

Lewisham local development framework



Annual monitoring report 2008–09



| | |
|--|----|
| EXECUTIVE SUMMARY | 5 |
| 1. INTRODUCTION..... | 6 |
| 2. LEWISHAM IN CONTEXT | 7 |
| 2.1 INTRODUCTION..... | 7 |
| 2.2 POPULATION (CURRENT AND PROJECTED)..... | 9 |
| 2.3 AGE AND SEX..... | 11 |
| 2.4 ETHNIC COMPOSITION | 13 |
| 2.5 HOUSEHOLD TYPE | 14 |
| 2.6 ACCOMODATION TYPE | 15 |
| 2.7 HOUSING TENURE..... | 16 |
| 2.8 HOUSEHOLD INCOME | 18 |
| 2.9 HOUSE PRICES | 20 |
| 2.10 EMPLOYMENT STRUCTURE OF THE BOROUGH | 22 |
| 2.11 LEVEL OF UNEMPLOYMENT..... | 23 |
| 2.12 ECONOMIC ACTIVITY OF RESIDENTS AGED 16-74..... | 24 |
| 2.13 CRIME RATES | 25 |
| 2.14 INDICES OF MULTIPLE DEPRIVATION (IMD)..... | 26 |
| 3. IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME..... | 27 |
| 3.1 INTRODUCTION..... | 27 |
| 3.2 PROGRESS ON LDS TIMETABLE..... | 27 |
| 3.3 NEED TO REVIEW LDS | 29 |
| 4. IMPLEMENTING HOUSING POLICIES..... | 30 |
| 4.1 INTRODUCTION..... | 30 |
| 4.2 PLAN PERIOD AND HOUSING TARGETS..... | 31 |
| 4.3 NET ADDITIONAL DWELLINGS (PREVIOUS AND CURRENT)..... | 31 |
| 4.4 BEDROOM SIZE..... | 34 |
| 4.5 NET ADDITIONAL DWELLINGS (FUTURE) | 36 |
| 4.6 FIVE YEAR HOUSING SUPPLY ASSESSMENT | 37 |
| 4.7 PREVIOUSLY DEVELOPED LAND..... | 39 |
| 4.8 AFFORDABLE HOUSING | 40 |
| 4.9 GYPSIES AND TRAVELLERS | 40 |
| 4.10 HOUSING QUALITY | 41 |
| 4.11 DEVELOPMENT DENSITY | 42 |
| 5. IMPLEMENTING ENVIRONMENTAL POLICIES..... | 43 |
| 5.1 INTRODUCTION..... | 43 |
| 5.2 WASTE | 43 |
| 5.3 RENEWABLE ENERGY | 45 |
| 5.4 LIVING ROOFS..... | 48 |
| 5.5 ECOLOGICAL FOOTPRINT AND CARBON FOOTPRINT..... | 50 |

| | | |
|-----|---|----|
| 5.6 | FLOOD PROTECTION AND WATER QUALITY..... | 53 |
| 5.7 | OPEN SPACE..... | 55 |
| 5.8 | NATURE'S GYM..... | 58 |
| 5.9 | BIODIVERSITY..... | 59 |
| 6. | IMPLEMENTING ECONOMIC POLICIES..... | 62 |
| 6.1 | INTRODUCTION..... | 62 |
| 6.2 | EMPLOYMENT..... | 62 |
| 6.3 | TOWN CENTRES, RETAIL, COMMUNITY AND LEISURE..... | 66 |
| 6.4 | TRANSPORT..... | 69 |
| 7. | PLANNING APPLICATIONS DELIVERY, APPEAL AND ENFORCEMENT | 73 |
| 7.1 | INTRODUCTION..... | 73 |
| 7.2 | APPEAL PERFORMANCE | 76 |
| 7.3 | ENFORCEMENT PERFORMANCE..... | 76 |
| | APPENDIX 1 – ABBREVIATIONS AND ACRONYMS | 78 |
| | APPENDIX 2 – USE CLASS ORDER DEFINED WITHIN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 | 79 |

| FIGURES | | PAGE |
|----------------|---|-------------|
| Figure 2.1 | London Borough of Lewisham in context | 7 |
| Figure 2.2 | Projected population and population change in 2001 and 2031 (in thousands) | 9 |
| Figure 2.3 | Number of household in Lewisham and London (current and projected) ('000) | 10 |
| Figure 2.4 | Age and sex of population in Lewisham 2006 and 2026 | 11 |
| Figure 2.5 | Ethnicity of Lewisham | 13 |
| Figure 2.6 | Household type in Lewisham | 14 |
| Figure 2.7 | Accommodation type in Lewisham | 15 |
| Figure 2.8 | Housing tenure in Lewisham 2007-2008 | 16 |
| Figure 2.9 | Housing tenure in Lewisham | 17 |
| Figure 2.10 | Full-time workers income in Lewisham 2008 | 18 |
| Figure 2.11 | Household income 2007 | 19 |
| Figure 2.12 | Housing price index comparison between Lewisham and London (Mar 2008) | 20 |
| Figure 2.13 | Average housing price (Breakdown by Household Type) in Lewisham 2008-09 | 21 |
| Figure 2.14 | Workforce by sector in Lewisham | 22 |
| Figure 2.15 | Unemployment claimant count in Lewisham 2008-09 | 23 |
| Figure 2.16 | Economic active rate in Lewisham 2005-2008 | 24 |
| Figure 2.17 | Reported crimes in 2006-2009 | 25 |
| Figure 2.18 | Index of Multiple Deprivation in Lewisham 2007 | 26 |
| Figure 4.1 | Highlights of housing completions 2008-09 | 35 |
| Figure 4.2 | Number of dwellings above or below cumulative allocation | 39 |
| Figure 4.3 | Development density (units per hectare) | 42 |
| Figure 5.1 | Household waste collected in Lewisham 2008-09 | 44 |
| Figure 5.2 | Sedghill School, Sedghill Road, Bellingham | 47 |
| Figure 5.3 | Living roofs in Wearside Service Centre | 49 |
| Figure 5.4 | Ecological footprint and carbon footprint by theme in Lewisham in 2008 (data based on 2004) | 50 |
| Figure 5.5 | Annual CO ² emission (tonnes) in Lewisham 2006 | 51 |
| Figure 5.6 | Floor Risk overview (PPS 25 Flood Zones) in Lewisham | 54 |
| Figure 5.7 | Open Space in Lewisham | 57 |
| Figure 5.8 | Sites of importance for nature conservation in Lewisham | 61 |
| Figure 6.1 | Employment schemes in Lewisham | 63 |
| Figure 6.2 | Estimated vacancy rates of industrial and commercial floorspace | 65 |
| Figure 6.3 | Lewisham PTAL map | 72 |
| Figure 7.1 | Development Control performance | 74 |
| Figure 7.2 | Planning applications delivery in Lewisham | 74 |
| Figure 7.3 | Enforcement performance in Lewisham 2005-2009 | 77 |

| TABLES | | PAGE |
|---------------|---|-------------|
| Table 4.1 | Plan Period and housing targets | 31 |
| Table 4.2 | Net additional dwellings between 2004/5 to 2008/9 | 32 |
| Table 4.3 | New additional dwelling types in 2008/09 (gross vs net) | 33 |
| Table 4.4 | New dwellings (gross) by tenure and bedroom size 2008/09 | 34 |
| Table 4.5 | Housing trajectory | 38 |
| Table 4.6 | New and converted dwellings (gross) on previously developed land | 39 |
| Table 5.1 | Renewable energy completed in 2008-09 | 46 |
| Table 5.2 | Renewable energy granted in 2008-09 | 47 |
| Table 5.3 | Living roofs granted in 2008-09 | 48 |
| Table 5.4 | The Lewisham Council's operations relevant to environmental measures | 52 |
| Table 5.5 | Parks awarded Green Flags standard in Lewisham in 2008-09 | 56 |
| Table 5.6 | Nature's Gym in Lewisham 2008-09 | 58 |
| Table 5.7 | Change of Sites of Nature Conservation Importance by designation in 2007-09 | 60 |
| Table 6.1 | Total amount of additional employment floorspace by type (m ²) | 63 |
| Table 6.2 | Total amount of employment space on previously developed land by type (m ²) | 64 |
| Table 6.3 | Amount of employment land lost to residential development 2008-09 | 66 |
| Table 6.4 | Amount of completed retail, office and leisure development in Local Authority Area | 68 |
| Table 6.5 | Percentage of completed retail, office and leisure development in Town Centres | 68 |
| Table 6.6 | Total amount of floorspace for 'Town Centre Uses' in Town Centre areas | 69 |
| Table 6.7 | Total amount of floorspace for 'Town Centre Uses' in Local Authority Area | 69 |
| Table 6.8 | Local Authority Core Accessibility indicators 2008 | 71 |
| Table 7.1 | Section 106 Agreement activity 2006-09 | 75 |
| Table 7.2 | Planning appeal performance 2008-09 | 76 |

EXECUTIVE SUMMARY

By law, every year we must write a monitoring report on the Local Development Framework or LDF and the success or otherwise of implementing planning policy. We need to collect evidence to show how we compare against various targets set by the government. This is Lewisham's fifth Annual Monitoring Report or AMR and covers the period 1st April 2008 to 31st March 2009. Key achievements include:

Housing

- There are now 1,223 more new homes in Lewisham compared to the previous year. This is above the London Plan target of 975 a year.
- Of all the new homes built in the last year, 32% were built for people who earn less than the average wage. This is known as affordable housing. The ratio of affordable housing completions is approximately 55:45 (social rented to intermediate housing) against a target of 70:30.
- Over the last five years a total of 4,829 additional new homes were completed against a target of 4,770, an average of 975 a year. Over the next 15 years we predict that more than 19,000 extra new homes will be built in the borough.

Environment

- Lewisham ranked third lowest for CO₂ emissions (per capita) out of all Greater London boroughs.
- The amount of waste collected was 3% less than the previous year and the amount of household waste collected was reduced by 7.5%.
- Nine parks were awarded Green Flag status, one of the highest in London.
- There were no planning permissions granted on any designated open space.
- There were no planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Economic

- There was a net loss of 3,648 square metres of business space but this did not occur within any Defined Employment Areas.

LB Lewisham Planning Service

- The Core Strategy Options Report was released for public consultation between February and April 2009.
- Preparation of the Local Development Framework continues to progress.
- A total of 2,430 applications for town planning, advertisement and tree related matters were lodged with the Council. This represents a 5% reduction from the previous year and is a response to the current economic recession.
- Through the signing of Section 106 legal agreements, over £3.4 million financial contributions have been secured and 502 affordable homes and an addition 12 affordable habitable rooms will be provided.

1. INTRODUCTION

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 progress in adopting new development plan documents as set out in 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 fifth AMR and sets out key information about the operation of the planning system in the borough for the period 1st April 2008 to 31st March 2009 and the extent to which the Council's planning policies are being implemented.

Government good practice¹ sets 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.
- Section 7 provides an overview of the activity of the Planning Service including its development control, enforcement and conservation functions.
- Appendices provide additional information.

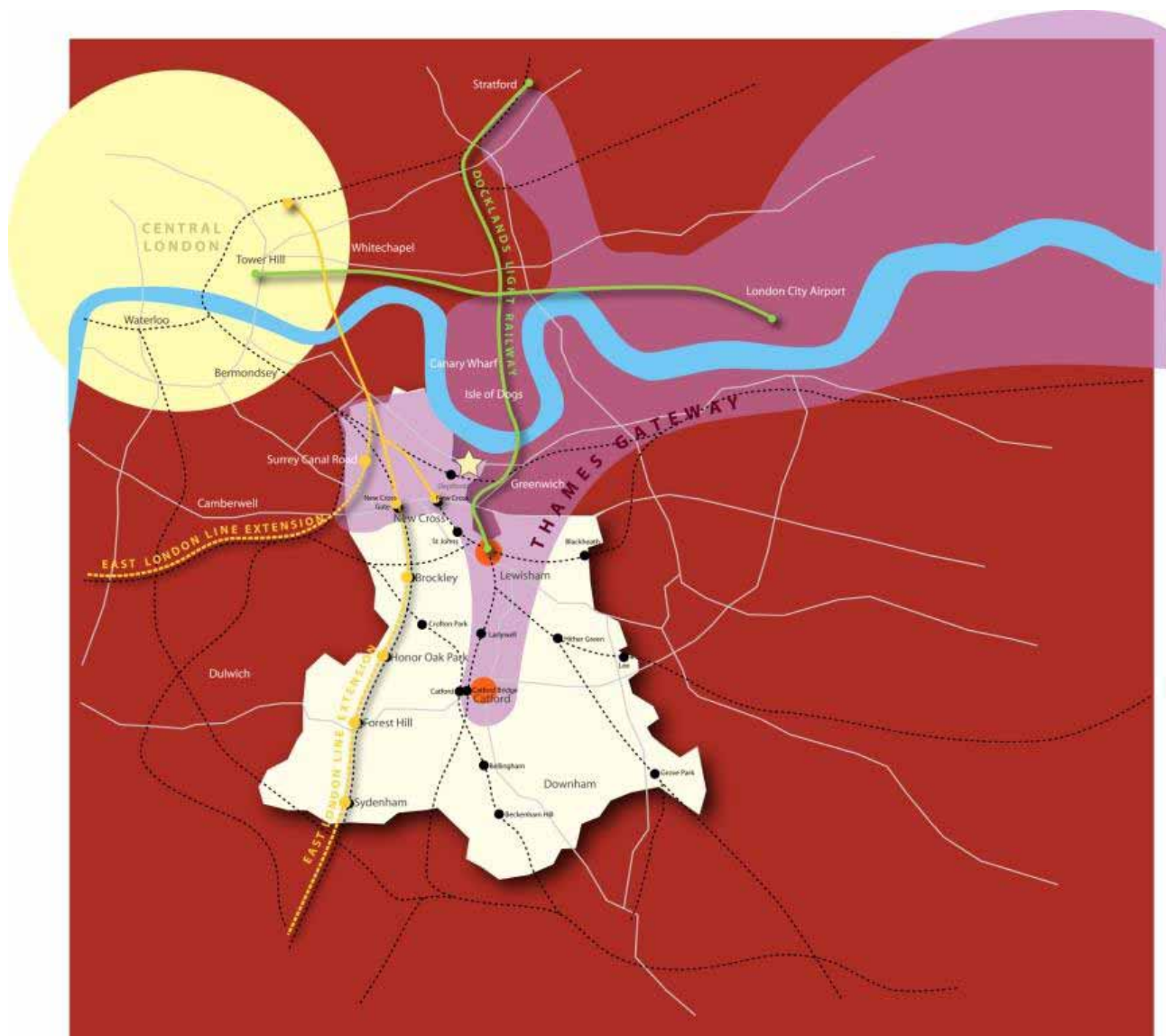
¹ Local Development Framework Monitoring: A Good Practice Guide (2005) and Regional Spatial Strategy and Local Development Framework: Core Output Indicators(Update July 2008)

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 2.1: 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

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

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 261,600⁷ 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.

From early 2010 Docklands Light Railway will offer more comfortable journeys and more space on platforms and trains with three-carriage capacity enhancement, new rail cars and station upgrade. This will increase peak period capacity by 25%⁹ to keep pace with employment and housing growth in the surrounding areas. By June 2010, the East London Line will run from Dalston Junction in the north to New Cross, Forest Hill, Lower Sydenham, Crystal Palace and West Croydon in the south.

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.

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 2008 Mid-Year Population Estimate published on 29 September 2009

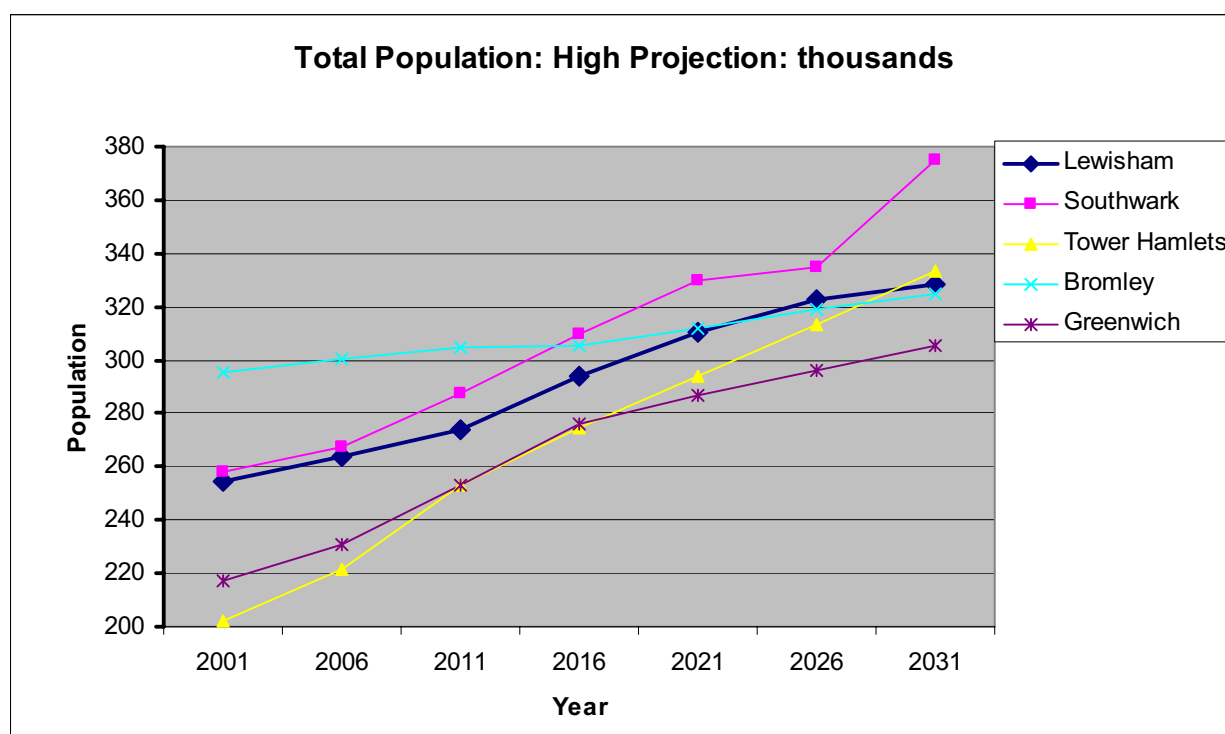
8. According to Dwelling Stock by Tenure and Condition Period: April 2006, Neighbourhood Statistics ONS, updated on 26 March 2008 there are 113,041 dwellings

⁹ According to Draft Final Report of Lewisham Borough Wide Transport Study, October 2009

2.2 POPULATION (CURRENT AND PROJECTED)

Lewisham is the third largest inner London borough in terms of both its population (261,600) and its area (3,516 ha). The Greater London Authority (GLA) predicts that the overall population of Lewisham is expected to increase by close to a quarter between 2006 and 2031, an additional 64,300 people.

Figure 2.2: Projected population and population change in 2001 and 2031 (in thousands)



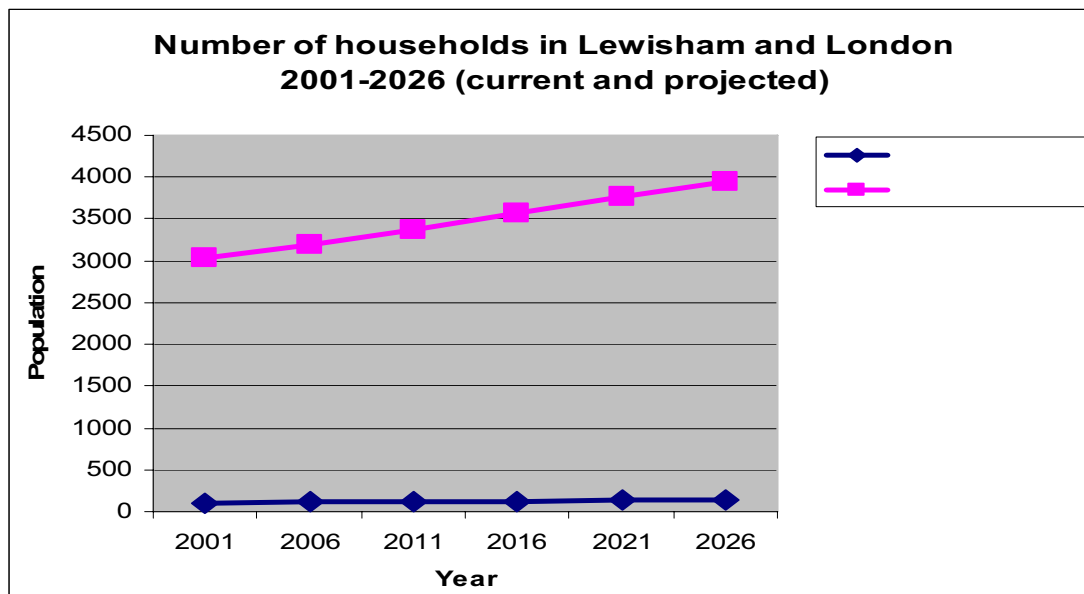
Source: GLA 2008 Round of Demographic Projections, RLP High

| | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | Change in 2006-2031 | Change in 2006-2031 (%) |
|-----------------------|---------|---------|-------|---------|---------|---------|---------|---------------------|-------------------------|
| Lewisham | 254.8 | 264.1 | 274.2 | 293.9 | 310.4 | 322.7 | 328.4 | 64.3 | 24.4 |
| Southwark | 258.1 | 267.7 | 287.4 | 309.6 | 330 | 335 | 374.8 | 107.1 | 40 |
| Tower Hamlets | 202.1 | 221.5 | 253.3 | 274.7 | 294.3 | 313.2 | 333.6 | 112.1 | 50.6 |
| Bromley | 295.6 | 300.1 | 304.8 | 305.7 | 311.7 | 319.4 | 325 | 24.9 | 8.3 |
| Greenwich | 217.3 | 231 | 253.1 | 275.9 | 286.9 | 296.1 | 305.6 | 74.5 | 32.3 |
| Greater London | 7,336.9 | 7,543.3 | 7,910 | 8,266.2 | 8,578.1 | 8,860.6 | 9,106.3 | 1,563 | 20.7 |

Source: GLA 2008 Round of Demographic Projections, RLP High

Figure 2.3 shows the projected rise in the number of households over the period 2006-2026 from about 113,200 to 144,200 in 2026. This represents an increase of more than a quarter over the 2006 figure. Growth will be concentrated within the north of the borough and the Lewisham Town Centre.

Figure 2.3: Number of household in Lewisham and London (current and projected) ('000)



| Year | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 |
|-----------------------|---------|---------|---------|---------|---------|---------|
| Lewisham | 107.6 | 113.2 | 117.6 | 128.6 | 137.6 | 144.2 |
| Greater London | 3,036.0 | 3,192.4 | 3,374.0 | 3,573.9 | 3,760.2 | 3,936.3 |

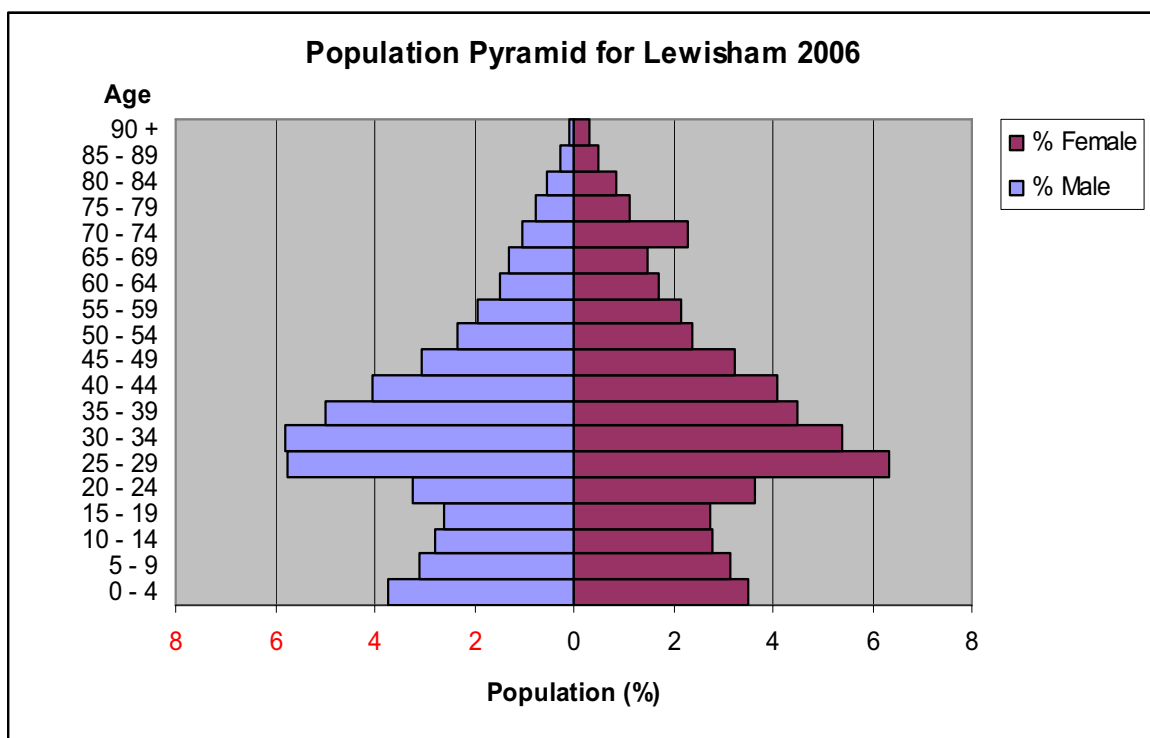
Source: GLA 2008 Round Demographic Projections (High Projections)

2.3 AGE AND SEX

Lewisham has a relatively young age structure when compared to the UK and Greater London. Figure 2.4 shows that in 2007, just under a fifth of the population was under 15 years (18.99% or 48,010) and nearly three quarters of the population was younger than 45 years (74.21% or 190,705). Just over one in ten of the population are above current retirement age (11.18% or 29,538, retirement age being 60 for women and 65 for men).

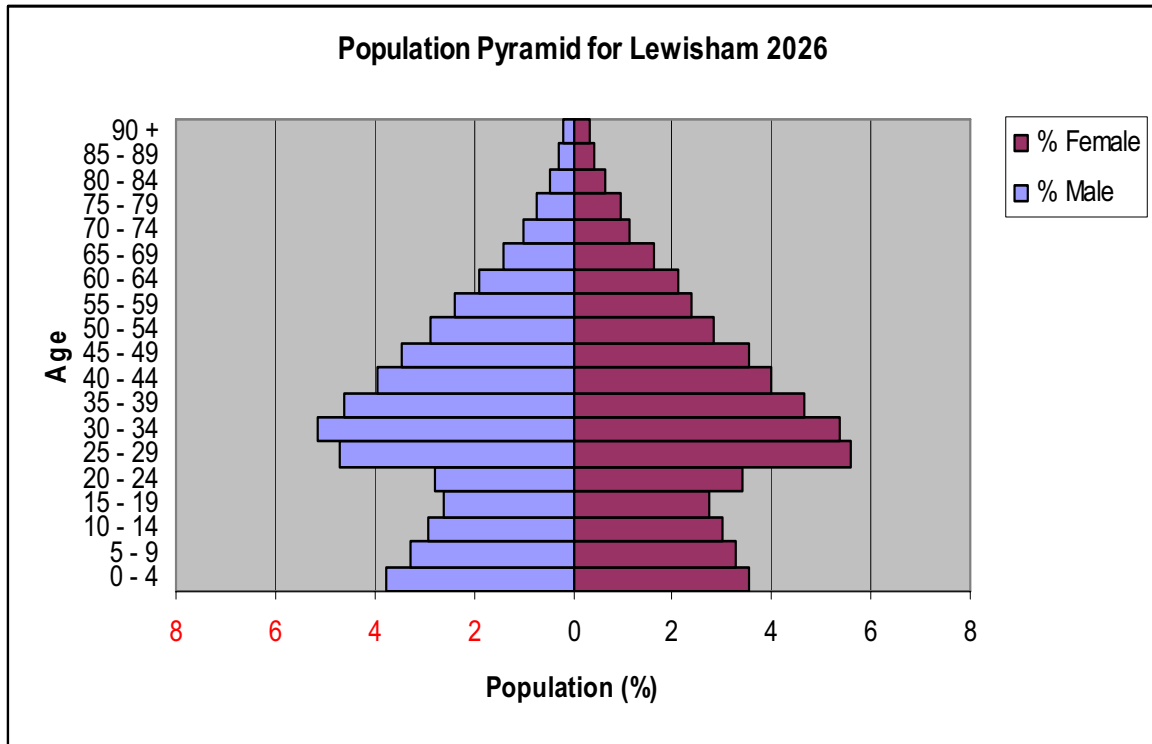
By 2026, the GLA projects that the total population in Lewisham will reach 327,727, and that a fifth of the population will be under 15 years (19.8% or 63,956 people) and almost 70% of the population will be younger than 45 years (69.37% or 223,876 people).

Figure 2.4: Age and sex of population in Lewisham 2006 and 2026



| Age | Males | Females | Persons | Age | Males | Females | Persons |
|---------|--------|---------|---------|--------------|----------------|----------------|----------------|
| 0 - 4 | 9,793 | 9,251 | 19,045 | 50 - 54 | 6,144 | 6,286 | 12,430 |
| 5 - 9 | 8,157 | 8,258 | 16,415 | 55 - 59 | 5,115 | 5,692 | 10,807 |
| 10 - 14 | 7,354 | 7,349 | 14,702 | 60 - 64 | 3,918 | 4,484 | 8,402 |
| 15 - 19 | 6,905 | 7,285 | 14,190 | 65 - 69 | 3,496 | 3,838 | 7,334 |
| 20 - 24 | 8,560 | 9,662 | 18,222 | 70 - 74 | 2,689 | 3,294 | 5,984 |
| 25 - 29 | 15,195 | 16,747 | 31,942 | 75 - 79 | 1,994 | 2,935 | 4,930 |
| 30 - 34 | 15,295 | 14,223 | 29,518 | 80 - 84 | 1,377 | 2,286 | 3,663 |
| 35 - 39 | 13,216 | 11,922 | 25,138 | 85 - 89 | 679 | 1,330 | 2,009 |
| 40 - 44 | 10,679 | 10,854 | 21,533 | 90 + | 300 | 836 | 1,135 |
| 45 - 49 | 8,121 | 8,571 | 16,692 | Total | 128,989 | 135,103 | 264,092 |

Source: GLA Population Projection 2008



| Age | Males | Females | Persons | Age | Males | Females | Persons |
|---------|--------|---------|---------|--------------|----------------|----------------|----------------|
| 0 - 4 | 12,157 | 11,497 | 23,654 | 50 - 54 | 9,255 | 9,088 | 18,342 |
| 5 - 9 | 10,543 | 10,625 | 21,168 | 55 - 59 | 7,637 | 7,647 | 15,284 |
| 10 - 14 | 9,448 | 9,686 | 19,134 | 60 - 64 | 6,136 | 6,800 | 12,936 |
| 15 - 19 | 8,366 | 8,848 | 17,214 | 65 - 69 | 4,559 | 5,194 | 9,754 |
| 20 - 24 | 8,947 | 10,963 | 19,910 | 70 - 74 | 3,248 | 3,722 | 6,970 |
| 25 - 29 | 15,227 | 18,059 | 33,286 | 75 - 79 | 2,403 | 3,062 | 5,466 |
| 30 - 34 | 16,657 | 17,382 | 34,039 | 80 - 84 | 1,513 | 2,096 | 3,610 |
| 35 - 39 | 14,909 | 15,026 | 29,935 | 85 - 89 | 905 | 1,305 | 2,209 |
| 40 - 44 | 12,674 | 12,862 | 25,536 | 90 + | 632 | 1,092 | 1,724 |
| 45 - 49 | 11,102 | 11,454 | 22,556 | Total | 156,318 | 166,409 | 322,727 |

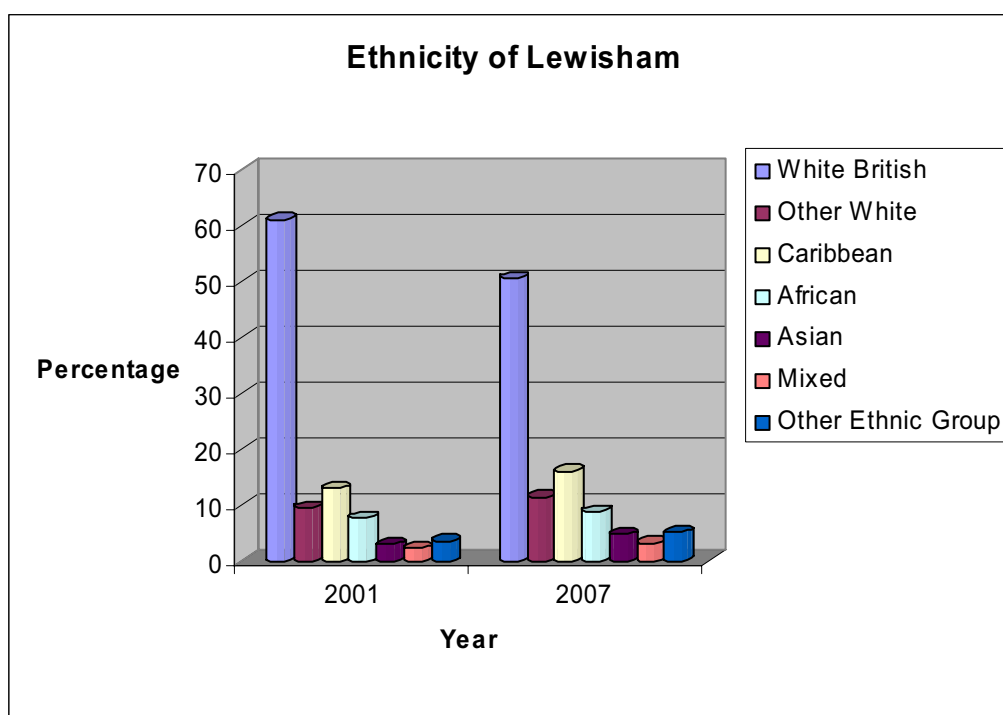
Source: GLA Population Projection 2008

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 2.5 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 2.5: Ethnicity of Lewisham



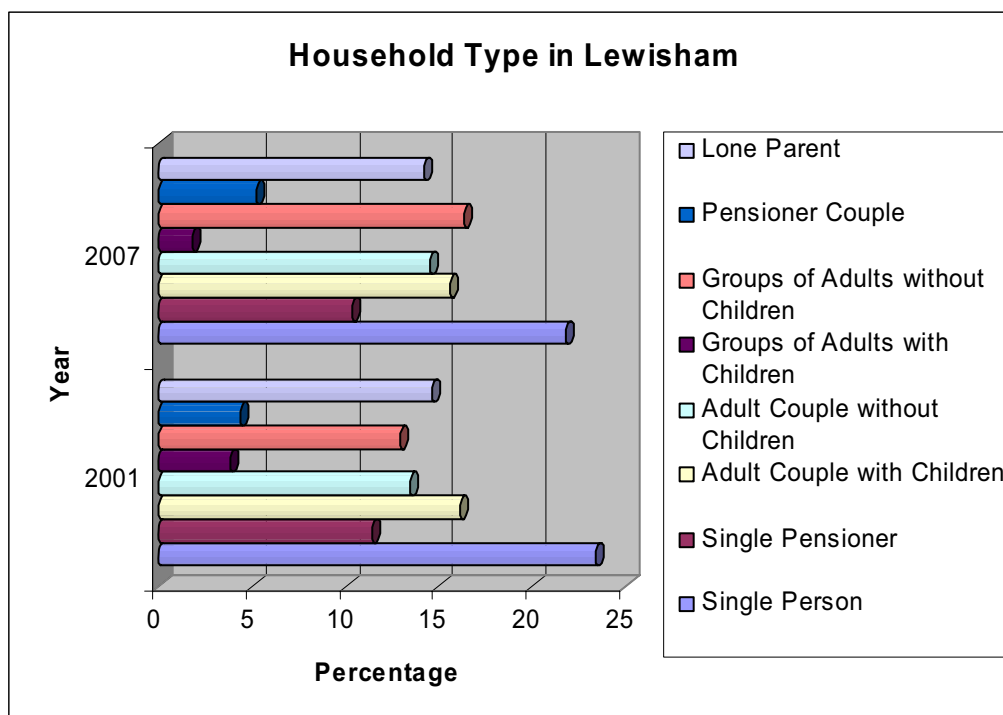
| Ethnic group | 2001 | 2007 |
|-----------------------------|-------------|-------------|
| White British | 61.0% | 50.6% |
| Other White | 9.5% | 11.4% |
| Caribbean | 13.0% | 16.1% |
| African | 7.7% | 8.8% |
| Asian | 3.0% | 4.8% |
| Mixed | 2.3% | 3.3% |
| Other Ethnic Group | 3.5% | 5.1% |
| All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

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

2.5 HOUSEHOLD TYPE

Figure 2.6 compares the household type in 2001 and 2007. This shows a slight decline in single people, single pensioners, and group of adults with children and a larger decline in adults with children. However, there was a corresponding increase of adult couples without children.

Figure 2.6: Household type in Lewisham



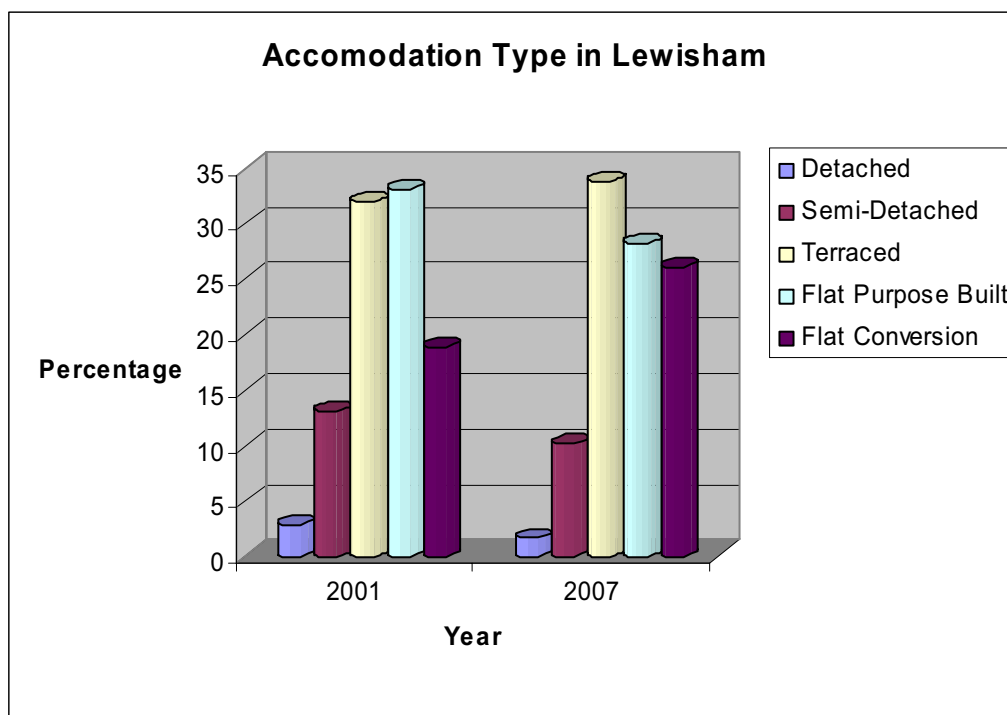
| Household Type | 2001 | 2007 |
|-----------------------------------|-------|-------|
| Single person | 23.4% | 21.8% |
| Single pensioner | 11.4% | 10.4% |
| Adult couple with children | 16.1% | 15.6% |
| Adult couple without children | 13.5% | 14.5% |
| Groups of adults with children | 3.8% | 1.8% |
| 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, Strategic Housing Market Assessment 2008

2.6 ACCOMODATION TYPE

Figure 2.7 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 2.7: 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, Strategic Housing Market Assessment 2008

2.7 HOUSING TENURE

The total number of households in Lewisham is 114,939 ¹⁰. Figure 2.8 shows 69% and 31% of households are within the private sector and public sector respectively. The results of the 2007 Lewisham Household Survey for the SHMA (Figure 2.9) indicate 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 consequence 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 the buy to let market in recent years.

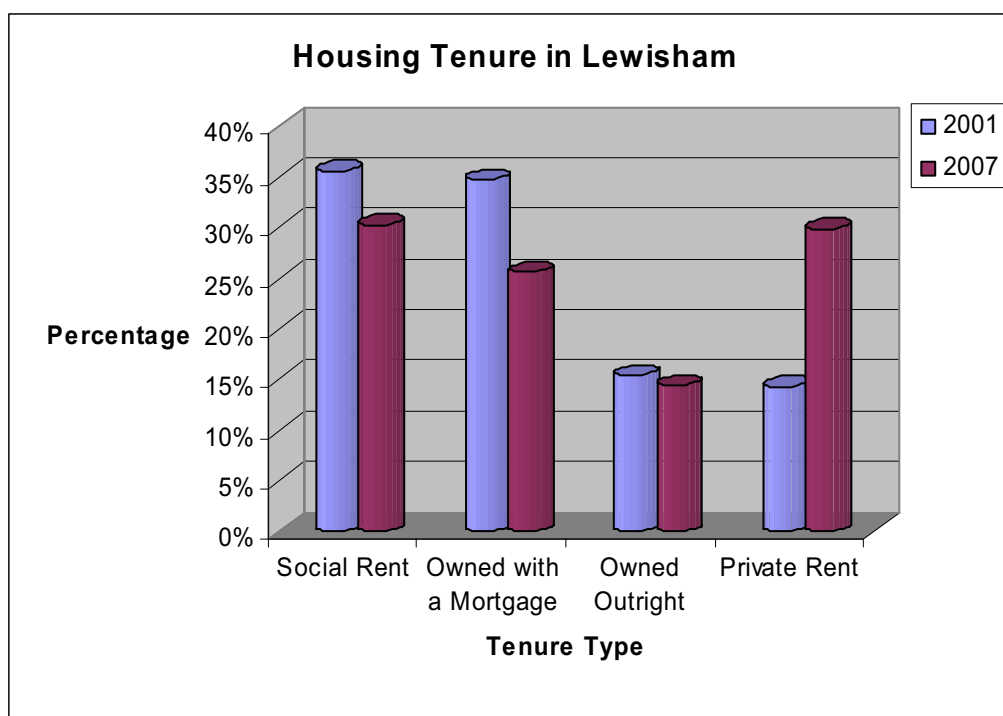
Figure 2.8: Housing tenure in Lewisham 2007-08

| Housing Tenure | 2007- 2008 |
|-----------------------------------|-----------------|
| Total number of households | 114,939 (13.5%) |
| Local authority | 19,810 (17.2%) |
| Registered social landlord | 15,488 (13.5%) |
| Other public sector | 795 (0.7%) |
| Private sector | 78,789 (69%) |

Source: London Councils - Housing Tenure Statistics, Housing Strategy Statistical Appendix 2007/08, DCLG

¹⁰ Based on the Housing Strategy Statistical Appendix 2007/08, DCLG

Figure 2.9: Housing tenure in Lewisham



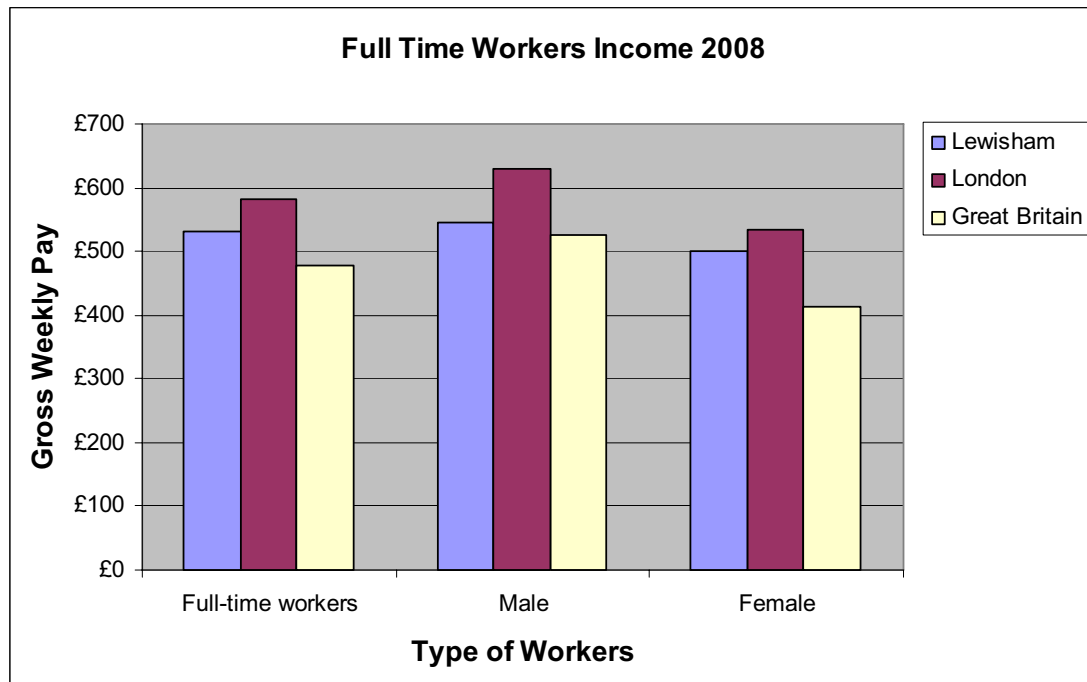
| Tenure type | 2001 | 2007 | Change |
|------------------------------|-------|-------|--------|
| Social rent | 35.6% | 30.2% | - 5.4% |
| Owned with a mortgage | 34.7% | 25.6% | - 9.1% |
| Owned outright | 15.4% | 14.4% | - 1% |
| Private rent | 14.3% | 29.8% | +15.5% |

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

2.8 HOUSEHOLD INCOME

Figure 2.10 shows the average mean earnings in Lewisham for 2008 was £531.50 per week. This was lower than the London average of £580.80 per week, but higher than the Great Britain average of £479.30. Male workers in Lewisham earned just less than 15% of average male earnings in London while females earned close to 7% less of the female London average.

Figure 2.10: Full time workers income in Lewisham 2008

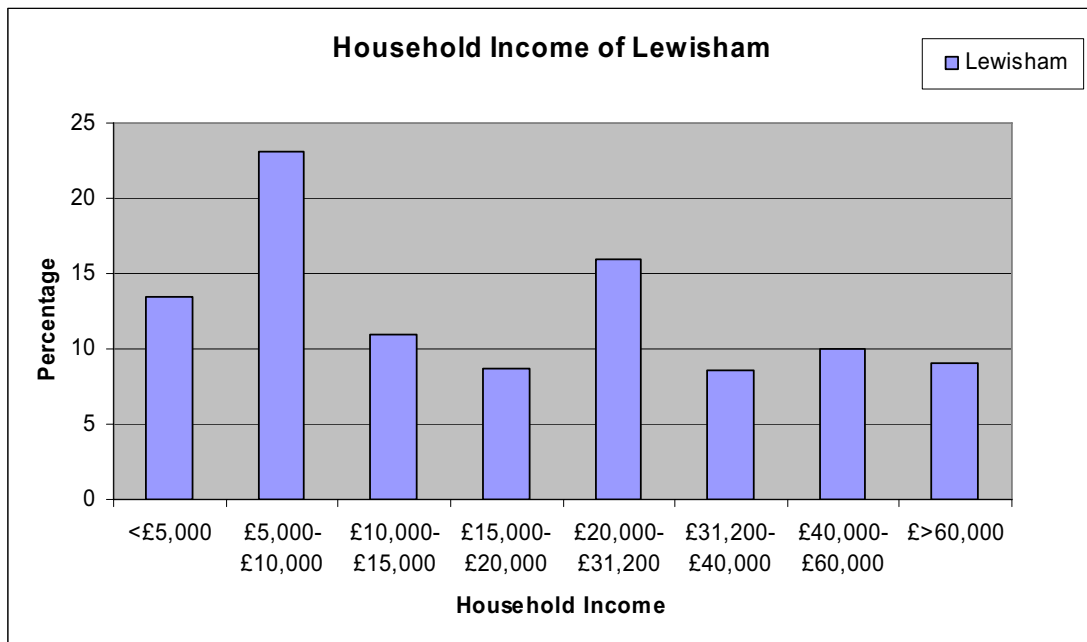


| Gross weekly pay | Lewisham | London | Great Britain |
|--------------------------|----------|--------|---------------|
| Full-time workers | £531.5 | £580.8 | £479.3 |
| • Male | £545.7 | £630.0 | £525.0 |
| • Female | £499.4 | £534.5 | £412.7 |

Source: ONS Annual Survey of Hours and Earnings, resident analysis 2008

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 2.11 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 2.11: 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% |

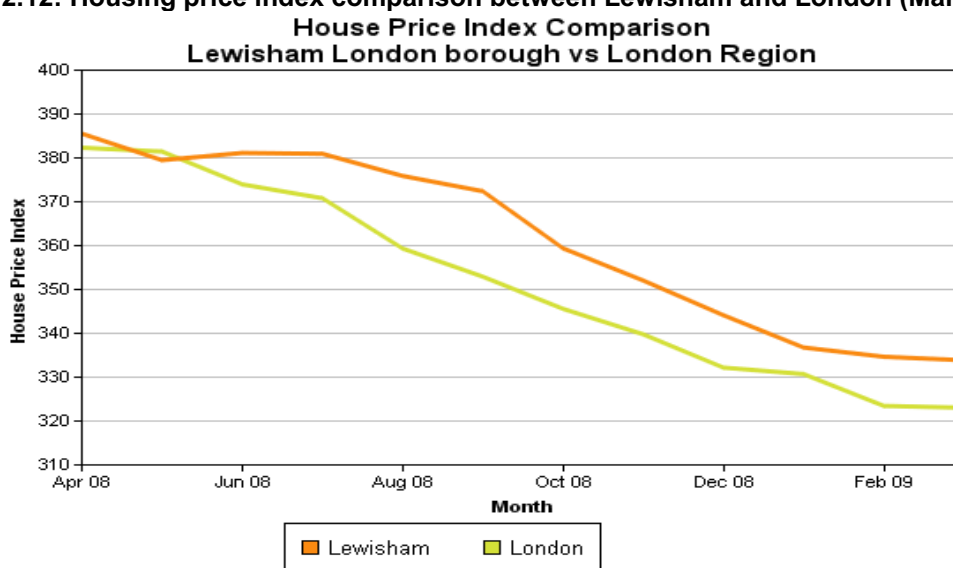
Source: Lewisham Household Survey 2007, SHMA 2008

2.9 HOUSE PRICES

Based on the Land Registry the housing price in Lewisham has decreased steadily between April 2008 and March 2009, except in June 2008. Figure 2.12 shows the housing price index of Lewisham is generally higher than the London average, but the average housing price in Lewisham is still lower than the London region.

Figure 2.13 shows the average price of every household type in Lewisham in 2008-09. The current economic recession has exacerbated downturns in the housing market and the wider economy, impacting affordability. Good value mortgages have become more difficult to find as borrowing rates have soared and many lenders are demanding a larger deposit.

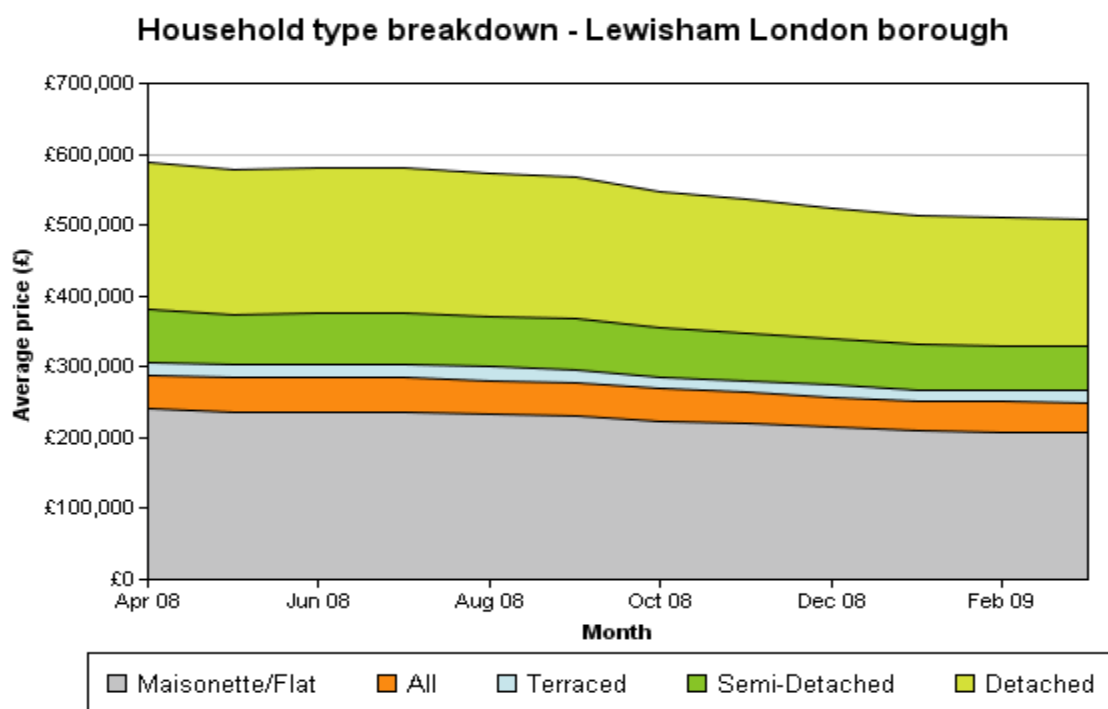
Figure 2.12: Housing price index comparison between Lewisham and London (Mar 2008)



| Month | Lewisham London borough | | London Region | |
|--------|----------------------------|----------------------|---------------|----------------------|
| | Index | Average Price (£) | Index | Average Price (£) |
| Apr-08 | 385.5 | 288,444 | 382.3 | 352,444 |
| May-08 | 379.5 | 283,921 | 381.4 | 351,636 |
| Jun-08 | 381.1 | 285,156 | 374 | 344,741 |
| Jul-08 | 380.9 | 285,007 | 370.8 | 341,828 |
| Aug-08 | 375.9 | 281,234 | 359.3 | 331,260 |
| Sep-08 | 372.4 | 278,620 | 352.9 | 325,339 |
| Oct-08 | 359.4 | 268,888 | 345.6 | 318,581 |
| Nov-08 | 352 | 263,394 | 339.8 | 313,227 |
| Dec-08 | 344.1 | 257,475 | 332.2 | 306,230 |
| Jan-09 | 336.8 | 251,964 | 330.7 | 304,866 |
| Feb-09 | 334.7 | 250,386 | 323.5 | 298,182 |
| Mar-09 | 333.9 | 249,789 | 323 | 297,785 |

Source: Land Registry, 2009

Figure 2.13: Average housing price (Breakdown by Household Type) in Lewisham 2008-09



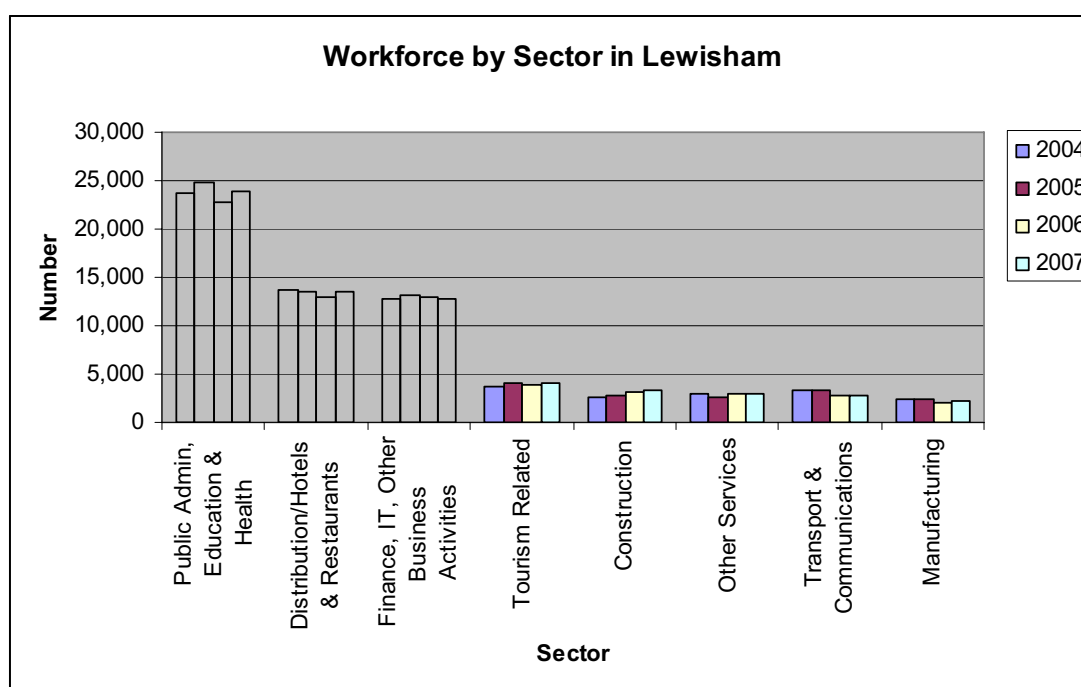
| Month | Detached (£) | Semi-Detached (£) | Terraced (£) | Maisonette/Flat (£) | All (£) |
|--------|--------------|-------------------|--------------|---------------------|---------|
| Apr-08 | 587,903 | 379,897 | 307,178 | 239,941 | 288,444 |
| May-08 | 578,686 | 373,941 | 302,362 | 236,179 | 283,921 |
| Jun-08 | 581,202 | 375,567 | 303,677 | 237,206 | 285,156 |
| Jul-08 | 580,898 | 375,370 | 303,518 | 237,082 | 285,007 |
| Aug-08 | 573,209 | 370,402 | 299,501 | 233,944 | 281,234 |
| Sep-08 | 567,881 | 366,959 | 296,717 | 231,769 | 278,620 |
| Oct-08 | 548,044 | 354,141 | 286,352 | 223,673 | 268,888 |
| Nov-08 | 536,847 | 346,905 | 280,502 | 219,103 | 263,394 |
| Dec-08 | 524,782 | 339,109 | 274,198 | 214,179 | 257,475 |
| Jan-09 | 513,550 | 331,851 | 268,329 | 209,595 | 251,964 |
| Feb-09 | 510,333 | 329,772 | 266,648 | 208,282 | 250,386 |
| Mar-09 | 509,118 | 328,987 | 266,014 | 207,787 | 249,789 |

Source: Land Registry, 2009

2.10 EMPLOYMENT STRUCTURE OF THE BOROUGH

Figure 2.14 shows that the total employment in the borough has increased by 3% between 2006 and 2007. 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. All sectors are experiencing some growths, except finance, IT, other business activities and transport and communications. The main point to note is that total employment in the borough has been declining over the past five years with the loss of 7,287 jobs over the period 2003-2007. The borough is a major supplier of labour to neighbourhood areas with over half of employed people working outside the borough.

Figure 2.14: Workforce by sector in Lewisham



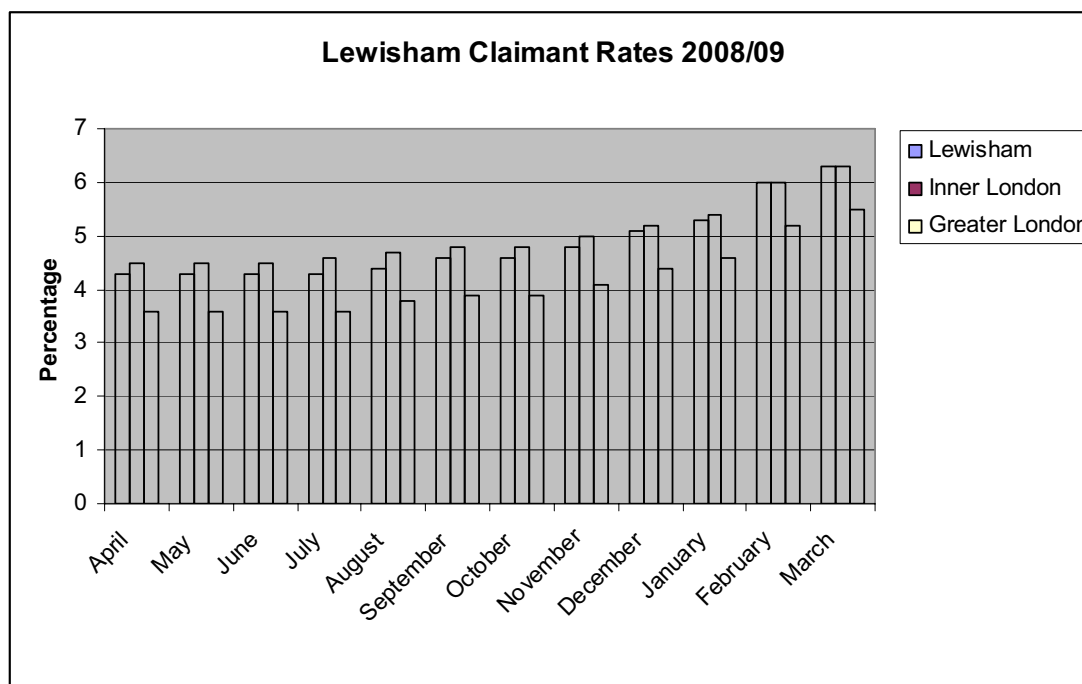
| Sector | 2003 | 2004 | 2005 | 2006 | 2007 |
|---|---------------|---------------|---------------|---------------|---------------|
| Public admin, education and health | 23,791 | 23,762 | 24,800 | 22,800 | 23,900 |
| Distribution/hotels and restaurants | 14,106 | 13,679 | 13,600 | 13,000 | 13,600 |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

Source: Annual Business Inquiry Employment Analysis 2008

2.11 LEVEL OF UNEMPLOYMENT

The unemployment rate 2008/09 for Lewisham is based on the unemployment claimant rates published by Greater London Authority 2009 detailed in Figure 2.15 below. Lewisham had an average claimant rate of 4.86% for the monitoring period which is 0.17% lower than in Inner London, and 0.71% higher than in Greater London.

Figure 2.15: Unemployment claimant count in Lewisham 2008/09



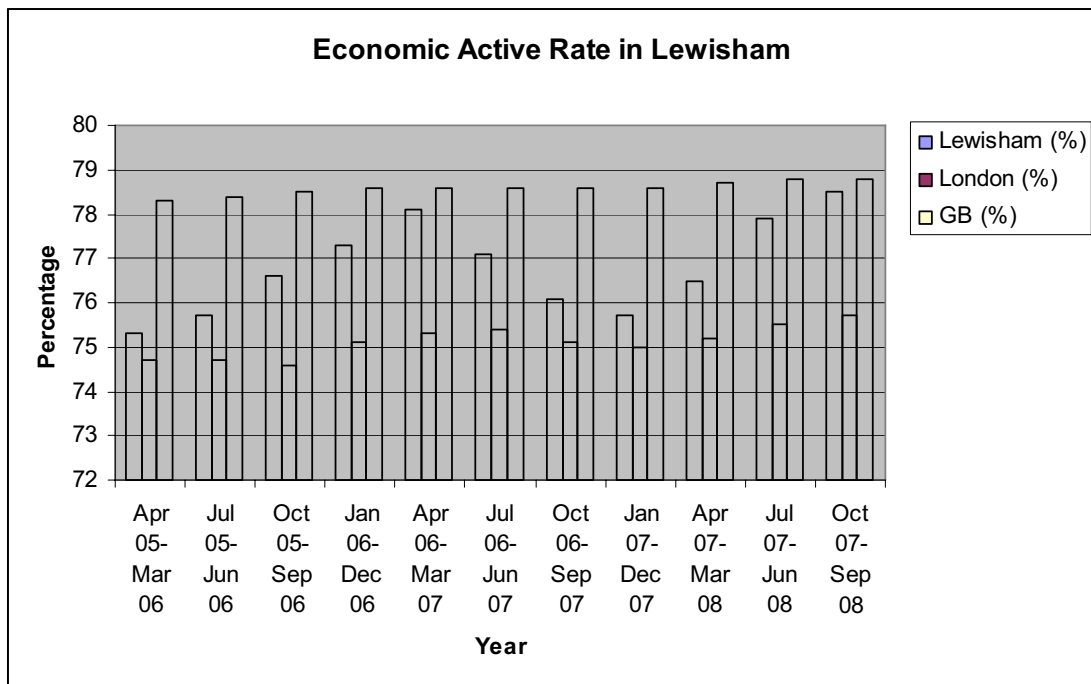
| 2008/09 | Lewisham (%) | Inner London (%) | Greater London(%) |
|---------------------|--------------|------------------|-------------------|
| April | 4.3 | 4.5 | 3.6 |
| May | 4.3 | 4.5 | 3.6 |
| June | 4.3 | 4.5 | 3.6 |
| July | 4.3 | 4.6 | 3.6 |
| August | 4.4 | 4.7 | 3.8 |
| September | 4.6 | 4.8 | 3.9 |
| October | 4.6 | 4.8 | 3.9 |
| November | 4.8 | 5.0 | 4.1 |
| December | 5.1 | 5.2 | 4.4 |
| January | 5.3 | 5.4 | 4.6 |
| February | 6.0 | 6.0 | 5.2 |
| March | 6.3 | 6.3 | 5.5 |
| Average Rate | 4.86 | 5.03 | 4.15 |

Source: ONS (Jobcentre Plus administrative system) & GLA estimates, Data Management and Analysis Group, Social Exclusion Update, Greater London Authority 2009

2.12 ECONOMIC ACTIVITY OF RESIDENTS AGED 16-74

Figure 2.16 shows the overall employment figures in Lewisham for those working in and out of the borough for the period April 2005 to September 2008. The main point to note is that since 2007, the economic activity rate has gradually increased and is higher than the London average.

Figure 2.16: Economic active rate in Lewisham 2005-2008



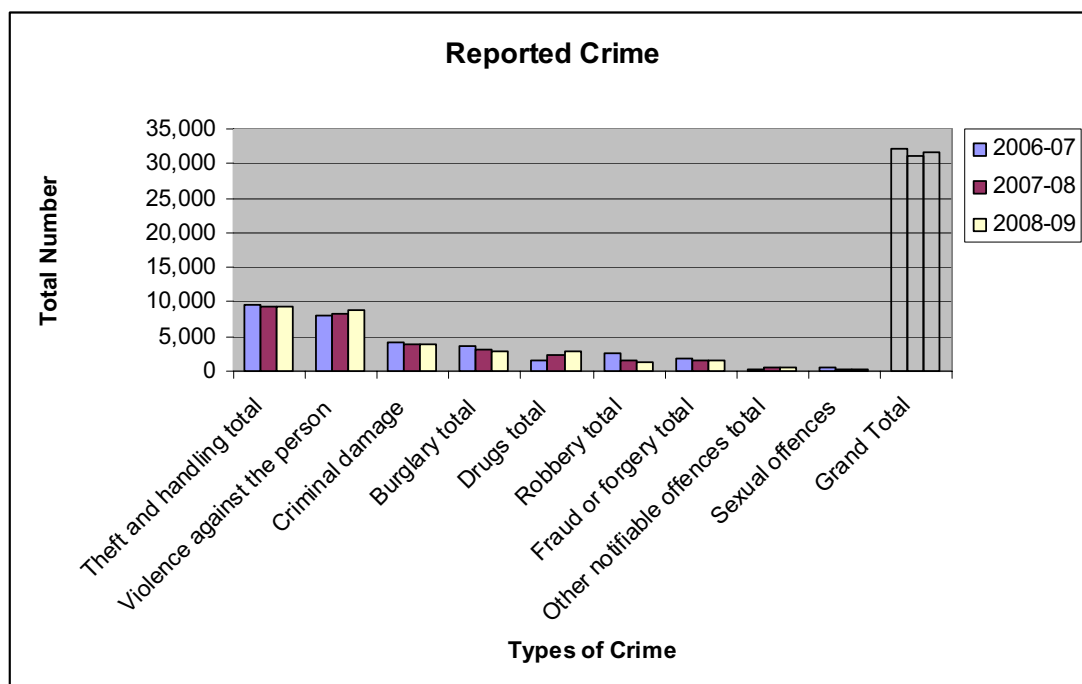
| Year | Lewisham | Lewisham (%) | London (%) | GB (%) |
|----------------------|----------|--------------|------------|--------|
| Apr 05-Mar 06 | 134,000 | 75.3 | 74.7 | 78.3 |
| Jul 05-Jun 06 | 135,200 | 75.7 | 74.7 | 78.4 |
| Oct 05-Sep 06 | 137,400 | 76.6 | 74.6 | 78.5 |
| Jan 06-Dec 06 | 139,600 | 77.3 | 75.1 | 78.6 |
| Apr 06-Mar 07 | 141,400 | 78.1 | 75.3 | 78.6 |
| Jul 06-Jun 07 | 140,100 | 77.1 | 75.4 | 78.6 |
| Oct 06-Sep 07 | 138,000 | 76.1 | 75.1 | 78.6 |
| Jan 07-Dec 07 | 136,900 | 75.7 | 75.0 | 78.6 |
| Apr 07-Mar 08 | 139,100 | 76.5 | 75.2 | 78.7 |
| Jul 07-Jun 08 | 142,100 | 77.9 | 75.5 | 78.8 |
| Oct 07-Sep 08 | 143,500 | 78.5 | 75.7 | 78.8 |

Source: ONS annual population survey 2009

2.13 CRIME RATES

According to the Metropolitan Police Service Statistics, there was a decline of over 3% in reported crimes between 2006-7 and 2008-09 but an increase of 1.6% over the last year (Figure 2.17).

Figure 2.17: Reported crimes in 2006-2009



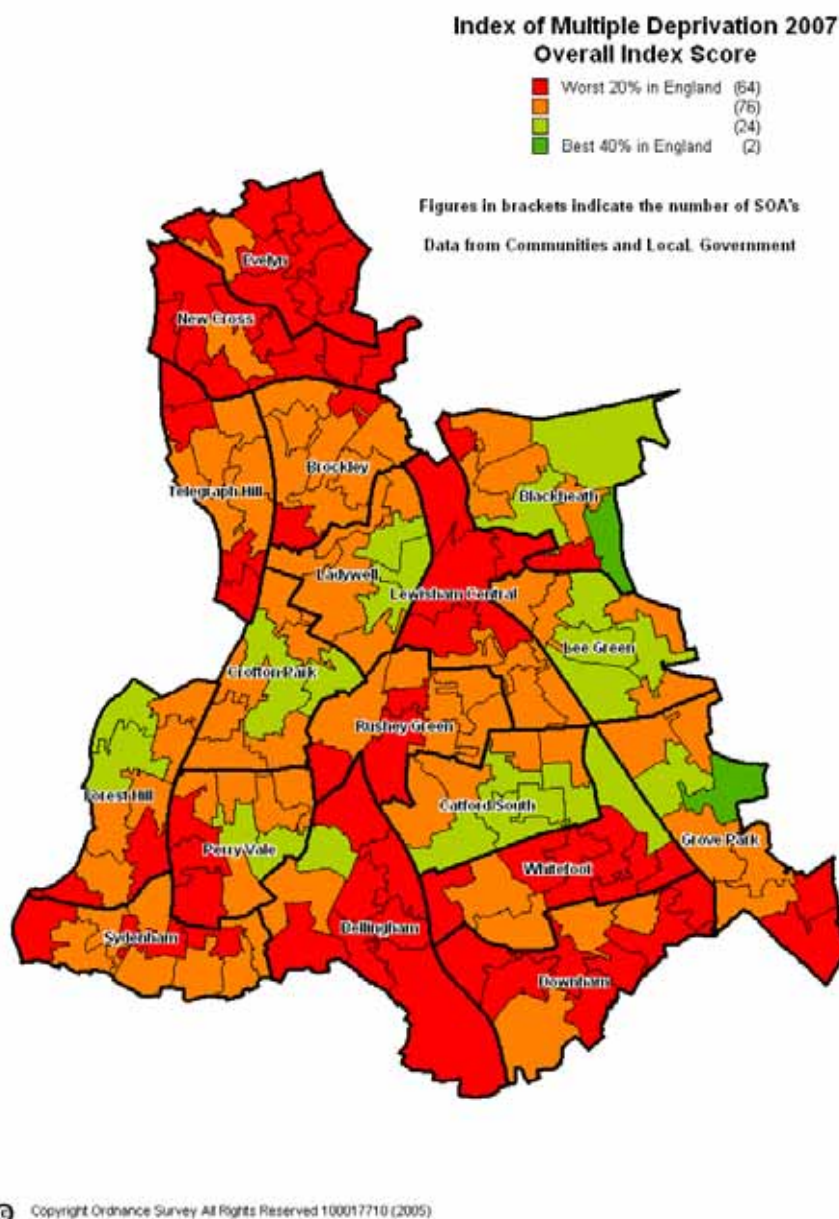
| Reported Crimes | 2006-07 | 2007-08 | 2008-09 | Change |
|--|---------------|---------------|---------------|--------------|
| Theft and handling total | 9,621 | 9,346 | 9,344 | -0.02% |
| Violence against the person | 8,062 | 8,376 | 8,802 | 5.09% |
| Criminal damage | 4,052 | 3,983 | 3,903 | -2.01% |
| Burglary total | 3,579 | 3,149 | 2,923 | -7.18% |
| Drugs total | 1,644 | 2,299 | 2,758 | 19.97% |
| Robbery total | 2,635 | 1,667 | 1,377 | -17.40% |
| Fraud or forgery total | 1,759 | 1,446 | 1,566 | 8.29% |
| Other notifiable offences total | 387 | 419 | 510 | 0.29% |
| Sexual offences | 411 | 370 | 372 | 0.54% |
| Grand Total | 32,150 | 31,055 | 31,555 | 1.61% |

Source: Metropolitan Police Service, 2009

2.14 INDICES OF MULTIPLE DEPRIVATION (IMD)

The Index of Multiple Deprivation (IMD 2007) saw Lewisham ranked as the 39th most deprived Local Authority in England, with a number of areas ranked in the 20% most deprived in England. The IMD looks at a range of indicators covering income, employment, health, education, training, skills, living conditions and access to services. Figure 2.18 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 2.18: Index of Multiple Deprivation in Lewisham 2007



Source: DCLG, 2007

3. IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME

3.1 INTRODUCTION

The Local Development Scheme (LDS) is a statutory document that sets out the details of which local development documents (LDD) and supplementary planning documents (SPD) the council is preparing including the timetable for their production and key milestones within that timetable. It is the project plan for the local development framework (LDF) which includes the LDDs that will eventually replace the Unitary Development Plan (UDP) as the statutory development plan for Lewisham. The AMR is the place where the council reports on the performance against the key milestones in the LDS.

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 covers the reporting period of the last financial year, that is from 1 April 2008 up to 31 March 2009. During this period Version 4 of the LDS was in place. Version 4 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 2008 and agreed by GOL in March 2008 and adopted by Lewisham Council in April 2008.

The Town and Country Planning Act 2008 made some changes to the LDS process. This means that it is no longer a requirement to report SPG in the LDS. This introduces flexibility for councils to prepare SPD as and when they are needed without the formal need to include them in a revised LDS. However, this information is useful for the public and others interested in the planning process locally. As such the council will continue to report on progress on SPD within the AMR.

3.2 PROGRESS ON LDS TIMETABLE

The LDS was prepared and adopted during early 2008 and therefore reflects the key stages for preparing LDD that was in place at that time. With the publication of the new PPS 12 'Local Spatial Planning' in June 2008 the preferred option key stage was removed from the process and a new stage called the 'Published Plan' was introduced. This change could not be reflected in the LDS as it occurred after it was adopted. It necessarily has implications for the timetable and this is reported below.

Core Strategy

The key milestone for the reporting year was to undertake consultation on the 'preferred option stage' during November and December 2008. As stated, PPS 12 removed the 'preferred option' stage so the Council held a 'further options' consultation. This document was approved by Mayor and Cabinet in November 2008, by the full Council in January 2009 and the public consultation was undertaken from February to April 2009. There was therefore

a small delay in the formal consultation but the document was in the public domain from the date of the Mayor and Cabinet meeting in November 2008.

Development Management Policies DPD and Site Allocations DPD

These two DPD were also due for 'preferred options' consultation in November and December 2008. This did not take place so the key milestone for these two DPD was not met.

The reason for the delay is that the revised PPS12 made it very clear that the core strategy was the primary document in the LDF and hence the Council has given priority to production of this document. The hierarchical relationship of LDF documents means that the core strategy is the primary document and sets out the strategy with which other DPD must be in conformity. It will therefore be easier to determine the content of the Development Management DPD when the content of the core strategy has been agreed.

Considerable work has been undertaken on the Site Allocations DPD and it is within this document that the Council will identify sites to deliver the housing target for Lewisham. As such, and given the staff resources available, this DPD will have second priority for production after the Core Strategy. A new timetable for both DPD will be set out in a revised LDS early in 2010.

Catford and Lewisham Town Centres Area Action Plans

These two DPD were due for 'preferred options' consultation in May and June 2009. This did not take place so the key milestone for these two DPD was not met. While this key milestone was technically outside the reporting year for this AMR it is opportune to bring matters up to date.

As stated priority has been given to the core strategy and all other DPD production has been delayed. Events in relation to Catford indicate that a delay in production may be justified until such time as there is more clarity about key sites and proposals. There has been little progress on the town centre site and the current owners of the shopping centre are in negotiation to sell their interest. There has also been no progress on interesting the land owners on redevelopment for the Wickes site. As AAPs are about implementation it is considered that some further clarity on key players' intentions is needed before this AAP can progress.

There has been more progress on development within Lewisham town centre. Planning permission has been granted for the Lewisham Gateway scheme and the Loampit Vale leisure and housing scheme. As such it is felt that there is still an important role for progressing as quickly as possible the Lewisham AAP. Council officers will therefore review resources and suggest a new timetable for production as part of the revised LDS next year.

Planning Obligations SPD

The key milestone was for public consultation on a draft SPD to take place in April and May 2009. Again this is technically outside the reporting period for this AMR but this key milestone was not met. This is a complex SPD which requires the collection of a great deal of evidence and some problems and delays were experienced in collecting all the necessary

information. The Councils constitutional arrangements are that as an LDF document it must be approved by both the Mayor and full Council. The revised timetable is to seek agreement to undertake public consultation on a draft from the Mayor in December 2009 and from the full Council meeting in January 2010.

Conservation Areas SPD

The timetable was for public consultation on a draft SPD to take place in September and October 2008. This key milestone was not met. The reason is that the conservation officers post that was due to undertake this work was deleted and the work programme needed to be reviewed. It is recommended that this work be deleted from the LDF programme until such time as the necessary resources are identified to undertake the work.

Deptford Creekside SPD

The timetable was for public consultation on a draft SPD to take place in September and October 2008. This key milestone was not met. The reason is that this was to be a joint commission with the London Borough of Greenwich. Unfortunately it has not proved possible to get agreement with Greenwich on how to progress this work. Further discussions with Greenwich officers are required to determine if this SPD is likely to go ahead. If so a revised timetable will have to be agreed if not it is recommended it is deleted from the LDF programme as part of the LDS update next year.

Bromley Road SPD

The timetable was for public consultation on a draft SPD to take place in September and October 2008. This key milestone was not met. There was delays in the production of this SPD as part of the early engagement with the public raised the issue of a possible conservation area designation. This was felt worth investigating and evidence was collected and discussed with English heritage. In the end it was not considered appropriate for conservation area status and the work on the SPD was resumed. Consultation on a draft SPD was undertaken in July and August 2009. A final draft will be prepared for adoption by the Mayor in December 2009 and full council in January 2010.

3.3 NEED TO REVIEW LDS

As stated, changes to the LDF process introduced by central government have led to the need to revise the LDS timetable. In addition, the council has given priority to completing the core strategy first and must therefore review the staff resources available for production of other LDF documents. All these changes indicate a need to formally revise the LDS. This process will be undertaken early in 2010.

4. IMPLEMENTING HOUSING POLICIES

4.1 INTRODUCTION

Housing is the most extensive use of land in Lewisham, providing homes and dominating the character of the local environment. There are approximately 113,000¹¹ dwellings; located in lower density suburbs across the borough to higher density neighbourhoods in Deptford and New Cross/New Cross Gate.

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. 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. Parts of Lewisham, with a focus on the Lewisham and Catford Town Centres, Deptford and New Cross are being regenerated and this represents an opportunity to improve the mix and balance of homes in our borough.

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 10 dwellings or more (UDP Policy HSG6 and London Plan Policy 3A.11) and
- To seek an **affordable housing** contribution on developments of 10 or more units or on sites of 0.5ha or more in size (UDP Policy HSG14 and London Plan Policy 3A.11).

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 area¹².

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 plan¹³

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

¹² Amended to 10 units or more through the London Plan 2008 (Policy 3A.11)

¹³ ¹³ Amended to 10 units or more through the London Plan 2008 (Policy 3A.11)

4.2 PLAN PERIOD AND HOUSING TARGETS

Indicator and target

| | |
|------------------|---|
| Indicator | Core H1 – Plan period and housing targets |
| Target | 9,750 dwellings from all sources over the period 2007-8 to 2016-17 or 975 dwellings annually (rolled forward until 2025/26) ¹⁴ |
| Target met | YES |

Data analysis

The London Plan¹⁵ requires a total of 9,750 additional new dwellings to be completed between 2007/8 and 2016/17 or 975 annually. In accordance with guidance issued by the Government Office for London (GOL) this target has been rolled forward to 2025/26 setting a target of 18,525 additional dwellings. This target will apply until the London Plan is reviewed and a new borough housing target is set.

Table 4.1: Plan Period and housing targets

| Planned housing provision | Source | Target |
|---------------------------|-------------|---------------|
| 1/4/2007 to 31/3/2017 | London Plan | 9,750 |
| 1/4/2007 to 31/3/2026 | London Plan | 18,525 |

Table 4.1 identifies the total amount of housing to be delivered over the planning period and its source, used in the housing trajectory (Core H2a to d).

4.3 NET ADDITIONAL DWELLINGS (PREVIOUS AND CURRENT)

Indicators and targets

| | |
|-------------------|---|
| Indicators | Core H2a – Net additional dwellings – in previous years Core H2b – Net additional dwellings – for the reporting years |
| Target | 9,750 dwellings from all sources over the period 2007-8 to 2016-17 or 975 dwellings annually (rolled forward until 2025/26) ¹⁶ |
| Target met | YES |

Data analysis

Table 4.2 shows the net additional dwellings over the previous five year period (Core H2a). In the period that the Council has published an Annual Monitoring Report, a total of 4,829 dwellings were completed between 2004/05 and 2008/09, against a target of 4,770, an average of 975 a year.

For the period 2007/08 to 2008/09 a total of 2,501 additional dwellings were completed against a target of 1,950 (975 for each year).

¹⁴ In accordance with guidance issued by the Government Office for London, 2009

¹⁵ London Plan, February 2008 (consolidated with alterations since 2004)

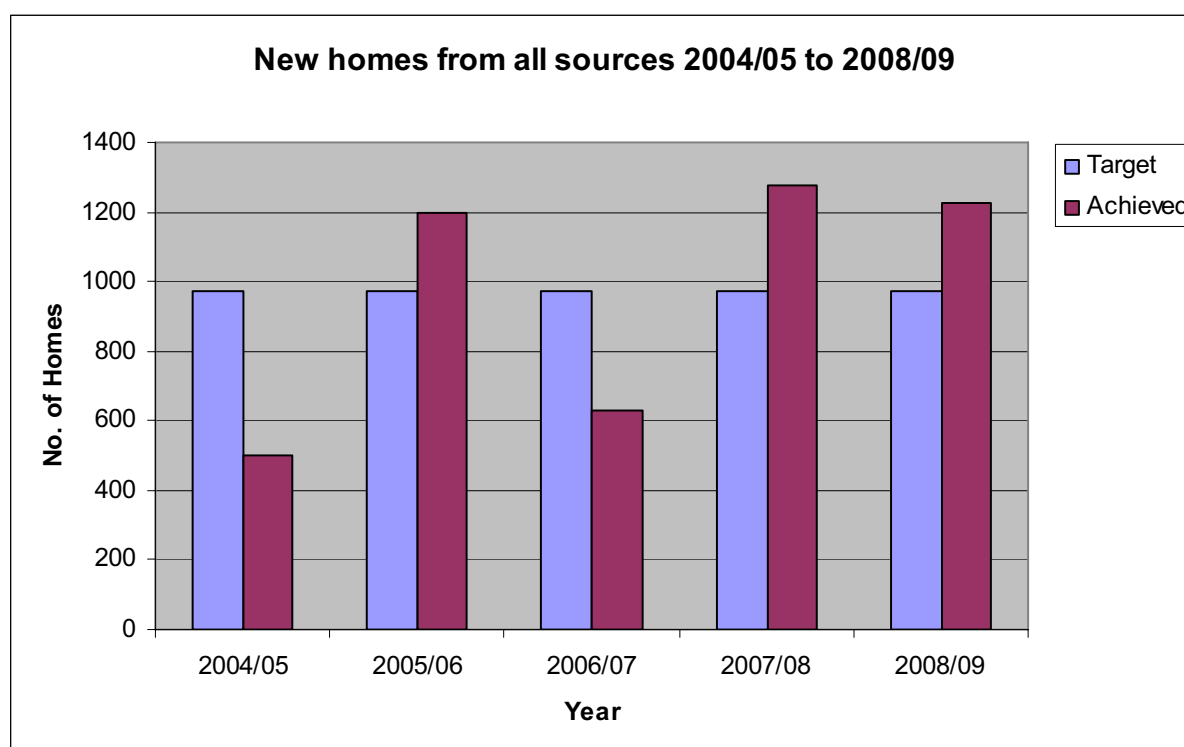
¹⁶ In accordance with guidance issued by the Government Office for London, 2009

A total of 1,270 dwellings (net) were completed against a target of 975 in the reporting year (2008/09). When only taking conventional supply into account a total of 956 new dwellings were built when compared to a target of 859 (Core H2b).

Table 4.2: Net additional dwellings between 2004/5 to 2008/9

| Year | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/9 | TOTAL | Target break-down ¹⁷ |
|-----------------------------------|---------|--------|--------|--------|--------|-------|---------------------------------|
| Conventional supply ¹⁸ | 503 | 967 | 347 | 978 | 909 | 3,704 | 859 |
| Vacancies brought back into use | Unknown | 230 | 281 | 300 | 314 | 1,125 | 73 |
| Non-self contained dwellings | 0 | 0 | 0 | 0 | 0 | 0 | 43 |
| Total | 503 | 1,197 | 628 | 1,278 | 1,223 | 4,829 | 4,829 |
| Target (total) | 870 | 975 | 975 | 975 | 975 | 4,770 | 4,770 |

Source: Planning Service, LB Lewisham, 2009



Source: Planning Service, LB Lewisham, 2009

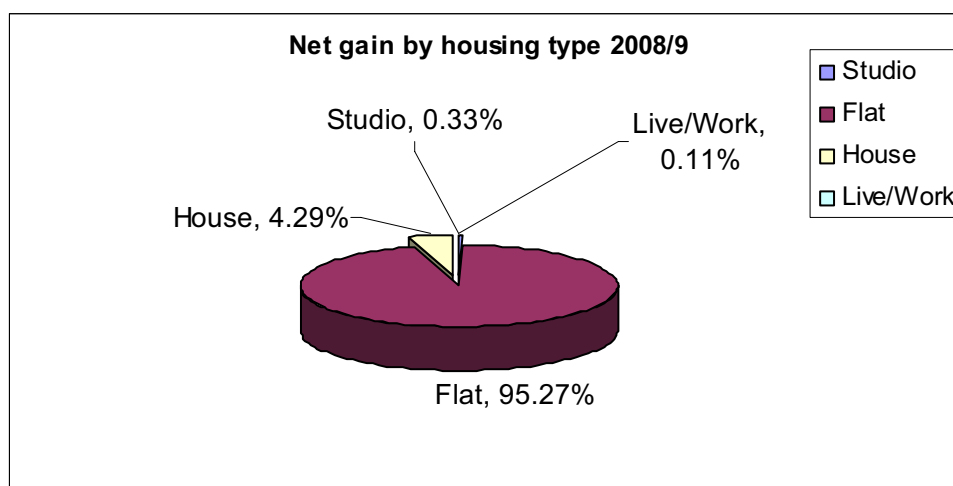
¹⁷ London Plan

¹⁸ New dwellings (net supply)

Table 4.3 shows the net additional dwellings breakdown by tenure and dwelling type for 2008/09.

Table 4.3: New additional dwelling types in 2008/09 (gross vs net)

| Housing tenure | Housing type | Dwellings existing on site | Gain | Total (net) |
|----------------|--------------|----------------------------|--------------|-------------|
| Social Rented | Studio | 0 | 0 | 0 |
| | Flat | 89 | 137 | 48 |
| | House | 34 | 55 | 21 |
| Intermediate | Studio | 0 | 0 | 0 |
| | Flat | 0 | 156 | 156 |
| | House | 1 | 4 | 3 |
| Market | Studio | 0 | 3 | 3 |
| | Flat | 39 | 701 | 662 |
| | House | 35 | 50 | 15 |
| | Live/Work | 0 | 1 | 1 |
| Total | Studio | 0 | 3 | 3 |
| | Flat | 128 | 994 | 866 |
| | House | 70 | 109 | 39 |
| | Live/Work | 0 | 1 | 1 |
| Total | | 198 | 1,107 | 909 |



Source: Planning Service, LB Lewisham, 2009

4.4 BEDROOM SIZE

Indicator and target

| 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

Table 4.4 shows a further breakdown of the completed new dwellings (gross) by bedroom size. One and two bedroom dwellings accounted for the majority of the total completions (87.2%) and three bedroom dwellings accounted for 9.1% of total completions.

Within the social rented sector, 37% of completed dwellings were 3+ bedrooms contributing to the supply of family accommodation.

Table 4.4: New dwellings (gross) by tenure and bedroom size 2008/09

| Housing tenure | Housing type | Gain Bedrooms | | | | | | Total | | | |
|----------------|--------------|---------------|------------|------------|-----------|----------|-------|-------|-----|--------|--|
| | | 1 | 2 | 3 | 4 | 5 | Total | | | | |
| Social Rented | Studio | 0 | 0 | 0 | 0 | 0 | 0 | 192 | 352 | 31.80% | |
| | Flat | 61 | 60 | 16 | 0 | 0 | 137 | | | | |
| | House | 0 | 0 | 31 | 22 | 2 | 55 | | | | |
| Intermediate | Studio | 0 | 0 | 0 | 0 | 0 | 0 | 160 | 755 | 68.20% | |
| | Flat | 56 | 100 | 0 | 0 | 0 | 156 | | | | |
| | House | 0 | 0 | 4 | 0 | 0 | 4 | | | | |
| Market | Studio | 3 | 0 | 0 | 0 | 0 | 3 | 755 | 755 | 68.20% | |
| | Flat | 312 | 354 | 34 | 1 | 0 | 701 | | | | |
| | House | 10 | 8 | 16 | 16 | 0 | 50 | | | | |
| | Live/Work | 1 | 0 | 0 | 0 | 0 | 1 | | | | |
| Total | Studio | 3 | 0 | 0 | 0 | 0 | 3 | 1,107 | | | |
| | Flat | 429 | 514 | 50 | 1 | 0 | 994 | | | | |
| | House | 10 | 8 | 51 | 38 | 2 | 109 | | | | |
| | Live/Work | 1 | 0 | 0 | 0 | 0 | 1 | | | | |
| | Total | 443 | 522 | 101 | 39 | 2 | | | | | |
| | | 1,107 | | | | | | | | | |

Source: Planning Service, LB Lewisham, 2009

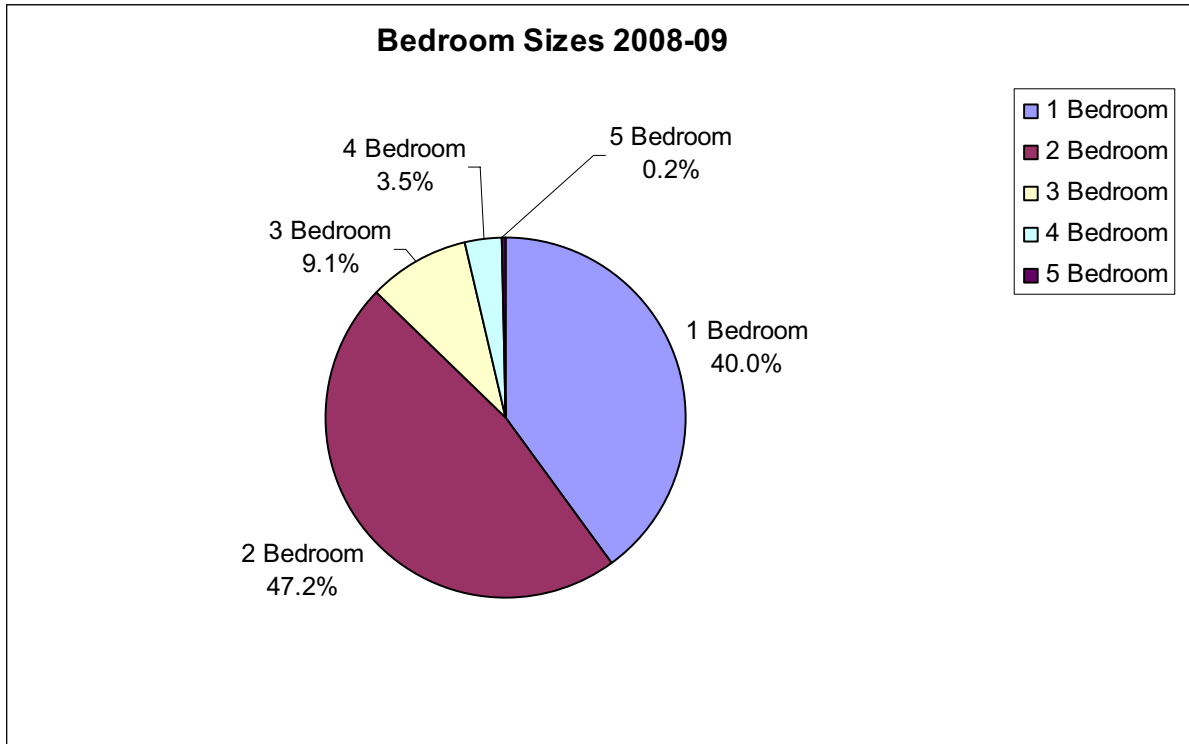


Figure 4.1: Highlights of housing completions 2008-09



Source: Planning Service, LB Lewisham 2009

4.5 NET ADDITIONAL DWELLINGS (FUTURE)

Indicators and targets

| Indicators | Core H2c – Net additional dwellings – in future years Core H2d – Managed delivery target |
|------------|---|
| Target | To illustrate the level of net additional housing expected to come forward over at least a 15 year period To identify the expected number of dwellings likely to completed in the current year (2009/10) To show a five year supply of net additional dwellings from ready to develop sites |
| Target met | YES |

Table 4.5 summarises the projected annual total of net additional homes capable of being delivered each year to 2024/25 through a housing trajectory (Core H2c):

- A total of 17,836 additional net dwellings are projected to be built over a 15 year period, an average of 1,189 a year.
- It is anticipated that developers will complete 580 net new dwellings in the current monitoring year 2009/10.
- An annualised target for new dwellings is provided for the next five years. Data on the land area capable of being developed is not available.

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 recession has slowed the number of planning applications that have been lodged and therefore permissions granted for housing in the last year.
- Through the Local Development Framework's (LDF) Core Strategy and the Site Allocations Development Plan Documents (DPDs) the Council will provide an up-to-date supply of development sites for housing¹⁹.
- 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 be completed.
- A number of larger 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 it is forecast that the borough will be able to meet and exceed its housing delivery targets.

¹⁹ The DPDs are scheduled for approval from 2011 onwards

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

The housing trajectory is therefore up-dated annually through the Annual Monitoring Report to ensure the delivery of new housing in the borough is planned and monitored

4.6 FIVE YEAR HOUSING SUPPLY ASSESSMENT

Planning Policy Statement 3, Housing (PPS3) requires each local planning authority to review annually the five year supply of housing in its area, as part of the AMR process. Table 4.5 summarises Lewisham's five-year housing assessment supply from 1 April 2010 to 31 March 2015.

The Council has considered the following sites:

- Site already under construction
- Assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented
- Sites allocated through the Unitary Development Plan and the emerging LDF Core Strategy and Site Allocations DPDs, that are expected to come forward in the five year period.

Only sites likely to come forward for development within the five year period have been included.

The London Borough of Lewisham therefore considers itself to be on course to meet its housing target of 4,295 dwellings from conventional supply over the next five years (859 per year in accordance with the London Plan).

By the end of the reporting year there were sufficient numbers of new homes either under construction or with planning permission and likely to be developed within five years. A separate report detailing the housing developments under construction or with planning permission has been prepared.

Lewisham's housing trajectory shows that both past performance and projected supply of land for new homes are ahead of target. Planning policy in this area will be kept under review in the light of current housing market uncertainties related to the recession.

Table 4.5: Housing trajectory

| Indicator/Year | -5 | -4 | -3 | -2 | -1 | 0 | 1 | 2 | 3 | 4 | 5 | | | | | | | | | | | | | |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|--|--|
| Indicator/Year | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | | | |
| H2(a) performance | 503 | 967 | 628 | 1,278 | | | | | | | | | | | | | | | | | | | | |
| H2(b) performance | | | | | 1,107 | | | | | | | | | | | | | | | | | | | |
| H2(c) projections | | | | | | 580 | 647 | 620 | 932 | 1508 | 1686 | 1495 | 1673 | 1688 | 1347 | 1140 | 920 | 1010 | 950 | 800 | 800 | | | |
| (i) hectares | | | | | | | N/A | N/A | N/A | N/A | N/A | | | | | | | | | | | | | |
| (ii) annualised target | | | | | | | 975 | 975 | 975 | 975 | 975 | | | | | | | | | | | | | |
| H2(d) managed delivery | | | | | | 994 | 1024 | 1053 | 1089 | 1103 | 1063 | 994 | 931 | 825 | 681 | 548 | 400 | 226 | 0 | 0 | 0 | | | |

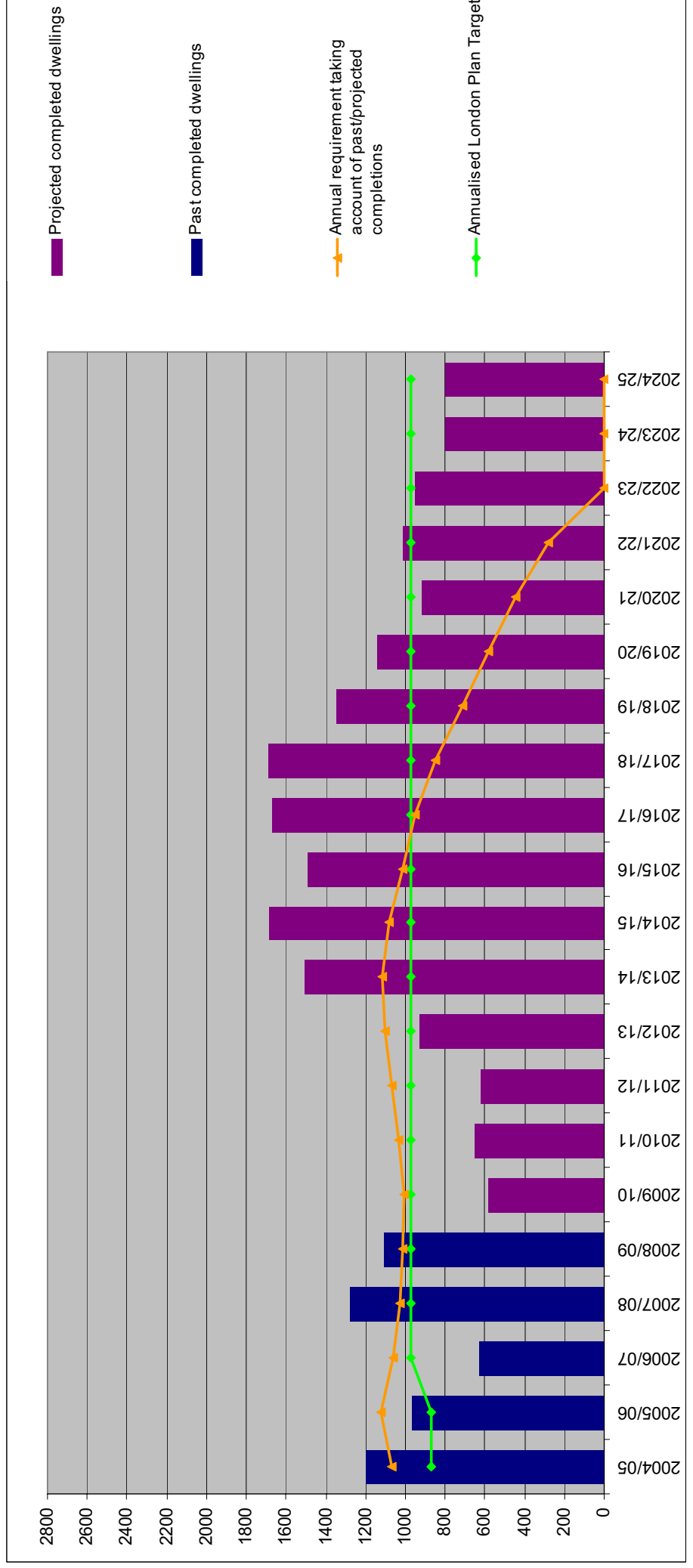
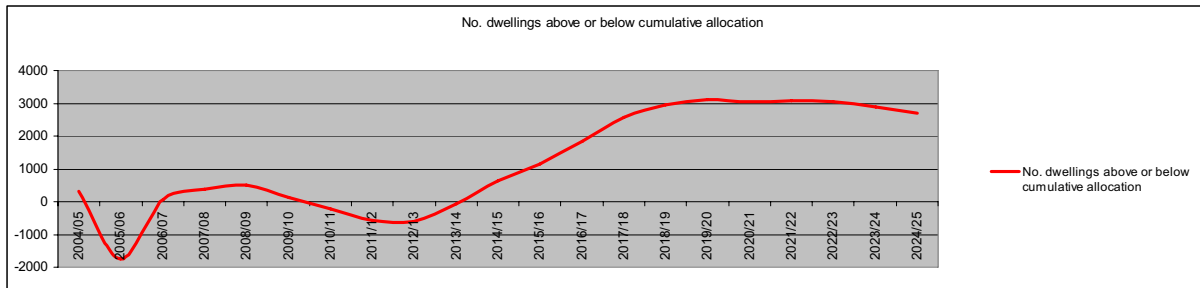


Figure 4.2: Number of dwellings above or below cumulative allocation



4.7 PREVIOUSLY DEVELOPED LAND

Indicators and target

| | |
|-------------------|---|
| Indicator | Core H3 – New and converted dwellings (gross) on previously developed land Local 4d – All applications recorded as on previously developed land or not |
| Target | To exceed 90% of dwellings provided on previously developed land |
| Target met | YES |

Data analysis

Table 4.6 shows the number of gross completions on previously developed land (PDL). The gross total number of dwellings completed was 1,107. The number of dwellings completed on previously developed land was 1,097. This represents close to 100% of completions (99%).

Table 4.6 New and converted dwellings (gross) on previously developed land

| | |
|--|--------------|
| Number of dwellings completed on PDL (gross) | 1,097 |
| Total number of dwellings completed (gross) | 1,107 |

The exception was the completion of a development on the Central Church Sports Ground, Normanton Street, Forest Hill, SE23. The development included the construction of 10 dwellings built on 0.182 ha of open space used as playing fields.

4.8 AFFORDABLE HOUSING

Indicators and target

| | |
|-------------------|--|
| Indicators | Core H5 – Gross affordable housing completions Local 4e – Number 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 | NO |

Data analysis

A total of 352 (gross) and 228 (net) affordable dwellings provided. This represents 32% of total housing completed against an affordable housing target of 35%.

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

The ratio of affordable housing completions when comparing social rented to intermediate housing is approximately 55:45 against a target of 70:30. Table 4.4 provides the data.

4.9 GYPSIES AND TRAVELLERS

Indicator and target

| | |
|------------------|--|
| Indicator | Core H4 – Net additional pitches (Gypsy and Traveller) |
| Target | To be defined in the 2009-10 AMR |
| Target met | N/A |

Data analysis

The Council has granted planning permission for five pitches at the site of the former Watergate School, Church Grove, SE6. To date this remains unimplemented.

Targets for the number of gypsy and traveller pitches are to be established through the London Plan. At this stage a draft replacement London Plan has been released for public consultation and the number of pitches will be confirmed following its examination in 2010.

In addressing the housing requirements of Lewisham's gypsy and traveller population, the Council will assess and identify a site for the minimum number of required pitches in accordance with Circular 01/2006 and will progress a suitable criteria based policy through the LDF Core Strategy. A preferred site to meet need will be sought in consultation with the Gypsy and Traveller community and will be subject to public consultation. The LDF Site Allocations DPD will be used to identify a suitable site or sites.

4.10 HOUSING QUALITY

Indicator and target

| | |
|------------------|---|
| Indicator | Core H6 – Housing quality: Building for Life Assessments (BfL) |
| Target | Number of BfL Assessments completed for housing sites with 10 or more new dwellings |
| Target met | YES |

Data analysis

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 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.

Lewisham had one scheme assessed under the BfL. A scheme within the Pepys Estate was awarded the Silver Standard in 2009 from CABE. This consisted of four, part 2/part 3 storey three bedroom houses; and four, 3 storey, four bedroom houses, together with the provision of car parking spaces on the former garage site of the original Marlowe and Millard blocks adjacent to Upper Pepys Park, bounded by Leeway and Bowditch, Pepys Estate.

The Council is managing its resources to set up a monitoring system and train appropriate staff to be BfL assessors in order to undertake in-house assessments.

4.11 DEVELOPMENT DENSITY

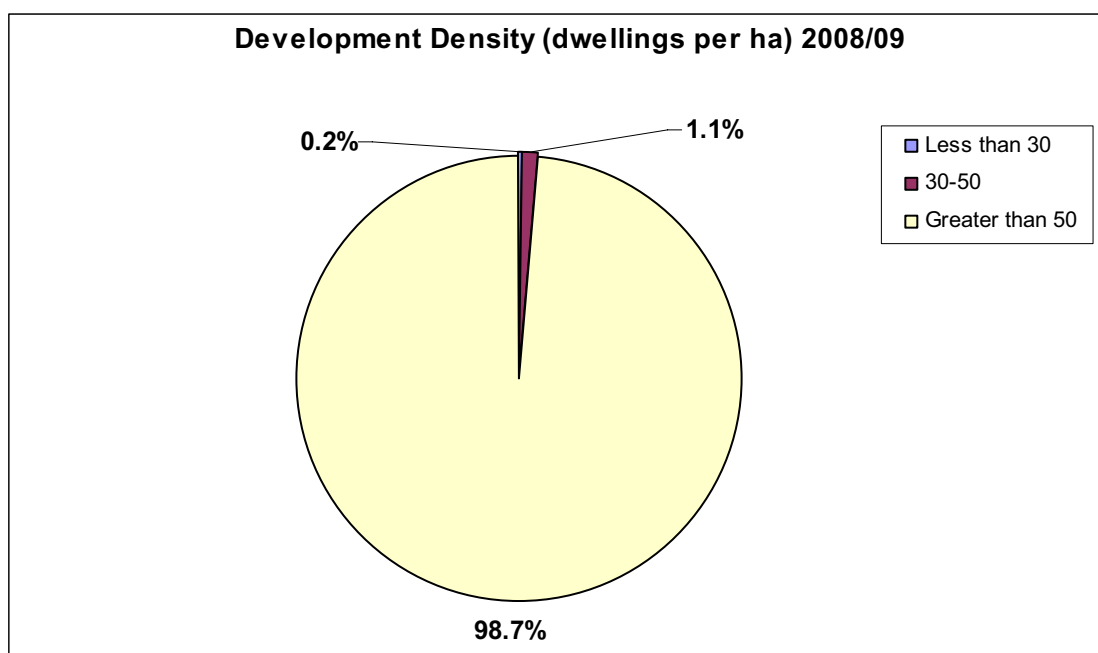
Indicators and target

| | |
|------------------|--|
| 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

Figure 4.3 shows that over 98% of dwellings were completed at a density above 50 dwellings or more. This reflects the urban character of the borough.

Figure 4.3: Development density (units per hectare)



| Development density (Dwelling per hectare) | 2007-08 | 2008-09 |
|--|----------------|---------------|
| Less than 30 | 4 (0.37%) | 2 (0.2%) |
| 30 – 50 | 11 (1.02%) | 12 (1.1%) |
| Greater than 50 | 1,067 (98.61%) | 1,070 (98.7%) |

Source: Planning Service, LB Lewisham 2009

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.

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 the Borough's waste. The collection is undertaken by the borough's in-house work force and the main disposal of waste in the borough is currently contracted out to Veolia Environmental Services. The Council's strategy is to encourage waste reduction and to increase recycling and composting.

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.

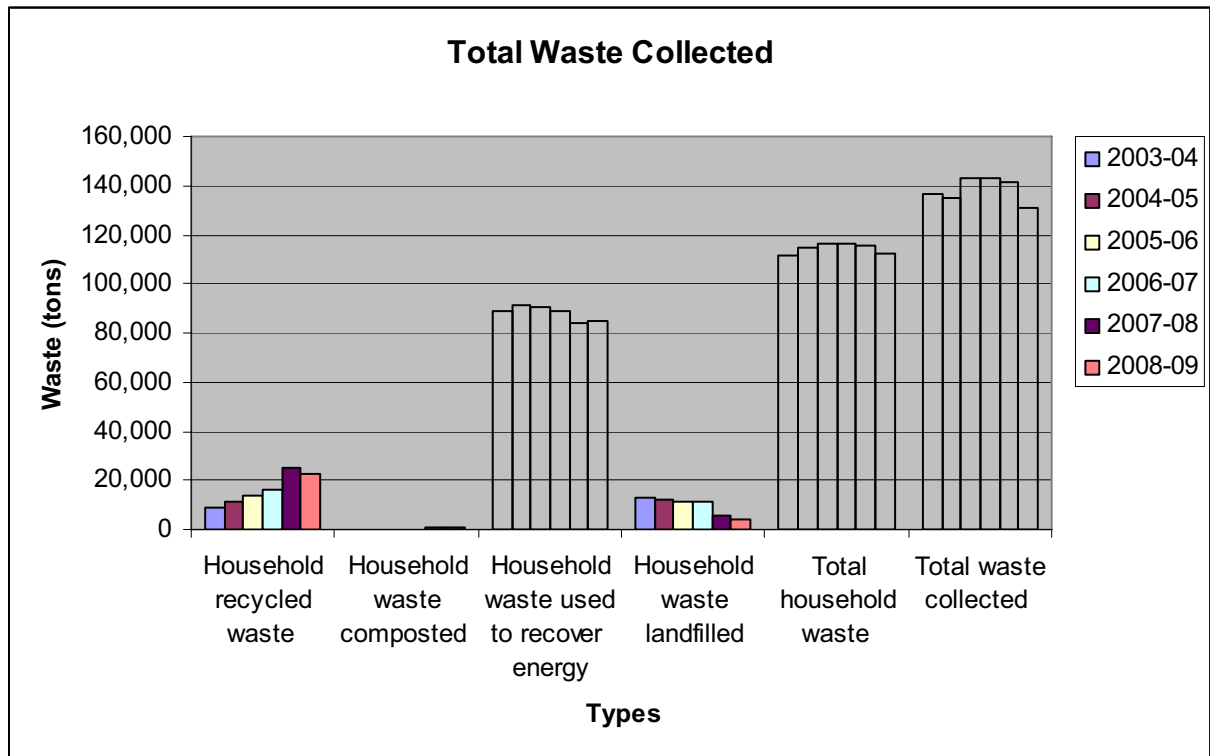
Indicators and targets

| Indicator | 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 |

| 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, re-use or compost 23% of household waste in 2008/09. |
| Target met | NO |

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 in New Cross. This was the first energy recovery facility with installed capacity of 32MW in the UK to meet and exceed new European Directives. It is strategically located 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 5.1: Household waste collected in Lewisham 2008- 09



| Waste (tonnes) | 2003-04 | 2004-05 | 2005-06 | 2006-07 | 2007-08 | 2008-09 |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 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%) | 22,330.78 (19.95%) |
| Household waste composted | 222.03 (0.2%) | 256.47 (0.22%) | 282.02 (0.24%) | 307.00 (0.30%) | 673.80 (0.58%) | 577.06 (0.5%) |
| 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%) | 84,785.49 (75.73%) |
| 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%) | 4,161.30 (3.72%) |
| Total household waste | 111,595.12 | 114,606.17 | 116,094.10 | 116,375.00 | 115,405.37 | 111,952.29 |
| Total waste collected | 136,274.7 | 135,083.45 | 142,722.38 | 142,722.38 | 141,737.25 | 131,120.71 |

Source: Lewisham Waste Management, 2009

Data analysis

There was no new waste management facilities in Lewisham in the 2008-09 period. The SELCHP facility has sufficient capacity to meet all the waste needs in the Borough.

The total household waste collected in Lewisham had declined by 3% and total waste collected by 7.5% since last year as shown on figure 5.1. This was achieved by a programme of communication and education for Lewisham residents including providing home composting events and free compost bins as well as the promotion of the use of 'real' nappies. The current recycling and composting rate is 20.45% that means the borough has not achieved the 23% government target for recycling/ reusing/ composting.

Over 75% of Lewisham's waste is disposed of through the SELCHP facility, an energy-from-waste plant that recovers power for supply to the National Grid. Most of the municipal waste from Lewisham that is land-filled (3.72%) goes to the Rainham Landfill site in Essex, and is transported by road. The recycling rate (19.95%) is down as the Municipal Recycling Facility at Reuse and Recycling Centre, Nathan Way, Plumstead have generally been more stringent in what they are willing to accept/ reject following a collapse in the markets at the beginning of the year, which has had an impact on the figures.

5.3 RENEWABLE ENERGY

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. 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 for renewable energy generation, such as proposals for microgeneration technology including solar and wind production, are now permitted development and as such do not require planning permission (see GPDO 2008).

It would 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, this will become increasingly viable and attractive to householders.

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.

Indicator and target

| | |
|------------------|---|
| Indicator | 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 adopted the Carbon Reduction and Climate Change Strategy in July 2008 and set a target of 10% reduction in CO₂ emission from Council operations from 2008-9 to 2010-11. The emerging LDF will also establish the planning framework promoting and encouraging energy efficient development.

Data analysis

There were four renewable energy developments completed in Lewisham in the monitoring year as shown on Table 5.1. This included the mixed use scheme at Kender Triangle in Telegraph Hill and three programmes from the Building Schools for the Future (BSF) - Catford County School, Sedghill School and St. Joseph's Academy.

Table 5.1: Renewable energy completed in 2008-09

| Site Address | Development Description | Type of Renewable Energy |
|--|---|---|
| Kender Triangle, Queens Road SE14 | Mixed Use - residents' facility, 2 commercial units, 12 dwellings | <ul style="list-style-type: none"> - Achieved Eco Home "Very Good" Rating - Installation of solar thermal panels |
| Catford County School, Bellingham Road, SE6 2PS | School and associated facilities | <ul style="list-style-type: none"> - Achieved BREEAM 'Excellent' Standard - Installations of biomass boiler (20,188kgC/ annum) - Photovoltaic panels (231kgC/ annum) - Solar water heating (719 kgC/annum) to reduce annual CO₂ emissions by more than 26% |
| Sedghill School Sedghill Road, Bellingham SE6 3QW | Secondary school and associated facilities | <ul style="list-style-type: none"> - Installations of biomass pellet boilers (0.08 m²/m² TFA) - Photovoltaic (0.13 m²/m² TFA) and 7 solar thermal panels (47kgC/m²/annum) that contribute 29% of on site renewable energy |
| St. Joseph's Academy, Lee Terrace, Blackheath, SE3 9TY | Secondary school and associated facilities | <ul style="list-style-type: none"> - Based on S106 renewable energy feasibility study |

Figure 5.2: Sedghill School, Sedghill Road, Bellingham



Source: Planning Service, LB Lewisham 2009

There were 17 planning applications approved in 2008-09 which included renewable energy technology such as solar panels and biomass boilers as shown on Table 5.2.

Table 5.2: Renewable energy granted in 2008-09

| Site Address | Development Description | Type of Renewable Energy |
|---|---|--|
| 459-463 New Cross Road, SE14 | Mixed Use – 4 retail units and 40 dwellings | Solar Water Heating System |
| 45 Newquay Road, SE6 2NR | Residential - extension to dwelling house | Solar Panels |
| 71 Taunton Road, SE12 8PA | Residential – extension to dwelling house | Solar Panels |
| Mill House, Talbot Place, SE3 0TZ | Listed building consent | Solar Panels |
| 72-78 Conington Road, SE13 | Residential – 330 dwellings, thermal solar panels and a living roof | Solar Panels Yearly energy yield for a system with 4 collectors for hot water production (3.2m ² , ITW-conditions, location Wurzburg) 730 KWh/m ² |
| 106a Silvermere Road, SE6 | Residential – 2 dwellings | Solar Panels |
| 35 Micheldever Road, SE12 8LX | Residential – extension to dwelling house | Solar Panels |
| 340a Hither Green Lane SE13 6TS | Residential - Conversion to provide a two bedroom house, with front and rear extensions | Solar Panels |
| 13 Ashmead Road, SE8 4DY | Residential – extension to dwelling house | Solar Panels |
| 2-36 Plassy Road, SE12 8DW | Residential – 60 dwellings | Solar Power |
| Former Lewisham Police Station, Ladywell Road, SE13 7UR | Residential – 34 dwellings | Solar Thermal Heating to satisfy 10% of property energy needs |

| Site Address | Development Description | Type of Renewable Energy |
|--|--|---|
| Stanton Square Industrial Estate, Stanton Way, SE26 | Business/Industrial uses | Solar Panels |
| 15-17 Scrooby Street, SE6 4JB | Residential – 14 dwellings | Solar Panels to satisfy 10% of property energy needs |
| Northbrook C of E Secondary School, Taunton Road, SE12 8PD | Secondary school with associated facilities | Solar Panels Biomass Boiler (100% of heating requirements) |
| The George, 1 Rushey Green, SE6 4AS | Mixed Use – 2 commercial units, 35 dwellings | Solar Panels (74m ²) |
| William House, Childers Street, SE8 | Mixed Use - commercial units and 89 dwellings | Community Heating System |
| Catford Greyhound Stadium, Adenmore Road, SE6 4RJ | Mixed Use - 589 dwellings, retail/commercial units, community centre | Biomass Boiler (10.6% of annual renewable energy) |

Source: Planning Service, LB Lewisham, 2009

5.4 LIVING ROOFS

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

There have been a number of living roofs installed on buildings in Lewisham. These included the 20-22 Deptford High Street and the Kender Triangle Development, Queens Road. The council also installed living roof retrofits on three Council buildings in the Lewisham Town Hall and the Wearside Service Centre. Each roof included wildflower meadows, sandy areas and shingle in order to recreate the habitats used by threatened species. The living roofs were designed by wildlife charity Buglife and Living Roofs.

In 2008-09, 6 developments involving living roofs were granted planning permission as shown on Table 5.3.

Table 5.3: Living roofs granted in 2008-09

| Site Address | Development Description | Type of Living Roofs |
|--|---|--|
| 1-6 Hedgeley Mews, SE12 | Residential – 10 dwellings | Extensive Green Roof System Sedum Blanket |
| Malling Bredgar and Kemsley, Lewisham, Park SE13 | Environmental and landscape improvement works to Malling, Bredgar and Kemsley, Lewisham Park including green roof covering to external garages and existing concrete canopies | Extensive Green Roof System Sedum Blanket |

| Site Address | Development Description | Type of Living Roofs |
|---|---|--|
| Northbrook Church of England Secondary School, Taunton Road, SE12 8PD | Secondary school with associated facilities | Extensive Green Roof System Sedum Blanket |
| 21a Weardale Road, SE13 5QB | Residential - two bedroom house, incorporating a green roof and balconies | Green and photovoltaic roof |
| 72-78 Conington Road, SE13 | Residential – 330 dwellings | Brown roof |
| 2-36 Plassy Road, SE6 2DE | Residential – 60 dwellings | Green roof with grasses or sedum |

Source: Planning Service, LB Lewisham, 2009

Figure 5.3: Living roofs in Wearside Service Centre



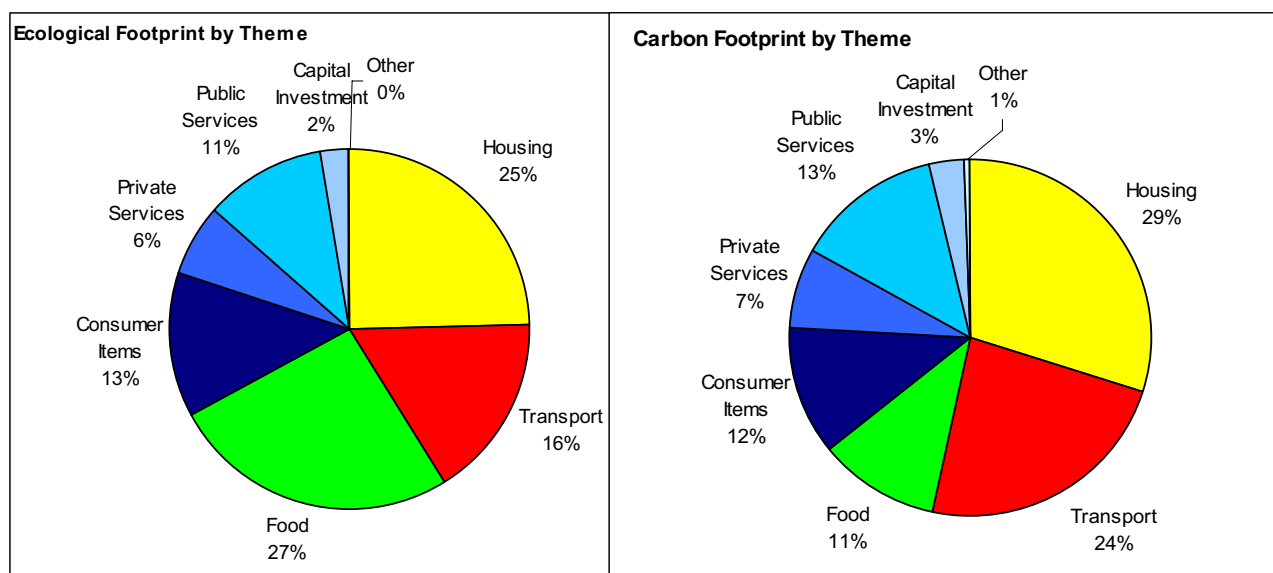
Source: Green Scene, LB Lewisham, 2009

5.5 ECOLOGICAL FOOTPRINT AND CARBON FOOTPRINT

The ecological footprint, per capita, in Lewisham is 5.34 tonnes, which ranks 20th out of the 33 London Boroughs. The ecological footprint is an indicator of how much land and sea is needed to provide the energy, food and materials in global hectares per capita. The primary contributors to this footprint are food and housing, accounting for 26% and 25% of the total respectively. This is consistent with the London figures.

The carbon footprint in Lewisham is 11.84 tonnes CO₂ per capita, which ranks 20th out of the 33 boroughs. Using the London Energy and Carbon Dioxide Emissions Inventory (LECI), energy consumption in Lewisham equate to 4,935 gigawatt hours per year (Gwh/yr) in 2003. Nearly 60% of the energy consumption in Lewisham was originally from domestic consumption (2867 Gwh/yr), with gas being the primary fuel type at 83% of the total. This is due to Lewisham being a highly urbanised borough.

Figure 5.4: Ecological footprint and carbon footprint by theme in Lewisham in 2008²⁰



| | Ecological Footprint | Carbon Footprint |
|---------------------------|----------------------|------------------|
| Housing | 25% | 29% |
| Transport | 16% | 24% |
| Food | 26% | 11% |
| Consumer Items | 13% | 12% |
| Private Services | 6% | 7% |
| Public Services | 11% | 13% |
| Capital Investment | 2% | 3% |
| Other | 0% | 1% |

Source: London State of the Environmental Report 2008, Environment Agency, and Stockholm Environment Institute

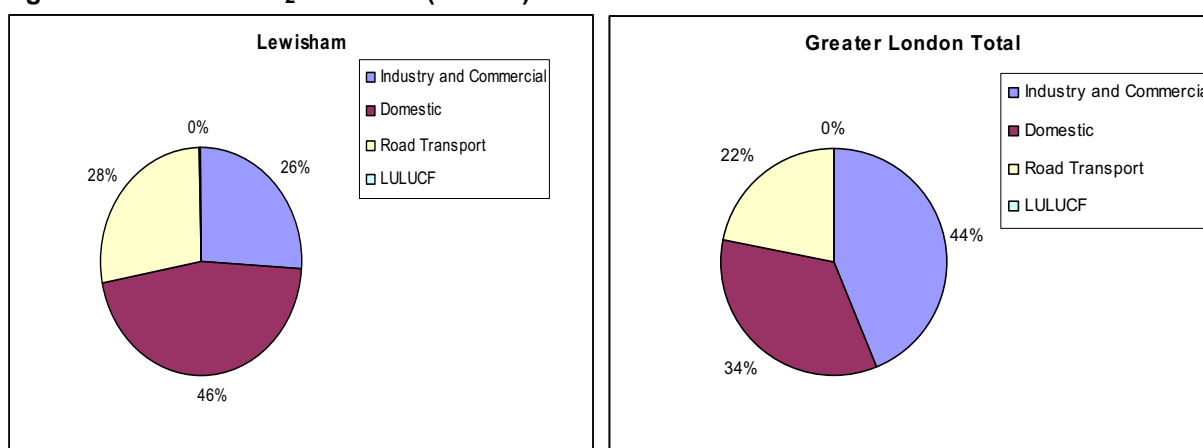
²⁰ Data based on 2004

In Lewisham, most of the CO₂ emissions come from the domestic sector and transport, which accounts for 72% of the total emissions combined. In the domestic sector these emissions are mainly from electricity (60%), even though gas has the highest consumption. In the transport sector, the emissions are mainly from road transport, which accounts for 90% of all CO₂ emissions from transport.

The total energy production in Lewisham is 2GWh/yr, within the industrial sector, for combined heat and power in the SELCHP. The CO₂ emissions from this production are 413 tonnes/yr. Energy production in Lewisham ranks 28th out of all the London boroughs.

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 5.5 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 5.5: 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 | 21,722 | 16,969 | 10,872 | 51 | 49,614 | 7,513 | 6.60 |

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

The Council is committed to making the borough a cleaner, safer and more attractive place to live and work. Part of that commitment involves taking a lead in ensuring an efficient and sustainable use of resources, including minimising the Council's impact on the environment.

The adoption of the Carbon Reduction and Climate Change Strategy in July 2008 set a target of 10% reduction in CO₂ emission from Council operations from 2008-9 to 2010-11. The emerging LDF will also establish the planning framework promoting and encouraging

energy efficient development. The following table gives environmental-related measures relating to a range of Council operations:

In 2008-09, the Council is producing 31,774 tonnes of CO₂ emissions and has achieved a 3% reduction compared to the last monitoring year. This was due to a number of improvements to buildings, including lighting, boilers and insulation works as well as the roll out of the Worksmart programme modernising Council office spaces and rationalising buildings. The consumption of water was reduced continuously, and the amount of paper purchased has fallen by 12% in line with corporate targets established in 2008. While the level of paper recycled has fallen, a reduction in overall use of paper would be expected to have an impact on recycling rates and as a proportion of paper purchased recycling has increased.

Table 5.4: The Lewisham Council's operations relevant to environmental measures²¹

| | 2006/07 | 2007/08 | 2008/09 | annual % change | |
|---|---------|---------|---------|-----------------|----------------|
| CARBON | | | | 2007/08 | 2008/09 |
| Schools (tonnes CO ₂) | | 10,776 | 11,512 | | 7% |
| Council buildings (tonnes CO ₂) | | 10,971 | 10,109 | | -8% |
| Street lights (tonnes CO ₂) | | 4,340 | 4,268 | | -1% |
| Fleet (tonnes CO ₂) | | 3,325 | 3,267 | | -2% |
| Leisure (tonnes CO ₂) | | 2,517 | 1,920 | | -24% |
| Other (tonnes CO ₂) | | 707 | 698 | | -1% |
| Total CO ₂ emissions | | 32,636 | 31,774 | | -3% |
| WATER AND WASTE | | | | | |
| Water (m3) | 28,115 | 23,316 | 21,893 | -17% | -6% |
| Waste tonnage (tonnes) | | 29,005 | 26,431 | | -9% |
| PAPER AND RECYCLING | | | | | |
| Paper purchased (tonnes) | 139 | 142 | 125 | 2% | -12% |
| Paper recycled (tonnes) | 142 | 141 | 133 | -1% | -6% |
| Recycled / purchased paper | 1.02 | 0.99 | 1.06 | | |
| OTHERS | | | | | |
| Living roofs installed in council buildings (m ²) | 0 | 0 | 214 | | |

Source: Sustainable Resources, LB Lewisham 2009

²¹ **Notes on data:**

- CO₂ emissions data covers all Council buildings, schools and other Council sites across the borough and follows the methodology for the Government's National Indicator 185
- Comparable figures for CO₂ emissions in 2006/07 are not available as the national indicator methodology for calculating the footprint was introduced in 2008.
- The 'Other' category includes data relating to parks, school catering and toilets.
- 2008/09 CO₂ emissions figures would have been affected by colder winter temperatures compared to the previous year.
- 2008/09 CO₂ emissions figures for schools are not directly comparable on a year by year basis due to the impact of the building schools for the future programme meaning some sites were not running in 2007/08.

5.6 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 5.6 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.

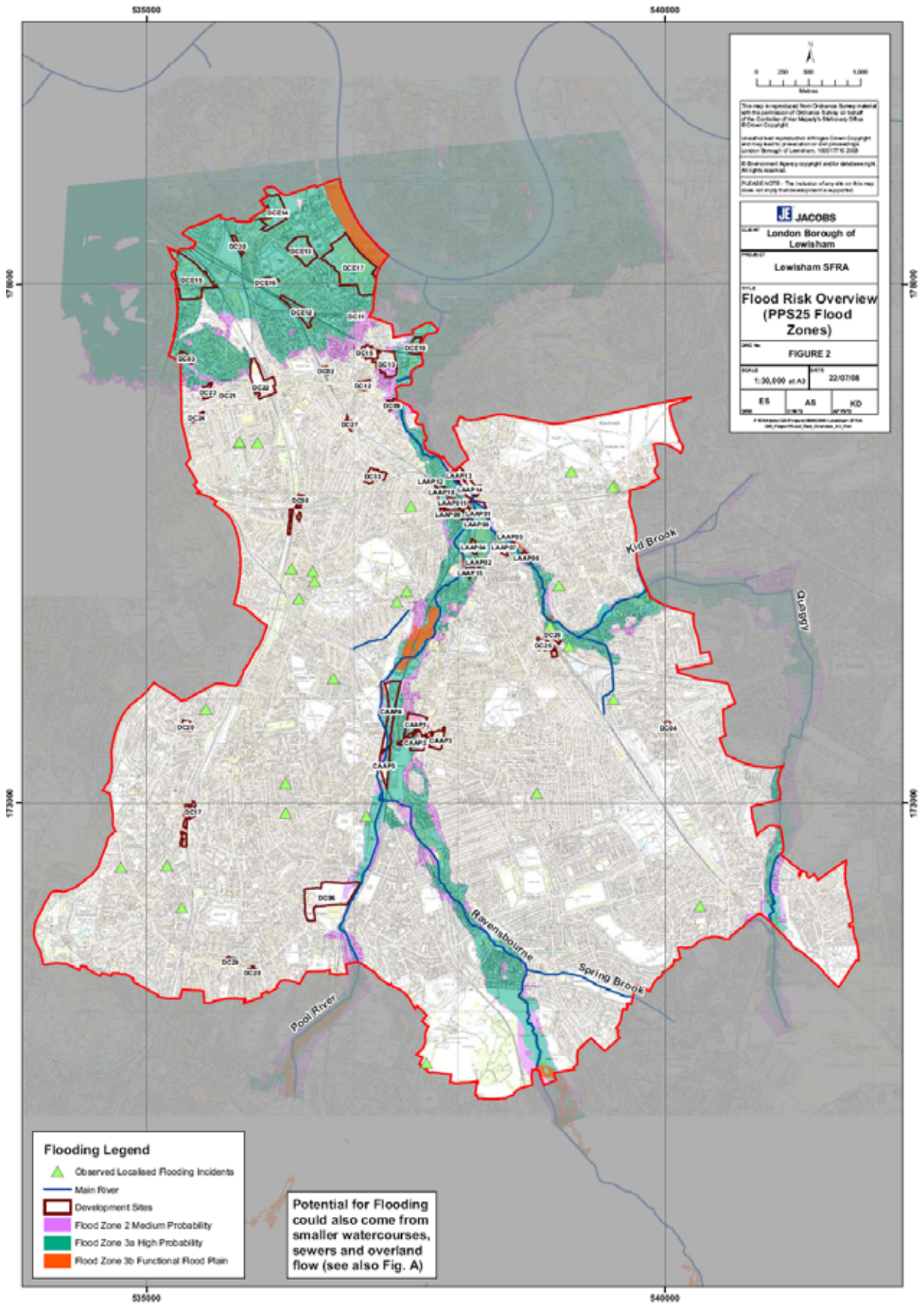
Indicator and target

| | |
|------------------|---|
| Indicator | Core E1: Number of planning permissions granted contract to the advice of the Environment Agency on either flood defence grounds or water quality |
| 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 2008-09 monitoring period.

Figure 5.6: Flood Risk overview (PPS 25 Flood Zones) in Lewisham



Source: Strategic Flood Risk Assessment, LB Lewisham, 2008

5.7 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.

Indicator and target

| | |
|------------------|--|
| 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.

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

Lewisham 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.

Data analysis

In 2008-09, Lewisham had nine 'Green Flags' for its parks and green spaces which was one of the highest number of green flag awarded parks in London. Green Flags were retained for Brookmill Park, Bellingham Green, Chinbrook Meadows, Horniman Museum Gardens, Manor House Gardens, Sydenham Wells Park and Telegraph Hill Park. Cornmill Gardens and Manor Park were the additional Green Flag parks. Devonshire Road Nature Reserve was also awarded as Green Pennant. However, Eckington Gardens could not retain its award status this year. The Council is continuously meeting its target to get one Green Flag award each year as part of the Open Space for Lewisham 2005-2010.

Cornmill Gardens in Lewisham was voted Best New Public Space at the London Planning Awards 2008. The scheme cost £2.2m and was completed in July 2007. The design comprised a series of 'character zones' that included a piazza- style town square for socialising, events and market stalls, plus gardens with children's play areas and lawns. It also freed the River Ravensbourne from its concrete channel, incorporated it into the site, and encouraged native flora and fauna to flourish. The pedestrian and cycle lanes link to and from the Lewisham town centre, while the entire scheme benefits from new art, lighting and signage. This is the fourth award Cornmill Gardens has won. Other awards include:

- Best Streetscape Project, Horticulture Week Landscape and Amenity Awards 2007
- Winner of the Waterways category, Local Government News Street Design Awards 2008
- Winner of the Civic Trust Award 2008

Table 5.5: Parks Awarded Green Flag standard in Lewisham in 2008-09²²

| Green Flag Parks | Area (ha) | % of Total Open Space in Lewisham |
|---|------------------|--|
| 1) Brookmill Park | 2.46 | 0.66 |
| 2) Bellingham Green | 0.91 | 0.24 |
| 3) Chinbrook Meadows | 10.82 | 2.90 |
| 4) Cornmill Gardens | 1.24 | 0.33 |
| 5) Horniman Museum Gardens | 8.03 | 2.15 |
| 6) Manor House Gardens | 3.88 | 0.93 |
| 7) Manor Park | 1.34 | 1.04 |
| 8) Sydenham Wells Park | 8.14 | 2.18 |
| 9) Telegraph Hill Park | 4.16 | 1.11 |
| Total Green flag space in Lewisham | 40.98 | 11.54 |
| Total open space in Lewisham | 373.30 | 100 |

Source: Green Scene, LB Lewisham, 2009

²² The area (ha) of open space is based on the audit of the Lewisham Leisure and Open Space Study 2009

Indicators and targets

| | |
|------------------|---|
| 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 | 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 |

Data Analysis

No applications were granted or refused on designated open space and Sites of Nature Conservation Importance in 2008-09. However, there were two schemes completed in 2008-09 that combined took up 0.420 ha of open space due to the BSF development of the St. Joseph's Academy and residential development of the Central Church Sports Ground, Normanton Street, Forest Hill.

Figure 5.7: Open Space in Lewisham



Source: Planning Service, LB Lewisham, 2009

5.8 NATURE'S GYM

Nature's Gym is organised by Lewisham Council in partnership with Glendale Grounds Management and includes many local organisations. Nature's Gym sessions take place every Thursday, and once a month on a Saturday from 11am-2pm. It welcomes people with a range of abilities, provides safety equipment, tools and refreshments and have a mid-session tea break after undertaking a variety of tasks that can improve one's fitness by doing practical environmental conservation activities in various green space in the borough.

In 2008-09, 391 volunteers (1,173 volunteer hours) participated in 46 Nature's Gym sessions in 20 open spaces. There were also 3 work days for the Environment Agency; Beckenham Place Park, Dacres Wood and Brookmill Park with a total of about 30 volunteers.



Nature's
Gym



Table 5.6: Nature's Gym in Lewisham 2008-09

| Site Names | 2008-09 |
|--------------------------------|--------------------|
| Hilly Fields | 4 sessions |
| Brookmill Park | 4 sessions |
| Brookmill Nature Reserve | 1 session |
| Grove Park nature reserve | 3 sessions |
| River Pool Linear Park | 2 sessions |
| Dacres Wood | 3 sessions |
| New Cross Gate | 1 session |
| Sydenham Wells Park | 4 sessions |
| Telegraph Hill | 2 sessions |
| Sue Godfrey | 1 session |
| Burnt Ash Pond | 1 session |
| Beckenham Place Park | 5 sessions |
| Chinbrook Meadows | 2 sessions |
| Garthorne Road | 2 sessions |
| Essington Gardens | 1 session |
| Ladywell Fields | 1 session |
| Blythe Hill Fields | 1 session |
| Bellingham Green | 1 session |
| Ladywell and Brockley Cemetery | 1 session |
| Forster Park | 1 session |
| Total No. of Sessions | 46 sessions |

Source: Green Scene, LB Lewisham 2009

5.9 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 | 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.

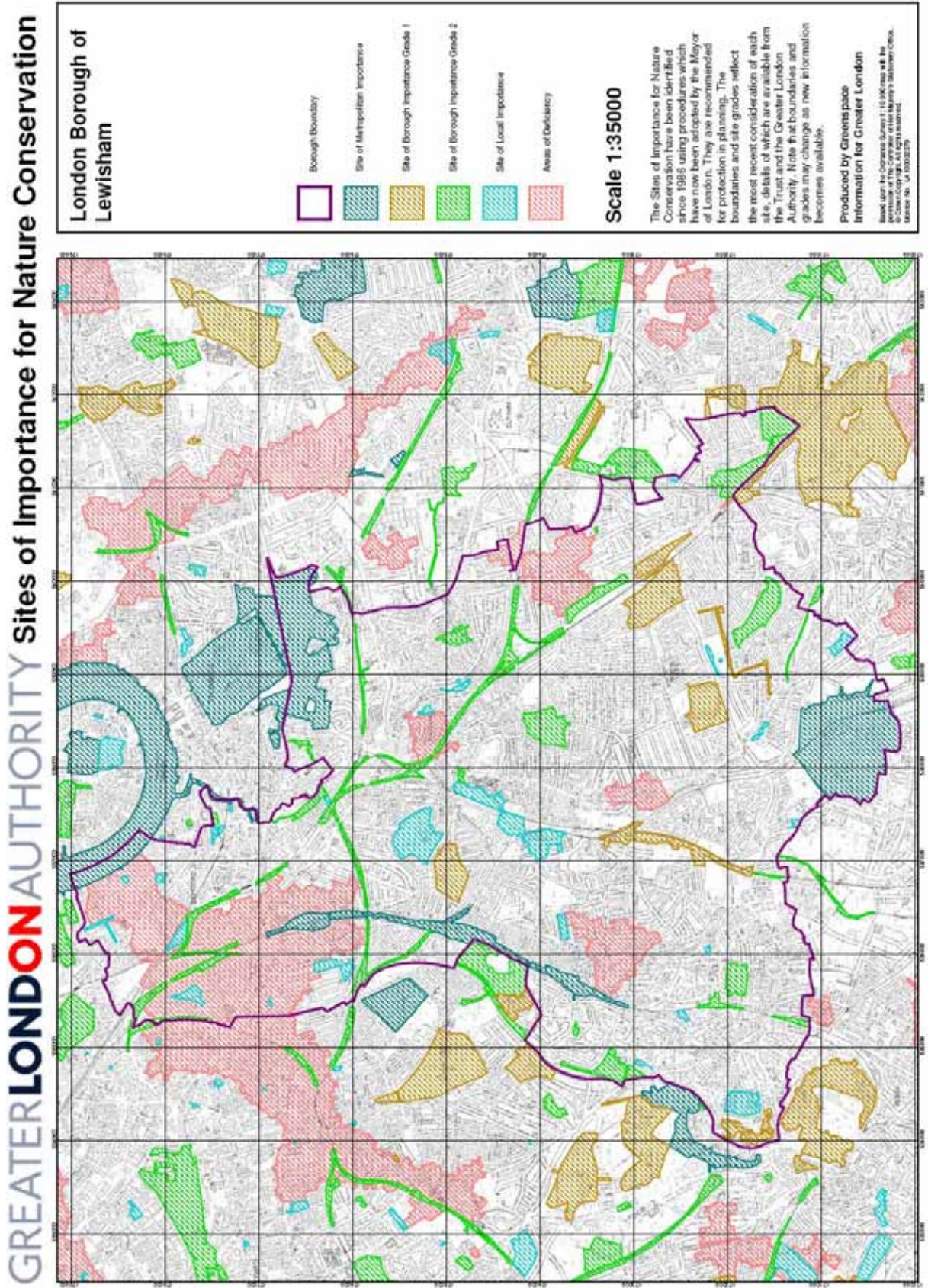
There are 64 Sites of Nature Conservation Importance in Lewisham. Table 5.7 shows there is no change of Site of Nature Conservation Importance in Lewisham in the monitoring year. It is noted that there was an error in reporting 1 Site of Borough Importance (Grade I) and 5 Site of Borough Importance (Grade II) in the previous Annual Monitoring Report as these are located in the neighbouring boroughs. Figure 5.7 below shows the revised total sites and areas of Sites of Nature Conservation Importance in Lewisham. Figure 5.8 overleaf shows the map of Sites of importance for nature conservation in Lewisham.

Table 5.7: Change of Sites of Nature Conservation Importance by designation 2007-09

| 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>7 sites</u> 88.93 ha (2.53%) | <u>27 sites</u> 123.84 ha (3.52%) | <u>26 sites</u> 87.25ha (2.47%) |
| 2008 | <u>4 sites</u> 215.55 ha (6.12%) | <u>7 sites</u> 88.93 ha (2.53%) | <u>28 sites</u> 137.25 ha (3.90%) | <u>25 sites</u> 73.84ha (2.10%) |
| 2009 | <u>4 sites</u> 215.55 ha (6.12%) | <u>7 sites</u> 88.93 ha (2.53%) | <u>28 sites</u> 137.25 ha (3.90%) | <u>25 sites</u> 73.84ha (2.10%) |
| Percentage Change (%) | 0 | 0 | 0 | 0 |

Source: GiGL, 2009

Figure 5.8: Sites of importance for nature conservation in Lewisham



Source: GiGL, 2009

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.

Indicator and target

| | |
|------------------|--|
| Indicator | 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

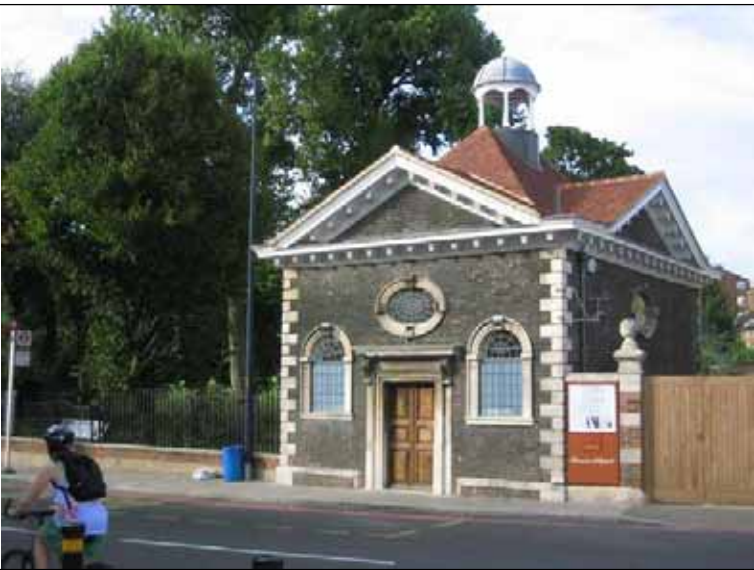

Table 6.1 shows the total amount of additional employment floorspace in 2008-9. A total of 1,775 square metres of Business use class was granted, however 5,423 square metres was lost resulting in a net loss of 3,648 square metres.

Table 6.1: Total amount of additional employment floorspace by type (m²)

| Use class | Gains (sq m) | Losses (sq m) | Net (sq m) |
|-------------------|--------------|---------------|----------------|
| B1 (total) | 1,775 | 1,889 | -114 |
| B2 | 0 | 1,683 | -1,683 |
| B8 | 0 | 1,851 | -1,851 |
| Total | 1,775 | 5,423 | - 3,648 |

Source: Planning Service, LB Lewisham, 2009

Figure 6.1: Employment schemes in Lewisham

| | |
|---|---|
|  | <p>Boones Chapel, located on Lee High Road near Lee is a grade 1 listed building that re-opened in the year having been closed since 1945.</p> <p>Following a year long restoration, the building in SE13 will now be used as an office by a firm of architects and be open for regular public exhibitions.</p> |
|  | <p>The change of use of 42-56 Dalmain Road SE23 to provide facilities for an administration office, training centre, storage and distribution with an ancillary use as a place of worship.</p> |

Source: Planning Service, LB Lewisham, 2009

Indicator and target

| | |
|------------------|--|
| 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 | YES |

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 1,011 square metres of B1 (Business) development in the defined employment areas in the monitoring period.

Indicator and Target

| | |
|------------------|---|
| Indicator | Core BD2: Total amount of employment floor space 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 2008-09 period was sited on previously developed land.

Table 6.2: 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) | 1,775 | 1,889 | -114 |
| B2 | 0 | 1,683 | -1,683 |
| B8 | 0 | 1,851 | -1,851 |
| Total | 1,775 | 5,423 | - 3,648 |

Source: Planning Service, LB Lewisham, 2009

Indicator and target

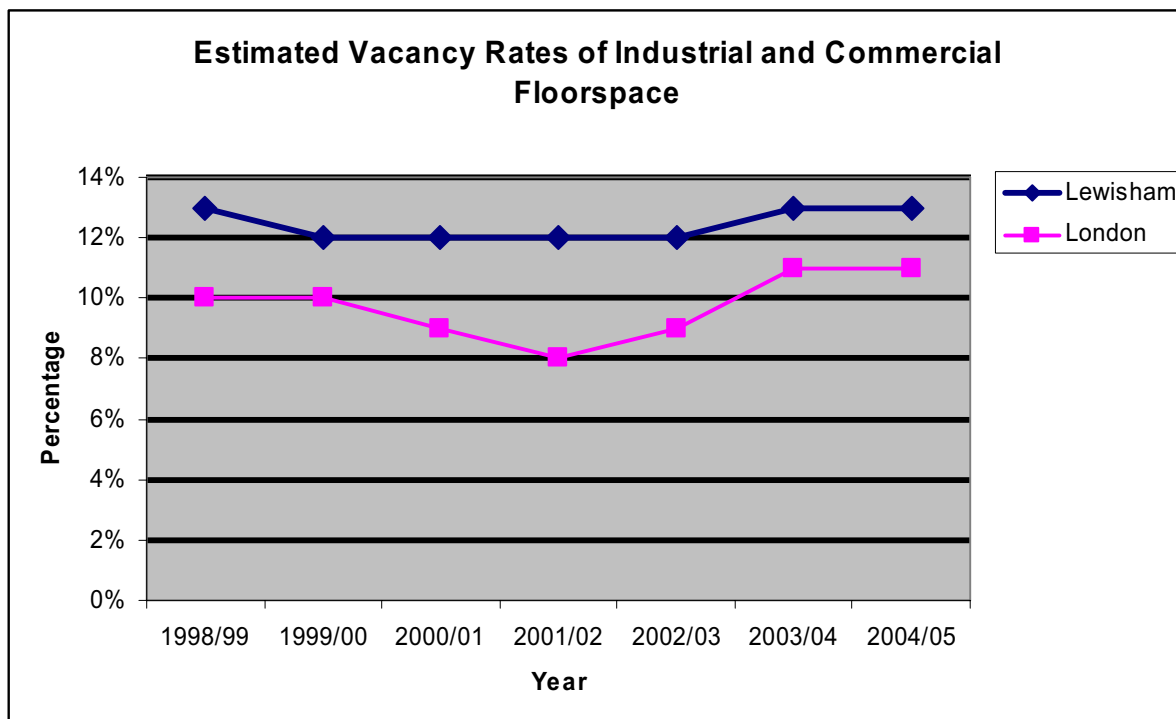
| | |
|------------------|---|
| Indicator | Core BD3: Employment land available – by type |
| Target | No more than 10% of available stock to be vacant in any one year. |
| Target met | NO |

Data Analysis

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 6.2 shows the percentage of vacant stock for Lewisham and London between 1998-99 and 2004-05.

Figure 6.2: 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 | 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 2008-09, Lewisham experienced no loss of B use class employment from this source.

Indicator and targets

| Indicator | Core 1f: Amount of employment land lost to residential development |
|------------|---|
| Target | <ol style="list-style-type: none"> 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 5,423 square metres of employment space to 15 residential development schemes in the borough. The UDP policy states that, outside a defined employment area, employment sites that are no longer viable can be redeveloped provided they meet the criteria for release. Each of the 15 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.

Table 6.3: Amount of employment land lost to residential development 2008-09

| Use Class | Loss (sq m) |
|--------------|--------------|
| B1 | 1,889 |
| B2 | 1,683 |
| B8 | 1,851 |
| Total | 5,423 |

Source: Planning Service, LB Lewisham, 2009

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 | 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"> 1. 100% of retail development over 1,000 sq m to be located in established major or district town centre. 2. 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:

- 458 square metres of B1(a) use (offices)
- 1,263 square metres of A1 use (shops)
- 189 square metres of A2 use (financial and professional services)
- 180 square metres of A3 use (restaurant)
- 243 square metres of A5 use (hot food takeaways) and
- 61 square metres of D2 use (assembly and leisure).

However, there were net losses of:

- 1,265 square metres of A4 use (drinking establishments).

There was no major new office development over 2,800 square metres in the borough and also no retail development over 1,000 sq m.

Table 6.4: Amount of completed retail, office and leisure development in Local Authority Area

| Use Class | Gains (sq m) | Losses (sq m) | Net (sq m) |
|--------------|--------------|---------------|------------|
| B1(a) | 508 | 50 | 458 |
| A1 | 2,940 | 1,677 | 1,263 |
| A2 | 269 | 80 | 189 |
| A3 | 716 | 536 | 180 |
| A4 | 0 | 1,265 | -1,265 |
| A5 | 243 | 0 | 243 |
| D2 | 803 | 742 | 61 |

Source: Planning Service, LB Lewisham, 2009

In the monitoring year, 63% (170 sq m) of the total completed A2 (financial and professional services) use for the borough was established in the town centres. There were no further employment uses completed in town centres for the year.

Table 6.5: 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) | 508 | 0% | 100% |
| A1 | 2,940 | 0% | 100% |
| A2 | 269 | 63% | 37% |
| A3 | 716 | 0% | 100% |
| A4 | 0 | 0% | 100% |
| A5 | 243 | 0% | 100% |
| D2 | 803 | 0% | 100% |

Source: Planning Service, LB Lewisham, 2009

Indicator and target

| | |
|------------------|---|
| 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 2009-10 AMR |
| Target met | N/A for 2008-09 |

Data analysis

a) Within Town Centre

In 2008-09, a total of 170 sq m of A2 space (financial and professional services) was gained in town centres, however there was also a loss of 170 sq m of A1 (shops) space.

Table 6.6: 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 | 170 | -170 |
| A2 | 170 | 0 | 170 |
| B1 (a) | 0 | 0 | 0 |
| D2 | 0 | 0 | 0 |

Source: Planning Services, LB Lewisham, 2009

b) Within Local Authority

In 2008-09, a total of 1,263 square metres of A1 space (shops), 189 square metres of A2 (financial and professional services), 458 square metres of B1(a) space (offices, not within A2), and 61 square metres of D2 space (assembly and leisure) were gained in the borough (but not necessarily within a town centre).

Table 6.7: Total amount of floorspace for ‘Town Centre Uses’ in Local Authority Area

| Use class | Gains (sq m) | Losses (sq m) | Net (sq m) |
|-----------|--------------|---------------|------------|
| A1 | 2,940 | 1,677 | 1,263 |
| A2 | 269 | 80 | 189 |
| B1(a) | 508 | 50 | 458 |
| D2 | 803 | 742 | 61 |

Source: Planning Service, LB Lewisham, 2009

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 with disabilities.

Indicator and target

| | |
|------------------|---|
| 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 met the Council's parking standards, as schemes that exceed the standards set out in the UDP would not be permitted.

Indicator and target

| | |
|------------------|--|
| 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 | NO |

Data analysis

All new residential development in Lewisham has access to all of these services within 30 minutes by public transport with the exception of hospitals. Lewisham Hospital is centrally located in the borough allowing access within 30 minutes by 84% of the population. 100% have access within 60 minutes.

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 20 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.

Table 6.8: Local Authority Core Accessibility Indicators 2008

| Infrastructure Facility | % of Target Population with access to service by walking/public transport within: | | | | |
|-------------------------|---|---------|---------|---------|---------|
| | 15 mins | 20 mins | 30 mins | 40 mins | 60 mins |
| Employment | | 99 | | 100 | |
| Primary School | 100 | | 100 | | |
| Secondary School | | 97 | | 100 | |
| GP | 100 | | 100 | | |
| Hospital | | | 84 | | 100 |
| Foodstore | 100 | | 100 | | |

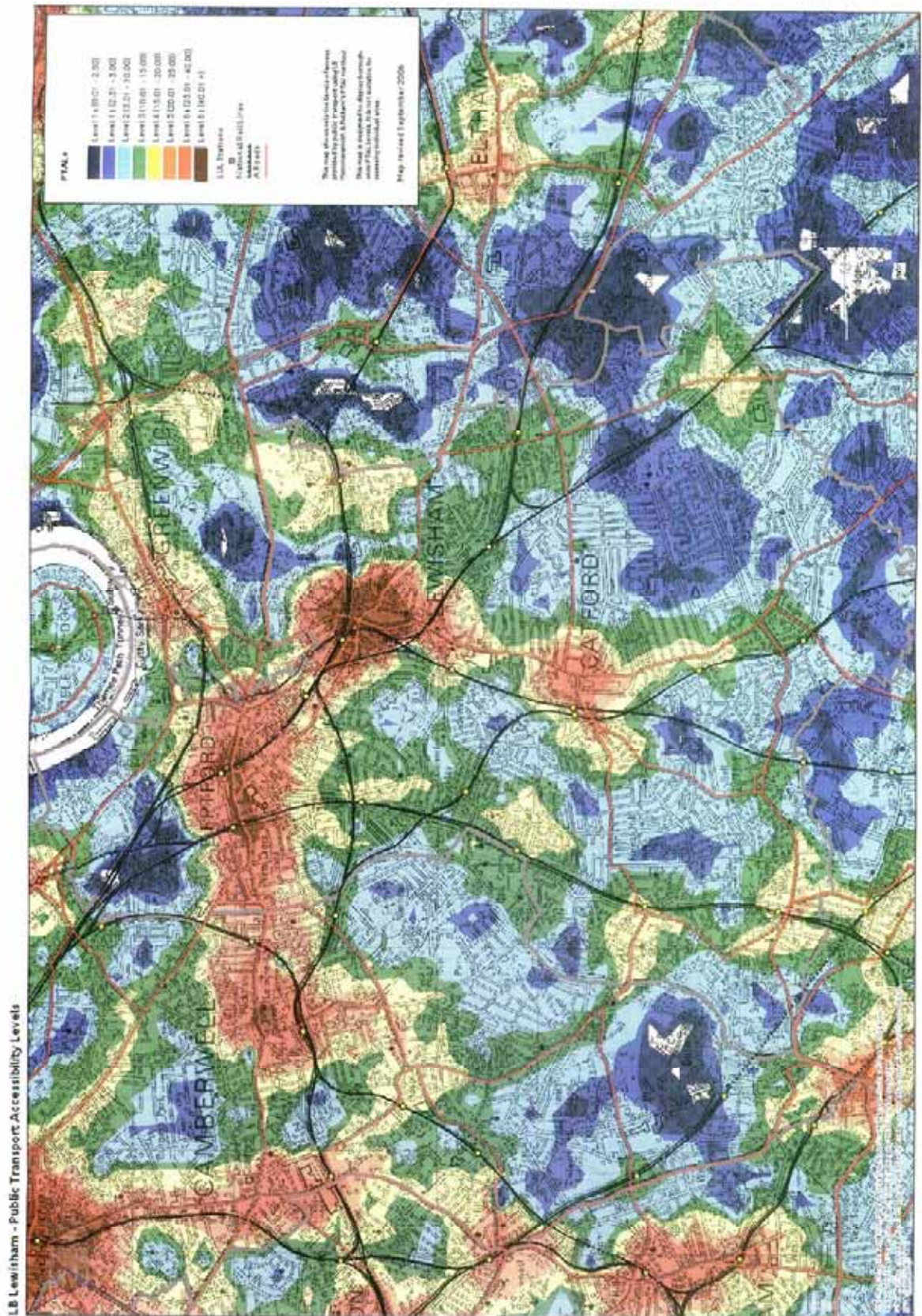
Source: DfT 2008 Core Accessibility Indicators

Primary Schools, GPs and Foodstores are all accessible within 15 minutes for all residents while Employment sites and Secondary Schools are mostly accessible within 20 minutes. Some 84% of the population have access to Lewisham Hospital within 30 minutes and all are within 60 minutes.

Public Transport Accessibility Levels (PTAL)

The Public Transport Accessibility Levels (PTAL) is an approach which hinges on the distance from any point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport. The Lewisham PTAL map on Figure 6.3 shows the areas of the borough where public transport access is acceptable or deficient. It is clear that as the distance from the town centres of Lewisham and Catford increases, the level of PTAL decreases. Areas with lower levels of access include the south and southeast of the borough and the far northwest.

Figure 6.3 Lewisham PTAL map



Source: Transport for London

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.

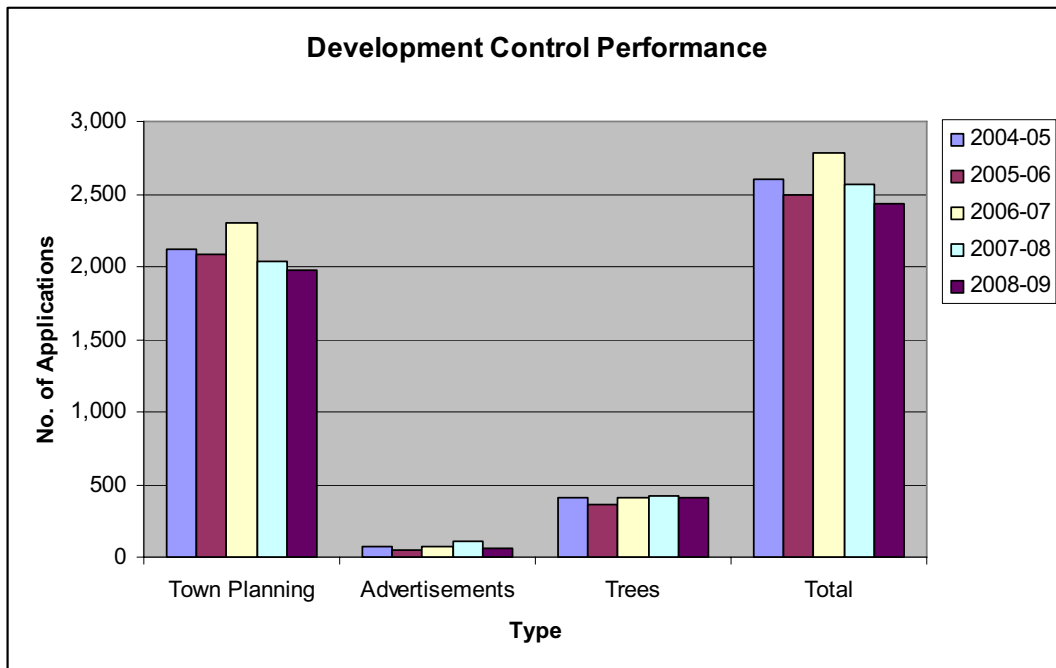
The 2008-09 monitoring year has seen substantial activity in relation to planning. A total of 2,430 applications for town planning, advertisement and tree related matters were lodged with the Council during the monitoring year. This was a slight decline on the last monitoring period of 5.3%. This monitoring year may reflect the change in the economic climate as the construction and house building industries have been particularly hard hit.

This relatively small decline in total applications masks a more significant picture whereby the type of application has radically changed. For example, there has been almost a doubling of the applications for approval of detail and a fourfold increase in certificates of lawful development. The largest single category of application is that for alterations to existing homes. In 2007-08 the number was 704 or 37% of total applications but in the 2008-09 monitoring year this has increased to 854 or 45% of all applications. A possible explanation is that with declining house prices less people are moving and more are improving their existing homes.

With regard to new residential development minor applications are down 44%, other minor development down 47% and minor retail applications are down 79% on last year. The decline in applications for adverts was some 45% and no doubt all this reflects the impact of the economic recession.

The performance for determining major applications was 46.4% against a target of 60%; for minor applications it was 65.5% against a target of 65% and on others it was 78.8% 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.

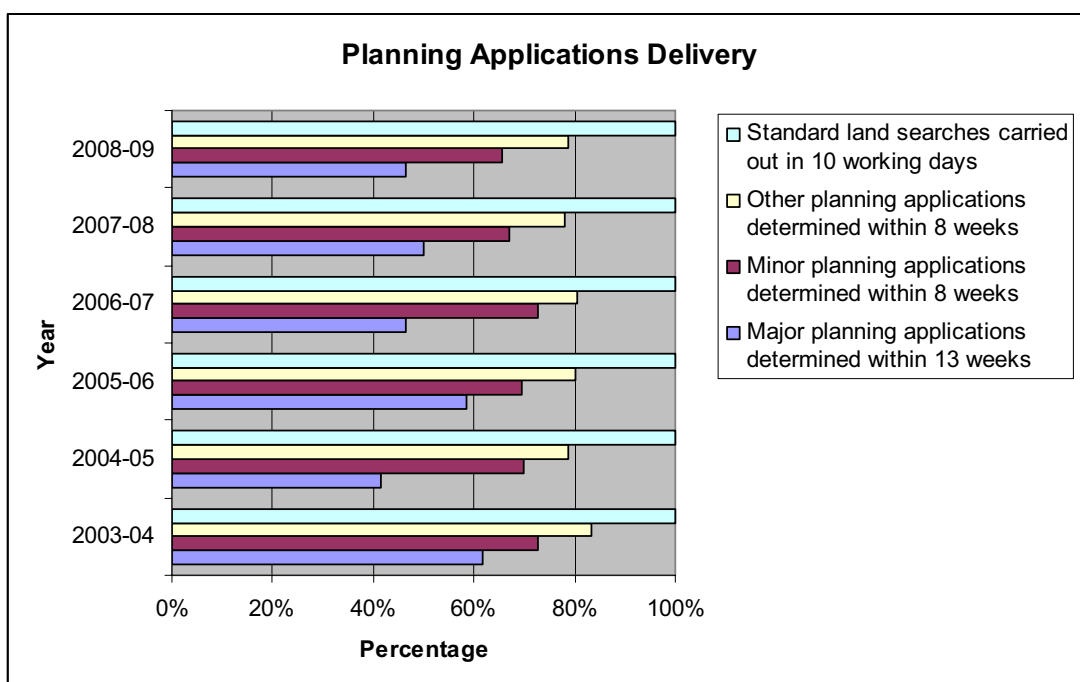
Figure 7.1: Development Control performance



| Application type | 2004-05 | 2005-06 | 2006-07 | 2007-08 | 2008-09 |
|------------------|---------|---------|---------|---------|---------|
| Town Planning | 2,115 | 2,081 | 2,303 | 2,040 | 1,981 |
| Advertisements | 78 | 46 | 68 | 106 | 58 |
| Trees | 409 | 366 | 407 | 419 | 411 |
| Total | 2,602 | 2,493 | 2,778 | 2,565 | 2,430 |

Source: Planning Service, LB Lewisham, 2009

Figure 7.2: Planning application delivery in Lewisham



| Indicator | 2003-04 | 2004-05 | 2005-06 | 2006-07 | 2007-08 | 2008-09 |
|--|---------|---------|---------|---------|---------|---------|
| Major planning applications determined within 13 weeks | 61.8% | 41.5% | 58.5% | 46.34% | 50.00% | 46.43% |
| Minor planning applications determined within 8 weeks | 72.6% | 69.8% | 69.6% | 72.82% | 67.06% | 65.48% |
| Other planning applications determined within 8 weeks | 83.5% | 78.7% | 80.1% | 80.5% | 78.10% | 78.83% |
| Standard land searches carried out in 10 working days | 100% | 100% | 100% | 100% | 100% | 100% |

Source: Planning Services, LB Lewisham, 2009

In exercising its planning powers, the borough has secured significant benefits from developers for community facilities and programmes. Twenty-eight Section 106 Agreements were signed in the monitoring year. This secured over £3.4 million in financial contributions and 502 affordable housing units. In addition, 136 affordable units were included in the Catford greyhound stadium application. These are part of the government London-Wide Initiative (LWI) run by English Partnership and the Housing Corporation. The LWI is a shared equity rather than a shared ownership scheme targeted at key workers.

Table 7.1: Section 106 agreement activity 2006-09

| | 2006-07 | 2007-08 | 2008-09 |
|--|------------|--------------------|--------------------|
| Total Agreements Signed | 20 | 25 | 28 |
| Total amount of financial contribution negotiated | £3,081,600 | £1,737,661 | £3,468,669 |
| Total affordable on site (rent) | 195 units | 148 units | 303 units |
| Total affordable on site (shared ownership) | 149 units | 125 units | 199 units |
| Total affordable housing units (on site) | 343 units | 273 units | 502 units |
| Total affordable housing rooms (off site) | | 91 Habitable Rooms | 12 Habitable Rooms |

Source: Planning Services, LB Lewisham 2009

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. The appeal performance in the monitoring year is about 30% being allowed (18 out of 60 planning applications).

Table 7.2: Planning Appeal Performance 2008-09

| Type | Allowed | Partly Allowed Partly Dismissed | Dismissed |
|--|-----------|------------------------------------|-----------|
| Planning appeals against refusal | 14 | 2 | 33 |
| Non-determination planning appeals | 2 | 0 | 4 |
| Planning appeals against conditions | 2 | 0 | 1 |
| Total | 18 | 2 | 38 |
| Enforcement appeals | 0 | 0 | 0 |
| Advertisement appeals | 0 | 0 | 0 |
| Lawful development certificate appeals | 0 | 0 | 2 |
| Tree appeals | 0 | 0 | 0 |
| LBC Refusals | 0 | 0 | 0 |
| Grand Total | 18 | 2 | 40 |

Source: Planning Service, LB Lewisham, 2009

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.

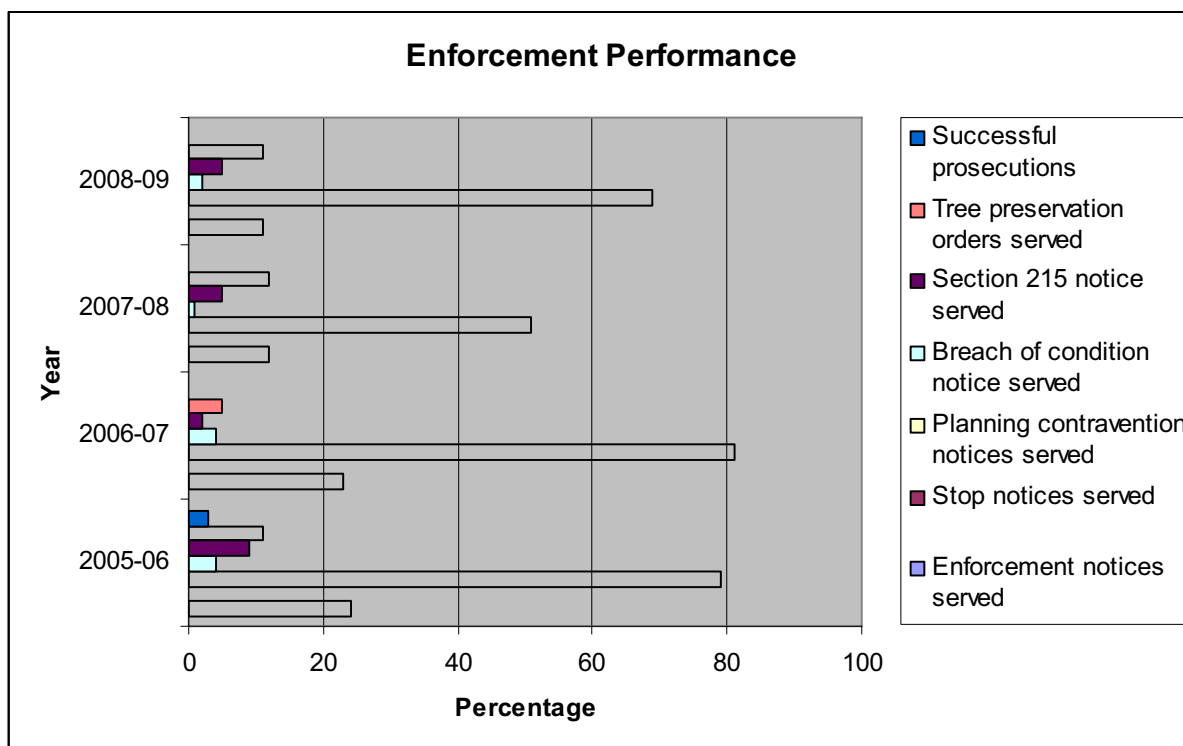
Data analysis

Lewisham served 98 enforcement notices in the monitoring year of which 69 notices were related to planning contravention. 11 notices were served on enforcement notices and Tree

Preservation Orders respectively. 5 Section 215 notices and 2 breach of condition notices were also served.

Section 215 of the Town & Country Planning Act 1990 provides a local planning authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area.

Figure 7.3 Enforcement performance in Lewisham 2005-2009



| Type | 2005-06 | 2006-07 | 2007-08 | 2008-09 |
|---------------------------------------|---------|---------|---------|---------|
| Enforcement notices served | 24 | 23 | 12 | 11 |
| Stop notices served | 0 | 0 | 0 | 0 |
| Planning contravention notices served | 79 | 81 | 51 | 69 |
| Breach of condition notice served | 4 | 4 | 1 | 2 |
| Section 215 notice served | 9 | 2 | 5 | 5 |
| Tree preservation orders served | 11 | 5 | 12 | 11 |
| Successful prosecutions | 3 | 0 | 0 | 0 |

Source: Planning Service, LB Lewisham 2009

APPENDIX 1 – ABBREVIATIONS AND ACRONYMS

| | |
|-----------------------|---|
| AAP | Area Action Plan |
| AMR | Annual Monitoring Report |
| BfL | Building for Life |
| BSF | Building Schools for the Future |
| BVPI | Best Value Performance Indicator |
| CABE | 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 |
| LDD | Local Development Documents |
| LDF | Local Development Framework |
| LDS | Local Development Scheme |
| LECI | London Energy and Carbon Dioxide Emissions Inventory |
| LULUCF | Land Use, Land Use Change and Forestry |
| LWI | London Wide Initiative |
| LSOA | Lower Super Output Area |
| ONS | Office of National Statistics |
| PDL | Previously Developed Land |
| PPG | Planning Policy Guidance |
| PPS | Planning Policy Statement |
| PTAL | Public Transport Accessibility Level |
| RLP | Review of London Plan |
| RSL | Registered Social Landlord |
| SELCHP | South East London Combined Heat and Power Plant |
| 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 |

APPENDIX 2 – 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. |

For translation, please provide your details below:

Për përkthim, ju lutemi shkruajini më poshtë detajet tuaja:

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

若需翻译, 请您提供下列详情:

Wixii ku saabsan turjumaad, fadlan hoos ku qor faahfaahintaada:

மொழிபெயர்ப்பிற்காக தயவுசெய்து உங்களைப் பற்றிய விபரங்களைக் கீழே அளியுங்கள்:

Tercüme edilmesi için, lütfen aşağıda detaylarınızı belirtin:

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

Name:

Emri:

Nom:

姓名:

Magaca:

பெயர்:

İsminiz:

Tên:

Address:

Adresa:

Adresse:

地址:

Cinwaanka:

முகவரி:

Adresiniz:

Địa chỉ:

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

Return to:

Kthejeni tek:

Retourner à:

返回到:

Kusoo dir:

திருப்பி அனுப்புவதற்கான முகவரி:

Şu adrese geri gönderiniz:

Gởi trả về:

Planning Policy

London Borough of Lewisham

5th Floor Laurence House

Catford, SE6 4RU

For other formats, including Braille, large print, audio tape or computer disc contact: Planning Policy 020 8314 7400
planning.policy@lewisham.gov.uk