

Local Development Framework

Town Planning Service

Annual Monitoring Report 2005/06

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Section 1 Introduction

Introduction

This is Lewisham's second Annual Monitoring Report (AMR). In September 2004, the government introduced new legislation, the Planning & Compulsory Purchase Act 2004 (The Act). This new planning legislation introduced a new development plan system into 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 the 31st of 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. A glossary of planning terms is set out at Appendix 2.

This AMR covers the progress during the year 1st April 2005 to 31st March 2006. It covers the policies in the existing UDP which will be superseded by the LDF (Local Development Framework) when adopted in 2008/9. The content of the AMR is as follows:

Section 2 provides key contextual indicators into; the demographic structure, socio-economic issues, the economy, housing, the environment and Lewisham's spatial connectivity.

Section 3 gives progress on implementing the LDS and a timetable for the year ahead.

Section 4 presents findings for the monitoring of the Core Output Indicators as suggested in the government publication: Local Development Framework Monitoring: A Good Practice Guide.

Section 5 provides local output indicators with regard to issues including conservation areas, listed buildings, archaeology and urban design, planning application performance and appeal and enforcement performance.

Section 6 appendices Appendix 1-Glossary of Terms
 Appendix 2-Local Development Scheme Timetable



Section 2 Lewisham Context & Character

Lewisham Context & Character

Environment & spatial connectivity

Lewisham is a lively inner London Borough covering an area of 3,532 hectares, approximately 14 square miles of south-east London and shares its borders with the London Boroughs of Greenwich, Bromley, Tower Hamlets and Southwark. Lewisham has two major town centres, Lewisham and Catford, and seven district centres comprising Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and Sydenham. Open space is a prized asset in Lewisham and takes up approximately 14% of the Boroughs land area from the large swathes of Blackheath in the North to Beckenham Place Park in the south, and the many open spaces in between. There are also nearly 300 hectares of Metropolitan Open Land and 300 hectares of land designated as Sites of Natural Conservation Importance.

From Lewisham there are excellent transport links to Central London and to the wider world and this has proved vital to employment prospects in the Borough especially links to the City and Canary Wharf. Lewisham has good transport links to the Channel Tunnel and Channel ports and is only 12 miles from the M25 motorway. The strategic roads running through Lewisham are the A202, the A205, the A2, the A20 and the A21. There are 19 main line stations in the Borough with two having interchanges with the London Underground system. Lewisham Station also has an interchange with the Docklands Light Railway. The East London Line Extension (ELLX) is due to be completed by 2010, and will be extended to Crystal Palace and West Croydon. These train services both existing and proposed will greatly strengthen the links to both London City and Gatwick Airports and also the Eurostar train service in Waterloo which is less than 30 minutes by train from any stations in the Borough.

Population

Lewisham is the third largest inner London Borough in terms of both its population and its area. The GLA predicts that the overall population of Lewisham is expected to increase by approximately 27,609 between 2001 and 2016. The 2001 census revealed there are more than 27,000 people aged 65 and over in the borough and 12% of households contain a person with a physical disability.

Table 1: Estimated resident population

Year	Population
2001	254,336
2002	253,229
2003	250,968
2004	250,983
2005	257,180
2006	263,378
2016 estimate	281,945

Source: GLA 2005 *Mid Year Population Estimates*.

Lewisham is host to a population of very diverse origins with around a third of the population belonging to black and minority ethnic communities. The black community which is made up largely of African and Caribbean groups are the second largest ethnic group, which make up approximately 23.41% of the total population.

Table 2: Ethnicity

Ethnic Group	2001
White	65.92
Mixed	4.17
Asian	3.79
Black	23.41
Chinese	1.38
Other	1.32

Source: *Census 2001*

Housing

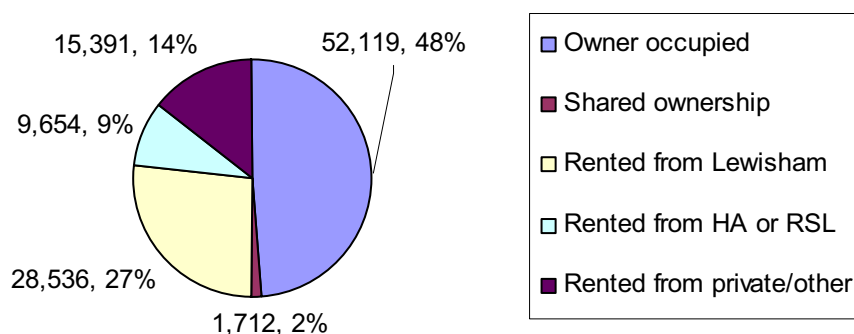
According to the Census 2001 figures, there are approximately 107,412 households in the Borough. Approximately 52,119 (48.5%) of these are owner occupied outright or with a mortgage or loan and 1,712 (1.6%) are through shared ownership.

The Census also indicates that there are 28,536 (26.6%) tenanted Lewisham dwellings and a further 9,654 (9%) are rented from a Housing Association (HA) or Registered Social landlord (RSL).

Of the remainder 15,391 (14.3%) are rented from a private landlord, letting agent, family or living rent free.

Figure1

Housing tenure



Source: *Census 2001*

Condition of dwelling stock

According to the ONS 'Dwelling Stock by Tenure and Conditions 2004 table' the number of unfit dwellings for Lewisham in 2004 was 5,627. This is 5.1% of

the overall dwelling stock. The ONS also reported that 5,324 or 7.2% of owner-occupied homes are unfit compared to the London figure of (5.1%). 11 Lewisham Council dwellings were recorded as unfit as well as 292 (3.4%) of RSL stock in comparison to the London figure of 0.3%.

House prices

The average price of a dwelling in Lewisham for the monitoring period was £206,952, for London the average was £295,272. The breakdown of dwellings by type for 2005/06 can be seen in table (3) below. This table shows that for every type of property, detached, terrace, flat, etc, the price in Lewisham was less than the London average.

Table 3: House prices in Lewisham by dwelling type

	Lewisham average price	No. Sales	London average Price	No. Sales
Detached				
Apr-Jun 2005	503,333	9	571,075	1262
Jul-Sep 2005	521,835	14	607,962	1557
Oct-Dec 2005	449,164	21	568,162	1515
Jan-Mar 2006	399,363	11	616,943	1400
Semi-Detached				
Apr-Jun 2005	295,131	108	329,465	4966
Jul-Sep 2005	301,254	135	344,447	6276
Oct-Dec 2005	286,602	140	324,524	5877
Jan-Mar 2006	266,160	121	335,214	5282
Terraced				
Apr-Jun 2005	230,214	417	303,143	10,134
Jul-Sep 2005	233,925	514	311,057	12,719
Oct-Dec 2005	237,451	443	298,555	11,585
Jan-Mar 2006	238,372	430	324,772	10,637
Flat/Maisonette				
Apr-Jun 2005	170,545	669	251,242	17,555
Jul-Sep 2005	166,398	746	250,686	20,167
Oct-Dec 2005	171,366	771	249,955	19,204
Jan-Mar 2006	166,439	567	256,208	17,450
Overall				
Apr-Jun 2005	204,902	1203	290,103	33,917
Jul-Sep 2005	207,484	1409	297,656	40,719
Oct-Dec 2005	208,633	1375	288,805	38,181
Jan-Mar 2006	206,792	1129	303,711	34,769
Average	206,952	1279	295,272	36,896

Source: Land Registry 2006

Employment

Overall employment figures in Lewisham for those working in and out of the Borough for the Period January 2005 – December 2005 are 132,700. There has been an increase of approximately 2,700 since Mar 2000, and ONS estimates indicate this figure has both increased and decreased in this period.

Table 4: All people – Economically active

	Lewisham	Lewisham %	London %
Mar 00 - Feb 01	130,000	77.4	75.0
Mar 01 - Feb 02	125,000	73.9	75.3
Mar 02 - Feb 02	130,000	77.1	74.9
Mar 03 - Feb 04	127,700	76.2	74.6
Jan 04 - Dec 04	132,000	77.3	74.5
Apr 04 - Mar 05	134,300	78.3	74.3
Oct 04 - Sep 05	134,900	78.2	74.6
Jan 05 - Dec 05	132,700	76.4	74.5

Source: ONS Annual Population Survey [from Nomis on 24 October 2006]

Employment in Lewisham

For the period 2000-04 there was an estimated increase of 559 people employed within the Borough. The largest employment sector in the Borough in 2004 was the public/education and health sectors with approximately 23,762 employees as is evident by the table below there was an increase of about 2,562 employees in this sector. A key point from this table is that the distribution, hotels and restaurant sectors employed more people in 2004 than in the banking and finance sector. Most noticeable in the 2000-04 period is the decline of manufacturing jobs which has seen a loss of 1,104 jobs, however this is a relatively small employment sector in comparison to others.

Table 5: Workforce by sector in Lewisham

	2000	2001	2002	2003	2004
Manufacturing	3,556	3,648	2,727	2,729	2,452
Construction	2,326	2,923	2,778	2,790	2,618
Public/education & Health	21,200	21,031	23,406	23,791	23,762
Distribution/hotels and restaurants	13,014	13,935	14,093	14,106	13,679
Transport & Communications	3,708	3,950	3,167	4,444	3,276
Banking,/finance	14,210	13,617	12,596	13,906	12,822
Tourism related	3,542	3,462	3,665	4,105	3,665
Other	3,144	3,390	2,814	2,917	2,985
Total	64,700	65,956	65,246	68,787	65,259

Source: Annual Business Inquiry Employment Analysis 2004

When compared to all other London Boroughs, Lewisham has the 7th lowest number of jobs within the Borough, that is, the internal economy of Lewisham is amongst the smallest in London. This is displayed in table (6).

Table 6: Workforce in Lewisham 2004

London Borough		Work force population	
City of London	274,300	Havering	75,500
Barking & Dagenham	48,800	Hillingdon	141,700
Barnet	106,700	Hounslow	146,400
Bexley	63,300	Islington	193,000
Brent	99,200	Kensington & Chelsea	108,600
Bromley	104,300	Kingston upon Thames	66,700
Camden	246,600	Lambeth	119,000
Croydon	131,600	Lewisham	64,300
Ealing	115,200	Merton	65,900
Enfield	93,100	Newham	63,700
Greenwich	62,900	Redbridge	68,300
Hackney	81,400	Richmond upon Thames	65,700
Hammersmith & Fulham	104,200	Southwark	143,800
Haringey	59,800	Sutton	62,500
Harrow	67,700	Tower Hamlets	150,300

Source: *Annual Business Inquiry: Results by Unitary Authorities, Employee jobs by Industry Group: December 2004*

The table (7) below indicates the VAT business stock in the Borough for 2004 and its increase and loss over the previous 5 year period. It was only in the manufacturing and financial sectors that there was a loss. Real estate and businesses had the most notable increase with 180 new business coming into the borough.

Table 7: Vat registered business

	2000	2001	2002	2003	2004
Agriculture, forestry	10	10	10	15	15
Manufacturing	355	345	330	335	315
Construction	420	430	450	455	475
Wholesale, retail & repairs	1,040	1,045	1,065	1,105	1,125
Hotels and restaurants	335	355	375	360	355
Transport, storage & communication	165	165	160	160	170
Finance intermediation	15	15	10	10	10
Real estate, renting & business activities	1,330	1,415	1,435	1,450	1,510
Public administration, community and social	535	550	560	565	560
Education, health and social work	55	55	70	75	80
Total	4,260	4,385	4,465	4,530	4,615

Source: *ONS Vat registrations/deregistrations by industry 2004*

Unemployment

The unemployment rate for Lewisham is based on the unemployment claimant count 2005/06, detailed in table (8) below. Lewisham had an average claimant rate of 6.1% for the monitoring period which is slightly above the Inner London average of 5.9% and 1.5% higher than the Greater London rate.

Table 8: Unemployment claimant count 05/06

	Claimant Count			Claimant Count Rate (%)	Inner London	Greater London
	Persons	Male	Female	Lewisham		
Apr 05	7,430	5,405	2,020	6.1	5.9	4.6
May 05	7,450	5,425	2,025	6.1	5.9	4.6
Jun 05	7,410	5,393	2,015	6.0	5.9	4.5
Jul 05	7,405	5,390	2,020	6.0	5.9	4.5
Aug 05	7,640	5,505	2,135	6.2	6.0	4.6
Sep 05	7,970	5,725	2,250	6.5	6.0	4.6
Oct 05	7,805	5,615	2,190	6.4	6.0	4.6
Nov 05	7,640	5,535	2,105	6.2	6.0	4.6
Dec 05	7,550	5,520	2,030	6.2	6.0	4.6
Jan 06	7,685	5,670	2,020	5.8	5.9	4.6
Feb 06	7,775	5,735	2,040	5.9	6.0	4.7
Mar 06	7,815	5,740	2,070	5.9	5.9	4.6
Annual average	7,631	5,554	2,076	6.1	5.9	4.6

Source: Office for National Statistics (Jobcentre Plus administrative system) & GLA estimates

Earnings

The average mean earnings in Lewisham for 2005 was £521.4 p/w in comparison to London where it was slightly higher at £555.8 p/w. See table below for comparison to London which also shows the gender difference in earnings.

Table 9: Average weekly earnings 2005

Gross weekly	Lewisham	London
Full time	£521.4	£555.8
Male full time workers	£537.4	£619.9
Female full time workers	£506.6	£491.8

Source: Office for National Statistics - Annual Survey of Hours and Earnings (ASHE) 2005.

Deprivation

Lewisham, in terms of deprivation, is a Borough with distinct areas of acute need, as evidenced by the Indices of Multiple Deprivation 2004. Lewisham was ranked as the 57th most deprived local authority district out of 354 Local authorities in England placing it in the worst 20%. However it is seen to be improving well when compared to its rank as 30th in the 2000 index.

Education

In Lewisham there is a total of 93 educational establishments as recorded in the Lewisham Pupil Annual school Census 2006. These include 69 primary schools, 12 secondary schools, 2 nursery schools, 2 pupil referral schools and 6 special schools. The overall school population has been recorded as 36,011 students in full time education.

Crime

The table (10) below identifies the number of crimes committed in the 2005/06 monitoring period based on the population for Lewisham in comparison with the other Inner London Boroughs. The boroughs of Bromley and Greenwich have also been included for comparison together with the rate for Greater London and England and Wales.

The results in table 10 show that per quarter Lewisham had slightly lower crimes committed than 11 of the other boroughs with an average of 35.0 crimes committed per 1,000 population. Bromley had the lowest rate while Greenwich had a similar percentage of crime at 34.8%. Furthermore Lewisham is close to the Greater London recorded average per quarter which stood at 34.1.

Table 10: All Crime for Inner London region, Apr 2004 - Mar 2005

	Apr-Jun 2004	<i>Per 1,000 Pop</i>	Jul-Sep 2004	<i>Per 1,000 Pop</i>	Oct-Dec 2004	<i>Per 1,000 Pop</i>	Jan-Mar 2005	<i>Per 1,000 Pop</i>
Bromley	7,450	25.0	7,354	24.6	8,029	26.9	7,928	26.6
City of Westminster	19,424	87.5	20,867	94	20,498	92.3	18,549	83.5
Camden	12,127	57.6	11,761	55.8	11,125	52.8	10,419	49.5
Greenwich	8,001	35.8	8,081	36.1	7,754	34.7	7,350	32.9
Hackney	9,325	44.8	9,466	45.4	9,403	45.1	8,298	39.8
Hammersmith & Fulham	7,218	41.4	7,125	40.9	6,616	38.0	6,180	35.5
Haringey	9,065	40.3	8,927	39.7	8,639	38.4	8,922	39.7
Islington	9,426	42.7	9,626	45.8	9,694	41.8	9,210	40.2
Kensington & Chelsea	7,137	40.9	7,149	41	6,729	38.6	5,797	33.2
Lambeth	11,478	42.7	12,303	45.8	11,212	41.8	10,791	40.2
Lewisham	9,140	36.8	8,614	34.7	8,631	34.8	8,448	34
Newham	9,240	36.9	8,983	35.8	8,901	35.5	9,336	37.2
Southwark	10,666	42.0	11,010	43.4	11,361	44.8	10,734	42.3
Tower Hamlets	10,156	49.2	9,998	48.4	8,346	40.4	7,829	37.9
Wandsworth	8,482	30.9	8,226	30.0	7,674	28.0	7,259	26.5
London	261,193	35.1	257,383	34.6	255,209	34.3	243,553	32.7
England & Wales	1,440,620	24.5	1,390,151	23.6	1,378,092	23.4	1,347,576	22.9

Source: Home Office Crime Statistics 2005/06



Section 3 Implementing the Local Development Scheme

Implementing the Local Development Scheme

Introduction

The Local Development Scheme (LDS) is a statutory document that sets out the detail of which local development documents the council is preparing and the timetable for their production including key milestone dates. The first Lewisham Local Development Scheme was brought into effect by resolution of the Council on 19th May 2005. However, the Planning and Compulsory Purchase Act 2004 requires that the LDS must be kept up to date. This means that if new documents are to be prepared by the Council or the timetable set out in the adopted LDS has changed the Council must revise its LDS and submit it to the Secretary of State for the Department of Communities and Local Government for approval.

The Council has updated the LDS by including two new supplementary planning documents and making changes to the key milestones for the existing documents. The Mayor of Lewisham approved the revised LDS for submission to the secretary of state on 22nd of February 2006 and after discussion with the Government Office for London the revised LDS was brought into effect and adopted by resolution of the full Council on 14th June 2006. The delay in adopting the revised LDS was caused by the intervention of the local government elections in May 2006.

This AMR covers the reporting period of the financial year 2005/6, that is, from April 2005 up to 31st March 2006. Technically the original LDS was in operation during this period. However, following practice in last years AMR the Council will report on progress in implementing the LDS up to the period before submission of this document, that is, from April 2005 up to November 2006. This means that progress is recorded for both the original LDS and the Revised LDS. The timetable for the LDS is set out as appendix 2 to this report.

Table 11: Progress on Original LDS Implementations

<i>Document Name</i>	<i>LDS Key Milestone Date</i>	<i>Actual Date</i>	<i>Comment</i>
Statement of Community Involvement	Public Participation on Draft SCI July 2005.	20 th July to 31 st August 2005	Key Milestone Achieved
	Submit to Secretary of State November 2005.	22 nd November 2005	Key Milestone Achieved
	Public Examination February 2006	26 th April 2006	Date set by Planning Inspectorate
	Adoption June 2006.	26 th July 2006	Delay consequent on examination date.

Spatial Core Strategy (DPD)	Public Participation on Preferred Options, February & March 2006	Not yet happened	Timetable revised see explanation below.
Development Policies & Site Allocations (DPD)	Public Participation on Preferred Options, February & March 2006	Not yet happened	Timetable revised see explanation below..
Lewisham Town Centre Area Action Plan (DPD).	Public Participation on Preferred Options, February & March 2006	Not yet happened	Timetable revised see explanation below..
Catford Town Centre Area Action Plan (DPD).	Public Participation on Preferred Options, May & June 2006.	Not yet happened	Timetable revised see explanation below..
Brockley Conservation Area (SPD)	Public Participation on Draft SPD June & July 2005	27 th July – 15 th September 2005	Key Milestone Achieved
	Adoption 14 th December 2005	14 th December 2005	Key Milestone Achieved
Hatcham Conservation Area (SPD)	Public Participation on Draft SPD October 2005.	19 th October – 28 th November 2005	Key Milestone Achieved
	Adoption February 2006.	22 nd February 2006	Key Milestone Achieved
Belmont Park Appraisal & Design Guide (SPD)	Public Participation on Draft SPD October & November 2005.	26 th October – 2 nd December 2005	Key Milestone Achieved
	Adoption February 2006.	22 nd February 2006	Key Milestone Achieved
Shop Front (SPD)	Public Participation on Draft SPD June & July 2005	24 th April – 8 th June 2006	Delay due to lack of staff resources.
	Adoption January 2006.	27 th September 2006	Delay due to lack of staff resources.

Residential Development Standards (SPD)	Public Participation on Draft SPD November 2005.	November & December 2005	Key Milestone Achieved
	Adoption May 2006	July 2006	Local election changed committee dates.
S106 & Affordable Housing (SPD).	Start February 2006	September 2006	Timetable revised see explanation below.
	Public Participation on Draft SPD September & October 2006.	Not yet happened	Timetable revised see explanation below.

Comment on Original LDS Implementation

The Council is preparing 4 DPD and 6 SPD. This is an extensive programme of work. It involved extensive public consultation concerning issues and options during 2005. The council acknowledged in the AMR 2004/05 that delay may occur in the published timetable.

The delay in the examination and adoption key milestones for the SCI was brought about because objectors insisted on a public hearing rather than rely on written representations.

The delay in the key milestone (preferred options) for the four development plan documents was due to a number of factors, the most significant being: the process was more complex and the amount of consultation was more extensive than originally anticipated; there was a need to update the evidence base to ensure that emerging policy was 'soundly' based; the legal requirements of sustainability appraisal proved to be more complex and time consuming than originally anticipated and staff turnover was more extensive than anticipated.

The delay in the key milestones (consultation on Draft and adoption) for the Shop Front SPD was due to the lack of staff resources to take this document forward.

The delay in the key milestones for the S106 and affordable Housing SPD was due to this document being supplementary to the development plan documents which meant that any delay in the DPD's is automatically reflected in the SPD timetable.

Version 2 Local Development Scheme

As a consequence of the above mentioned delay the Council has revised its LDS and the first revised LDS was brought into effect by resolution of the full council on 14th June 2006. The revised timetable is set out below.

Table 12: Progress on Revised LDS Implementations

Document Name	LDS Key Milestone Date	Actual Date	Comment
Statement of Community Involvement	Public Examination March 2006	26 th April 2006	Date of Examination agreed with Inspectorate & Objectors
	Adoption June 2006.	26 th July 2006	Earliest date for full Council meeting after Inspectors report received.
Spatial Core Strategy (DPD)	Public Participation on Preferred Options, February & March 2007	Not yet happened	Timetable revised see explanation page 12 above.
Development Policies & Site Allocations (DPD)	Public Participation on Preferred Options, February & March 2007	Not yet happened	Timetable revised see explanation below
Lewisham Town Centre Area Action Plan (DPD).	Public Participation on Preferred Options, February & March 2007	Not yet happened	Timetable revised see explanation below.
Catford Town Centre Area Action Plan (DPD).	Public Participation on Preferred Options, February & March 2007	Not yet happened	Timetable revised see explanation below..
Brockley Conservation Area (SPD)	Adoption December 2005	14th December 2005	Key Milestone Achieved.
Hatcham Conservation Area (SPD)	Adoption February 2006.	22 nd February 2006	Key Milestone Achieved.

Belmont Park Appraisal & Design Guide (SPD)	Adoption February 2006.	22 nd February 2006	Key Milestone Achieved.
St.Mary's Conservation Area (SPD)	Start March 2006	March 2006	Key Milestone Achieved.
	Public Consultation on draft SPD September & October 2006	22 nd September – 3 rd November 2006	Key Milestone Achieved.
Blackheath Conservation Area (SPD)	Start February 2006	February 2006	Key Milestone Achieved
	Public Consultation on draft SPD September & October 2006	4 th October – 10 th November 2006	Key Milestone Achieved
Shop Front (SPD)	Public Participation on Draft SPD April 2006	24 th April – 8 th June 2006	Key Milestone Achieved
	Adoption September 2006.	27 th September 2006	Key Milestone Achieved
Residential Development Standards (SPD)	Public Participation on Draft SPD November & December 2005.	November & December 2005	Key Milestone Achieved
	Adoption July 2006	19 th July 2006	Key Milestone Achieved
S106 & Affordable Housing (SPD).	Start September 2006	September 2006	Key Milestone Achieved

The need to further Revise the LDS

At the time of writing (November 2006) the Council anticipates meeting the revised timetable for Preferred Options consultation for the four Development Plan Documents. However, the revised timetable for Submission allows only 7 months from preferred options consultation and this could be a challenge. The timetable for the S106/Affordable Housing SPD needs to be brought into alignment with the adoption timetable for the Development Plan Documents so that the DPDs are adopted prior to the SPD. This was an error in the programme for the revised timetable. The Council has a rolling programme of SPD in relation to conservation areas and any new documents will require a revised LDS.

UDP Saved Policies

The Planning and Compulsory Purchase Act 2004, provides for the saving of policies in adopted unitary development plans for a period of 3 years from the commencement date of the act, which was 28th September 2004. This means that the UDP saved policies are due to expire on the 27th September 2007 unless the Secretary of State extends such policies beyond that date.

The Department for Communities and Local Government have published a protocol for how they will consider requests to extend the saved UDP policies. In broad terms they will require the council to demonstrate that the policies it wants to be saved reflect the principles of local development frameworks; are consistent with current national policy; and that it is not feasible or desirable to replace them by 27th September 2007.

As the Lewisham UDP was adopted in July 2004 it was up to date when the new Act came into force and hence all the policies in the UDP were saved for the 3 years. The LDS timetable is to adopt the Spatial Core Strategy at the end of 2008 and the other development plan documents in early 2009. The Council therefore considers it necessary to request the secretary of state to extend the saved UDP policies until they are replaced by the various DPDs early in 2009. The Council will therefore submit a justification for which UDP policies should continue to be saved to the GOL (Government Office for London) on behalf of the Secretary of State early in the new year.



Section 4 Implementing the UDP: Core Output Indicators

Implementing the UDP: Core Output Indicators

In 2005 the then Office of the Deputy Prime Minister (ODPM) now the Department for Communities and Local Government (DCLG) produced guidance on the indicators that should be assessed by local authorities within their Annual Monitoring Reports. These indicators are set out in the summary table below and are the focus of this section of the report.

This section of the report relates to how well the policies in the UDP are being implemented. The monitoring covers indicators and targets for business development; housing; transport, local services; minerals and waste; flood protection and biodiversity and renewable energy. This is structured in the following format: firstly the core indicator is displayed, followed by the target for Lewisham and finally the outcome for Lewisham is shown in either written, table or chart format.

Below is a summary of the Council's performance against these 22 core indicators set out in the Good Practice Guide.

Table 13: Summary of Core Indicators

Theme		Indicator	Outcome for Lewisham
Business Development	1a	Amount of land developed for employment by type.	B1 - 1223m ² , B2 - 0m ² , B8 - 1717m ²
	1b	Amount of land developed for employment by type which is in development and/or regeneration areas defined in the local development framework.	None (-653m ²)
	1c	% of 1a, by type, which is on previously developed land.	100%
	1d	Employment land supply by type.	Office space available: 3,941 m ² Industrial space available: 29,790m ²
	1e	Losses of employment land in (i) development/regeneration areas and (ii) local authority area.	(i) 653m ² (10.35% of total lost) (ii) 6311m ²
	1f	Amount of employment land lost to residential development.	3521m ²
Housing	2a	Housing Trajectory.	This is outlined in detail in chapter 2 of this section.
	2b	% of new and converted dwellings on previously developed land.	100% of all new and completed dwellings for Lewisham in the 2005-2006 period were on previously developed land.
	2c	% of new dwellings completed at: (i) less than 30 dwellings per ha; (ii) 30 and 50 dwellings per ha; (iii) over 50 dwellings per ha.	(i) 0.29% (ii) 3.37% (iii) 96.35%
	2d	Affordable housing completions.	246 net completions
Transport	3a	% of completed non-residential development complying with car-parking standards set out in the LDF.	100%

	3b	% of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	100% for Lewisham.
Local Services	4a	Amount of completed retail, office and leisure development.	Gross 4397m ² Net 746m ²
	4b	% of completed retail, office and leisure development in town centres.	Gross 1491m ²
	4c	% of eligible open spaces managed to green flag award.	7, including 1 new award for 2006 – 11%
Minerals	5a	Production of primary land won aggregates.	Not relevant to LBL. There were no applications for aggregates in Lewisham.
	5b	Production of secondary/recycled aggregates.	Not relevant to LBL. There were no applications for aggregates in Lewisham.
Waste	6a	Capacity of new waste management facilities by type.	No new waste facilities in Lewisham.
	6b	Amount of municipal waste arising, and managed by management type, and the % each management type represents of the waste managed.	Total waste collected: 142,722.38 tonnes Household waste: 116,094.10
Flood Protection & water quality	7	No. of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	No planning permissions were granted contrary to the advice of the Environment Agency
Biodiversity	8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	(i) target only no monitoring being implemented. (ii) 100% unchanged!
Renewable Energy	9	Renewable energy capacity installed by type.	Lewisham does not currently have comprehensive data on renewable energy capacity installed for the monitoring period.



Chapter 1 Business Development

Introduction

This section of the AMR sets out monitoring data for employment land, which is defined according to the Town & Country Planning Use Class Order 2005. The three Use Classes are B1 Business (Offices, Research & Development and Light Industry); B2 General Industry; and B8 Storage and Distribution Uses. Lewisham has a relatively small amount of employment land in the B use classes and in order to facilitate a broad based local economy it considers it necessary to protect viable business land from a change of use away from the business activity.

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.

The UDP Proposals Map identifies defined employment areas which were considered the most viable areas for business use class development and policies are set out to protect these area from inappropriate alternative development.

The ODPM Good Practice Guide recommends the use of various indicators for monitoring purposes in the AMR and these are set out below for employment land:

UDP Policies

STR.STC 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.

STR.EMP 2 Employment Opportunities

To protect a range of suitable sites for business including industrial uses, in line with sustainability and environmental objectives, especially for new growth areas of the economy.

Core Indicator's for Employment

Indicator 1(a)

Amount of gross floor space developed for B1, B2 & B8 uses.

Target

The UDP does not set out specific targets for employment land. This will be addressed in the new local development plans. Set out below is a broad target in relation to indicator 1a.

To ensure a satisfactory supply of land and premises for employment uses.

Outcome for Lewisham:

During the review period 2005/06 a total of 2940 m² of gross internal floor space was completed for employment use. The business uses breakdown is as follows:

- 1,223 m² of B1 (offices, research & light industry);
- There was no general industrial B2 use created in this period;
- 1,717 m² of B8 (storage and distribution centres) was created.
-

This can also be seen in the chart (figure 2).

Indicator 1(b)

Amount of gross floor space developed for employment (B1, B2 or B8 Use Classes) in development and/or regeneration areas. Note for this AMR this means within a defined employment area as identified in the UDP.

Target

No net loss of B use class floor space from a defined employment area.

Outcome for Lewisham:

There was no floor space developed by type in defined employment areas in Lewisham in the monitoring period.

Indicator 1(c)

Percentage of total land developed for employment by type which is on previously developed land.

Target

100% of land developed for employment to be on previously developed land.

Outcome for Lewisham:

This target was achieved as 100% of the employment floor space that was completed during the 2005/06 period was sited on previously developed land.

Indicator 1(d)

Total amount of employment land available by type.

Target

No more than 10% of available stock to be vacant in any one year.

Outcome for Lewisham:

According to the *South London Business Property Database 2006* employment land supply is broken down as follows. There is 3,941 m² of

available office space (B1) and there is an availability of 29,790 m² in industrial space (B2&B8).

Indicator 1(e)

Losses of employment land in (i) development/regeneration areas and (ii) Local Authority area.

Target

No net loss of sites in defined employment areas to other land uses.

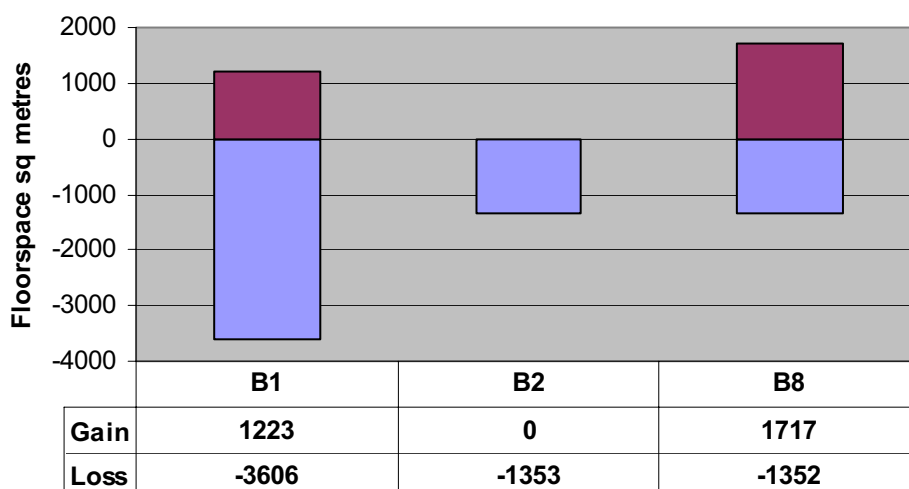
Outcome for Lewisham:

(i) Some 653m² of gross floorspace was lost in employment/regeneration areas in the review period. This was at the Shurgard Site 119-121 Stanstead Road which is in the Malham Road Defined Employment Area. This saw the demolition of the existing building and the construction of a new B8 building which was smaller. However, no loss of land was involved.

In the rest of the borough the UDP identifies sites as 'other employment areas'. Here a total of 6,311 m² was lost, while there was a gain of 2,940 m². which results in a net loss of 3371m². This can be viewed in the graph below.

Figure 2

Employment - Loss and Gain 2005/06



Source: *Lewisham Development Monitoring 2005/06*

Indicator 1(f)

Amount of employment land lost to residential development

Target

No net loss in defined employment areas.

Some change of use to residential acceptable in other areas if criteria in UDP met.

Outcome for Lewisham:

There were no sites in defined employment areas lost to residential development in the review year.

However there was a loss of 3,521 m² of smaller employment sites in the Borough this includes the change of use and conversion of Diploma Works, 185-195 Grove Street SE8 with the loss of 1965 m² of B1 floorspace to provide 19 live/work units.

(Source: *Lewisham Development Monitoring, 2005/06*)



Chapter 2 Housing

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

The following is a summary of the UDP strategy for residential development:

- to protect existing housing stock and the residential environment;
- to make provision for sufficient new residential development through new build and conversions to meet allocated housing targets;
- to make provision for affordable housing in locations which can contribute to creating mixed and balanced communities;
- to provide for a mix of dwelling unit size to meet need and to creating mixed and balanced communities
- to make provision for special needs housing.

UDP Policies

STR.HSG1 Preventing Loss of Housing

To prevent the loss of viable residential property as a consequence of development, change of use or redevelopment schemes, and where a loss is considered acceptable to ensure that at least equal provision is made elsewhere in the Borough.

STR.HSG2 Residential Amenity

To protect and enhance the character and amenity of residential areas, while providing for higher density in defined Sustainable Living Areas (SLA).

STR.HSG3 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.

STR.HSG4 Additional Dwellings

To make provision for at least an additional 8,400 dwellings in the Borough for the period 1992 and 2006 and to recognise the likely need for a minimum of 11,178 new residential units in the period 1997 to 2016.

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 13 Affordable Housing

The Council will work with housing associations and private housing developers to provide a minimum of 2,800 affordable housing units between 1997 and 2016.

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.

HSG 16 Density

New residential development should normally be built within a density range of 180-210 habitable rooms per hectare. Higher densities may be acceptable where the site:

- (a) is intended for permanent occupation by the elderly or students. A higher density maybe appropriate where car parking can be reduced accordingly;
- (b) is covered by an approved planning brief which has been subject to public consultation and indicates that a higher density may be appropriate;
- (c) is located in the Thames Policy Area as shown on the Proposals Map;
- (d) is within a mixed use scheme where housing is combined with uses such as commercial, retail or industrial development; or
- (e) is located within one of the Borough's Sustainable Living Areas.

Indicator 2(a)

Housing Trajectory

Net additional dwellings provided for the current year and over the previous five years;

Projected net additional dwellings up to 2016;

The annual net additional dwelling requirement;

The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance.

Target

The Lewisham UDP sets a target to make provision for 11,200 new dwellings over the period 1997-2016. This equates to an annual monitoring target of 560 homes per year.

The 2004 London Plan sets a target of 17,350 additional homes from all sources over the period 1997-2016. This equates to an annual monitoring target of 870 homes per year.

The London Plan Alterations for Housing Provision Targets proposes to increase the figure to 9,750 from all sources over the period 2006-2016. This equates to an annual monitoring target of 975 homes per year from all sources.

Outcome for Lewisham

Housing Completions 2001/2 – 2005/6

Monitoring completions within the Lewisham Development Control division began in the 2004/05 monitoring period. In the previous AMR only the 2004/05 completions were based on Lewisham Development monitoring. The previous figures from 2000/01 to 2003/04 were based on figures sent to the GLA by Lewisham Building Control and are known to be incomplete.

Table 14: Lewisham housing completions 2001/02-2005/06

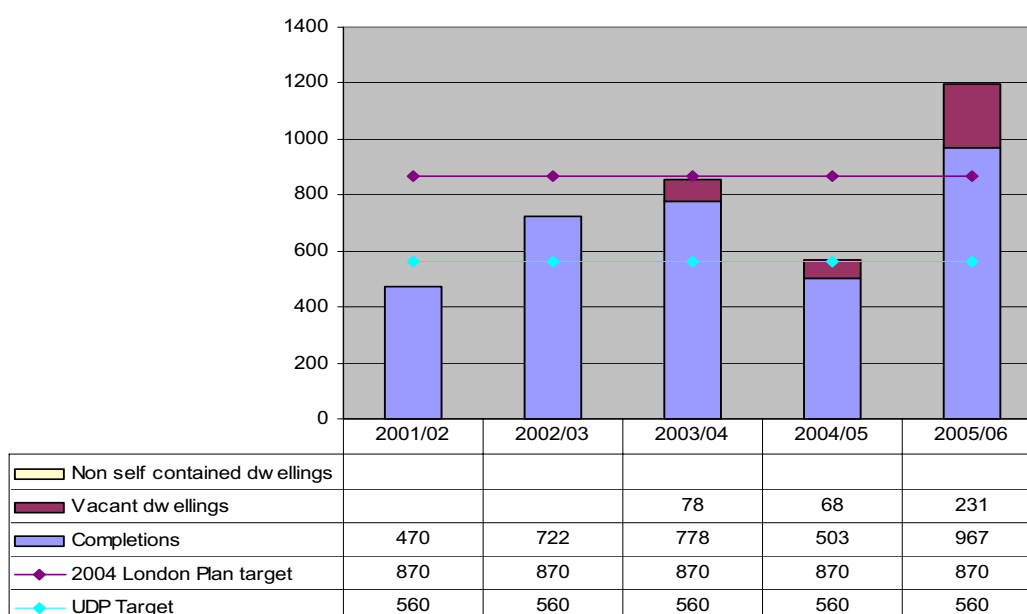
2001/02	470
2002/03	722
2003/04	778
2004/05	503
2005/06	967

Source: *Lewisham Development Control*

This gives an average annual completions figure for the five year period of 688. However, due to known inaccuracy in the five year figures, resulting in an under estimate, it may be more cautious to use the average from the last two years which the council considers accurate. The average from the last two years is 735. The table shows that the annual UDP monitoring target of 560 has been met but the London plan monitoring target of 870 has not been met, except in the last year 2005/06. It should be recognised that the London Plan and the London Plan Alterations target is homes from all sources and includes vacant units brought back into use and non-self contained property. This is estimated to add an additional 118 properties per year to the total.

Figure 3

Housing completions



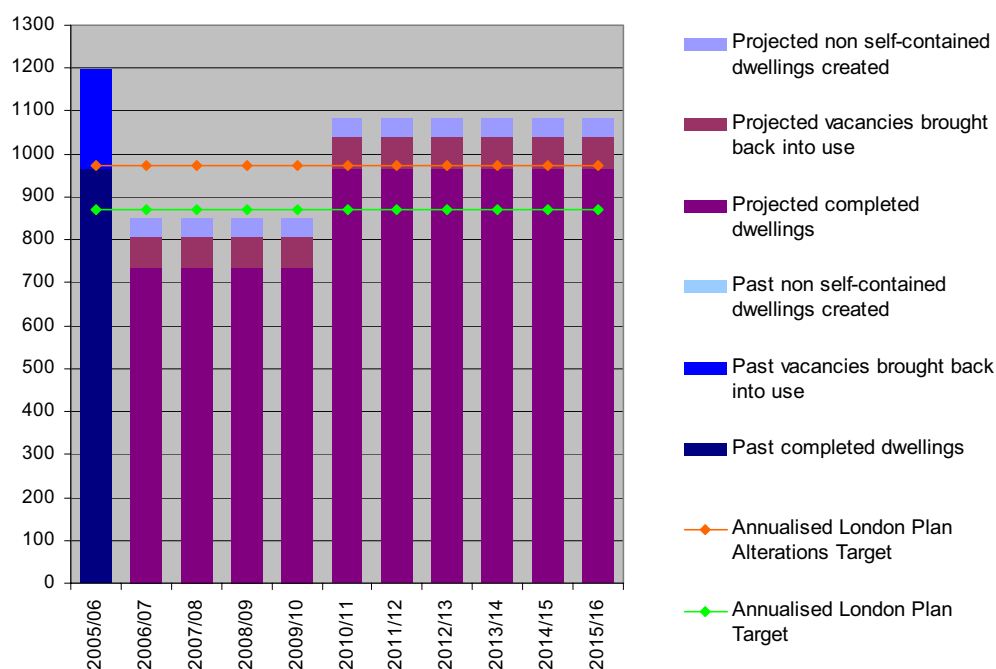
Source: *Lewisham Development Control*

Projected net additional dwellings 2006–2016.

For the purpose of this report the assumption has been made that the average completions for the past two years (735) is achieved for the next 4 years and also that the non self contained (45) and vacant property target (73) used in the London Plan Alterations is met for the whole projection period. Using these assumptions the following figures are obtained, shown in figure 4 below. 2005/6 (1085); 2006/7 – 2009/10 (853). We have further assumed that in the latter period 2010/11 – 2016/17 an increase in completions is achieved due to policy changes related to sites and density and 1050 completions are achieved from all sources, thus producing 6,300 additional homes in the last 6 years.

Figure 4 therefore shows that on the assumptions made, the UDP, London Plan, and London Plan Alterations targets can be met over the next 10 years. However, it must be acknowledged that this will depend upon achieving a higher rate of completions than has ever been achieved before.

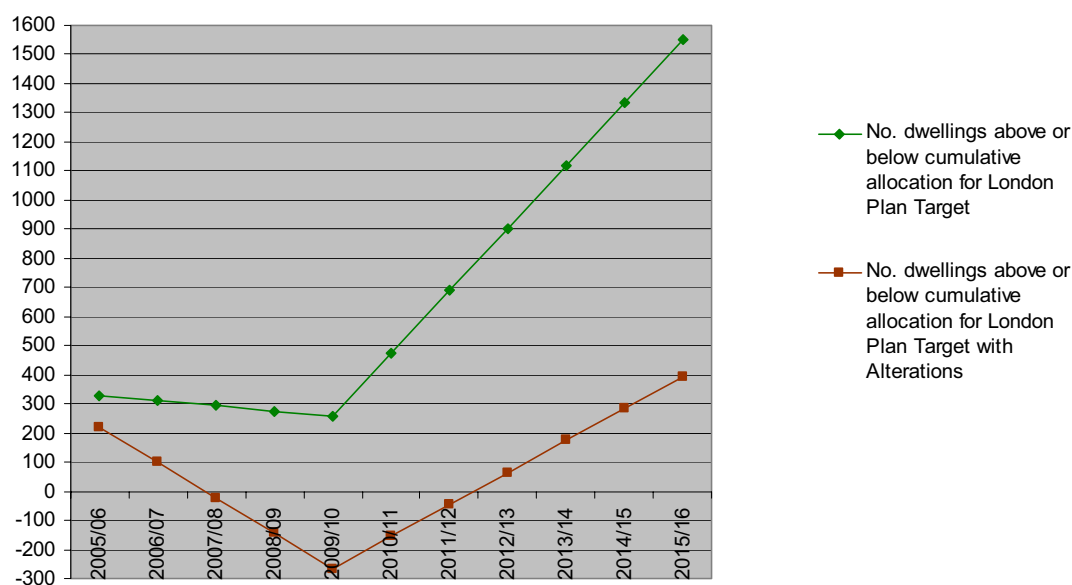
Figure 4
Housing trajectory



Source: *Lewisham Development Control*

Figure 5

No. dwellings above or below cumulative allocation



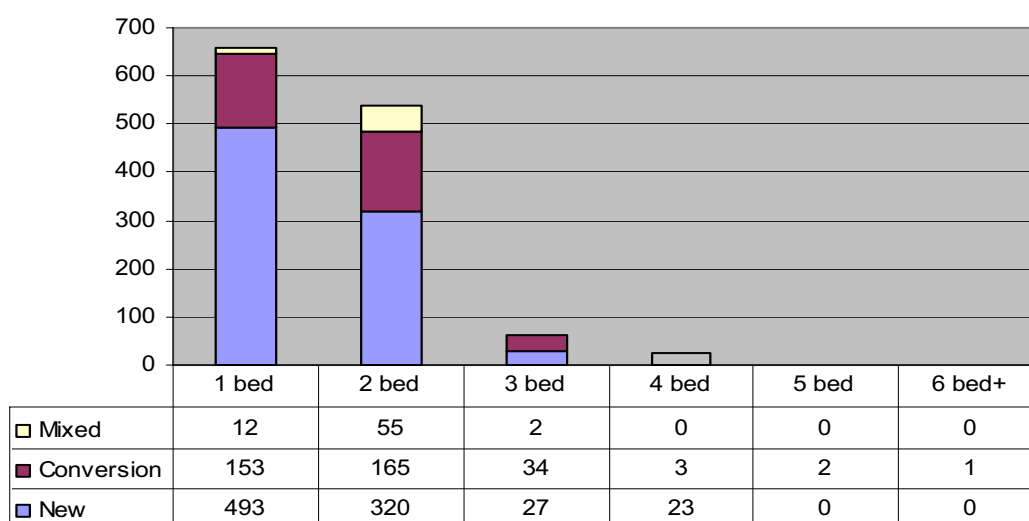
Source: *Lewisham Development Control*

Residential planning permissions

In the monitoring year the majority of residential permissions were granted for one bedroom (51%) and two bedroom (42%) dwellings in new build and conversions. A relatively small number of permissions are mixed. This means that part of the development was conversion and part was new build.

Figure 6

Residential Permissions by bedroom size 2005/06



Source: *Lewisham Development Control*

Table 15: Permissions granted 2005-2006

Indicator	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed +	Total
New	493	320	27	23	0	0	863
Conversion	153	165	34	3	2	1	358
Mixed	12	55	2	0	0	0	69
Total	658	540	63	26	2	1	1290

Source: *Lewisham Development Control*

Indicator 2(b)

Percentage of new and converted dwellings on previously developed land.

Target

To exceed 90% of dwellings provided on previously developed land.

Outcome for Lewisham

100% of all new and completed dwellings for Lewisham in the 2005-2006 period were on previously developed land.

Indicator 2(c)

Percentage of new dwellings completed at

- (i) Less than 30 dwellings per hectare;
- (ii) Between 30/50 dwellings per hectare;
- (iii) Above 50 dwellings per hectare.

Target

The UDP indicates that new residential development should normally be built within a density range of 180-210 habitable rooms per hectare. Higher densities may be acceptable subject to meeting specified criteria.

Outcome for Lewisham

Close to 99% of housing development in the Borough was provided at a density of greater than 50 dwellings per hectare. Less than 2% is provided at a density less than 50 dwellings per hectare. This is shown in the table (16) below.

Table 16: New dwellings completed per hectare 2005/06

Density (Dwellings Per Hectare)	Number of Dwellings	Percentage
Less than 30	2	0.28
30-50	7	0.97
Greater than 50	714	98.76

Source: *Lewisham Development Control*

Indicator 2(d)

Affordable housing completions.

Target

To provide 2,800 affordable units between 1997-2016. This equals an annual average monitoring target of 140 per year.

Outcome for Lewisham

When producing the first AMR in 2005 there were a number of multi-phase developments taking place. Some schemes were in their first phase of development, whilst others were at a later stage. In order to avoid double counting of demolitions, all demolitions for a scheme were counted as part of the first phase of development. A consequence of accounting for demolitions in this manner is that in all subsequent phases the gross and net gain of units are the same.

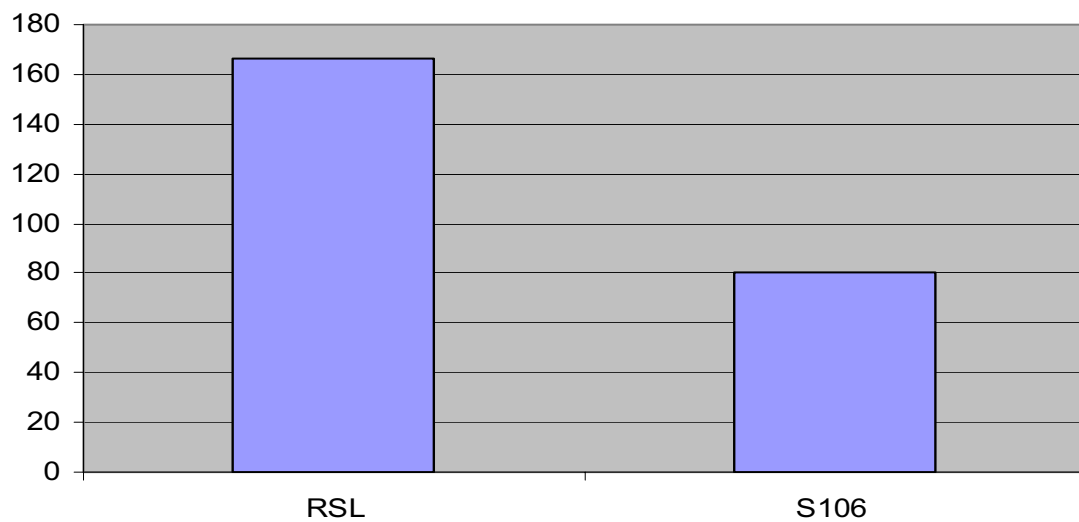
Table 17 shows that 246 affordable homes were provided in the monitoring year 2005/06. The majority were delivered by RSL's, however, 2 schemes – phase 2 of block (e) of Hither Green hospital (64 units) and 256 Lewisham High Street (16 units) were private schemes without grant. Only 4 of the 246 units were intermediate provision, the remainder being social rented property.

Table 17: Affordable housing

Scheme	Tenure	Flat			House			Total
		1 bed	2 bed	3 bed	1 bed	2 bed	3 bed +	
Pepys Phase 2	Rented	14	20	8	-	-	-	42
	Intermediate	-	-	-	-	-	-	0
Site of Hither Green Hospital Block (e)	Rented	34	30	-	-	-	-	64
	Intermediate	-	-	-	-	-	-	-
Brandon House, 22 Morden Hill	Rented	6	-	1	-	-	-	7
	Intermediate	-	-	-	-	-	-	-
Silwood Phase 2a	Rented	15	30	-	-	26	30	101
	Intermediate	-	-	-	-	-	-	-
173-175 Perry Vale	Rented	3	10	3	-	-	-	16
	Intermediate	-	-	-	-	-	-	-
256 Lewisham High Street	Rented	8	4	-	-	-	-	12
	Intermediate	-	4	-	-	-	-	4
Total	Rented	80	94	12	-	26		242
	Intermediate	-	4	-	-	-	-	4
	Grand Total	80	98	12	-	26	30	246

Source: *Lewisham Development Monitoring*

Figure 7
Affordable housing





Chapter 3 Transport

Introduction

Transport and parking are crucial elements for a sustainable environment as they involve the use of energy. Car traffic in particular contributes to congestion and air pollution with consequent effects on the economy, health and quality of life. There is relatively low car ownership in Lewisham when compared to Greater London, with 47% of households having no access to a car. Over 60% of the economically active commute out of the Borough to their place of work. Good public transport is therefore essential to Lewisham residents for travel to work, but also for shopping and leisure pursuits.

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.

UDP Policies

STR.TRN1 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.TRN2 Public Transport

To seek improvements to the public transport provision in the Borough, which benefit residents and minimises any adverse impacts on the environment.

STR.TRN 3

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.TRN4 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 with disabilities.

Indicator 3(a)

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.

Outcome for Lewisham

The target was met as no non-residential developments were completed that didn't comply with the UDP car parking standards.

Indicator 3(b)

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.

Outcome for Lewisham

This is 100% for Lewisham. This has been recorded by mapping the list of services in Lewisham. Public transport accessibility in Lewisham is high and access can be achieved within 30 minutes to one or more of these services from a specific area within the Borough. Lewisham hospital, is located in the centre of the Borough, and would take less than 30 minutes to reach from any given point using public transport.



Chapter 4 Local Services

Retail & Leisure

Introduction

The borough has a number of shopping centres which range in size and facilities offered. There are two Major centres at Catford and Lewisham and seven district shopping centres at Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and Sydenham. In addition there are six local centres and approximately eighty local parades.

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;
- To manage change in the smaller shopping centres and parades so that they have a viable future.

UDP Policies

STR.STC 1 Town Centres

To sustain and promote the vitality and viability of the existing shopping centres in the Borough and ensure that the level and range of facilities are appropriate to the role and function of the particular centre in the shopping hierarchy.

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.

Indicator 4(a)

Amount of gross internal completed retail and office floorspace.

Target

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.

Outcome for Lewisham

The table and graph below show that for the monitoring year 2005/06 there was a net loss of gross floor space in the borough for the A1 (shops); A3 (Restaurants & Cafes); and A4 (Drinking Establishments). There was a net gain in gross floor space for A2 (Financial and Professional Services); A5 (Hot Food Take Away); D1(Non Residential Institutions); D2 (Assembly and Leisure).

Table 18: Retail & leisure loss and gain

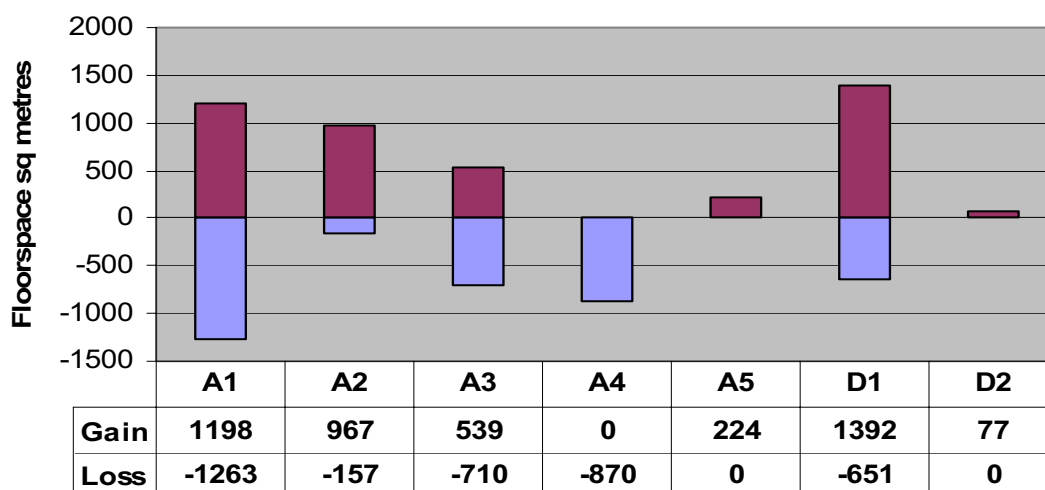
	A1	A2	A3	A4	A5	D1	D2	Total
Loss	-1263	-157	-710	-870	0	-651	0	-3651
Gain	1198	967	539	0	224	1392	77	4397
Net Gain	-65	810	-171	-870	224	741	77	746

All figures are for gross floor space in square metres

Source: *Lewisham Development Control*

Figure 8

Retail, Office and Leisure - Loss and Gain 2005/06



Source: *Lewisham Development Control*

Indicator 4(b)

Percentage of completed retail and leisure development in town centres.

The gross and net gain in floorspace for town centres for the monitoring period is shown in table 19 below. This shows a gross floorspace gain of

1,491 sq meters and a net gain of 896 sq. m. within the major and district town centres.

Table 19: Loss and gain of retail & Leisure

	Gross floor space (m²)	Net floor space (m²)
Catford	403	70
Forest Hill	861	599
Lewisham	197	197
New Cross	30	30
Town Centre Total	1491	896
Rest of Borough	2906	-150
Grand Total	4397	746

Source: *Lewisham Development Control*

Open Space

Introduction

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 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 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;
- To protect outdoor sports and recreation land.

Policies

STR.OS 1 Open Space

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

OS 15 Historic Parks, Gardens and Landscapes

The Council will seek to protect and enhance the parks and gardens of special historic interest included in the Register compiled by English Heritage under the Planning (Listed buildings and Conservation Areas) Act 1990. The Council will also seek to preserve the views and vistas to and from the historic parks and their settings; new buildings on land adjacent to Historic Parks and Gardens will be required to have minimum visual impact when viewed from them.

Indicator 4(c)

Percentage of eligible open spaces managed to green flag award standard.

Target

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 1 green flag award by the end of September 2008. Lewisham Council has set a target of 1 Green Flag award per year by 2010. Lewisham received their first Green Flag in 2001 for Manor House Gardens, and has consistently improved on this.

Outcome for Lewisham

Lewisham has the joint highest number of green flag awarded parks in London along with Haringey, retaining green flags for Manor House Gardens, Chinbrook Meadows and Sydenham Wells Park, Telegraph Hill Park, Horniman Gardens and Brookmill Park. An additional green flag for Eckington Gardens* was awarded in 2006.

Table 20: Parks awarded Green Flags

Green flag Parks	Area by Hectare	Percentage of total open space in Lewisham
Brookmill Park	3	1%
Chinbrook Meadows	11	3%
Eckington Gardens*	1	1%
Manor House Gardens	3	1%
Horniman Gardens	8	2%
Sydeham Wells Park	8	2%
Telegraph Hill Park	4	1%
Total Green flag space in Lewisham	38	11%
Total Open space in lewisham	358	100%

Source: *Lewisham Department of Regeneration*



Chapter 5 Waste

Introduction

The London Borough of Lewisham is a Unitary Waste Management authority, responsible for collection, treatment and final disposal of all municipal waste within its area. The Council's strategy is to encourage the production of less waste and to increase recycling.

UDP Policies

STR.ENV PRO 1

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

ENV.PRO 1 Waste

All planning decisions about waste management facilities will be taken in accordance with the principles of Best Practicable Environmental Option (BPEO), the Waste Hierarchy, the Proximity Principle and Regional Self-Sufficiency.

ENV.PRO 3 Waste Management Co-ordination

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

ENV.PRO 4 Waste Transfer Stations

The Council will resist the establishment of new waste transfer stations in the Borough. Any permission that is granted for a waste transfer station will be for a limited period of one year and with stringent conditions attached to control operation.

Indicator 6(a)

Capacity of new waste management facilities by type.

Target

No capacity target is set in the UDP

Outcome for Lewisham

There have been no new waste management facilities in Lewisham in the 2005/06 period.

Indicator 6(b)

Amount of waste arising and managed by management type and the % each management type represents of the waste managed.

Target

To manage waste arising according to the waste hierarchy, sustainable development and best value. The London Borough of Lewisham has a statutory target to recycle/compost 18% of household waste in the 2005/06 period and increase this to 20% for 2007/08.

Outcome for Lewisham

In total the Council handled 142,722.38 tonnes of municipal waste in 2005-06. A total of 116,094.10 tonnes of household waste was collected, of which 11.99% was recycled / composted, 77.75% was recovered at SELCHP (which is an energy recovery station based in Deptford) and 10.04% was transferred to landfill outside the Borough. With waste growth projected at 2-3% per annum, the overall tonnage of waste in Lewisham could be around 161,000 tonnes by 2010.

Comprehensive Performance Assessment 2004/05:

The London Borough of Lewisham was measured by the Audit Commission as having 3 stars out of 4 in their overall performance and was improving well.

Table 21: Waste output

	2003/04	%	2004/05	%	2005/06	%
Total waste collected (tons)	136,274.7	-	135,083.45	-	142,722.38	-
Total household waste (tons)	111,595.12	-	114,606.17	-	116,094.10	-
Recycled waste (tons)	9,147.04	8.2	11,442.19	9.8	13,896.26	11.96
Composted waste (tons)	222.03	0.2	256.47	0.2	282.02	0.2
Household waste which has been used to recover heat, power & other energy sources (tons)	89,072.04	79.81	90,944.11	79.53	90,262.14	77.75
Landfill (tons)	13,154.01	11.79	11,963.4	10.46	11,653.69	10.04
Households in the LA's area served by a kerbside collection of at least 2 recyclables	-	-	-	-	-	100

Source: *Lewisham Waste Management*



Chapter 6 Flood protection and Water Quality

Introduction

Government planning guidance in PPG 25 on Development and Flood Risk requires local authorities to take into account information provided by the Environment Agency which holds records of main river flood plains. In proposing sites for development the Council will take into account the risk of flooding. Map 1 below shows the approximate extent of fluvial and tidal flood plains in Lewisham. It also shows the approximate extent of fluvial and tidal plains in Lewisham. The UDP also indicates that further flood alleviation works will be undertaken by the Environment Agency to the River Quaggy during the duration of the UDP.

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, including measures to restore the floodplains or provide adequate compensatory storage, should be required to mitigate the impact of development.

UDP Policies

STR ENV PRO 1

To protect areas liable to river or tidal flooding and to control surface water drainage.

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.

Indicator 7

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

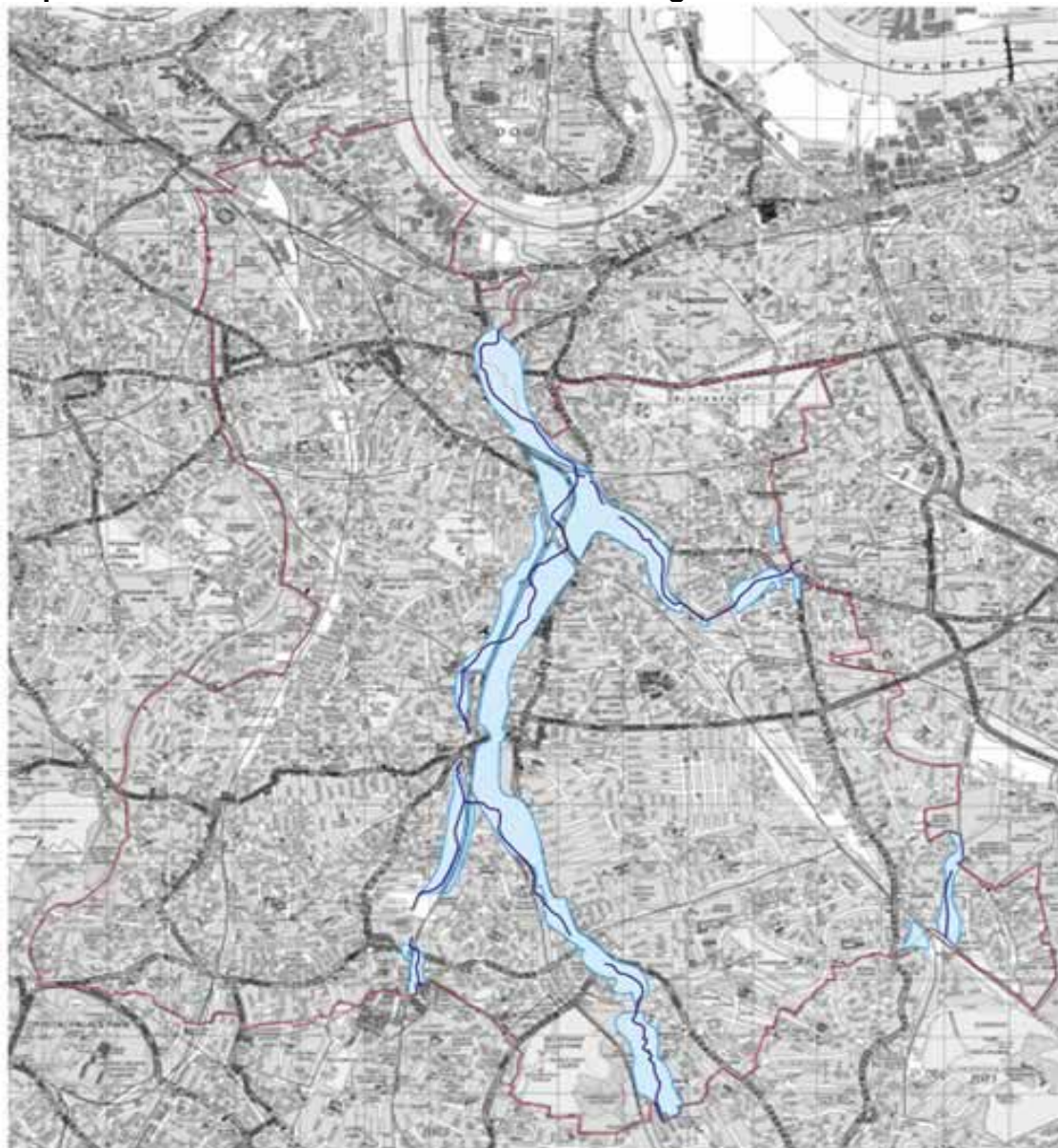
Target

No planning permissions to be granted contrary to advise of Environment Agency.



Outcome for Lewisham

No planning permissions were granted contrary to the advice of the Environment Agency for the 2005/06 monitoring period.

Map 1below illustrates areas at risk of flooding in Lewisham.



Map 4.1 AREAS LIABLE TO FLOOD FROM THE MAIN RIVERS

-  Main Rivers
-  Areas at risk from flooding



Chapter 7 Biodiversity

Introduction

The conservation and enhancement of Lewisham's natural habitat is a crucial aspect of planning for the Borough. The natural habitat of the Borough encompasses:

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

According to PPG 9 'Nature Conservation', the presence of a protected species or its habitat is a material consideration when the local planning authority is considering a development proposal which if implemented would be likely to result in harm to the species or habitat. Certain plant and animal species, including all wild birds, are protected under the Wildlife and Countryside Act 1981. Where development is permitted that may affect protected species, the Council will impose conditions where appropriate, and seek to use its powers to enter into planning agreements to: facilitate the survival of individual members of the species; reduce disturbance to a minimum; and provide adequate alternative habitats to sustain at least the current levels of the population. The Act sets out the nationwide protection afforded to certain rare or under threat wild animals and plants.

Lewisham has a Biodiversity Action Plan for the period 2006-2010. The Lewisham Biodiversity Partnership (LBP), was established in 1999 to develop action plan for the Borough's wildlife and natural environment. The Document entitled "A Natural Renaissance for Lewisham", sets out objectives for the immediate future for the conservation of nature across the Borough.

UDP Policies

OS 12 – Nature Conservation on Designated Sites

Development on or within the Sites of Nature Conservation Importance (SNCI), 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

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

Indicator 8

Change of areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type);
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

Target

Black red start: Maintain the current population and enhance the area for the continued survival of the species.

Stag beetle: Maintain and enhance the current population within Lewisham and seek improvements of dead wood provision in gardens, parks, school grounds and other open spaces.

House sparrow: Reverse the decline of the current population within Lewisham.

Song Thrush: Maintain the current population of song thrush in Lewisham and where possible extend it's range throughout the Borough

Outcome for Lewisham

(i) Lewisham currently does not monitor the change in priority habitats and species by type. It is not seen as possible to produce a reliable indicator on this. The Mayor for London uses Sites of Nature Conservation Importance as a surrogate for priority species.

(ii) The percentage of Lewisham in Areas of Deficiency (Sites of Nature Conservation Importance) has decreased from 16.3% in 2004/05 to 11.5% in the 2005/06 period and taken it from 22nd in the table of London Borough's to 29th, while the percentage for Lewisham excluding Metropolitan Open Land has decreased from 17.8% to 12.6% and Lewisham is now 31st in the table (with only Wandsworth and Kensington & Chelsea lower).

Table 22: Percentage of Lewisham and Neighbouring boroughs area (excluding Green Belt) considered as an Area of Deficiency

Southwark	24.3%
Tower Hamlets	33.3%
Bromley	15.8%
Bexley	13.4%
Lewisham	11.5%
Greenwich	11.1%



Chapter 8 Renewable energy

Introduction

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 solar and wind production, will be encouraged where they contribute to meeting local needs.

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.

ENV.PRO 20 Renewable Energy

The Council will consider environmentally acceptable forms of renewable energy where there is no conflict with other policies in the plan.

ENV.PRO 20 Renewable Energy

The Council will consider environmentally acceptable forms of renewable energy where there is no conflict with other policies in the plan.

Indicator 9

Renewable energy capacity supplied by type.

Outcome for Lewisham

At present Lewisham does not have comprehensive monitoring for renewable energy capacity installed by type. However limited monitoring has recorded that 3 solar panels were included in schemes granted permission in the monitoring period. A rooftop wind energy system was granted planning permission to be mounted on the roof of the Creekside Ecology Centre in Deptford.



Section 5 Local Output Indicators

Introduction

This Section looks at the relevant key local output indicators for monitoring the UDP. As housing is such an important land use a number of local indicators have been added to the Core Output Indicators reported in section 4 of this report.

The Council's Implementation Strategy

It is the aim of the Council to monitor, to implement to consult and to enforce. By doing so it can ensure that the Council's strategy, as expressed throughout the UDP and in the future in the LDF is effective.

UDP General Policies

STR.IRM 1

To monitor and review the UDP regularly so as to ensure it remains up-to-date.

STR.IRM 2

To attract the resources necessary to implement the plan.

IRM 1 Monitoring

The Council will monitor the efficacy of policies and proposals in the UDP.

1. CONSERVATION, LISTED BUILDINGS, ARCHAEOLOGY AND URBAN DESIGN.

Conservation

There are 25 conservation areas in Lewisham covering approximately 626 hectares.

URB16 New development, changes of use and alterations to buildings in conservation areas.

This policy sets out to preserve or enhance the special architectural or historic character or appearance of the borough's conservation areas.

UDP Local Indicator

Number of planning applications for development in conservation areas approved/refused.

Target

To preserve the character of designated conservation areas.

Outcome for Lewisham:

Table 23: Conservation area application decisions

Conservation Area	Granted	Refused
Adjacent/Affecting Conservation Area	27	7
Belmont	3	1
Beckenham Place	-	-
Blackheath	67	15
Brockley	44	19
Brookmill Road	2	-
Culverley Road	35	8
Deptford High Street	18	4
Deptford Town Hall	2	1
Forest Hill	25	3
Halifax Street	1	-
Hatcham	12	7
Jews Walk	1	-
Lee Manor	26	2
Mercia Grove	2	-
Perryfields	4	3
Somerset Gardens	1	-
Stanstead Grove	-	-
St John's	5	-
St Mary's	1	1
St Paul's	2	-
St Stephen's	1	-
Sydenham Hill/Kirkdale	7	-
Sydenham Park	1	-
Sydenham Thorpes	10	4

Telegraph Hill	50	5
Total	347	80

Source: *Lewisham Development Control*

URB 15 Conservation Areas

In addition to the areas designated so far, the Council will periodically review its Conservation Area Programme, designating new areas and extending existing ones as appropriate and as resources permit. Existing Conservation areas are illustrated on the proposals map in the UDP. The Council will formulate and publish special guidance for the preservation, protection of enhancement of conservation areas.

Lewisham Local Indicator

1. Percentage of conservation areas in the Borough with an up-to-date character appraisal.
2. Percentage of conservation areas in the Borough with management proposals.

Target

1. The target for Lewisham was to provide 28% of the conservation areas in the Borough with an up-to-date character appraisal.
2. The target for Lewisham was to provide 36% of the conservation areas in the Borough with management proposals.

Outcome for Lewisham:

1. The target of 28% was achieved.
2. The target of 36% was achieved.

Listed buildings

URB 18 Preserving Listed Buildings

To preserve and enhance listed buildings and their features of historic or archaeological interest the council will:

- (a) only grant consent for the demolition of a listed building in special circumstances;
- (b) only grant consent for alterations and extensions to listed buildings which relate sensitively in terms of materials, style, and craftsmanship to the important characteristics both internal and external, of the original building;
- (c) use its powers under Sections 47, 48 and 54 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that buildings are maintained to a reasonable standard;
- (d) have special regard to the desirability of preserving the setting of listed buildings in considering any application in their vicinity in terms of other policies;

UDP Indicator

Number of applications for listed buildings approved/refused.

Target

To Preserve or enhance the special architectural or historic interest of listed buildings in the Borough.

Outcome for Lewisham:**Table 24: Listed building decisions**

	Granted	Refused
Affecting the setting of a listed building	3	-
Affecting Grade I listed building	1	-
Affecting Grade II* listed building	-	-
Affecting Grade II listed building	23	7

Source: *Lewisham Development Control*

URB 20 Locally Listed Buildings

The Council will seek to ensure and encourage the preservation and enhancement of locally listed buildings of townscape merit and will use its powers where possible to protect their character and setting.

UDP Local Indicator

Number of planning applications relating to locally listed buildings approved/refused.

Target

To encourage the preservation and enhancement of locally listed buildings.

Outcome for Lewisham:**Table 25: Locally listed building decisions**

	Granted	Refused
Affecting locally listed building	12	3

Source: *Lewisham Development Control*

Archaeology**URB 21 Archaeology**

The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public by:

- (a) requiring applicants to have properly assessed and planned for the archaeological implications where development proposals may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations before proposals are determined.

UDP Local Indicator

Number of applications within areas of archaeological priority requiring Archaeological Assessment Statements.

Target

To preserve the archaeological heritage of the Borough.

Outcome for Lewisham:

In the monitoring period 5 schemes within the borough required Archaeological Assessment Appraisals.

Table 26: Sites requiring Archaeological Assessments

Scheme	Reasons
306-310a Lee High Road, London	Archaeological programme
50-52 Trundleys Road	Archaeological programme
Deptford Pumping Station, Brookmill Road	Archaeological programme
Venson Site (Bellway homes Development), Connington Road	Archaeological programme
Boones Chapel, Lee High Road	Archaeological observing

Source: *Lewisham Development Control*

Urban Design

URB 3 Urban Design

The Council will expect a high standard of design in new development or buildings and in extensions or alterations to existing buildings, whilst ensuring what schemes are compatible with, or complement the scale and character of existing development, and its setting (including any open space).

UDP Local Indicator

Number of Design Statements requested from applicants of major schemes.

Target

To ensure high quality design of all development particularly major schemes, those located on key development sites and those that contribute strongly to the image of the Borough.

Outcome for Lewisham:

Table 27: No. Planning applications referred to the Design & Conservation Panel

Planning applications reported to the Design & Conservation Panel	Number
Recommended acceptable	8
Recommended unacceptable/refusal	17
Recommended reviewing scheme	16
Comments relevant to all schools	4
Deferred for comment	2
Total	47

Source: *Lewisham Development Control*

2. PLANNING APPLICATION DELIVERY, APPEAL & ENFORCEMENT PERFORMANCE.

Planning Application Delivery

It is the corporate aim of Lewisham Council to provide a delivery rate of 60% on major planning applications within 13 weeks, to provide a delivery rate of 65% on minor planning applications within 8 weeks, to provide a delivery rate of 80% all other planning applications within 8 weeks and to provide 100% delivery of standard land charges searches within 10 working days.

Outcome for Lewisham

During 2005/06 Lewisham met national targets for speed in handling all types of planning application – major, minor and other. Lewisham also continues to work towards the delivery of major regeneration schemes at Convoy's Wharf, Lewisham interchange and Deptford Bridge.

Table 28: Planning applications delivery

Indicator	Lewisham 2003/04	Lewisham 2004/05	Lewisham 2005/06	Best London Quartile 2004/05
% of major planning applications determined within 13 weeks	61.8	41.5	58.5	67
% of minor planning applications determined within 8 weeks	72.6	69.8	69.6	78.95
% of other planning applications determined within 8 weeks	83.5	78.7	80.1	88.23
% of standard land searches carried out in 10 working days	100	100	100	100

Source: *Best Value Corporate Performance 2006/07*

Appeal Performance

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.

Monitoring of appeal performance has been ongoing in Lewisham for some time but only became statutory under Best Value Performance which was

introduced in 2004. In the 2005/06 period Lewisham had 39 appeals dismissed in comparison to just 26 in the 2004/05 monitoring period.

Outcome for Lewisham:

-26.9% of appeals were allowed against the authority's decision to refuse on planning application. This is in comparison to 2004/05 figure of 18.2%.

Table 29: Planning appeal performance 2005/06

	Allowed	Partly Allowed Partly Dismissed	Dismissed
Planning appeals against refusal	11	3	39
Non-determination planning appeals	3	-	2
Planning appeals against conditions	1	-	0
Total	15	3	41
Enforcement appeals	1	-	9
Advertisement appeals	1	-	2
Lawful development certificate appeals	0	-	1
Tree appeals	0	-	1

Source: *Lewisham Development Control*

Enforcement

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

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.

Outcome for Lewisham:**Table 30: Enforcement performance 2005/06**

	Total
Enforcement Notices served	24
Stop Notices served	0
Planning Contravention Notices served	79
Breach of Condition Notices served	4
Section 215 Notices served	9
Tree Preservation Orders served	11
Successful prosecutions	3
Injunctions served	0

Source: *Lewisham Development Control*

Section 6 Appendices

Appendix 1 - Glossary of Terms

Affordable Housing	The DCLG defines affordable housing as housing that is designed to meet the needs the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their borough. Affordable housing comprises social housing, intermediate housing and in some cases low cost housing.
Aggregates	This is granular material used in construction. Aggregates may be natural, artificial or recycled.
Annual Monitoring Report (AMR)	The AMR is a statutory document which includes information on progress on the LDF, as well as monitoring information required by the DCLG. This is required annually and must be submitted to GOL at the end of December, and contains information relating to the monitoring of the previous year covering the period 1 st April 2005 to 31 st March 2006.
Area Action Plan (AAP)	A DPD which provides a planning framework for specific areas in the Borough where there is a concentration of proposals or land-uses are complex.
Development Plan Document (DPD)	A document within the LDF that has the status of a statutory development plan such as the UDP. The process for preparing a DPD is a long one, involving as it does three consultation periods and an examination in public.
Department for Communities and Local Government (DCLG)	Formally the ODPM.
GOL	Government Office for London
Local Development Scheme (LDS)	Sets out the forward programme for the preparation of LDDs usually in a three year rolling cycle.
Local Development Frameworks (LDFs)	A portfolio of LDDs which provide the framework for delivering the spatial planning strategy for the area (which the UDP does at present in one document.
Local Development Documents (LDDs)	Comprises the development plan documents (SPDs) and the statement of community involvement (SCI). Each document can be adopted and

	revised as single entity (unlike the UDP process which was normally revised as a whole).
London Plan	This is the spatial development strategy for London adopted in February 2004 and prepared by the Mayor of London. Although it has been produced to provide a strategic framework for the Borough's LDF, it serves the same purpose for outgoing UDPs. It also has the status of a development plan under the Planning & Compulsory Purchase Act 2004.
South East London Combined Heat and Power (SELCHP)	Energy recovery station based in Deptford.
Spatial (core) Strategy	A local development document which sets out the long term spatial vision for the local planning authority.
Statement of Community involvement (SCI)	An LDD which sets out the methods and standards which the local planning authority intends to achieve in relation to involving the community in the preparation, alteration and review of all LDDs and in significant development control decisions. The SCI is not a DPD, but is subject to independent examination.
Section 106 (S106)	Aa direct provision of items by the developer or a financial contribution or a mix of these types.
Supplementary Planning Documents (SPD)	Replaces the UDP's supplementary planning guidance (SPG's). These are non-statutory LDDs that expand upon policies and proposals in DPDs. These documents must still be subject to full public consultation and require approval by formal resolution of the Council. These documents will be treated as a material consideration in relation to decisions about planning applications.
Site of Nature Conservation Importance (SNCI)	Sites of Metropolitan, Borough or Local Nature Conservation Importance.
Unitary Development Plan (UDP)	The current Borough-wide statutory development plan, setting the Council's policies and proposals for the development and use of land. Introduced in 1986, they are to be replaced by local development

	<p>frameworks as a result of the Planning Compulsory Act 2004. Lewisham's existing UDP was adopted in July 2004.</p>
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Appendix 2 - Local Development Scheme Timetable, Version 2 (June 2006)

DOCUMENTS	2005					2006					2007					2008					2009									
	J	F	M	A	M	J	J	J	A	M	J	J	J	A	M	J	J	J	A	M	J	J	J	A	M	J	J	J	A	M
STATEMENT OF COMMUNITY INVOLVEMENT	<																													
SPATIAL (CORE) STRATEGY	<																													
DEVELOPMENT POLICIES AND SITE ALLOCATIONS	<																													
LEWISHAM TOWN CENTRE AREA ACTION PLAN	<																													
CATFORD TOWN CENTRE AREA ACTION PLAN	<																													
PROPOSALS MAP	<																													
BROCKLEY CONSERVATION AREA SPD	<																													
SHOP FRONT SPD	<																													
HATCHAM CONSERVATION AREA SPD	<																													
BELMONT PARK APPRAISAL AND DESIGN GUIDANCE	<																													
BLACKHEATH CONSERVATION SPD	<																													
ST MARY'S AREA CONSERVATION SPD	<																													
RESIDENTIAL DEVELOPMENT STANDARDS SPD	<																													
SECTION 106 (inc. AFFORDABLE HOUSING) SPD	<																													

KEY	
Commencement of Preparation	<
Public Participation on Preferred Options	⊙
Submission of Development Plan Document	S
Pre-Examination Meeting	P
Examination	E
Adoption	A



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