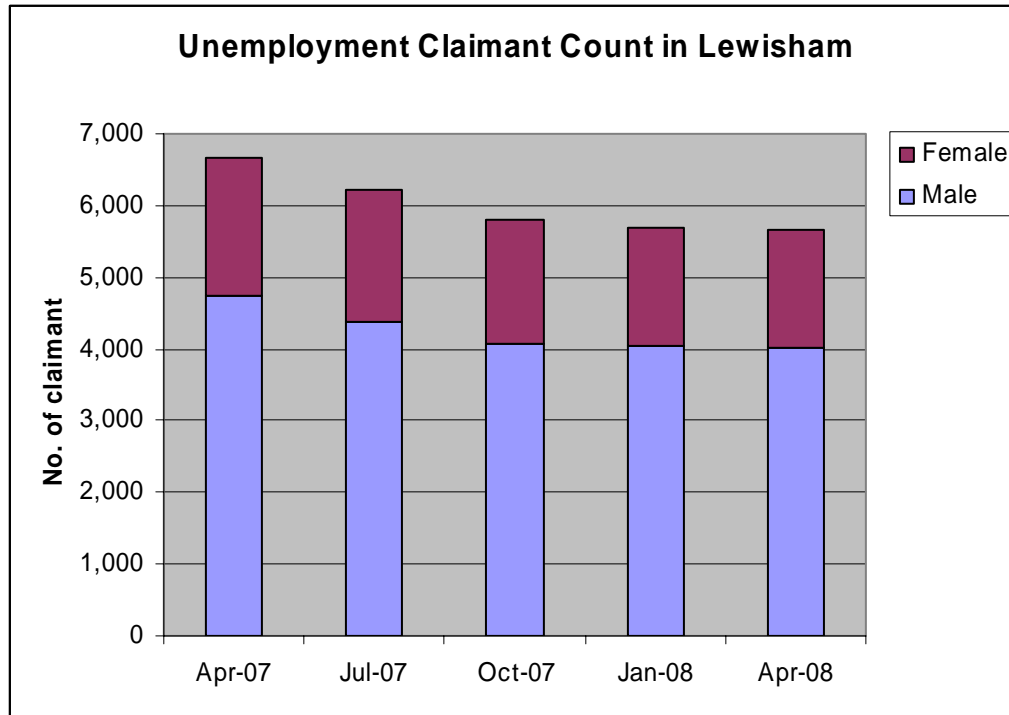
Sector	2003	2004	2005	2006
Public admin, education and health	23,791	23,762	24,800	22,800
Distribution/hotels and restaurants	14,106	13,679	13,600	13,000
Finance, IT, other business activities	13,906	12,822	13,200	12,900
Tourism related	4,105	3,665	4,100	3,900
Construction	2,790	2,618	2,700	3,100
Other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

Source: Annual Business Inquiry Employment Analysis 2007

2.11 LEVEL OF UNEMPLOYMENT

The unemployment rate for Lewisham is based on the unemployment claimant count 2007-08, detailed in Figure 15 below. Lewisham had an average claimant rate of 3.4% for the monitoring period which is 0.6% higher than the Greater London rate.

Figure 15: Unemployment claimant count April 2004-08



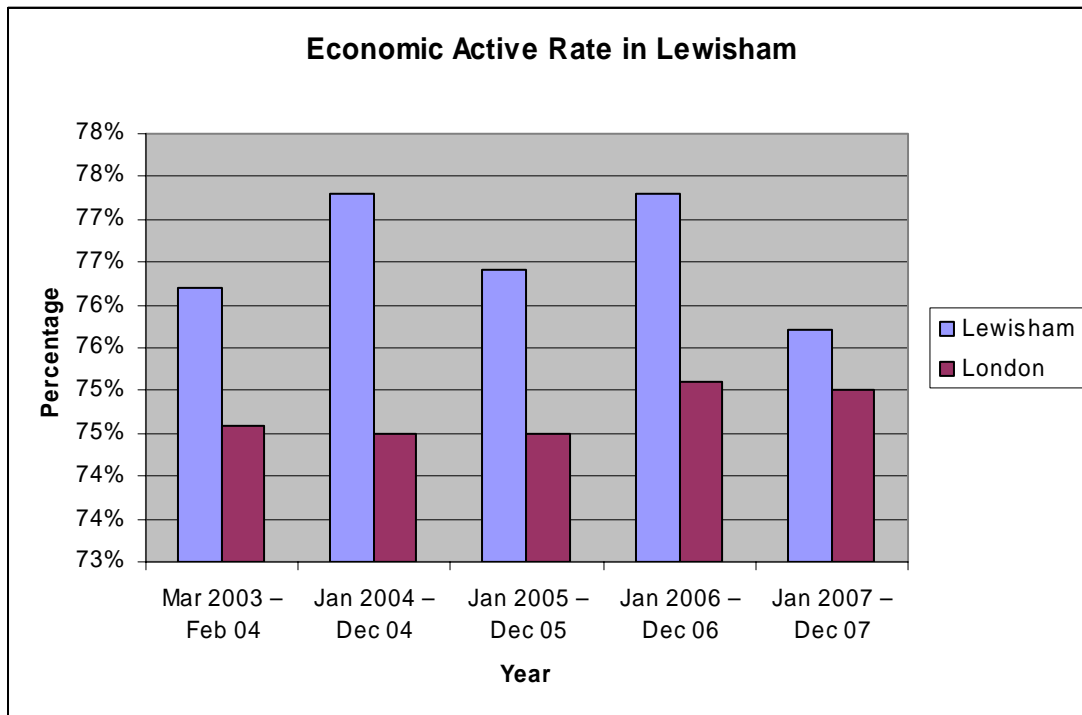
Year	Persons	Male	Female	Lewisham	London
Apr 2007	6,654	4,745	1,909	3.8%	3.0%
Jul 2007	6,208	4,378	1,830	3.5%	2.9%
Oct 2007	5,787	4,070	1,717	3.3%	2.7%
Jan 2008	5,676	4,053	1,623	3.2%	2.6%
Apr 2008	5,675	4,018	1,657	3.2%	2.6%

Source: Jobcentre Plus administrative system, Office for National Statistics

2.12 ECONOMIC ACTIVITY OF RESIDENTS AGED 16-74

Figure 16 shows the overall employment figures in Lewisham for those working in and out of the borough for the period January 2007 to December 2007 are 136,900. The main point to note is that the economic activity rate was at the lowest level in five years in 2007, although it is still higher than the London average.

Figure 16: All people economically active rate in Lewisham



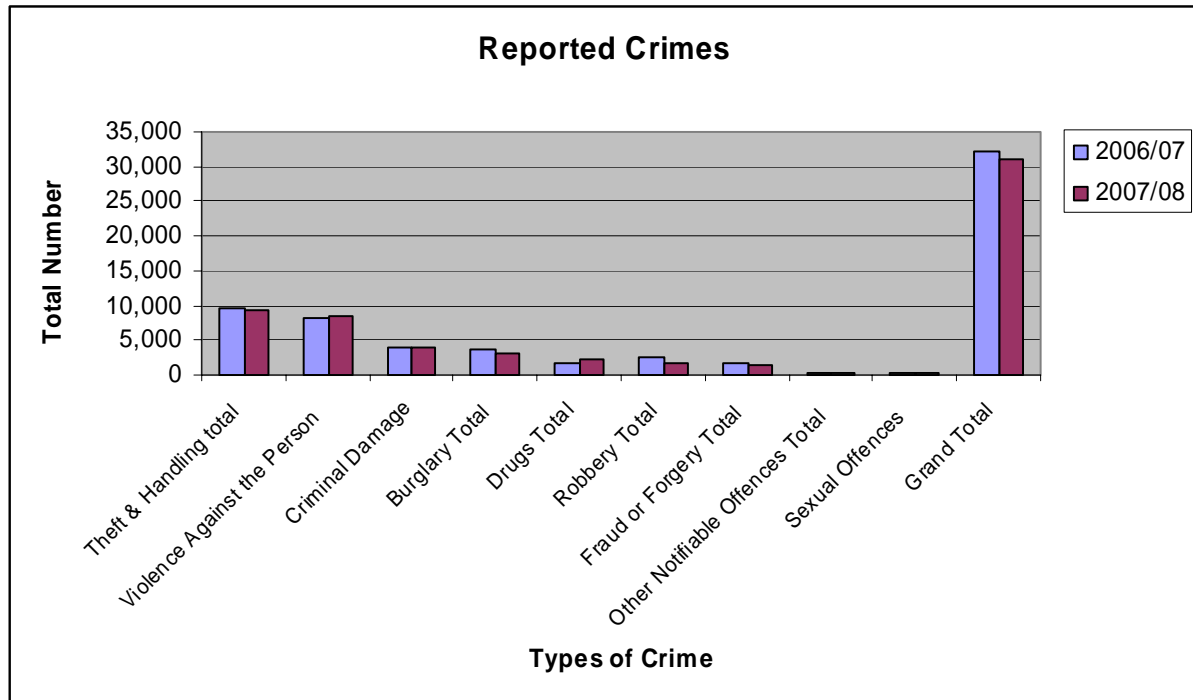
Year	Lewisham	Lewisham	London
Mar 2003 – Feb 04	127,700	76.2%	74.6%
Jan 2004 – Dec 04	132,000	77.3%	74.5%
Jan 2005 – Dec 05	132,700	76.4%	74.5%
Jan 2006 – Dec 06	139,600	77.3%	75.1%
Jan 2007 – Dec 07	136,900	75.7%	75%

Source: ONS Annual Population Survey

2.13 CRIME RATES

According to the Metropolitan Police statistics there was a decline of over 3% in reported crimes between 2006-7 and 2007-8 (Figure 17).

Figure 17: Reported crimes in 2006-07 and 2007-08



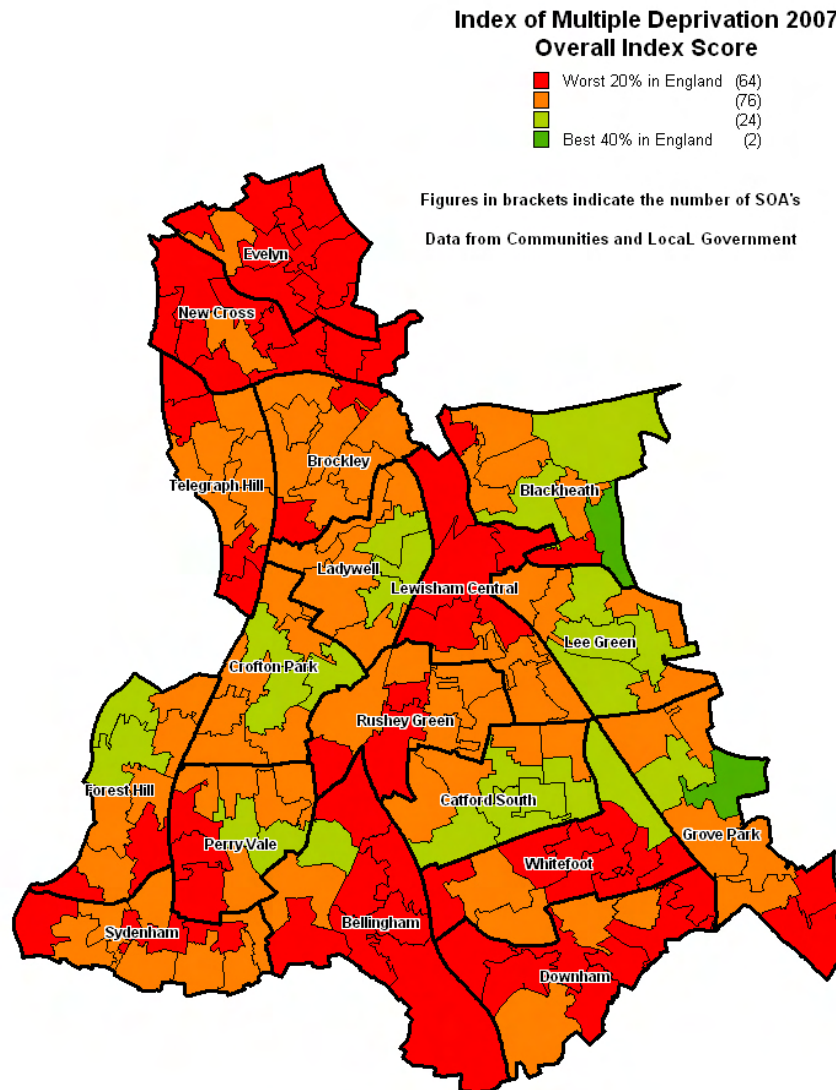
Reported crimes	2006-07	2007-08	% Change
Theft and handling total	9,621	9,346	- 2.86%
Violence against the person	8,062	8,376	3.89%
Criminal damage	4,052	3,983	-1.70%
Burglary total	3,579	3,149	-12.01%
Drugs total	1,644	2,299	39.84%
Robbery total	2,635	1,667	-36.74%
Fraud or forgery total	1,759	1,446	-17.79%
Other notifiable offences total	387	419	8.27%
Sexual offences	411	370	-9.98%
Grand Total	32,150	31,055	-3.41%

Source: Metropolitan Police Service, 2008

2.14 INDICES OF MULTIPLE DEPRIVATION

Lewisham is ranked 39 out of 354 local authorities in England in terms of average deprivation (where 1 is most deprived). Figure 18 shows the areas with the highest levels of deprivation within the borough. These areas are in the Evelyn and New Cross wards in the north, Lewisham Central and an extensive area to the south including Bellingham, Downham and Whitefoot wards.

Figure 18: Index of Multiple Deprivation in Lewisham 2007



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Source: DCLG, 2007

3. IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME

3.1 INTRODUCTION

The Local Development Scheme (LDS) is a procedural document that is part of the Local Development Framework (LDF). The LDS is a statutory document that sets out the details of which local development documents and supplementary planning documents the council is preparing including the timetable for their production and key milestones within that timetable.

The Planning and Compulsory Purchase Act 2004 requires the council to prepare an LDS and submit it to the Mayor of London and the Secretary of State for Communities and Local Government for approval. Once adopted the Act requires the council to keep the LDS up to date. This means that if new documents are to be prepared or the timetable for production has significantly changes the council must revise the LDS and resubmit it to the Mayor of London and the Secretary of State for approval.

The AMR is the place where the council reports on the performance against the key milestones in the LDS.

The AMR covers the reporting period of the last financial year, that is from 1 April 2007 up to 31 March 2008. During this period version 3 of the LDS was in place. Version 3 of the LDS was approved by the Mayor of Lewisham for submission to the Government Office for London (GOL) on behalf of the Secretary of State in February 2007 and agreed by GOL in July 2007. Set out below in Figure 19 is the detail of the achievement against key milestones in the LDS (version 3).

Figure 19: Progress against the Local Development Scheme Version 3

Document	Key milestone	Met	Comment
Spatial (Core) Strategy	Preferred Options consultation in June and July 2007	√	Consultation on both of these documents commenced in June 2007
Development Policies and Site Allocations	Preferred Options consultation in June and July 2007	√	
Lewisham Town Centre Area Action Plan	Preferred Options consultation in September and October 2007	√	Consultation on both of these documents commenced in August 2007
Catford Town Centre Area Action Plan	Preferred Options consultation in September and October 2007	√	
Planning Obligations SPD	Preparation to commence January 2008	√	The SPD commenced preparation in January 2008
Conservation Areas SPD	Preparation to commence March 2008	√	The SPD commenced preparation in March 2008
Deptford Creekside SPD	Preparation to commence September 2007	√	The SPD commenced preparation September 2008

3.2 COMMENTS ON LDS TIMETABLE

The Council met the key milestones for the Preferred Options stage of consultation for all four Development Plan Documents (DPD) as set out in version 3 of the LDS. However, following consultation a number of issues were raised, particularly by GOL. In part these issues related to the adequacy of the evidence base for supporting the Preferred Options and criticism of the consultation document for failing to adequately offer reasonable alternatives for public comment.

The next stage was to submit a final plan to the Secretary of State for independent examination. However, there was concern that the Planning Inspector would not find the submitted plan sound as the problems identified over evidence base and alternative options were part of the 'tests of soundness'. If this were to happen the Planning Inspector would have no option but to instruct the council to start again in preparing its DPD.

As this was a high risk strategy, the Council took the decision to undertake a further round of public consultation on options. As a consequence the decision was made to revise the timetable as set out in the LDS to accommodate a further round of Preferred Options consultation.

The new timetable also had to consider the additional need to ensure an adequate evidence base. This included a Strategic Housing Market Assessment; Strategic Housing Land Availability Assessment; Employment Land Study and a Strategic Flood Risk Assessment.

The revised timetable was set out in version 4 of the LDS, which was approved for submission to the Secretary of State by the Lewisham Mayor in February 2008, approved by GOL in March 2008 and brought into effect by resolution of Lewisham Council on 23 April 2008. Version 4 of the LDS has a key milestone for further Preferred Options consultation in November and December 2008.

Technically there was therefore no key milestone to achieve during the reporting year for this AMR.

3.3 GOVERNMENT REVISIONS TO LDF PROCESS AND NEED TO REVIEW LDS

The Government had recognised that the new planning system relating to DPD production was not going well and hence consulted on changes to Planning Policy Statement (PPS)12: 'Local Development Frameworks' and published the new PPS12 'Local Spatial Planning' in June 2008.

The new PPS12¹⁰ no longer requires a preferred options stage in plan production. What is now required is consultation on Issues and Options, consultation on a Draft Plan and then a Submitted Plan. As these changes came into effect after Version 4 of the LDS had been approved the council had already committed to a further round of option consultation and decided to continue with this approach. There will now be a need to revise the LDS to take into account the new process outlined in the new PPS12.

¹⁰ June 2008

4. IMPLEMENTING HOUSING POLICIES

4.1 INTRODUCTION

Housing is the most extensive use of land in Lewisham, providing homes for the borough's population and dominating the character of the local environment. There are approximately 113,000¹¹ dwellings located in low density suburbs to high density neighbourhoods in Deptford and New Cross/New Cross Gate.

Planning policies for housing reflect the Council's requirements for diversity (both in size and tenure to create mixed and balanced communities), design quality and innovation, as well as the need to identify suitable sites for new residential development.

Managing these existing dwellings and delivering additional housing in line with national and regional planning policies is central to the Council's objective of seeking to meet the borough's housing needs. The relevant key policy directions are:

- To deliver at least 975 new homes per year (London Plan Policy 3A.1)
- To provide a mix of dwelling sizes in developments of 15 dwellings or more (UDP Policy HSG6) and
- To seek an affordable housing contribution on developments of 15 or more units or on sites of 0.5ha or more in size (UDP Policy HSG14).

Relevant UDP Policies

STR.HSG 3 Residential mix

To ensure a mix and balance of residential provision to meet the full range of identified housing need in the borough including single people, families of different size, persons with special needs and for affordable homes.

HSG 2 Housing on previously developed land

In the interests of achieving sustainable development the re-use of previously developed land will be promoted. Where a 'windfall' site is not otherwise protected by policies in the Plan the Council will normally consider housing as its preferred alternative land use.

HSG 6 Dwelling mix

The Council will seek a mixture of dwelling sizes in the case of residential developments of 15 units or more. The mix is determined by reference to the housing needs of the area, the nature of the development and its proposed relationship to the surrounding area.

HSG 14 Provision of affordable housing

The Council will negotiate for an element of affordable housing to be provided in the case of any site of 0.5 hectares or more or capable of accommodating 15 dwellings or more that comes forward for housing development, including mixed use sites, over the period of this plan.

¹¹ 113,041 dwelling stock by tenure condition, period April 2006, Neighbourhood Statistics, ONS updated 26 March 2008

Indicators and targets

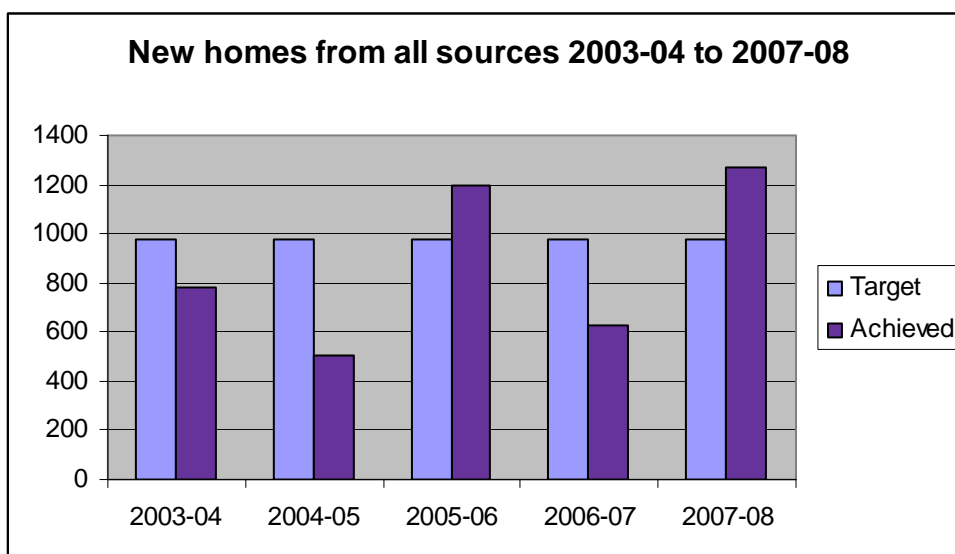
Indicator	<p>Existing indicator</p> <p>Core 2a – New housing – housing trajectory</p> <p>(i) Net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is the longer;</p> <p>(ii) Net additional dwelling for the current year;</p> <p>(iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;</p> <p>(iv) The annual net additional dwelling requirement;</p> <p>(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance.</p> <p>New indicators for 2008-09</p> <p>Core H1 – Plan period and housing targets</p> <p>Core H2a – Net additional dwellings – in previous years</p> <p>Core H2b – Net additional dwellings – for the reporting year</p> <p>Core H2c - Net additional dwellings – in future years</p> <p>Core H2d – Managed delivery target</p>
Target	9,750 dwellings from all sources over the period 2007-8 to 2016-17 or 975 dwellings annually
Target met	YES

Indicator	Local 4a – Number and percentage of dwellings by bedroom size
Target	To provide a mix of dwellings by size
Target met	YES

Data analysis

Figure 20 shows the net additional dwellings over the previous five year period.

Figure 20: Net additional dwellings between 2003-2008

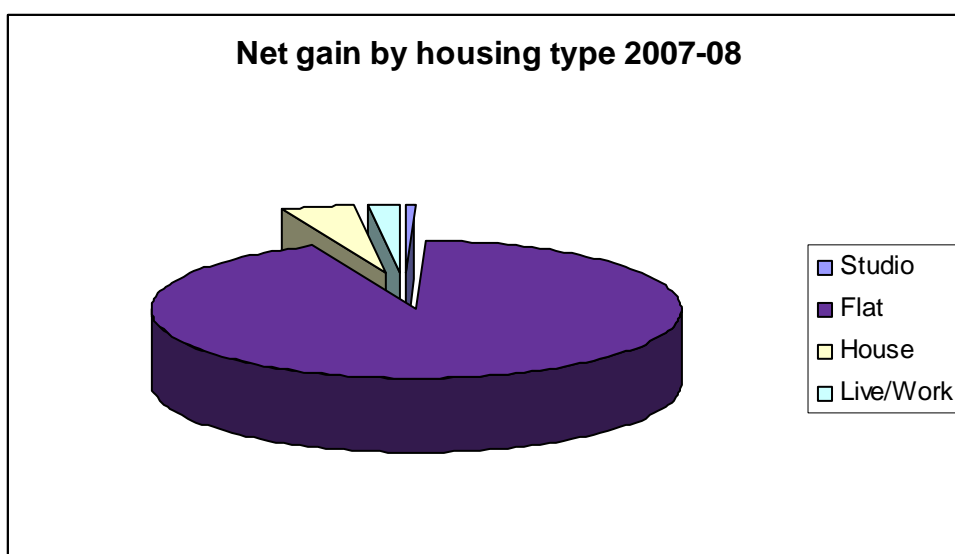


Source	2003-04	2004-05	2005-06	2006-07	2007-08
Net gain	778	503	967	347	978
Vacancies brought back into use	Unknown	Unknown	230	281	300
Non-self contained dwellings	0	0	0	0	0
TOTAL	778	503	1,197	628	1,278

Source: Planning Service, LB Lewisham, 2008

Figure 21 shows the net additional dwellings and breakdown by dwelling types for 2007-08 (the current year).

Figure 21: Net additional dwellings types 2007-08



Tenure	Type	Existing	Gain	Total
Social Rented	Studio	0	1	1
	Flat	0	240	240
	House	1	38	37
Intermediate	Studio	0	0	0
	Flat	0	108	108
	House	0	20	20
Market	Studio	0	4	4
	Flat	51	614	563
	House	52	39	-13
	Live/Work	0	18	18
Total	Studio	0	5	5
	Flat	51	962	911
	House	53	97	44
	Live/Work	0	18	18
Total		104	1082	978

Source: Planning Service, LB Lewisham, 2008

Figure 22 shows the breakdown of new dwellings (gross) by:

- tenure
- dwelling type and
- bedroom size.

Figure 22: New dwellings (gross) 2007-08

Tenure	Type	Existing	Gain	Total			
Social Rented	Studio		1	1	278	406	41.51%
	Flat		240	240			
	House	1	38	37			
Intermediate	Studio		0	0	128	572	58.49%
	Flat		108	108			
	House		20	20			
Market	Studio		4	4	572	572	58.49%
	Flat	51	614	563			
	House	52	39	-13			
	Live/Work		18	18			
Total	Studio	0	5	5	978		
	Flat	51	962	911			
	House	53	97	44			
	Live/Work	0	18	18			
Total		104	1082	978			

Source: Planning Service, LB Lewisham, 2008

- A total of 1,278 (net) new homes from all sources were delivered in the monitoring year against a target of 975.
- 1,082 new dwellings (gross) were completed. However with losses through demolition the total housing (net) from conventional supply was 978, against a target of 859.
- 300 vacant dwellings were brought back into use against a target of 73.

The monitoring year saw a sharp rise in the number of completions from all sources from 628 in 2006-07 to 1,278 in 2007-08. This is accounted for by the completion of large schemes at Sundermead Estate (117), the former Hither Green Hospital site (109), Phase 3 of Pepys Estate (108), the former Downham Depot (103) and Clyde Terrace (57).

It was another successful year of bringing vacant dwellings back into use (300 against a target of 73) and this lifted overall performance in delivering new homes. This is the result of the successful implementation of various incentive schemes and grants to encourage private sector stock to be brought back into use.

One and two bedroom dwellings accounted for the majority of completions (88%) with three bedroom dwellings accounting for 9% of completions. There were 23 four bedroom dwelling completions and one five bedroom dwelling over the monitoring year.

Figure 23: New housing completions 2007-08



4.2 HOUSING TRAJECTORY

In order to better manage housing delivery, the Council has prepared a housing trajectory. This sets out the expected delivery of new housing over a 15 year period based on past trends and known sites that the Council expects to be developed. The housing trajectory is shown in Figure 24 and the full trajectory spreadsheet is shown in Figure 25.

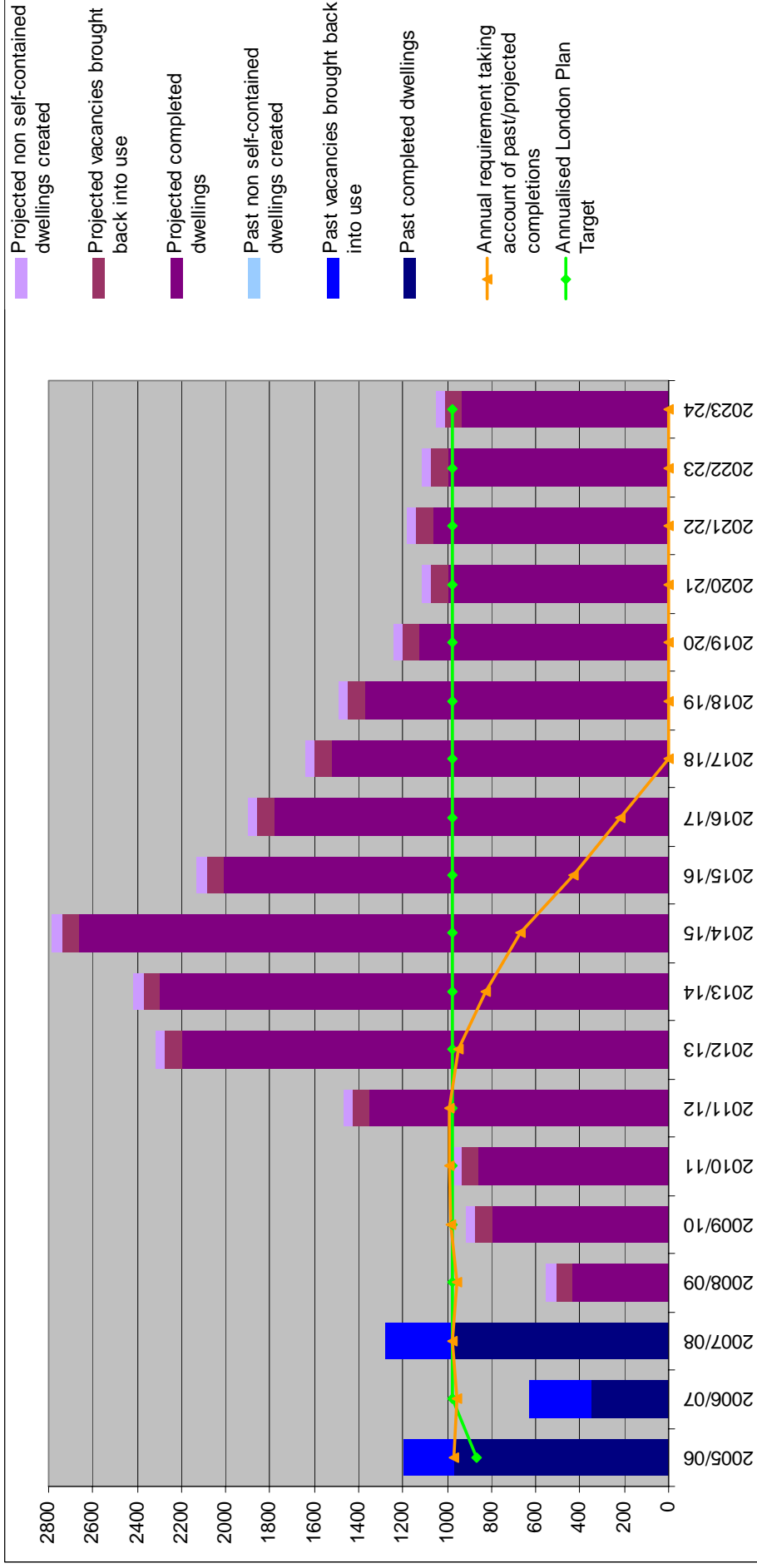
Based on the housing trajectory, the Council expects housing delivery to be below target for the next three monitoring years. However, it is expected that a strong supply of new housing will come on stream from 2011-12 onwards. The key reasons for this are:

- The current economic slow down and 'credit crunch' is expected to slow housing delivery
- The Council is currently preparing the LDF, and through the Core Strategy and the Site Allocations DPDs, will provide for an up-to-date supply of development sites (the DPDs are scheduled for approval in 2010)
- Estate renewal and development by Registered Social Landlords (RSLs) will continue with large schemes currently being built or planned for the Kender, Excalibur, Silwood and Heathside and Lethbridge estates
- The approval of a number of schemes pre 2007-08 which are expected to come on line
- A number of large schemes which are currently in the pre-application phase are expected to come forward within the next three to seven years.

The result of the above is that over the next 5 to 10 year period the borough will be able to meet and exceed its housing delivery targets albeit it below target for 2008-09 to 2010-11 for conventional supply.

The housing trajectory will be up-dated annually to ensure the delivery of new housing in the borough is planned and monitored. At this stage it is unknown how the 'credit crunch' will impact the delivery of housing over the coming years. However, the impacts are expected to be a slower economy and housing delivery, particularly for a three year period. This will be reviewed and reported as part of the 2008-09 AMR released in December 2009.

Figure 24: Housing Trajectory



4.2.1 PREPARATION OF THE HOUSING TRAJECTORY

The housing trajectory seeks to demonstrate that new housing provision will be provided in accordance with the London Plan target for Lewisham requiring 9,750 new homes between 2007-08 and 2016-17 (975 per year). This target has also been extrapolated for a 15 year period starting to 2023-24 (with year 2009-10 the base year).

The housing trajectory has been prepared according to the requirements set out in the following statutory and policy documents:

- Planning Policy Statement 3: Housing
- Planning Policy Statement 12: Creating strong safe and prosperous communities through Local Spatial Planning
- Local Development Framework Monitoring: A Good Practice Guide

The future housing supply contained in the housing trajectory is derived from three sources of supply which are taken directly from the London Plan and inserted into the trajectory:

- A **large site** component – sites larger than 0.5 ha in size which are allocated in the UDP/emerging LDF for housing or mixed use development incorporating housing.
- A **small site** component - housing development which occurs on sites less than 0.5 ha in size. Some of these sites are allocated in the UDP/emerging LDF for housing or mixed use development incorporating housing but the housing figures for this component are based on past trends and not the specific allocations found in the UDP/emerging LDF. Large sites and small sites component are categorised as 'conventional supply' in the London Plan. The London Plan Housing Capacity Study allocated 316 units per year for small sites.
- Supply from the **reduction in vacant housing** stock.
- **Non-self contained units** (new residential uses that do not fall within the C3 use-class) such as student accommodation.

For allocated sites with a size of 0.5 ha and larger, PPS3 identifies the methodology for projecting when each site will be developed. This requires large allocated sites be incorporated in the housing trajectory according to the following criteria:

1. Deliverable sites – a sufficient supply of specific deliverable sites should be identified for the first five years of the housing trajectory. A deliverable site is one which should:
 - Be available – the site is available now
 - Be suitable – the site offers a suitable location for development now
 - Be achievable – reasonable prospect that housing will be delivered on the site within five years.
2. Developable sites – a supply of developable sites for years 6-10 (and where possible, years 11-15) should be identified. A developable site is one which should:
 - Be in a suitable location for housing

- Be a reasonable prospect that the site is available for, and could be developed, at the point envisaged.

4.2.2 USE OF WINDFALL JUSTIFICATION

PPS3 states that windfalls (unidentified supply) should not be included in the first 10 years of supply unless local circumstances prevent sites being identified¹². The Lewisham housing trajectory includes an element of windfalls (the small site component) as these are derived directly from the London Plan (and the London Housing Capacity Study) and are a central element of supply in a built up urban area such as the London Borough of Lewisham.

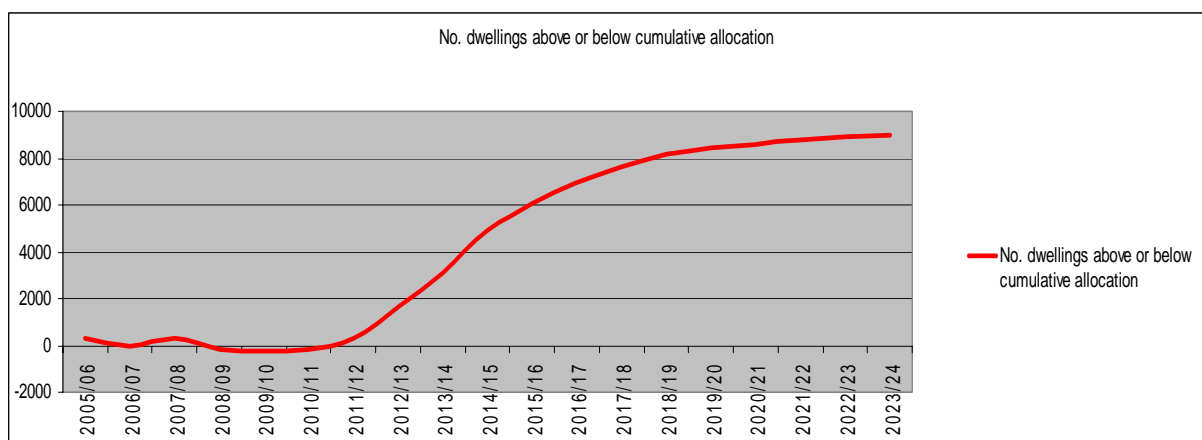
4.2.3 IMPORTANT POINTS TO NOTE

The housing trajectory is not a guarantee that the housing shown will actually come forward at all or at the time indicated. Rather, the 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 timing of development is dependant on them.

The trajectory includes forecast housing from Convoys Wharf and proposed Mixed Use Employment Locations in Deptford. Convoys Wharf is reliant upon a favourable decision by the Mayor of London on a submitted planning application which the Council resolved to grant in 2005. The Mixed Use Employment Locations are reliant upon site allocations through the LDF. The Council could still achieve its housing target if these sites were not included.

There will 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 Local Development Framework) that will have an impact on the delivery of housing.

Figure 26: Number of dwellings above or below cumulative allocation



¹² Paragraph 59

4.3 PREVIOUSLY DEVELOPED LAND

Indicators and targets

Indicator	Existing Indicator Core 2b – Housing percentage of new and converted dwellings on previously developed land Local 4d – All applications recorded as on previously developed land or not New indicator for 2008-09 Core H3 – New and converted dwellings on previously developed land
Target	To exceed 90% of dwellings provided on previously developed land
Target met	Yes

Data analysis

- 1045 dwellings (96.58%) were built on previously developed land.
- There were 37 dwellings built on Greenfield (3.42%). This occurred at 68-80 Evelyn Street that involved a loss of 0.463 ha of open space from Deptford Park.

4.4 AFFORDABLE HOUSING

Indicators and targets

Indicator	Existing indicators Core 2d – Affordable housing completions (gross and net) Local 4e – Number of affordable units provided annually New indicator for 2008-09 Core H5 – Gross affordable housing completions (i) No. of affordable units provided annually
Target	The UDP seeks to provide 35% affordable housing on sites 0.5ha or larger or capable of providing 15 dwellings or more. The dwellings threshold was reduced to 10 dwellings or more through the alterations made to the London Plan which were published in February 2008.
Target met	Yes

Data analysis

There were 407 affordable dwellings (gross) and 406 (net) provided. This represents 42% of total housing completed against an affordable housing target of 35%.

The ratio of affordable housing completions is approximately 68:32 (social rented to intermediate housing) against a target of 70:30.

4.5 GYPSIES AND TRAVELLERS

Indicators and targets

Indicator	New indicator for 2008-09 Core H4 – Net additional pitches (Gypsy and Traveller)
Target	To be defined in the 2008-09 AMR
Target met	N/A for 2007-08

Data analysis

There is no monitoring data for the 2007-8 year as this is a new indicator. The target will be established and data provided in the 2008-09 AMR to be published in December 2009.

Lewisham had no net additional pitches in the monitoring year. The Council currently operates a gypsy and traveller site in Thurston Road, Lewisham. The site has capacity for 16 pitches. The Council is in the process of identifying a suitable site to meet the immediate need arising from the redevelopment of the Thurston Road site, which forms part of the approved Lewisham Gateway development.

4.6 HOUSING QUALITY

Indicators and targets

Indicator	New indicators for 2008-09 Core H6 – Housing quality: Building for Life Assessments
Target	To be defined in the 2008-09 AMR
Target met	N/A for 2007-08

Data analysis

There is no monitoring data for the 2007-08 year as this is a new indicator. The target will be established and data provided in the 2008-09 AMR to be published in December 2009.

Note

The Commission for Architecture and the Built Environment (CABE) has developed criteria for assessing the quality of larger scale residential schemes (over 10 units) known as Building for Life (BfL). This is a government-endorsed assessment benchmark to improve the quality of new housing. The Building for Life assessment comprises 20 questions grouped into the following areas:

- character
- roads, parking and pedestrianisation
- design and construction and
- environment and community.

Schemes that meet 14 out of the 20 questions are eligible to apply for a silver standard, and schemes that meet 16 or more will be considered for a gold standard. The more points awarded the higher quality the scheme.

4.7 DEVELOPMENT DENSITY

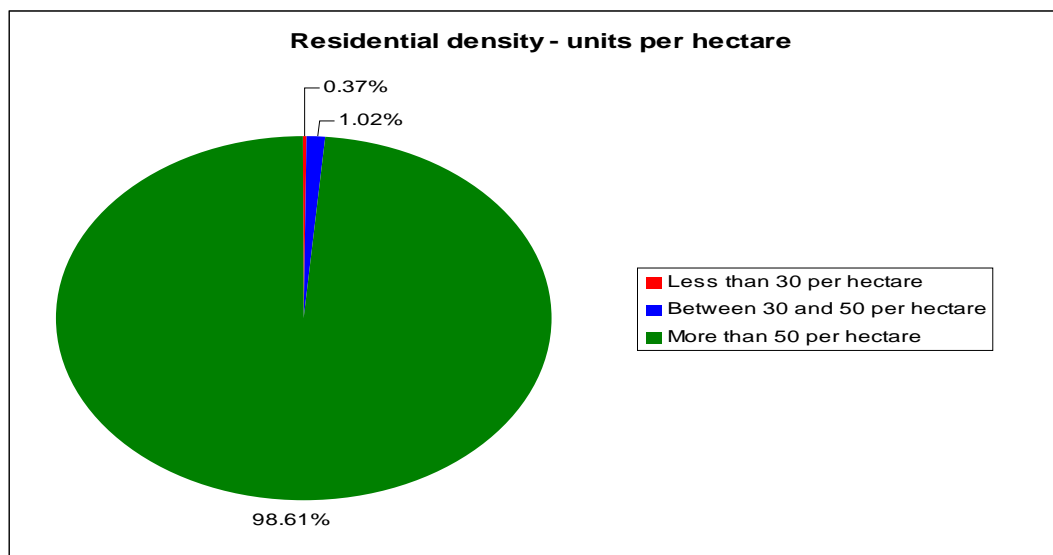
Indicators and targets

Indicator	Existing indicator Core 2c – Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.
Target	95% of new dwellings completed at above 50 dwellings per ha
Target met	Yes

Data analysis

Over 98% of dwellings were completed at a density above 50 dwellings or more. This reflects the urban character of the borough.

Figure 27: Residential density (units per hectare)



Density (Dwelling per hectare)	Number of dwellings	Percentage (%)
Less than 30	4	0.37
30 – 50	11	1.02
Greater than 50	1,067	98.61

Source: Planning Service, LB Lewisham 2008

5. IMPLEMENTING ENVIRONMENTAL POLICIES

5.1 INTRODUCTION

This section of the AMR reviews planning performance on policies relating to the environment. Policies relating to waste, flooding, open space and biodiversity are included. The 'core output indicators' as recommended in the Government publication 'LDF Monitoring – Good Practice Guide' are included together with the latest 2008 update where available. From next year the 2008 core output indicators will be used.

5.2 WASTE

The London Borough of Lewisham is both a Waste Planning Authority and a Waste Collection Authority, responsible for collection, treatment and final disposal of all municipal waste within its area. The Council's strategy is to encourage waste reduction and to increase recycling.

Relevant UDP Policies

STR.ENV PRO 1

To minimise the generation of waste and encourage greater reuse of materials and recycling waste and to ensure that schemes for waste disposal are environmentally acceptable.

ENV.PRO 3 Waste management co-ordination

The Council will seek to integrate and co-ordinate its waste management methods with neighbouring authorities.

Indicators and targets

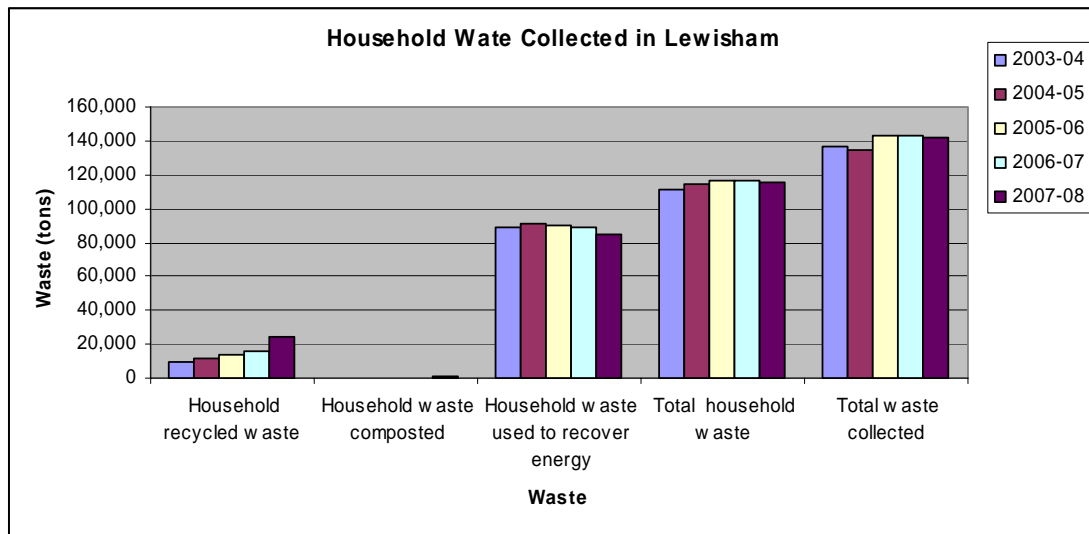
Indicator	Existing indicator
	Core 6a: Capacity of new waste management facilities by type
Target	1. No capacity target is set in the UDP. 2. London Plan policy 4A.21 requires boroughs to plan for sufficient facilities to meet need.
Target met	Yes. SELCHP has sufficient capacity to meet all LBL need.

Indicator	Existing indicator
	Core 6b: The amount of municipal waste arising, and managed by type, and the percentage each management type represent of the waste managed
Target	To recycle/compost 20% of household waste in 2007-08
Target met	YES

The London Borough of Lewisham has a government set target to recycle/compost 20% of household waste in the 2007-08 period.

The UDP Policy – STR.ENV PRO 1 encourages waste reduction, greater reuse of materials and recycling for the area. The energy recovery facility, the South East London Combined Heat and Power station (SELCHP) is located in the north of the borough. 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 in Deptford 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.

Figure 28: Household waste collected in Lewisham 2007- 08



Waste (tonnes)	2003-04	2004-05	2005-06	2006-07	2007-08
Household recycled waste	9,147.04 (8.2%)	11,442.19 (9.78%)	13,896.26 (11.96%)	16,312.00 (14.02%)	24,703.43 (21.41%)
Household waste composted	222.03 (0.2%)	256.47 (0.22%)	282.02 (0.24%)	307.00 (0.30%)	673.80 (0.58%)
Household waste used to recover energy	89,072.04 (79.81%)	90,944.11 (79.53%)	90,262.14 (77.75%)	88,737.00 (76.26%)	84,437.24 (73.16%)
Household waste landfilled	13,154.01 (11.79%)	11,963.4 (10.46%)	11,653.69 (10.04%)	11,019.00 (9.47%)	5,590.89 (4.84%)
Total household waste	111,595.12	114,606.17	116,094.10	116,375.00	115,405.37
Total waste collected	136,274.7	135,083.45	142,722.38	142,722.38	141,737.25

Source: Lewisham Waste Management, 2008

Data analysis

There was no new waste management facilities in Lewisham in the 2007-08 period. Figure 28 shows a total of 115,405.37 tonnes of household waste was collected of which 21.99% was recycled/composted, 73.16% was recovered at SELCHP and 4.84% was transferred to landfill outside the borough.

There has been significant improvement (over 7%) in household recycling rate in 2007-08 which means the borough has achieved the 20% government target for recycling. The waste sent to landfill which is considered to be the least favourable option environmentally is very low at 4.8% and has halved since the last monitoring year.

5.3 RENEWABLE ENERGY

The Council seeks to encourage energy and natural resource conservation, particularly in new buildings and conversions, which must also comply with Building Regulations and the Council's energy policy. Furthermore, opportunities or renewable energy generation, such as proposals for microgeneration technology including solar and wind production, are now permitted development and as such does not require planning permission (see GPDO 2008).

Relevant UDP Policies

STR.ENV PRO 3

To encourage energy and natural resource conservation and promote environmentally acceptable forms of energy generation, in particular renewable forms of energy and resource consumption.

London Plan Policy 4A.7 Renewable energy

The London Plan 2008 requires that new development achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation.

Indicators and targets

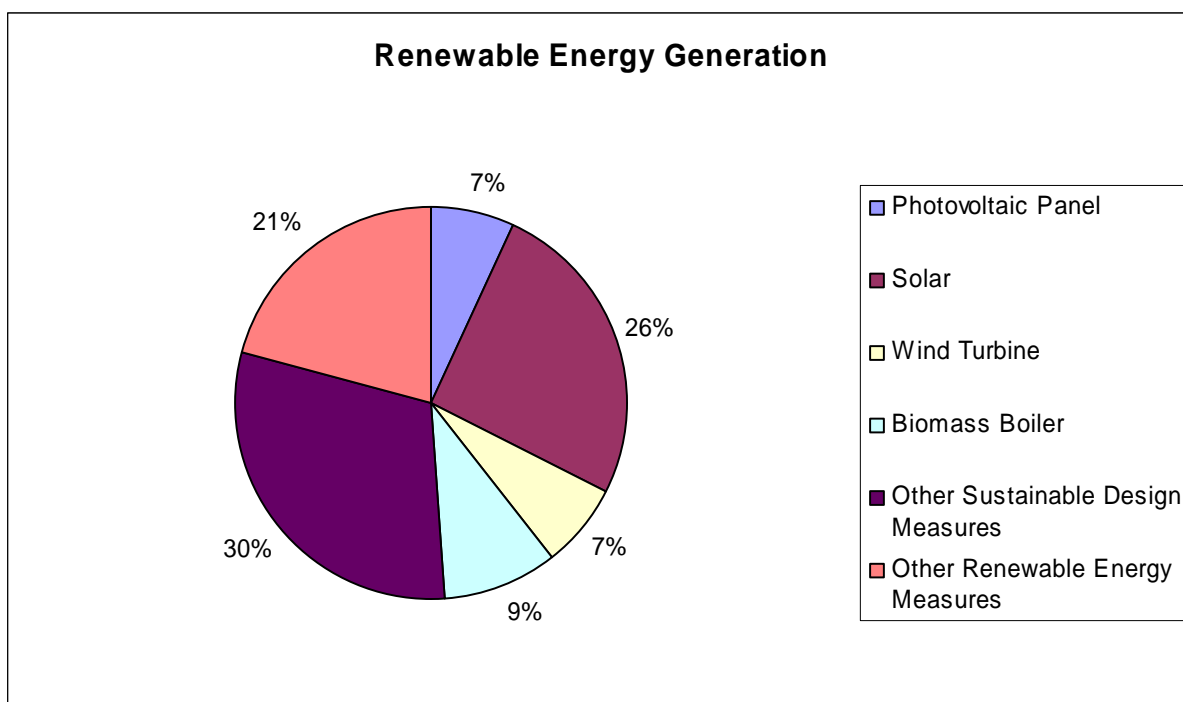
Indicator	Existing indicator Core 9: Renewable energy capacity supplied by type New indicator for 2008-09 Core E3: Renewable energy generation
Target	No capacity target is set in the UDP
Target met	N/A

UDP policies encourage renewable energy generation and natural resource conservation. The Council recently adopted its Carbon Reduction and Climate Change Strategy in July 2008 and proposed a target of 10% reduction in CO² emission from Council operations from 2008-9 to 2010-11. The emerging LDF will establish the planning framework promoting and encouraging energy efficient development.

Data analysis

There were no completed renewable energy developments in Lewisham in the monitoring year. However, 19 planning applications were approved which included renewable energy technology. Figure 29 shows that 14 of the 19 permissions included solar power and three included wind turbines. While nine did not specify the exact technology for achieving the energy reduction this figure includes seven permissions that will use solar energy and one that will use wind turbines together with some other technology. Five schemes incorporate features from the Code for Sustainable Home features and three achieved Eco Home 'very good' standard.

Figure 29: Renewable energy granted 2007-08



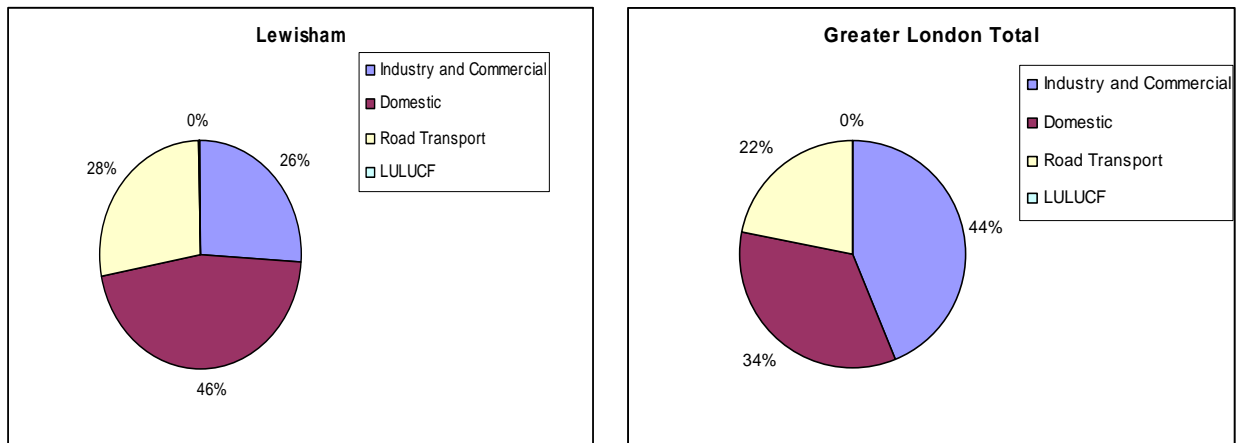
No. of permissions	Photovoltaic panel	Solar	Wind turbine	Biomass boiler	Other sustainable design measures	Other renewable energy measures
19	3	11	3	4	13	9

Source: Planning Service, LB Lewisham, 2008

The Lewisham Building Schools for the Future (BSF) programme involves the rebuilding or improvements to all the boroughs secondary schools. The Council has included renewable energy systems as part of this work. An example is the planning permission for Catford County School, Bellingham Road involving a three storey block (gross floor space 9,222 square metres). The renewable systems included a biomass boiler installation, photovoltaic panels and solar water heating. Together these technologies will reduce annual CO² emissions by more than 26%.

Based on figures from the Department for Environment, Food and Rural Affairs (2007), the total CO² emission for Lewisham in 2006 was estimated at 1,224,000 tonnes. This contributed 2.46% of London's total CO² emissions. As shown in Figure 30 the largest source of emissions come from the domestic sector followed by road transport. Lewisham was the third lowest of London boroughs in terms of carbon dioxide emission per capita in 2005 and 2006.

Figure 30: Annual CO² emission (tonnes) in Lewisham 2006



	Industry and Commercial	Domestic	Road Transport	LULUCF	Total	Population (mid-year estimate)	Per capita emissions (t)
Lewisham	318	563	341	2	1,224	256	4.79
Greater London Total	21,722	16,969	10,872	51	49,614	7,513	6.60

Source: Department for Environment, Food and Rural Affairs, 2008

To tackle climate change and formulate sustainable development, it is important for Lewisham to undertake carbon offsets, or mitigation of carbon emissions through the development of alternative projects such as solar or wind energy. It would also be beneficial for householders to reduce energy consumption and CO² emissions by generating their own energy and making their homes more energy efficient. As fuel costs continue to rise, installing a solar panel and mini-wind turbine might become increasingly viable and attractive to householders.

5.4 FLOOD PROTECTION AND WATER QUALITY

Government planning guidance in PPS 25 'Development and flood risk' requires local planning authorities to take account of information relating to the risk of flooding when making decisions on planning applications. The borough must also consult with the Environment Agency, which holds records of the main river flood plains. In proposing sites for development in DPDs the Council will take into account the risk of flooding. Figure 31 shows the approximate extent of fluvial and tidal flood plains in Lewisham.

Where it is decided that development in areas at risk from flooding should be permitted for social or economic reasons, then appropriate flood protection and mitigation measures will be required.

Relevant UDP Policies

ENV.PRO 14 Controlling development in the flood plain

Within the area liable to flood as shown on Map 4.1, development will not normally be permitted for new residential or non-residential development including extensions, unless it can be demonstrated to the satisfaction of the Borough that the proposal would not, itself or cumulatively with other development:

- a) impede the flow of water, or;
- b) reduce the capacity of the flood plain to store water, or;
- c) increase the number of people or properties at risk from flooding.

ENV.PRO 16 Protection of tidal and fluvial defences

Development will not be permitted which would adversely affect the integrity of London's tidal or fluvial defences.

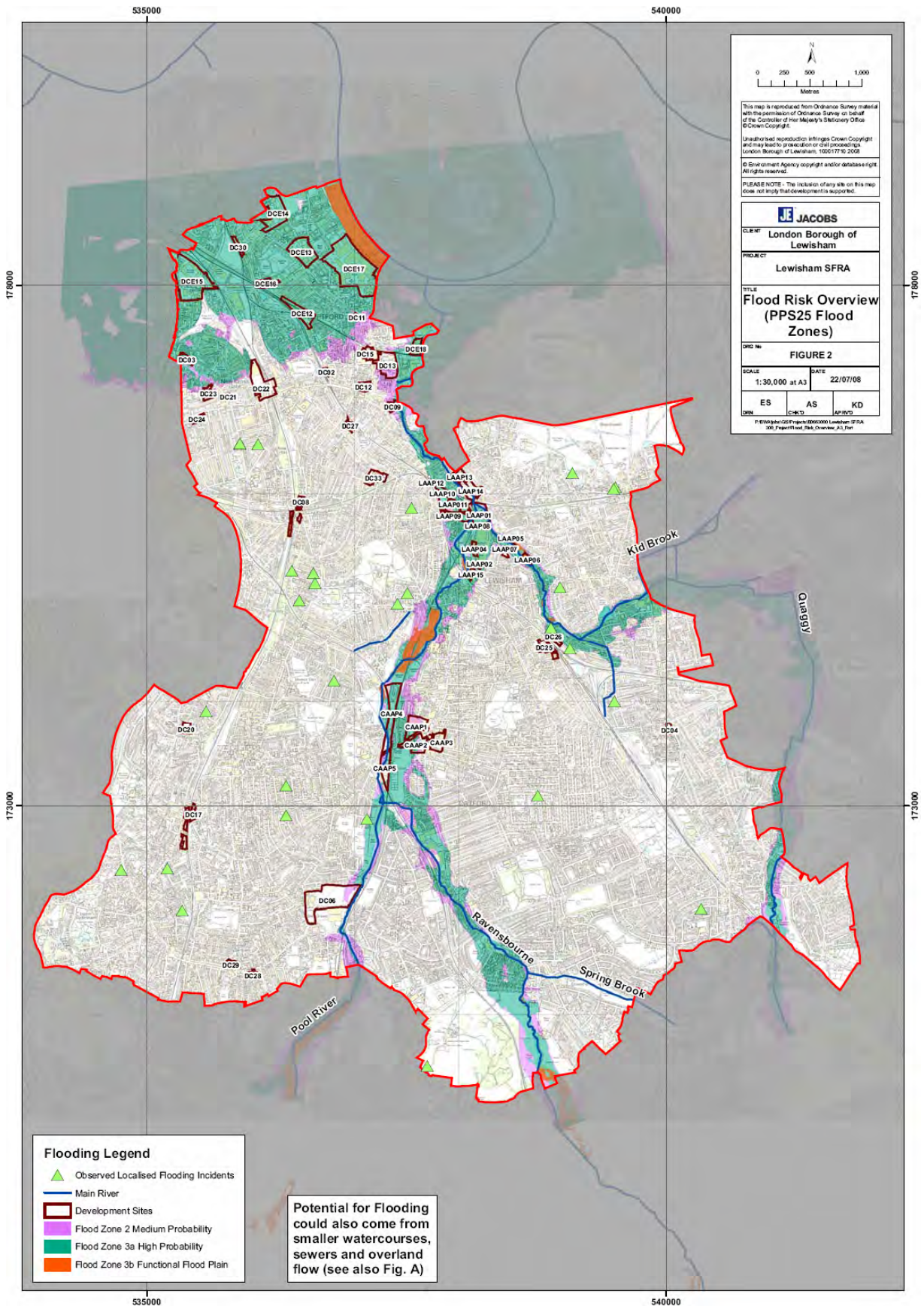
Indicators and targets

Indicator	Existing Indicator COI 7: Number of planning permissions granted contract to the advice of the Environment Agency on either flood defence grounds or water quality New indicator COI E1 is identical to existing COI 7
Target	No planning permissions to be granted contrary to advice of Environment Agency.
Target met	Yes

Data analysis

No planning permissions were granted contrary to the advice of the Environment Agency for the 2007-08 monitoring period. Consultants have prepared a Strategic Flood Risk Assessment for Lewisham and this has been published on the Planning Service web page.

Figure 31: Floor risk overview (PPS 25 Flood Zones) in Lewisham



Source: Strategic Flood Risk Assessment, LB Lewisham, 2008

5.5 OPEN SPACE

Open space in Lewisham is one of the borough's greatest assets. From the large expanses of Blackheath in the north to Beckenham Place in the south, to the many medium sized and smaller parks between, the range of open space is widely used and greatly appreciated by all Lewisham's residents.

The UDP strategy for open space is:

- To protect all open space from inappropriate development
- To designate and protect sites for nature conservation importance
- To implement Waterlink Way as a strategic walking and cycling route
- To provide open space and nature conservation areas where there are deficiencies and
- To protect outdoor sports and recreation land

Relevant UDP Policy

STR.OS 1 Open space

To protect all open space in the Borough from inappropriate built development.

Indicators and targets

Indicator	Existing indicator
	Core 4c: Percentage of eligible open spaces managed to Green Flag award standard
Target	1 Green Flag Award per year
Target met	Yes

The DCLG has set a target in Public Service Agreement 8, Indicator 2, that 60% of Local Authorities in England will have attained at least one green flag award by the end of September 2008. Lewisham Council has set a target of one Green Flag award per year by 2010.

Lewisham has a varied portfolio of parks and other green spaces. These are spaces in which people can enjoy a range of activities and escape the stresses of modern city life. There are currently over 50 open spaces managed by Glendale, under contract to the Council.

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.

Data analysis

Lewisham received the first Green Flag in 2001 for Manor House Gardens, and has consistently improved on this. In 2007-8, Lewisham had eight 'Green Flags' for its parks and green spaces which is one of the highest number of green flag awarded parks in London, retaining green flags for Manor House Gardens, Chinbrook Meadows, Sydenham Wells Park, Telegraph Hill Park, Horniman Gardens and Brookmill Park. An additional green flag for Bellingham Green was awarded in 2007.

The Council is therefore currently meeting its target to get one Green Flag award each year as part of the Open Space For Lewisham 2005-2010. Figure 32 shows the parks awarded green flags in Lewisham in 2007-08.

Figure 32: Parks Awarded Green Flag standard in Lewisham

Green Flag Parks	Area (ha)	% of Total Open Space in Lewisham
1) Brookmill Park	3.07	0.86
2) Bellingham Green	0.92	0.26
3) Chinbrook Meadows	11.09	3.10
4) Eckington Gardens	0.92	0.26
5) Horniman Museum Gardens	8.00	2.23
6) Manor House Gardens	3.34	0.93%
7) Sydenham Wells Park	8.14	2.27
8) Telegraph Hill Park	4.13	1.15
Total Green flag space in Lewisham	39.61	11.06
Total open space in Lewisham	358	100

Source: Green Scene, LB Lewisham, 2008

Indicators and targets

Indicator	Existing indicator Local 2a – Annual number of applications granted or refused on designated open space.
Target	To prevent inappropriate development on identified open spaces
Target met	Yes

Indicator	Existing indicator Local 2b – Number of applications within Sites of Nature Conservation Importance granted/refused planning permission.
Target	To protect Sites of Nature Conservation Importance from inappropriate built development
Target met	Yes, there were no applications affecting SNCI.

Data analysis

There were no planning applications granted on designated open space in the monitoring year. However, there was a loss of open space in Lewisham due to two residential developments. These relate to a social housing scheme at Evelyn Street that involved a loss of 0.463 ha from Deptford Park and the development of the former Council Depot in Downham that involved the loss of 0.213 ha.

5.6 BIODIVERSITY

The conservation and enhancement of Lewisham's natural habitat is an important aspect of planning for the borough. The natural habitat of the borough consists of the following:

- Woodlands and scrub
- Grassland, rivers and wetlands
- Ponds and lakes
- Wastelands
- Parks and gardens and
- Cemeteries and churchyards.

Relevant UDP Policies

OS 12 – Nature conservation on designated sites

Development on or within the Sites of Nature Conservation Importance, identified as sites of Metropolitan, Borough or Local Nature Conservation Importance by the London Ecology Unit, shown in the Proposals map and set out in Table OS 4, will not be permitted if it is likely to destroy, damage or adversely affect the protected environment.

OS 13 – Nature conservation

The Council will have regard to the nature conservation value of all sites in the Borough that are proposed to be developed, and seek to protect and enhance these, either through the imposition of planning conditions or through ensuring alternative equivalent new habitat provision nearby. Development proposals for these sites should be accompanied by an environmental appraisal, including methods of mitigation and proposals for compensation.

OS 17 – Protected species

Planning permission will not be granted for development or land use changes which would have an adverse impact upon protected plant and animal species.

STR.OS 3 biodiversity

To protect and wherever possible enhance nature conservation and biodiversity in the Borough.

Indicators and targets

Indicator	Existing indicator Core 8: Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> • Change in priority habitats and species (by type); and • Change in areas designed for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance
Target	Maintain and enhance the current population of biodiversity importance
Target met	Yes

The Lewisham Biodiversity Action Plan 2006-2010 sets the objective to maintain or increase the population of the following: Black Redstart; Stag Beetle; House Sparrow and Song Thrush.

Data analysis

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 sites of nature conservation importance.

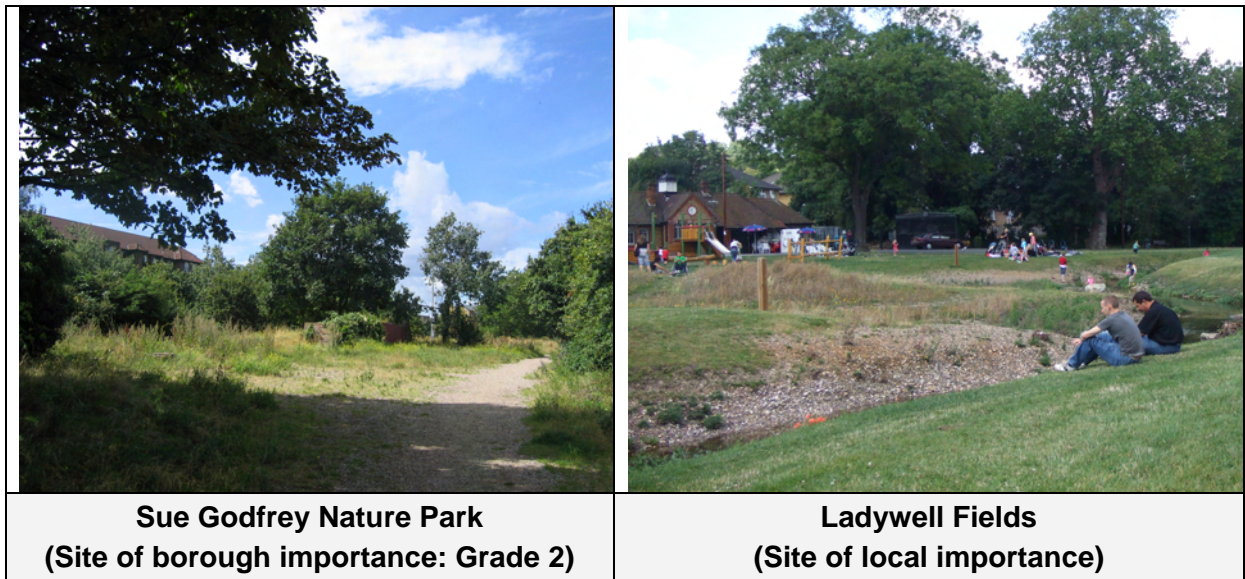
There are 70 Sites of Nature Conservation Importance in Lewisham. Figure 33 shows the change of Site of Nature Conservation Importance in Lewisham in the monitoring year. There was no change of Site of Metropolitan Importance and Site of Borough Importance (Grade 1). Mountsfield Park (13.41 ha) was upgraded from a Site of Local Importance to Site of Borough Importance (Grade II) due to its habitat creation and improved management. This contributes to an increase of 0.38% of Site of Borough Importance (Grade II) and a reduction of 0.38% of Site of Local Importance in Lewisham simultaneously.

Figure 33: Change of Sites of Nature Conservation Importance by designation 2007-08

Year	Site of Metropolitan Importance	Site of Borough Importance (Grade I)	Site of Borough Importance (Grade II)	Site of Local Importance
2007	<u>4 sites</u> 215.55 ha (6.12%)	<u>8 sites</u> 88.94 ha (2.53%)	<u>32 sites</u> 124.03 ha (3.52%)	<u>26 sites</u> 100.66 ha (2.86%)
2008	<u>4 sites</u> 215.55 ha (6.12%)	<u>8 sites</u> 88.94 ha (2.53%)	<u>33 sites</u> 137.44 ha (3.90%)	<u>25 sites</u> 87.25 ha (2.48%)
Percentage Change (%)	0	0	0.38	-0.38

Source: GiGL, 2008

Figure 34: Site of borough importance and site of local importance in Lewisham



Living roofs are beneficial to all appropriate new development as it brings habitat mitigation and environmental benefits, such as energy conservation, flood alleviation and helps to ameliorate the effects of climate change. There have been a number of living roofs installed on buildings in Lewisham. These included the Horniman Museum, Shaws Cottage, Creekside Education Centre and Laban Dance Centre. In 2007-08, 30 applications involving living roofs were granted planning permission. These include a 629 square metres of 'living roof' at 4 Mantle Road, Brockley, Telegraph Hill.

Figure 35: Living Roofs in Lewisham



6. IMPLEMENTING ECONOMIC POLICIES

6.1 INTRODUCTION

This section of the AMR reports on the core output indicators in relation to employment land, retail and town centres and transport.

The Council aims to promote Lewisham to be an economically successful borough by providing and safeguarding sufficient employment land and uses, regenerating underutilised employment land with mixed uses, and supporting a vibrant network of town centres to guide and facilitate economic growth in appropriate locations within the borough.

6.2 EMPLOYMENT

The UDP land use strategy for employment uses is:

- To protect viable employment areas and buildings from redevelopment for other land uses;
- To facilitate the expansion in situ of established business;
- To provide opportunities to expand the economic base by attracting growth sector firms;
- To direct significant new office development to the Major town centres.

Relevant UDP Policy

STR.EMP 1 Employment sites

To protect and increase the number, quality and range of local employment opportunities having regard to the availability and sustainability of sites and buildings, including appropriate provision for live-work units.

Indicators and targets

Indicator	Existing indicator COI 1a: Amount of land developed for employment by type New indicator for 2008-09 Core BD1: Total amount of additional employment floorspace – by type
Target	To ensure a satisfactory supply of land and premises for employment uses
Target met	Yes

Data analysis

Figure 36 shows the total amount of additional employment floorspace in 2007-8. This shows that while 5,239 square metres of B use class was granted, some 12,853 square metres was lost resulting in a net loss of 7,614 square metres.

Figure 36: Total amount of additional employment floorspace by type (m²)

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
B1 (total)	1,209	-6,336	-5,127
B2	1,399	-270	1,129
B8	2,631	-6,247	-3,616
Total	5,239	-12,853	-7,614

Source: Planning Service, LB Lewisham, 2008

Figure 37: New mixed use schemes in Lewisham



307-315 Southend Lane SE6, a six storey building including basement to provide 8 one-bedroom, 14 two-bedroom, 4 three bedroom maisonettes and 2 one bedroom live/work units together with the provision of 8 car parking spaces, 10 bicycle spaces and the re-positioning of the existing access road.



The former Crown Graphics Works Site, Clyde Terrace SE23 is a mixed use scheme consists of three to six storey buildings, comprising 5 commercial units, a café/restaurant (Use Class A3), 10 live/work units, 6 one bedroom and 36 two bedroom self-contained flats, together with associated landscaping, provision of refuse stores, cycle parking and 28 car parking spaces with access onto Clyde Vale.

Indicators and targets

Indicator	Existing indicator COI 1b: Amount of gross floor space developed for employment (B1, B2 or B8 Use Classes) in development and/or regeneration areas identified in the local development framework
Target	No net loss of B use class floor space from a defined employment area.
Target met	No (see COI:1e)

Data analysis

For the purpose of this AMR COI 1b is taken to refer to the Defined Employment Areas identified in the Lewisham UDP adopted in 2004. There were 501 square metres of B2 (general industry) and 2,631 square metres of B8 (warehousing) development in the defined employment area in the monitoring period.

Indicators and Targets

Indicator	Existing indicator COI 1c: Amount of floorspace developed for employment by type, which is on previously developed land New indicator Core BD2: Total amount of employment floorspace on previously developed land – by type
Target	100% of land developed for employment to be on previously developed land.
Target met	Yes

Data Analysis

100% of the employment floor space that was completed during the 2007-08 period was sited on previously developed land.

Figure 38: Total amount of employment floorspace on previously developed land by type (m²)

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
B1 (total)	1,146	6,336	-5,190
B2	1,399	270	1,129
B8	2,631	6,247	-3,616
Total	5,176	12,853	-7,677

Source: Planning Service, LB Lewisham, 2008

Indicators and targets

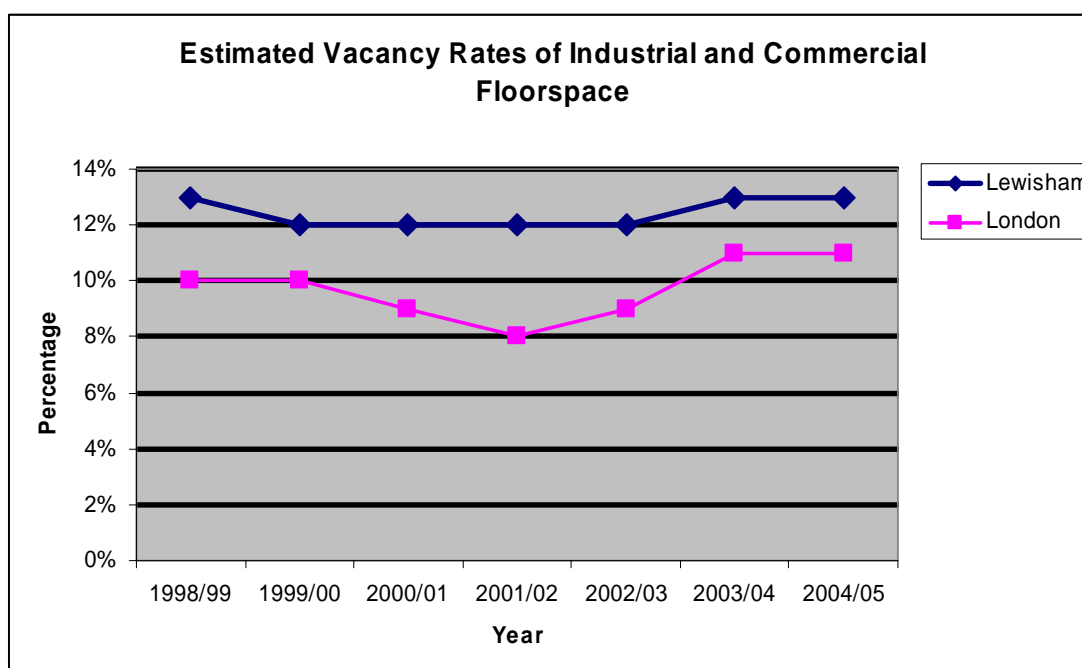
Indicator	Existing indicator Core 1d: Total amount of employment land available by type New indicator Core BD3: Employment land available – by type
Target	No more than 10% of available stock to be vacant in any one year.
Target met	No

Data Analysis

In the monitoring year, the total employment floorspace available in Lewisham (granted permission and not yet implemented) are 22,358 square metres (B1 use), 1,184 square metres (B2 use) and 11,098 square metres (B8 use).

For the purpose of this AMR the DCLG, Industrial and Commercial Floorspace Statistics (2006) have been used. The latest estimated vacancy rate for Lewisham is 13% in 2004-05. This is slightly above the London wide vacancy level of 11%. The UDP target of 10% vacant stock was not achieved in any of the last seven years and may need to be revised. Figure 39 shows the percentage of vacant stock for Lewisham and London between 1998-99 and 2004-05.

Figure 39: Estimated vacancy rates of industrial and commercial floorspace



Area	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Lewisham	13%	12%	12%	12%	12%	13%	13%
London	10%	10%	9%	8%	9%	11%	11%

Source: Industrial and Commercial Floorspace Statistics, DCLG, 2006

Indicators and Targets

Indicator	Existing indicator Core 1e: Losses of employment land in (i) regeneration or industrial areas defined in the Local Development Framework; and (ii) local authority area
Target	No net loss of sites in defined employment areas to other land uses.
Target met	Yes

Data analysis

For the purpose of this AMR the COI 1e (i) refers to any losses in the defined employment areas identified in the Lewisham UDP. In 2007-08, Lewisham experienced no loss of B use class employment.

Indicators and targets

Indicator	Existing indicator Core 1f: Amount of employment land lost to residential development
Target	1. No net loss in defined employment areas. 2. Some change of use to residential acceptable in other areas if criteria in UDP met.
Target Met	Yes

Data analysis

There was a total loss of 7,213 square metres of employment space to 13 residential development schemes in the borough. The UDP policy is 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 13 residential development schemes approved met the criteria in the UDP. Some of the redevelopments involved mixed use including residential and employment space. In those cases the redevelopment has resulted in a smaller amount of employment space but modern usable space which creates better employment opportunities.

Figure 40: Amount of employment land lost to residential development 2007-08

Use Class	Loss (sq m)
B1	3,286
B2	270
B8	3,657
Total	7,213

Source: Planning Service, LB Lewisham, 2008

6.3 TOWN CENTRES, RETAIL, COMMUNITY AND LEISURE

The borough has:

- two Major Town Centres at Catford and Lewisham
- seven District Centres at Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and Sydenham
- six Local Centres at New Cross Gate, Lewisham Way, Grove Park, Crofton Park, Brockley Cross and Downham Way and
- there are over eighty local parades and two out-of-centre Retail and Business Parks at Bell Green and Bromley Road (Ravensbourne Retail Park).

The Council's land use strategy for shopping and town centres is:

- To support the existing hierarchy of provision but aim to improve the strategic role and function of Lewisham Town Centre;
- To locate major new retail and leisure facilities within the existing Major and District Town Centres;
- To 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
- To manage change in the smaller shopping centres and parades so that they have a viable future.

Relevant UDP Policies

STR.STC 2 Location of retail

Town Centres are the preferred location for large scale retail development and proposals for other locations will be critically evaluated and subject to the sequential test and a demonstrable need for the proposal.

STR.LCE 1 Provision of education and community facilities

To ensure that there are sufficient educational and community facilities to enable the Council, and other protective and public authorities to meet their statutory obligations and duties.

STR.LCE 2 Leisure and educational facilities

To ensure that leisure, community, arts, cultural, entertainment, sports, health care, child care, protective and public service and education facilities are located in appropriate places that both contribute to sustainability objectives and provide easy access for users.

Indicators and targets

Indicator	Existing indicator Core 4a – Amount of completed retail, office and leisure development Core 4b – Percentage of completed retail, office and leisure development in town centres
Target	<ol style="list-style-type: none"> 100% of retail development over 1,000 sq m to be located in established major or district town centre. Major new office development over 2,800 sq m gross floorspace to be located in Catford or Lewisham town centres.
Target met	Yes

Data analysis

In the monitoring year, there was a net gain of:

- 459 square metres of B1(a) use (offices)
- 265 square metres of A1 use (shops)
- 381 square metres of A5 use (hot food takeaways) and
- 5,218 square metres of D2 use (assembly and leisure).

However, there were net losses of:

- 165 square metres of A2 use (financial and professional services)
- 623 square metres of A3 use (restaurant) and
- 70 square metres of A4 use (drinking establishments).
-

There was no major new office development over 2,800 square metres in the borough. One retail development over 1,000 sq m was located in an established major or district centre.

Figure 41: Amount of completed retail, office and leisure development in Town Centres

Use Class	Gains (sq m)	Losses (sq m)	Net (sq m)
B1(a)	665	206	459
A1	2,163	1,898	265
A2	500	665	-165
A3	633	1,256	-623
A4	340	410	-70
A5	381	0	381
D2	7,103	1,885	5,218

Source: Planning Service, LB Lewisham, 2008

In the monitoring, 27.07% (180 sq m) of the total completed B1(a) office use for the borough was established in the town centres. Whilst 15.4% (77 sq m) of A2 use (financial and professional services), 75.67% (479 sq m) of A3 use (restaurant) and 100% (381 sq m) of A5 use (hot food takeaways) were recorded in the town centres. However, there were no A4

uses (drinking establishments) and D2 uses (assembly and leisure) completed within the town centres.

Figure 42: Percentage of completed retail, office and leisure development in Town Centres

Use Class	Completed Floorspace in Lewisham (sq m)	Within Town Centre (%)	Outside Town Centre (%)
B1(a)	665	27.07	72.93
A1	2,163	0	100
A2	500	15.4	84.6
A3	633	75.67	24.33
A4	340	0	100
A5	381	100	0
D2	7,103	0	100

Source: Planning Service, LB Lewisham, 2008

Indicators and targets

Indicator	New indicator Core BD4: Total amount of employment floorspace for 'town centre uses' (i) in town centre areas (ii) in local authority areas
Target	To be defined in the 2008-09 AMR
Target met	N/A for 2007-08

Data analysis

a) Within Town Centre

In 2007-08, a total of 77 square metres of A1 space (shops) was lost in town centre areas. But there were increases of A2 space (financial and professional services) and B1(a) space (offices, not within A2) of 77 square metres and 180 square metres respectively.

Figure 43: Total amount of floorspace for 'Town Centre Uses' in Town Centre areas

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
A1	0	77	-77
A2	77	0	77
B1 (a)	180	0	180
D2	0	0	0

Source: Planning Services, LB Lewisham, 2008

b) Within Local Authority

In 2007-08, a total of 376 square metres of A1 space (shops), 459 square metres of B1(a) space (offices, not within A2), and 5,218 square metres of D2 space (assembly and leisure) were gained in the borough (but not within a town centre). However, 155 square metres of A2 space (financial and professional services) was recorded to be lost.

Figure 44: Total amount of floorspace for 'Town Centre Uses' in Local Authority Areas

Use class	Gains (sq m)	Losses (sq m)	Net (sq m)
A1	2,274	1,898	376
A2	500	655	-155
B1(a)	665	206	459
D2	7,103	1,885	5,218

Source: Planning Service, LB Lewisham, 2008

6.4 TRANSPORT

Transport and car parking have significantly effects in promoting sustainable environments due to energy consumption and pollution generation. Excessive vehicular movement would contribute to traffic congestion, which impacts the economy, human health and quality of life. Good public transport is therefore important for everyone to travel, live, work, learn and play within and outside the borough.

The UDP transport and parking strategy is:

- To ensure that development which has the potential to generate significant volumes of traffic is located in areas with good public transport such as town centres
- To support and encourage improvements to public transport, particularly improvements which encourage people to use public transport rather than the private car
- To introduce and implement policies which favour sustainable transport modes such as walking and cycling
- To support only those road improvement schemes and traffic management measures which contribute to traffic restraint and the objectives of sustainable transport policy
- To move away from providing car parking to meet demand and towards using parking policy to implement traffic restraint policies
- To introduce car parking standards for new development which contribute to traffic restraint policies and
- To distinguish between the legitimate role of short stay visitor parking and long term commuter parking.

Relevant UDP Policies

STR.TRN 1 Land Use and transport

To co-ordinate land use and development with the provision of transport and car parking, so as to minimise the need for car travel; provide good access to premises; especially in town centres; and safeguard the environment and amenities of residential areas.

STR.TRN 3 Cyclists and pedestrians

To ensure that adequate and safe provision is made for cyclist, pedestrians and people with disabilities in new development and to improve access and facilities to and within existing land uses for people using them with particular reference to safety issues.

STR.TRN 4 Car parking

To adopt an integral car parking strategy which contributes to the objectives of road traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people wit disabilities.

Indicators and targets

Indicator	Existing indicator Core 3a – Percentage of completed non-residential development complying with car-parking standards set out in the UDP
Target	100% of non residential development to comply with UDP parking standards.
Target met	Yes

Data analysis

All non-residential development have to meet the Council's parking standards, as schemes that exceed the standards set out in the UDP would not be permitted.

Indicators and targets

Indicator	Existing indicator Core 3b – 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.
Target	100% of new residential development to be within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.
Target met	Yes

Data analysis

All new residential development in Lewisham has access to one or more of these services from a specific area within the borough within 30 minutes by public transport.

Lewisham is well served by various modes of public transport. There are over 40 bus routes running through the borough. Lewisham is also home to numerous mainline railway and two London Underground stations, as well as the southern end of the Docklands Light Railway with direct links to Canary Wharf, the City of London and Stratford.

The 2001 Census shows car ownership in Lewisham to be at 42.8%, compared to 63% of Greater London and 73% for England and Wales. This reflects a good public transport network.

7. PLANNING APPLICATIONS DELIVERY, APPEAL AND ENFORCEMENT

7.1 INTRODUCTION

Planning policies and practices shape development proposals for the physical and economic regeneration of the borough. They cover everything from large redevelopment schemes to small housing developments, changes of use of commercial property and residential extensions. Lewisham's Planning Service covers planning policy, development control, urban design and conservation. In addition, the Council arranges local land charge searches providing information on properties in the borough and the matters affecting them.

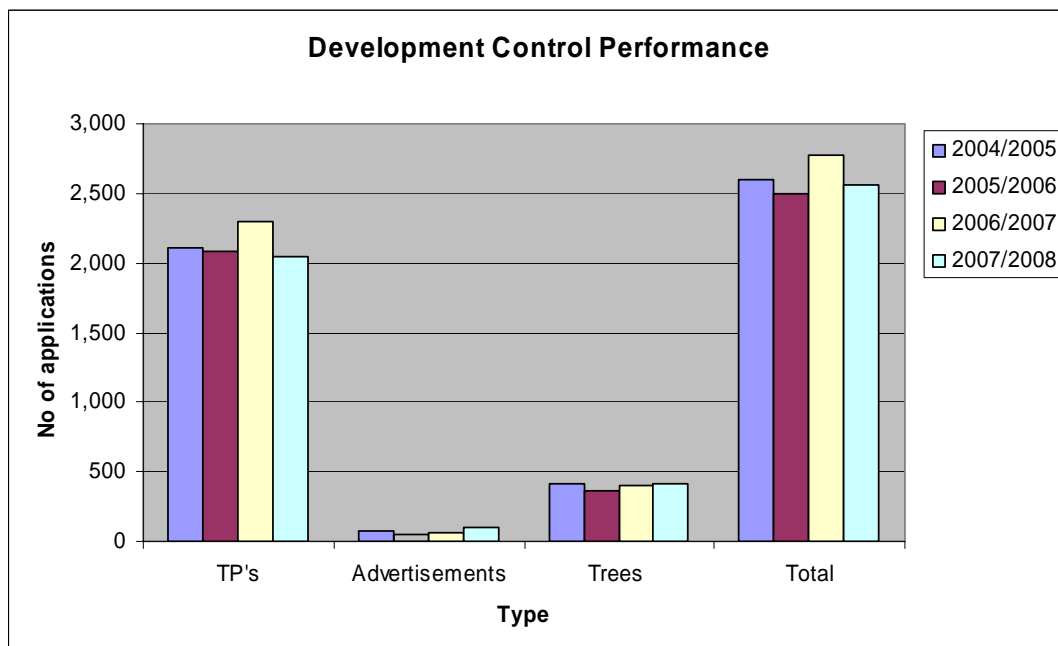
It is the corporate aim of the Council to provide:

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

The 2007-08 monitoring year has seen substantial activity in relation to planning. A total of 2,565 applications for town planning, advertisement and tree related matters were lodged with the Council during the monitoring year. This was a slight decline on the last monitoring period of 7.6%, however that year was an all time high. This monitoring year may reflect the change in the economic climate as the construction and house building industries have been particularly hit.

The performance for determining major applications was 50% against a target of 60%; for minor applications it was 78% against a target of 65% and on others it was 78% against a target of 80%. With regard to land searches, 100% were carried out within the 10 days target which continues a high level of performance in this area.

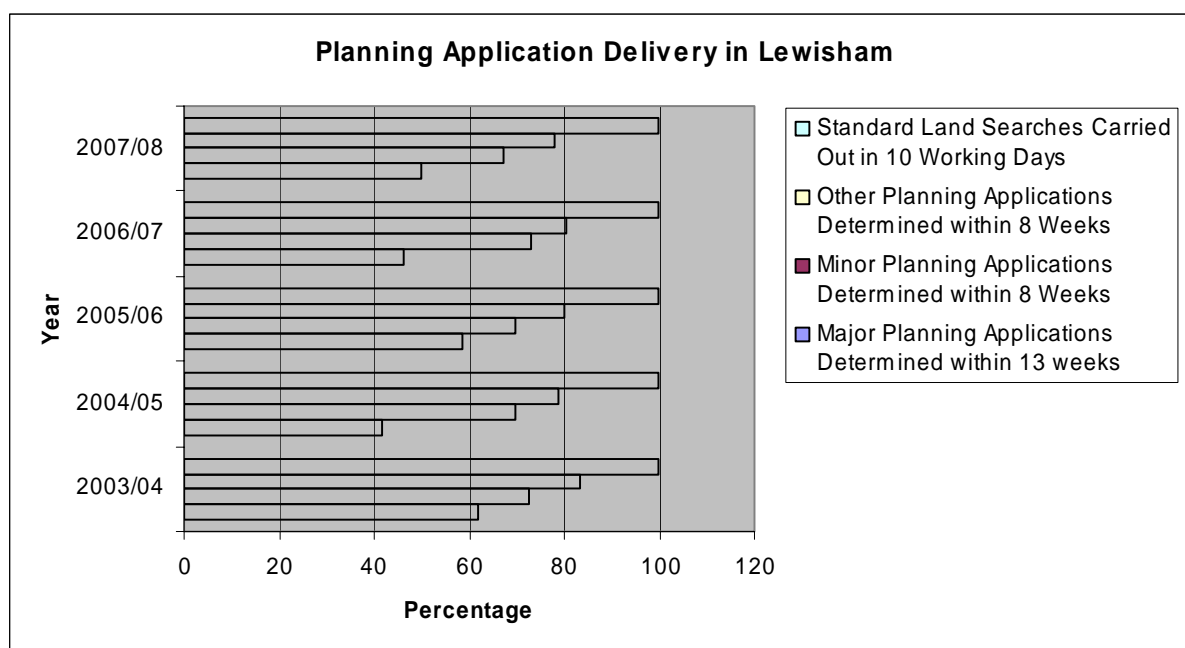
Figure 45: Development Control performance



Application type	2004-05	2005-06	2006-07	2007-08
Town Planning	2,115	2,081	2,303	2,040
Advertisements	78	46	68	106
Trees	409	366	407	419
Total	2,602	2,493	2,778	2,565

Source: Planning Service, LB Lewisham, 2008

Figure 46: Planning application delivery in Lewisham



Indicator	2003-04	2004-05	2005-06	2006-07	2007-08
Major planning applications determined within 13 weeks	61.8%	41.5%	58.5%	46.34%	50.00%
Minor planning applications determined within 8 weeks	72.6%	69.8%	69.6%	72.82%	67.06%
Other planning applications determined within 8 weeks	83.5%	78.7%	80.1%	80.5%	78.10%
Standard land searches carried out in 10 working days	100%	100%	100%	100%	100%

Source: Planning Services, LB Lewisham, 2008

In exercising its planning powers, the borough has secured significant benefits from developers for community facilities and programmes. Twenty-five Section 106 Agreements were signed in the monitoring year. This secured over £1.7 million with 273 affordable housing units and 91 affordable habitable rooms (off site) respectively.

Figure 47: Section 106 agreement activity 2007-08

Total Agreements Signed	25 Agreements
Total amount of financial contribution negotiated	£1,737,661
Total affordable on site (rent)	148 units
Total affordable on site (shared ownership)	125 units
Total affordable housing units (on site)	273
Total affordable housing rooms (off site)	91 Habitable Rooms

Source: Planning Services, LB Lewisham (2008)

7.2 APPEAL PERFORMANCE

Appeal decisions are a way of assessing the performance of policies in the development plan (the 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. A good performance on appeals were recorded in the monitoring year with about 26.2% being allowed (16 out of 61 planning applications).

Figure 48 : Planning appeal performance 2007-08

Type	Allowed	Partly Allowed Partly Dismissed	Dismissed
Planning appeals against refusal	9	0	33
Non-determination planning appeals	1	0	4
Planning appeals against conditions	2	0	0
Total	12	0	37
Enforcement appeals	2	2	2
Advertisement appeals	1	0	0
Lawful development certificate appeals	0	0	0
Tree appeals	0	0	1
LBC Refusals	1	0	3
Grand Total	16	2	43

Source: Planning Service, LB Lewisham, 2008

7.3 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.

Relevant UDP Policy

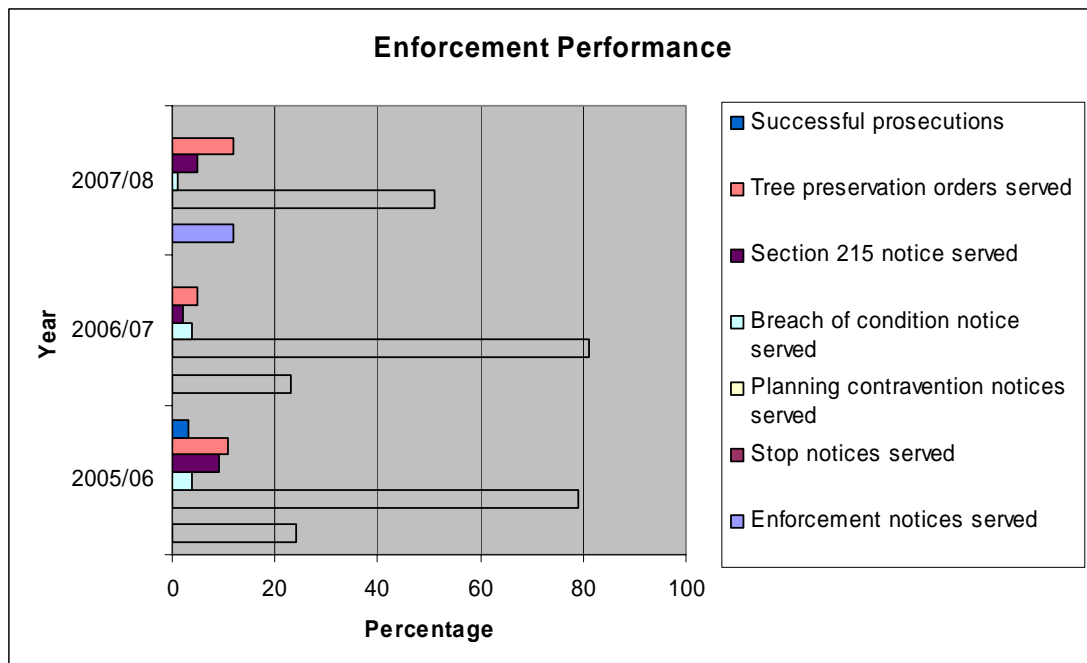
IRM 5 Enforcement

In circumstances where it is considered necessary in the public interest, the Council will take enforcement action against those who undertake development or carry out works without the appropriate consent or permission under the Planning or related Acts, or where conditions attached to consents or permissions are not observed.

Data analysis

Lewisham served 81 enforcement notices in the monitoring year of which 51 notices were related to planning contravention. 12 notices were served on enforcement and Tree Preservation Orders respectively. Five Section 215 notices and a breach of condition notice were also served.

Figure 49: Enforcement performance in Lewisham



Type	2005-06	2006-07	2007-08
Enforcement notices served	24	23	12
Stop notices served	0	0	0
Planning contravention notices served	79	81	51
Breach of condition notice served	4	4	1
Section 215 notice served	9	2	5
Tree preservation orders served	11	5	12
Successful prosecutions	3	0	0

Source: Planning Service, LB Lewisham, 2008

APPENDIX 1 – USE CLASS ORDER DEFINED WITHIN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

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

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

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